20 years of building better futures
For some, housing is a business…for us, it’s a mission.

Because of the lack of affordable permanent housing options, low-income domestic violence victims all-too-often face the grim choice between continuing to endure abuse and risking long-term homelessness for themselves and their children. Our mission is to give them a third choice: a life of safety, stability, and health.

For 20 years, we have been the city’s leading advocate for the permanent housing needs of domestic violence survivors – and the only developer specifically committed to creating viable, appropriate units for this population. At a time when nearly one third of the record 12,000 families in the City’s homeless shelter system are there as the direct result of abuse, New Destiny’s efforts represent more than a strategy for addressing family violence – they are a front-line response to the city’s ongoing crisis of family homelessness.
New Destiny was founded in 1994 on the groundbreaking premise that if domestic violence survivors are to move beyond peril, poverty and ill-health, they need a safe, permanent home. At that time, families in domestic violence shelters were not considered “homeless” - and were ineligible for most affordable housing resources. There was no awareness that when survivor families exit the shelter system they have only a minimal chance of finding permanent housing. And there were no incentives for housing developers to serve this population.

For two decades, New Destiny has worked tirelessly to address these challenges. We have: (1) built hundreds of units of permanent, service-enhanced housing for survivors and other low-income families; (2) helped thousands of other survivor families access the city’s shifting, ever-shrinking supply of affordable housing; (3) advocated to increase and improve the pool of appropriate housing resources; and (4) educated the public about the direct connection between domestic violence and the ongoing surge in family homelessness. We have earned a reputation for unswerving tenaciousness; efficient use of funds; and excellence of results.

2013 was a banner year for our organization. We completed two new housing developments comprising a total of 62 units. We created a program providing new housing opportunities to domestic violence survivors using the city’s Family Justice Centers. We brought affordable and homeless housing advocates and domestic violence advocates closer to a united agenda of permanent housing for survivors of abuse. Our goals and projects received extensive coverage in the NYC press.

But even as we celebrate these achievements, we remain keenly aware that a single dedicated nonprofit housing developer cannot solve the city’s twin challenges of family homelessness and family violence. And so – besides continuing to produce top-quality permanent housing for this population – we are pledged to keep fighting for policies encouraging other housing developers to join us in this task. To keep expanding the overall pool of affordable housing resources – and ensuring that domestic violence survivors have access to those resources. To keep doing all we can, in short, to help families move from situations of danger, violence and limitations to lives of safety, opportunity, and health.

New Destiny is blessed with a board of unfailing commitment and vision, a staff of great talent and determination, and a robust cadre of corporate, public, philanthropic and individual contributors. All that we have accomplished is due to your commitment and generosity. We thank each one of you for your dedication and look forward to continue working with you on our shared and vital mission.

Hadrian Tucker
Chair

Carol Corden
Executive Director
Two Decades of Brick and Mortar Victories

For twenty years, New Destiny has been an innovative and enterprising creator, owner, and manager of service-rich permanent housing for domestic violence survivors and their children – and a trusted developer of emergency and transitional housing for other nonprofits in the domestic violence field.

Our projects provide oases of safety and support to more than 1,200 people a year – while contributing well-designed, environmentally-sensitive buildings to the urban streetscape. A majority of the families who move into our permanent units remain stably housed for many years.
In the past twelve months alone, New Destiny created or adapted 62 units of service-enriched permanent housing for use by those whose homelessness was caused by domestic violence and poverty.

**Bainbridge Manor**

This 23-unit Brooklyn-based building completes an assemblage consisting of three projects on the same block. Half its units are reserved for families exiting the HRA domestic violence shelter system; the rest are being rented by low-income working households – with two units reserved for the general homeless population. The project design complements the existing, older buildings on the block and contains a laundry room, children’s room and a large meeting room, as well as a secure back yard. All the building tenants benefit from on-site recreation and family programming, from assistance accessing housing benefits, employment, social service, health and legal services; and from the security of living within a safe, family-oriented community.

**Morris Avenue**

The original developer of this 39-unit ten-story Bronx property was unable to sell its units as affordable condominiums due to the 2008 financial meltdown. Almost five years later, New Destiny acquired the property and is converting it into a service-enhanced affordable rental project for a population comprised half of homeless survivor families from the domestic violence shelter system and half of low-income families from the general population. Our efforts will transform a building that remained long-vacant and unused into a source of hope for more than a hundred adults and children.

**Brick and Mortar Achievements:**

*2015*

“This apartment means a lot less stress-filled nights. I feel truly blessed to have a safe and beautiful home for my family.”

-Bainbridge Manor tenant

“This building is giving a second lease on life to victims of domestic violence. They won’t have to be looking over their shoulder, worrying.”

-Dr. Bola Omotosho, Chair of Community Board 5
New Destiny’s housing complexes provide more than just affordable apartments in handsome buildings – they are family-oriented communities that balance survivors’ need for information, security and service access with their desire to enjoy the hard-won benefits of personal freedom, privacy, and independence. Our on-site programs are designed to support children, reinforce adults’ progress, and respect survivors’ overall strengths. They provide, in short, the core community resources that every New York family needs for success. They include:

- Domestic violence counseling and safety planning
- Financial guidance and literacy training – including workshops and individual coaching on budgeting, credit, and debt
- Assistance accessing benefits – and coaching on becoming self-advocates
- Help maintaining permanent housing
- Job readiness, coaching and training – and referrals to neighborhood providers
- Children’s and family programming – afterschool activities, holiday and community celebrations

In October 2013, New Destiny hosted an art show featuring the works and thoughts of the children living at Marcello Manor and The Anderson. The children were asked to depict – in paint and in words – just what their new homes mean to them.
“I named my painting ‘Home Memories’ because everything that makes me remember my home is featured in the painting. All of these things remind me of home. Home is something that is very special to me and always will be. I am thankful for Marcello Manor.”

Thirteen-year-old resident
A single nonprofit organization can only develop so many bricks and mortar projects. So for two decades, New Destiny has forged additional strategies that can help survivors move into permanent housing. We have stayed fully apprised of the City’s steadily shifting and shrinking housing subsidy programs – offering survivors and their service providers the timely information, guidance and training they need to access the available resources. And we have become a nimble intermediary between housing providers and the survivor population – creating innovative new routes to permanent safety.

HousingLink
New Destiny’s HousingLink program is the central clearinghouse for up-to-date information and support on the constantly changing landscape of affordable housing resources. In 2013, we fielded nearly 1,800 requests for assistance through our HousingLink HelpLine; served 70,000 unique visitors through our HousingLink online service; and provided 23 training workshops equipping 595 individuals – advocates, survivors, and case managers – to understand what subsidies are available and what is required to navigate the application processes.

Project Safe Home
Between 2008 and 2011, New Destiny operated Project Safe Home – a pilot that matched survivor families exiting the HRA shelter system with apartments developed using low-income tax credits. We trained families about their rights and responsibilities as tenants, pre-screened them, and helped them apply for the available units – and for the subsidies enabling them to meet their rental responsibilities. At the same time, we worked with property managers, encouraging them to accept those pre-screened families. Our efforts enabled 133 families to access a vital new source of permanent housing. But termination of the last available rental subsidy program for homeless families forced us to end this effective initiative.

Project HOME (Housing Opportunities Made Easy)
In 2014 – in partnership with the city’s Family Justice Centers – New Destiny will launch a second promising iteration of Project Safe Home – Project HOME. We will link survivor families who utilize the Justice Centers to a range of potential affordable housing providers. We will train and pre-screen applicants, and provide ongoing guidance, once families move in. Funding from the federal Office on Violence Against Women will cover the short-term rental subsidies and financial assistance required to help a projected 40 survivor families enter and maintain residency in their new homes.
Statistics for Advocacy Launched

For two decades, New Destiny has demonstrated the impact of the lack of permanent affordable housing options on the survivor population and promoted better policies, subsidies and resources. Our efforts have gained slow but steady traction and traction — raising consciousness, changing perceptions, creating new alliances, and laying the foundation for future change.

Statistics for Advocacy Launched

In 2002, we launched Statistics for Advocacy — a data collection system that tracks the housing outcomes of survivor families exiting the nonprofit's family violence and family homelessness programs. The data generated by this system has supported production of a series of documents — including the 2011 Closing Doors report and the 2012 Out in the Cold report — that clarify and quantify the devastating impact of ongoing cuts to the available subsidies, and bring the cycle of abuse and homelessness into bold relief.

Task Force Created

In 2006, we created a Task Force comprising major city housing agencies, emergency shelter providers, advocates, and survivors to propose solutions to survivors’ permanent housing needs. Thanks to the Task Force’s efforts — and to the indefatigable spotlight that it shone on this issue:

- In 2007, the Bloomberg Administration adopted six of the Task Force’s proposals — and the city’s Independent Budget Office confirmed that less than 1% of city funding for survivors supports permanent housing.
- In 2010, The City Consolidated Plan acknowledged that nearly a third of the families in the DHS and HRA shelter systems are survivors of domestic violence.
- The Coalition for Domestic Violence Residential Service Providers adopted New Destiny’s proposals to reinstate and improve affordable housing subsidies for this population.
- Three major housing advocacy organizations — United to End Homelessness, The City Limits Coalition, and the Center for Housing Policy — endorsed New Destiny’s call for more permanent affordable housing options.

New Destiny houses about 400 families annually, and owns nearly a third of the families in the DHS and HRA shelter systems exit New Destiny’s programs to owning homes, reuniting with family members, and pursuing a college education.

Be Our Guest: City must help domestic violence survivors find safe, affordable housing

Less than one percent of supportive housing in New York City is designed for domestic violence survivors. Yet, in a survey of family shelters’ clients, 40% said they would move to a shelter or on the street. Homeless persons often cycle in and out of the city’s homeless housing resources; as a result, the vast majority of survivors wind up facing New York but it was less vocal on the problem of domestic violence despite direct costs to the City.

Affordable permanent housing would be easier with more affordable rentals.

The quick turnaround time attracted the firm, which otherwise would have had to spend years building a similar structure from the ground up, according to Ms. Corden. And they’re right. Affordable housing needs to be at the forefront of discussions between lawmakers, developers, and everyone who has a stake in New York City.

Mayor-elect de Blasio needs to act on the Choice is Between Abuse and Homelessness, the campaign for mayor of New York City that demanded leadership on abuse and homelessness. In turn, he has more than eight in 10 New Yorkers believed affordable housing needs to be a shelter or on the street. Homeless persons often cycle in and out of the city’s homeless housing resources; as a result, the vast majority of survivors wind up facing New York but it was less vocal on the problem of domestic violence despite direct costs to the City.

Domestic violence is the leading cause of murder for women in New York City. Over 1,400 incidents are reported by the New York City Police Department each day. Domestic violence victims are most likely to become homeless. About one-third of the New York City’s homeless population is made up of survivors of domestic violence seeking to escape their abusers.

A non-profit agency, Central Housing Options, supports the development or reinstatement of a rental subsidy program for New York City’s domestic violence victims.

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When the Choice is Between Abuse and Homelessness

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<table>
<thead>
<tr>
<th>Assets</th>
<th>2013</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash</td>
<td>2,826,557</td>
<td>2,079,436</td>
</tr>
<tr>
<td>Other Assets</td>
<td>1,996,816</td>
<td>3,445,410</td>
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<tr>
<td><strong>Total Assets</strong></td>
<td><strong>$43,545,476</strong></td>
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**Liabilities & Net Assets**

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<tr>
<th>Liabilities &amp; Net Assets</th>
<th>2013</th>
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<tbody>
<tr>
<td>Mortgages &amp; Loans Payable</td>
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<tr>
<td>Construction Cost Payable</td>
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<td>Other Liabilities</td>
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<tr>
<td>Noncontrolling Ownership Interest</td>
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<td>10,429,039</td>
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<td><strong>Net Assets</strong></td>
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**Consolidated Statements of Financial Position**

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Consolidated Statements of Activities

Support & Revenue 2015 2012
Grants & Contributions $841,156 $700,679
Special Event, Net of Expenses 157,122 144,943
Rental Income 1,475,141 1,196,164
Developer & Property Management Fees 620,000 520,000
Interest Income & Other 10,828 157,207

Net Assets Released from Restrictions $3,174,247 $2,720,995
Total Support & Revenue $3,366,936 $3,024,005

Expenses 2015 2012
Housing & Management Services $2,453,196 $2,002,806
Social Services 568,535 575,825
Total Program Services 3,021,731 2,578,631
Management & General 135,390 183,969
Fundraising 124,674 80,877

Total Supporting Services 260,064 264,846

Change in Unrestricted Net Assets $3,281,795 $2,843,477

Change in Unrestricted Net Assets Including Noncontrolling Interest 85,141 182,528

Temporarily Restricted Net Assets
Grants 111,118 59,209
Net Assets Released from Restrictions (192,689) (305,010)

Change in Temporarily Restricted Net Assets ($1,571) ($245,801)
Net Assets Beginning of Year 13,426,284 13,233,572
End of Year $14,028,849 $13,426,284

New Destiny Board of Directors
Lane Addisector
Central Park Conservancy
John P. Albert
American Express
Maurice B. Besser
Blackstone
Dorothy McSweeney
Concordia University
Sue O. Duncan
JDS Development
Gloria Pharo
Krainik, Pharo, Duncan & Bates LLP
Kara S. Pulver
Baker McKenzie
Susan C. Raskin
Dawson
Sharice F. Smith
Baker McKenzie
Amy E. Stevens
Phelps, Pharo, Besser & Smith
Tara L. Wall
Federal Home Loan Bank
Alvin J. Weiss
A.S. Weiss
Leslie D. Wool
Lawyers & Accountants

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Caroline March
Champion
Catherine Winick
Champion
Wayne Wurster
Columbia University
Stella Cooper
Credit Suisse
Katrina Fox
RBC

New Destiny Staff
Caroline Corden
Executive Director
Kathleen M. Furey
Director of Program Services
Diana B. Gordon
Director of Development
Alison I. Gilbert
Director of Finance
Baron Thrower
Director of Portfolio Services

Based on FY 2015 expenses excluding building operations.

2015 Expenses
35% Programs
35% Management & General
30% Fundraising

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