nazareth housing

HOUSING FOR ALL

2015 Annual Report

Vision

To empower families and individuals to overcome barriers to safe and secure housing.

Mission

Nazareth Housing is committed to the promotion of housing stability and economic independence among low-income families and individuals of New York City, through the provision of: homelessness prevention services, emergency family shelter, supportive housing and urgent needs assistance.

Values

Self-Sufficiency • Responsibility • Well-Being
Integrity • Diversity • Compassion

History

Founded in 1983, Nazareth Housing grew from the grass roots efforts of families and individuals on the Lower East Side dedicated to reclaiming housing through urban homesteading. Under the direction of our Founder Sr. Marion Agnes Daniel, MSBT, Nazareth Housing refurbished buildings and taught individuals and families critical skills to maintain stable housing.

Thirty two years strong, Nazareth Housing has developed highly successful supportive housing, and emergency family shelter programs. These housing options are augmented by an extensive homelessness prevention program along with growing financial empowerment and food pantry services. With a strong presence in the Lower East Side, Nazareth Housing serves residents from all five boroughs. In 2014 Nazareth Housing entered into a merger process to bring the Bronx based Thorpe Family Residence Inc. into our scope of services. All of our services and programs are delivered with the goal to ensure safe and stable housing for families, seniors and veterans in our communities.

Nazareth Housing prevented

7,518

individuals from becoming homeless in Fiscal Year 2015.

From the Executive Director & Board President

Dear Friends of Nazareth Housing,

2015 has been a dynamic year for Nazareth Housing, with our Board of Directors approving a robust strategic plan to guide the organization's growth and development over the next five years. The first priority has been our expansion, including the merger of the Thorpe Family Residence into the network of Nazareth Housing's supportive housing, shelter and food security programs. We expect to finalize the merger in the next few months.

The struggle for affordable housing and sustainable incomes for our fellow New Yorkers continues to be an acute challenge. Through the holistic approach of our staff and programs, we have had remarkable success. In FY2015, 100% of the 783 families receiving intensive eviction prevention services remained safely housed and avoided the trauma of homelessness. Those families who live in our shelter apartments receive intensive support services while having a well maintained and safe home. But our goal is permanent housing, and there too, our results speak for themselves. Our shelter residents average 273 day stays, as compared to the general NYC shelter system stay of 460 days. Not only have we met the permanent housing targets for our shelter residents, we met 150% of our permanent housing targets in our last fiscal year.

We have also continued our focus on economic self-sufficiency more generally and are proud of the impact Nazareth Housing has had. Just one example is our program called MoneyLab. It provides financial coaching, credit repair, debt reduction and resource building opportunities. In addition, our free tax preparation services returned $1.2 million to low income households in FY2015, bringing the total returned since 2009 to $8.9 million.

We are pleased to present this Annual Report and thank all of you who have invested your energy and resources in support of our mission to prevent and end homelessness.

Michael J. Callaghan, c.o.
Executive Director

Mary Beth Hogan
Board President

Strategic Plan

As Chair of the Long Term Planning Committee, I am proud of the Strategic Plan approved by the Board of Directors in FY 15 . Developed after extensive discussion with the Board, staff, external stakeholders in the nonprofit, public and corporate sectors, these strategic objectives will position Nazareth Housing for great impact in our mission to prevent and end homelessness. The strategic actions below are part of the plan as a whole.

James T. Ryan
Chair, Long Term Planning Committee

1. Merge with Thorpe Family Residence, Inc.

Nazareth Housing will finalize the merger with Thorpe Family Residence, Inc. in the Bronx. The merger expands the reach of Nazareth Housing, while preserving critical housing and shelter options for highly vulnerable, low-income families.

2. Develop Executive Leadership

In order to expand and further develop the work of Nazareth Housing, new executive leadership positions will be created and filled. These strategic positions will help position Nazareth Housing to with essential, quality leadership to support our continued growth and success.

3. Establish Flagship Location

A flagship site, to consolidate direct service and program staff, as well as administrative services, is needed. Through purchase or long-term lease, the flagship , located on the Lower East Side of Manhattan will provide security and longevity in a fast changing real estate environment.

4. Expansion of Prevention Services

Nazareth Housing will increase our highly successful homelessness prevention services significantly over the coming five years. We will seek funding and contract opportunities to support this expansion.

5. Expand Permanent & Supportive Housing

As New York City seeks to create or preserve 200,000 units of affordable housing, Nazareth Housing will explore ways to expand permanent and supportive housing for low-income households.

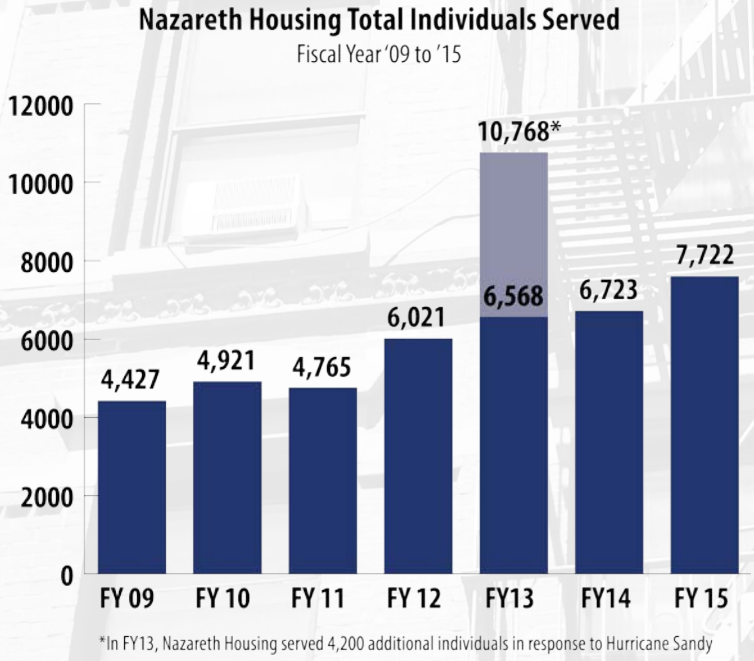
HOUSING FOR ALL

Homelessness Prevention

Nazareth Housing's mission is to help families achieve housing stability by maximizing available resources. Many families at risk of becoming homelessness are unaware of the resources available to them. Nazareth Housing provides a wealth of resources, and works with families to develop and maintain a road map to economic success and housing security. 100% of the 783 families receiving eviction prevention services from Nazareth Housing in Fiscal Year 2015 remained safely housed, an achievement of which we are incredibly proud.

Across our portfolio of programs, Nazareth Housing takes an individualized approach to homelessness prevention. With emphasis on intensive case management, Nazareth Housing identifies the unique strengths and barriers of each family, then works with them to permanently eliminate each barrier.

Financial coaching is a large part of prevention strategies. Nazareth Housing helps households budget and allocate money. Ensuring that housing is secure and sustainable with a financial plan in place, means families avoid homelessness in the future.



Nazareth Housing finds solutions to build housing security for families. Either through access to benefits, housing support, effective budgeting, educational workshops, or improved employment, Nazareth Housing provides life-changing resources to families.

In Fiscal Year 2015

100%

of the 783 families receiving eviction prevention services remained safely housed.

HOUSING FOR ALL

Supportive Housing

Residents of Nazareth Housing's supportive housing have had histories of homelessness and housing insecurity. By operating with a low-income rent structure, supportive housing lessens the stress on families while strengthening their independence. With supportive case management, our residents build the skills needed to overcome the effects of poverty and other barriers such as domestic violence, addictive behavior and low education.

Supportive housing works by moving our residents from powerlessness to a sense of empowerment among neighbors they know in neighborhoods they love. The transformative effect of our supportive services is no more clearly seen than in the absence of recidivism to homelessness from our supportive housing residents. That's zero recidivism – pretty impressive!

7,722

Individuals slept with a roof over their head because of Nazareth Housing

Urgent Needs Assistance

Imagine you discover bed bugs and have to throw out most of your furniture, or your unit is flooded from a burst pipe or a serious storm. Maybe you just took in your sister's kids after she died. Everyday low income New Yorkers have urgent needs and no safety net. Nazareth Housing is the place to come for our free Furniture Donation Service. This past spring, Nazareth Housing provided disaster case management for survivors of the 2nd Avenue gas explosion that destroyed two building and displace residents in two other sites.

4,469

received Housing Counseling services from Nazareth Housing and remained housed

232

Veterans received prevention services

Louise's Pantry

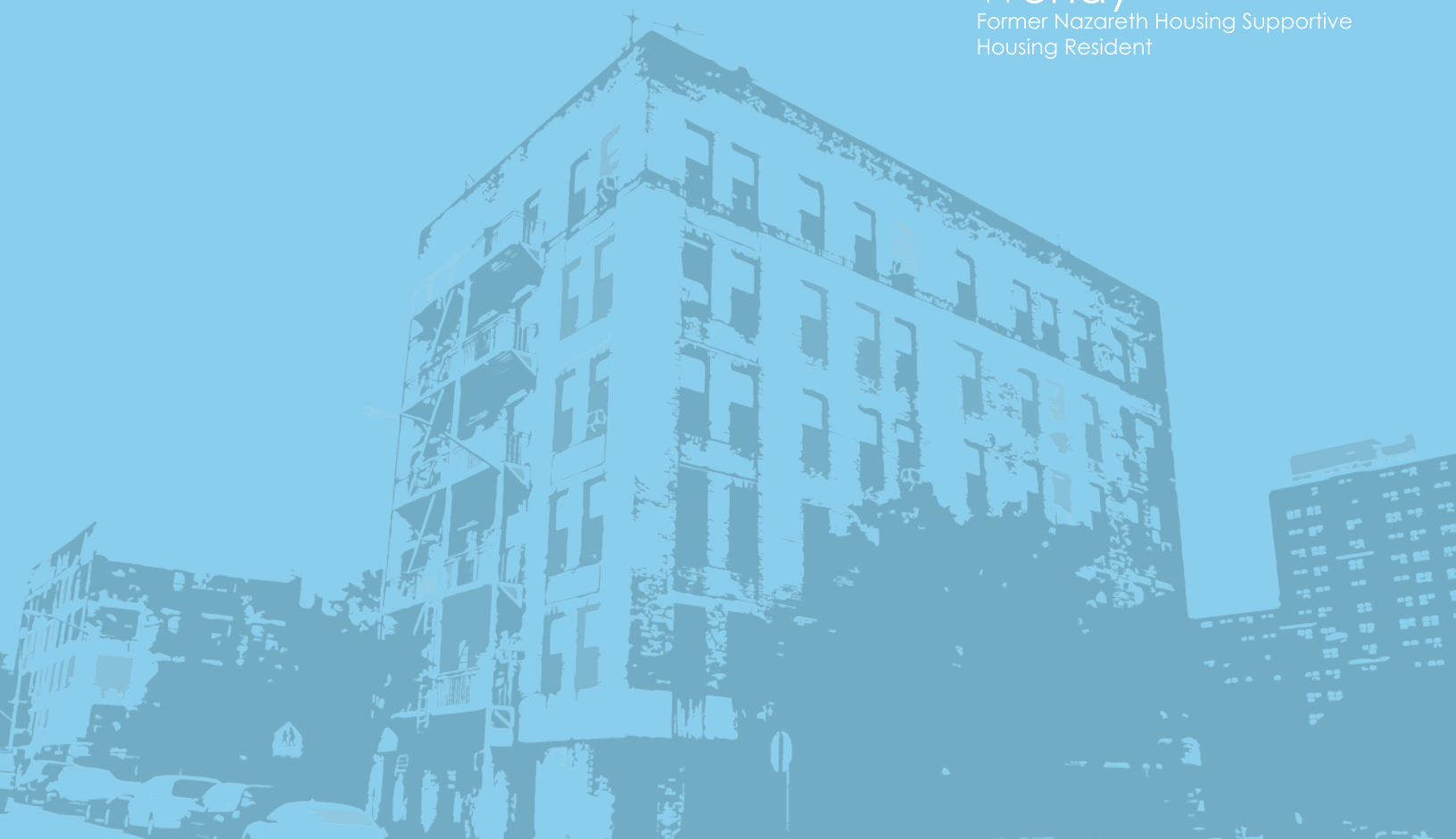
Our approach to ending hunger is "more than food." Louise's pantry provides access to healthy food options for hundreds of low income seniors and families in the Lower East Side and the Bronx each week. More than food means that we look to the causes of the food and nutrition gaps a family faces as well as other issues that disrupt household well-being. Personalized case management offers screenings for benefits, housing stability and domestic violence. Essential items like hygiene products, clothing needs, baby supplies and basic household goods are other ways Louise's Pantry fills the gaps and builds sustainability for seniors and families.

Every week, more than 1,700 New Yorkers are fed through Louise's Pantry.

To the Nazareth Housing Staff:

We are Sending this card to thank you for all that you have done for our family. I appreciate the pep talks when I felt discouraged. The Smiles Given to my children and the sense of security and nurturing atmosphere that nazareth exudes. We will always thank god for bringing you angels into our live.

Wendy
Former Nazareth Housing Supportive Housing Resident



Services and Programs

LifeLab

LifeLab is an integrated and dynamic approach to enhancing personal and family strengths while building independence and confidence in housing and economic well-being. LifeLab offers focused and effective workshops, training, strength based supportive engagement and inspired play to participants. LifeLab integrates programming with the strength based approach of case management.

HousingLab

Weekly seminars inform participants of housing opportunities and options, fair housing practices, housing searches, suitable housing, and utilities issues.

MoneyLab

In partnership with the Financial Clinic, Nazareth Housing provides annual tax season assistance, Earned Income Tax Credits (EITC) screenings, and financial coaching throughout the year.

MyLab

Workshops focus on topics like nutrition, obesity prevention, parenting, anger management, interpersonal communications, yoga, and women's health. Each workshop supports healthy family dynamics, general health, diet and emotional wellness.

YouthLab

From theater camps to art workshops, anti-bullying tips and reading events, YouthLab develops children's social skills, builds confidence, and keeps them active and engaged in an artistic form while building literacy, creativity and social engagement.

2,620

individuals increased their economic stability through MoneyLab tax program and financial coaching workshops.

Client Success

Nandi, a single mother of three children, moved to New York City over a year ago. When she arrived she found the harsh reality of living in New York City: the cost of living is the highest in the country. Despite being employed full-time as a professional insurance broker, Nandi still struggled with housing.

"Getting started with rent is the equivalent of buying a home elsewhere. That's really what landed us in shelter."

When she arrived at Nazareth Housing, she was looking for a way to get up and running. Like many families, Nandi was fully capable of paying her current bills, buying food for her kids, and sending her children to school. But the initial cost of moving into an apartment - that can often cost over $6,000 - was a major barrier to housing.

While in shelter, Nandi worked diligently with Cynthia Barton, our Senior Housing Specialist, to find housing to build her family's future. With the support of Cynthia and the depth of resources found at Nazareth Housing, including enrichment programs for her children, Nandi now lives in a beautiful home in the Bronx with her three kids.

"I thank everyone here because they didn't pressure me to turn myself into someone else. My standards are just as high as they were before."

The Importance of **Shelter Housing**

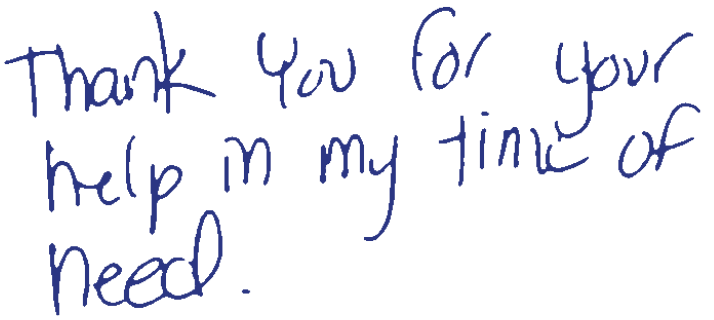
Our shelter residents average 273 days per stay as compared to the general NYC shelter system average of 460 days per stay. That 41% difference is a direct result of Nazareth Housing's intensive case management program that combines secure temporary housing with resources that empower families with economic stability.

By providing a highly personalized approach and a strong community environment, Nazareth Housing gives families better job search skills, financial stability, social well-being, and the ability to quickly move from shelter to permanent housing.

> The length of stay for a family at a Nazareth Housing shelter apartment is 41% shorter than the overall NYC average.

In Fiscal Year 15, Nazareth Housing shelters in the Lower East Side and the Bronx provided emergency housing for 150 individuals. Nazareth Housing operated at 92% occupancy despite funding allowances for only 85%, meaning that Nazareth Housing operated with a funding gap. This gap had to be closed through grants, individual donations, and foundation support.

The purpose of shelter housing at Nazareth Housing is to move families from dangerous situations such as domestic violence or unlivable situations into immediate housing security. Once safely in our care, families receive intensive case management and programming on the way to securing permanent housing.



Beverly
Former Nazareth Housing Shelter Resident

Remembering Sister Marion Agnes Daniel, MSBT

1924 - 2014

Sr. Marion Agnes began her work in New York City in 1979. Her work with the Lower East Side Area Catholic Conference (LESAC) included outreach among, advocacy for and empowerment of the thousands of families and people impacted by the blight of the Lower East Side, East Village and Alphabet City. The most pressing need Sr. Marion Agnes sought to address was the desperate situation of inadequate and unsafe housing. Working with others from LESAC she was involved in many aspects of community renewal for the neighborhoods of Alphabet City including: homesteading of buildings; furniture and household items for those in need; Tompkins Park renewal, Havens and the Interfaith Housing Coalition.

Maintaining a low profile in her work even as her compassion for people helped shape the quality of life in the Lower East Side/Alphabet City, these critical grassroots efforts organized by Sr. Marion Agnes have left a legacy that today is Nazareth Housing.

"Sr. Marion Agnes has truly been a woman who has made a difference in the lives of so many of the most vulnerable among us."

Sr. Irene Ellis
President, Thorpe Family Residence

"Maybe it was her faith or her personality, or both. But Sr. Marion, as we called her, treated every person she came across the same way, with dignity and respect. It didn't matter what good, bad, or important thing that person had done before meeting her, she assumed the best, and perhaps as a result, often brought out the best."

Mary Beth Hogan
Nazareth Housing Board President

2014 Annual Benefit

The 2014 Annual Benefit raised over **$306,000** for homelessness prevention.

On October 22nd at Mutual of America, Nazareth Housing welcomed over 200 friends, neighbors, supporters, and guests to the 2014 Annual Benefit.

Highlighting the importance of identifying and assisting those experiencing domestic violence, Executive Director Michael Callaghan spoke about the successes of the past year, and the growth of Nazareth Housing over the last three decades.

The Corporate Leadership award was given to Julie and Bob Anello, who both have spent their lives lending their professional expertise to the greater good.

The Community Service Award was issued to Council Member Rosie Mendez for her more than 20 years of service to New York City fighting for the preservation of affordable housing.

Nazareth Housing Junior Board

In 2015 the Nazareth Housing Junior Board expanded its membership, spearheaded several successful fundraising events and continued its mission to raise awareness for Nazareth Housing in the New York City community.

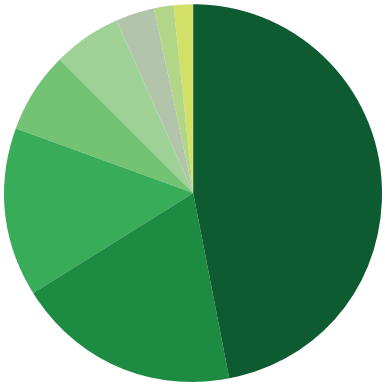
The Junior Board expanded to 21 members in 2015, adding three new individuals. The Junior Board created and executed four fundraising events during the year, successfully raising over $15,000 for Nazareth Housing.

In addition to these fundraising events, the Junior Board also organized several social gatherings during the course of the year, seeking to raise awareness of the Nazareth Housing mission in the local community of young professionals in New York City.

FY15 Financial Standing

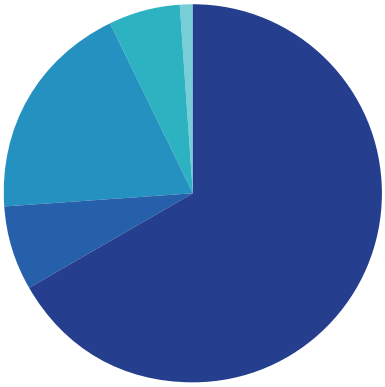
Nazareth Housing, Inc.

Total Revenue
$1,551,415



- City & State Funding
- Annual Benefit
- Grants
- Individual Donors
- Other
- Bequests
- Corporate Donors
- Junior Board

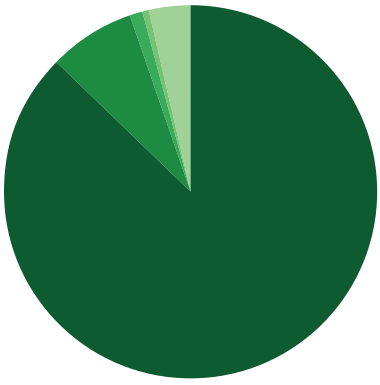
Total Expenses
$1,549,677



- Personnel
- Shelter
- Program Administration
- Outreach, Prevention, and Supportive Housing
- Louise's Pantry

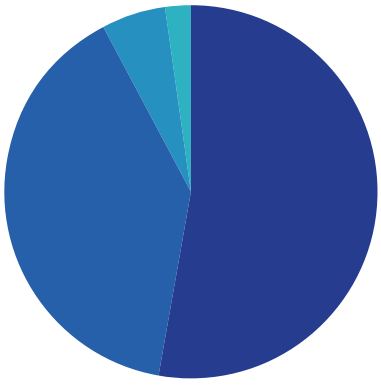
Thorpe Family Residence, Inc.

Total Revenue
$1,083,160



- City & State Funding
- Annual Benefit
- Individual Donations
- Grants
- Other

Total Expenses
$890,974



- Personnel
- Shelter
- Program Administration
- Louise's Pantry

Note: $100,000 of FY15 revenue was earmarked for intensive repairs at the Family Shelter in Summer 2016.

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Eric Dinallo
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Mary Beth Hogan, *President*
Mary C. Kilbourn
Roger Knight
Bennette D. Kramer, *Secretary*
William Menkes
Mary Kay Orr
James Ryan
Leonard Shavel, *Treasurer*
Cari Wint

*Retired from the Board June 2015

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Teresa Dean
Samara Francois
Giselle Martinez
Ramona Martinez
Nikolaus Nelson
Mildred Perez
Desiree Santana

Shelter Services

Cynthia Barton
Dara Bibb
Philip Georgini
Janet Tang
Elba Diaz

Volunteers & Partners

"If you want to go fast, go alone. If you want to go far, go together."
African Proverb

Nazareth Housing would like to extend our gratitude to the volunteers, organizations, schools, corporations, elected officials, and local small businesses that collaborate with us throughout the year. Your efforts make it possible!

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Cornell University Cooperative
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Bronx District 15
Council Member Rosie Mendez
Manhattan District 2
Council Member Vanessa Gibson
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The Mayor's Fund to Advance New York City

The New York City Department of Health & Human Hygiene

The New York City Department of Homelessness Services

The New York City Department of Youth & Community Development

The New York State Office of Temporary & Disability Assistance

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$50,000+

Ann E. Michaelson, Estate of

$40,000+

Donald F. Donovan
& Jennifer A. Lake

$15,000+

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R. Michael & Mary Michele Sim

$10,000+

Robert J. & Julie Anello
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$5,000+

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Domenic A. & Elisa Andreassi
Farrin Anello
Alexis Anzo
Eleanor Ashford
Benton Au
Ryan & Megan Au
Zachary Bamberg
Abhimanyu Banerji
Amber Banks
Robert P. & Joanne P. Beauchemin
Kristen Bennett & John DeGelder
Sarah G. Bland
Hayley Bosch
Taylor Bowlden & William M. Boyer
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Alison Byczek
Anne K. Caretto
Nicholas V. Cavallo
Cindy Chou
Steve Coe
Steven D. & Jana Cohn
Gloria Collazo
Neil A. Connolly
Carol Corden & Robert Lake
Anne Cregan-Drew
Richard L. Crisona
& Denise M. Fraser-Crisona
Ellen C. Cunningham
Ann & Douglas Currier
Douglas F. Curtis
Nancy Daniel
Lisa J. Davidoff
George A. Davidson
Paul W. & Maryellen C. DesForge
Therese Dillon Warden
Elaine M. Donlin
Jeffrey & Linda Douglas
Kenneth Dray & Robert F. Doxsey
James F. & Suleika C. Drinane
Maureen DuBois
John & Mary M. Duffy
Rohan Duggal
Robert J. Dwyer
David & Sarah K. Erlij
M.C. Ernst
Matthew & Sulma Fabricant
Donal E. Farley & Dympna J. Bowles
Randy Feuerstein & Laura Goldstein
William & Caitlin Flanigan
Eileen E. Folan
Kevin P. & Evelyn Foley
Virginia Foley
William C. & Peggy A. Foster
Catherine M. Foti
Henry A. Freedman
Amanda Frino
Karen L. & Mark G. Froehly
Victor J. & Carol O. Gallo
Venicia Gaul
Marie C. Gloria
Mateo Goldman
Lindsay Good
David & Lorna B. Goodrich
GoodSearch
Elizabeth K. & Noel F. Graham
Sarah Greenfield
Julia P. & Robert L. Guenther
Sam Gumble
Bruce Haims & Judy Jackson
Sarah J. & James H. Harrington
Bri Hartgers
Kathryn A. & Vincent G. Heintz
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Patton Hindle
Laurie Hockman
Paul J. Hogan
Robert M. Holder
Irene B. Hopkins
Janice Horn
Russell Hrdy
Marc T. Hudak
Joseph Hummel
Pamela Hutto & Kenneth Hochman
Paul A. & Frances M. Ibello
Alexandra & Peter Jennison
Susan Johns
Bruce Johnson
Werner R. & Ann Marie Kamuf
Sheila B. Kenny
& Jonathan L. Simmons
Timothy D. & Donna M. Kilbourn
Marjorie B. King
Steven Klaiman
Margaret Knox
Paula LaCosta
Clifford & Theresa E. Lee
Antonina M. Leo
Kristen Lewko
Kathleen Liebman
Thomas Lightcap
Gerald M. & Gail T. Liss
Lisa C. Litt & Michael S. Knopf
Deborah E. Lizasoain
Jean Lombardo
Peter J. & Ann Loughran
Ferrell S. Maguire
Patricia A. Maguire
Anja Malesevic
Patricia Mamara
Ann M. Martin
Alexandria Martinez
Carl A. & Judith A. Massarini
Westina & Allen Matthews
Jeannette Maurer
Amy Mayer
Margaret D. Mazzeo
Joan S. & Jean McAllister
James B. & Joan M. McCaffrey
Maureen M. McCart
Lawrence L. & Ann M. McDonald
Edward L. McGann & Kari Black
Kathleen McGowan
Christine E. McLaughlin
Ronald & Wendy Meltsner
Lorrie Messinger
Heather and Douglas Mewshaw
Edward Michigan
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Margaret Murphy
Erlinda R. Navasca
Divya Nettimi
Michael J. & Diana Nilsen
Jeff Ogden
Christy Parque
Nicole Pascavis
John Patek
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Brian Rano
Gerard L. & Kathy Rattenbury
David T. & Sarah J. Read
Meg Recktenwald
Redemptorist Fathers & Brothers
Kevin Regan
Thomas R. Rekus
Anne-Marie H. & Edmund Resor
Brent Richard
Cynthia H. Richard
Olivia Richardson
Gary A. Ritacco
Barry I. & Jayne Z. Ritholz
Maryann K. Ritzel
Richard L. Rivero
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Nancy L. Rock
Mary Ann Ryan
Saint Boniface R.C. Church
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Arlene H. & Peter E. Schwartz
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Kevin D. Amelia M. Sear
Mary S. Seidel
Caitlin Senske
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Joseph L. & Carole A. Shehade, Jr.
Benjamin C. Shell
Cheryl A. & Craig Shoots
Robert N. Shwartz
Moses Silverman & Betty B. Robbins
Melissa Sink
Barbara Slattery
Smyth Associates
Sean G. & Laura M. Sommers
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Thomas J. Sweeney, III
Millie & Wei Tam
Tiffany A. Thomas-Lundborg
Brittany Tinney
James E. & Patricia A. Tolan
John Touhey and Ms. Patricia Lowry
Caroline Turner
Caroline Tyburczy-Donohue
Ashutosh Vats
Patricia A. & Gary W. Viola
David Walsh
& Carolyn Sullivan-Walsh
Joel M. Warden, c.o.
Alexandra Watts Sise
Katie Weinholt
Kristen M. Welcome & Peter A. Furci
Edward N. & Anne E. Wilson
Maria R. Wilson
Amy Winarsky
Chloe Wynne
Nancy M. Yanofsky
Ann-Marie Yearwood
Edward A. & Carol A. Yorkgitis, Jr.
Michael A. & Margaret E. Zarcone
Aurora Zepeda
Neil A. Zolkind

In August 2015, children at Nazareth Housing received new backpacks and school supplies provided by Russell Investments.

March 6th 2015

Dear Tonero,

There is one place I never want to be at again and that's Housing Court! Thank you for helping me, incredibly, for getting out of there!

Ria
Former Nazareth Housing Eviction Prevention Client

In the 2015 Tax Season,
Nazareth Housing returned

$1,319,600

to 803 households.

Ways to Invest

Nazareth Housing relies on corporate, foundation, and individual donors to fund the critical programs and services provided to New Yorkers every day.

Here's how you can help:

Annual Benefit

Held each October, the Annual Benefit raises critical, unrestricted funds to prevent and end homelessness in New York City. Corporate and individual sponsorships as well as tickets are available.

Special Campaigns

Nazareth Housing engages in two annual campaigns —Spring and Winter Appeals. Each Appeal focuses on a specific fundraising effort and programs taking place that season.

In-Kind Donations

Nazareth Housing accepts in-kind donations of nonperishable food, essential baby items, toiletries, and personal hygiene products to support the efforts of Louise's Pantry. Furniture may also be donated if in good condition. To set up a donation of nonperishable food, household goods, or furniture, call 212-777-1010.

Corporate and Individual Sponsorships

Nazareth Housing looks to partner with corporate and individual sponsors to underwrite and support programs and services to empower families and individuals.

Matching Gifts

Every person has the opportunity to make their gift go further through a Matching Gift. Many corporate entities will match employee gifts up to 100%. Ask your employer how to become involved in this process or how to enroll in a workplace giving program where you can set aside money from your paycheck to go directly to Nazareth Housing.

Become a Monthly Donor

Nazareth Housing's Monthly Donor program allows you to budget your annual giving with contributions automatically made on a date of your choosing each month.

Gifts in Tribute

Nazareth Housing offers donors the opportunity to make financial contributions in honor or memory of loved ones, friend and others dear to you. Gifts can be made through any of our donation channels and will be memorialized on our website.

Planned Giving

Help strengthen families in the future by making a gift thorough a will, retirement plan, trust, stock, or life insurance.

Stock Gifts

Gifts of appreciated stock have significant tax advantages to the donor and we are pleased to receive stock gifts to advance our work. When you make a gift of appreciated stock, you receive two tax benefits: (1) a deduction for the full market value of the securities, and (2) avoidance of the tax due on the capital gains.

Junior Board

The Nazareth Housing Junior Board hosts two fundraisers each year where board members, friends, colleagues, and community leaders in their 20s and 30s join forces to raise funds for Nazareth Housing while networking and enjoying laughs with others.

Volunteering

Nazareth Housing offers volunteers the opportunity to assist families and individuals through one-time and ongoing placements with workshops, Louise's Pantry, clean-up projects, financial coaching, inspired play for youth and more.

For more information on how to become involved, contact:

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kmcgowan@nazarethhousingnyc.org

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