



New Habitat homes in Albany's Sheridan Hollow neighborhood

# Impact Report 2022

Habitat for Humanity Capital District builds strength, stability and self-reliance through affordable homeownership.

[habitatcd.org](https://habitatcd.org)



As we approach the third anniversary of the pandemic, I look back with wonder at what you have helped Habitat accomplish in such difficult conditions.

Construction costs have risen dramatically at a time when new housing units are needed desperately in our region. Projects were delayed; groundbreakings postponed. 2022 was a year that required us to be patient, to have faith and to renew our shared vision of a community where everyone has a decent place to live.

You helped Habitat keep building. Whether you are a new donor, old friend, or frequent visitor to the ReStore, your generosity helped Habitat and our neighbors weather the storm of the past few years. Because of you, Habitat was able to build 15 new homes since the pandemic started, which means that 15 families are now experiencing the strength and stability that affordable homeownership can provide. You built in solidarity with your neighbors and with radical hope for a more equitable & beautiful world.

This year, our community came together to build foundations for the future. Habitat ended the year with ten homes under construction and plans to start 21 more in the next year! We couldn't do this without your support. Thank you.

## Together, we:

### Transformed a corner in Sheridan Hollow

In 2012, a block of Sheridan Avenue in Albany was featured on Jeopardy! as an photo clue of urban blight. A decade later, in 2022, Habitat finished construction on three new affordable homes on that same site, fulfilling a promise a decade in the making.

### Started building again in Troy

We started construction on four new homes in North Central Troy in November, our first building project in Rensselaer County since 2019. We are also preparing to break ground on four additional new homes in Troy by the end of 2023.

### Welcomed back construction volunteers

Weekly construction volunteers, whom we affectionately call our "regulars", re-joined Habitat staff on site, and we also welcomed volunteer groups through our Team Build program.

We are called to build a world where all people are treated with dignity and have an equal opportunity to thrive.

Together, that's what we'll do.

*Christine Schudde*

Executive Director



# Transformation in Sheridan Hollow

**CATEGORY: WORDS THAT END in "-GHT"**

A deteriorated or ill-conceived city area is an example of urban **this**



In 2012, a block of Albany's Sheridan Avenue was featured on Jeopardy! as a photo clue for urban blight. Today, on the site that was once used as a national example for neighborhood disinvestment, there are now three affordable, energy efficient homes, belonging to three new homeowners. Habitat has built 45 new homes in this neighborhood alone, all of which were sold to first-time homebuyers.

These are Habitat's first permanently affordable homes, developed with the Albany Community Land Trust, so they will become not just an individual wealth-building assets but community assets too. Community land trusts are a proven model for communities to control land and development, ensuring that the investments being made truly belong to the neighborhood and the residents that live there. Read more at [habitatcd.org/news/jeopardy-corner](https://habitatcd.org/news/jeopardy-corner).



# Building accelerated in Troy & Albany



We're back in Troy with 4 homes underway and 4 more planned for this year!

Learn more about where we build at [habitatcd.org/where-we-build](https://habitatcd.org/where-we-build)

**21** homes ready to start in 2023

**10** homes under construction

**3** homes completed in 2022



## Did you know?

Habitat homeowners have access to an exclusive SONYMA mortgage loan with fixed 2% interest rate.

*Shamara*

*Samson Khandu + Si Noh*



# Construction volunteers are back



We were finally able to welcome construction volunteers back on site! Thank you to our 2022 Team Build sponsors: Bank of America, NYSTEC, Trane Technologies, Owens Corning, 3M, Berkshire Bank, Robert Half and XOS. Sign up for a Team Build at [habitatcd.org/team-builds](https://habitatcd.org/team-builds).



# 100 homes in 5 years



 Planned home    
  Under construction    
  Complete

Visit [habitatcd.org/100in5](https://habitatcd.org/100in5)

In 2022, Habitat announced a joint goal with the Albany County Land Bank to develop 100 new affordable homes in the City of Albany and sell them to qualified, first-time homebuyers over the next five years. 100 in 5 will address the history of bank redlining, housing discrimination and disinvestment in Albany and will create a foundation for the city's equitable growth by transferring property back into resident control.

This project is being supported, in part, by an historic investment in affordable homeownership from the City of Albany through its American Rescue Plan Award funding from the U.S. Department of Treasury.

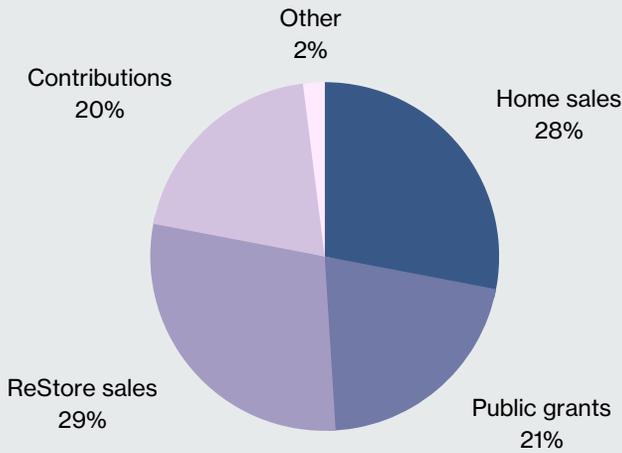
Thank you to two of our core volunteer groups: members of our Board of Directors & the hardworking crew of weekly volunteer "regulars"!



Meet our Board of Directors at [habitatcd.org/team](https://habitatcd.org/team)



# FY22 Financials



The "Grants" line includes \$190,990 in a forgiven federal Paycheck Protection Program loan.



Habitat for Humanity Capital District is a Candid (Guidestar) Gold Seal certified organization, in recognition of our commitment to accountability and financial transparency.

## Revenue

- Home sales: \$686,736
- Public grants: \$526,533
- ReStore sales: \$734,234
- Contributions: \$509,112
- Other: \$52,054

**Total: \$2,508,669**

## Expenses

- Program services: \$2,502,736
- Management & general: \$123,831
- Fundraising: \$206,122

**Total: \$2,832,689**

**Net assets: \$208,323**

FY 2022: July 1, 2021 to June 30, 2022  
Form 990 available at [habitatcd.org/reports](https://habitatcd.org/reports)

"Carpenters Club" monthly donors

**20**

new donors (welcome!)

**79**

returning donors (thank you!)

**374**

It takes all of us, working together, to build a community where everyone has a place to live.



corporate & business donors

**14**

church & faith-based donors

**9**

private foundation donors

**6**

purchases from the Habitat ReStore

**25,000+**



# Building louder

We are also building LOUDER through advocacy to expand access to homeownership and strengthen our neighborhoods.

In May 2022, Habitat colleagues from around New York State came to Albany to amplify the need for more affordable housing resources. We did it in true Habitat fashion – by framing a house on the lawn of the state capitol building!



In coalition with community partners and advocates, Habitat published a policy paper outlining real solutions to address the legacies of historic redlining, housing discrimination and the failure of market solutions. Read the full report at [habitatcd.org/news/housing-platform](https://habitatcd.org/news/housing-platform).



**Shop. Donate. Volunteer.**



In 2022, you supported Habitat for Humanity's work through more than **25,000 purchases** from the Habitat ReStore.

**477** tons of household goods and materials diverted from the landfill

**1,200** donations picked up, and another **1,600** donations dropped off



The ReStore is moving across the street to **71 Fuller Road** in spring 2023!