

*Building Houses, Building Hope*

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Rebuilding Neighborhoods  
In Newburgh

Kent Kruse, Construction Manager



# Our Mission

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- ▶ Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope.
- ▶ Providing safe, decent, affordable housing in partnership with hardworking families in need.
- ▶ Reaching across religious, cultural and racial boundaries, Habitat works to restore a sense of community with the common goal of strong neighborhoods and dignity through homeownership.



# History

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- ▶ Habitat for Humanity of Greater Newburgh began in the summer of 1999.
- ▶ In October of 1999, Habitat Newburgh officially became one of 1500 local affiliates of Habitat International.
- ▶ The affiliate hit the ground building, starting with three houses and dedicating its:
  - ▶ **1<sup>st</sup>** in August 2000.
  - ▶ **25<sup>th</sup>** in January 2007,
  - ▶ **50<sup>th</sup>** in November 2011
  - ▶ **75<sup>th</sup>** in June 2014
  - ▶ **100<sup>th</sup>** by the end of 2016.



# Habitat Newburgh By The Numbers

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72

Number of homes Habitat Newburgh has rehabbed and/or constructed for partner families

7.8  
million

Amount in property values that Habitat Newburgh has added to the City of Newburgh

\$350,000

Amount Habitat Newburgh partner families contribute annually in school and property taxes.

498  
days

Average time it takes Habitat Newburgh to develop and place an acquired vacant/abandoned building/lot back on the tax roll.

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# Who Becomes a Habitat Homeowner?

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## ▶ Eligible

- ▶ Lived in service area for 1 year
- ▶ US citizen or have proof of permanent residency
- ▶ Meet income guidelines (25%-60% of area median income)
- ▶ Willing to pay a \$1,500 deposit
- ▶ Willing to contribute sweat equity
- ▶ Willing to pay a 30-year non-profit mortgage

## ▶ Selected

- ▶ Based on Need
  - ▶ Based on Willingness to Partner
  - ▶ Based on Ability to Pay
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# The Habitat Partnership Building Model

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- ▶ Habitat homeowners build in partnership by providing sweat equity hours—(250 hours for a single adult family / 400 hours for families with two or more adults).
- ▶ Volunteers work alongside the families who will own the completed homes to make a lasting change in their communities.
- ▶ Habitat Newburgh serves as the general contractor on all its rehabilitation and new construction projects. Leverage every dollar with planned use of volunteer labor and donated materials.
- ▶ Affordable 0% equivalent mortgage cannot be more than
  - ▶ 30% of the family's income
  - ▶ The total development costs
  - ▶ The appraised value of the house



# The E. Parmenter Street Neighborhood Development

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- ▶ Started as a partnership with for-profit developer Leyland Alliance
- ▶ 16 work force units Leyland | 8 affordable housing units Habitat Newburgh
- ▶ First of its kind in a recognized historic district
- ▶ Demolition of sites began in spring of 2009
- ▶ Effects of downturned economy no longer profitable for Leyland Alliance. Negotiations began in December 2010 for Habitat Newburgh to take over entire project.
- ▶ June 2011 Habitat Newburgh assumes all debt in exchange for 1 completed house, 2 shells and 13 vacant lots.
- ▶ Total of 22 new, energy efficient homes and our house of service on E. Parmenter



# East Parmenter Neighborhood - 2008



East Parmenter Street Neighborhood in 2008

- HFH - Completed
- HFH - In progress
- HFH - In Inventory
- Vacant/Condemned





E Parmenter



E Parmenter



E Parmenter



107 Clinton - Before



46-38 E. Parmenter



23-29 E. Parmenter

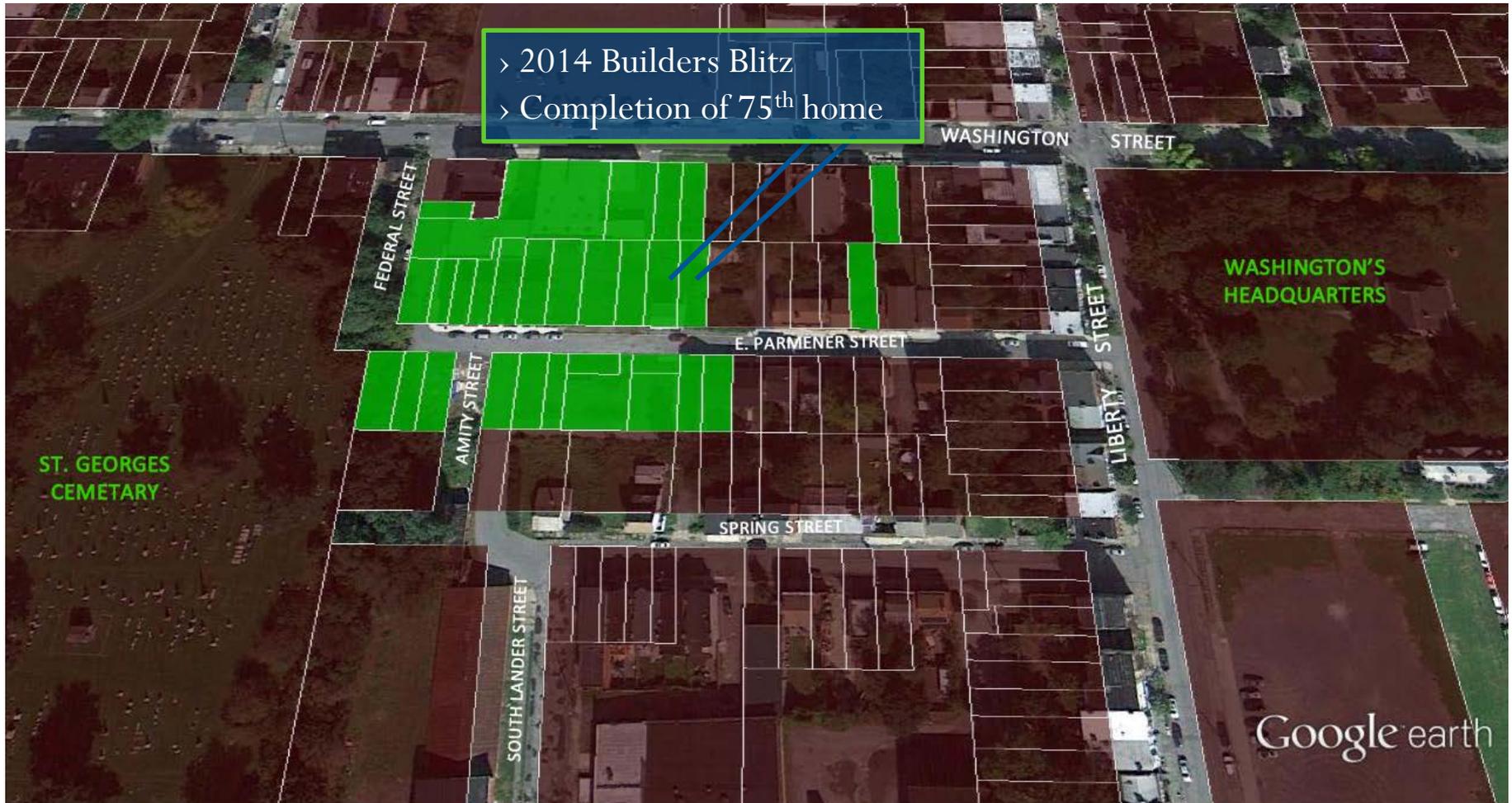
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# East Parmenter Neighborhood - 2014



## East Parmenter Street Neighborhood in 2011



HFH - Completed



HFH - In progress



HFH - In Inventory



Vacant/Condemned





Phase I



Phase II



# Phase III





Phase IV

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# Phase V



# The Neighborhood

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June 9-June 13

*2 Houses*

*in 5 Days*

# Home Builders Blitz 2014

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**Habitat**  
for Humanity®  
of Greater Newburgh



HUDSON VALLEY  
BUILDERS & REMODELERS ASSOCIATION



26 & 28 E. Parmenter



June 14, 2014

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# ABWK {A Brush with Kindness} is ...

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- ▶ Minor Exterior Home Repairs
- ▶ Exterior House Painting
- ▶ Window and Door Installation
- ▶ Accessibility Modifications
  
- ▶ Cost does not exceed \$5,000
- ▶ Still provide sweat equity
- ▶ Still have a cost sharing portion





# Porch Repair

# You're Invited! (11:00 am)

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*Celebrating...*

**BUILDING  
2 HOUSES IN 5 DAYS**

**OUR 75<sup>TH</sup> HOUSE**

*and*

**THE COMPLETION OF THE  
E. PARMENTER  
STREET**

**NEIGHBORHOOD**



**Habitat  
for Humanity®**  
of Greater Newburgh

**SATURDAY, JUNE 14, 2014**



**DEDICATION OF 26 & 28 E. PARMENTER AND BLOCK PARTY**

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