



MT. EDEN / THE BRONX / NEW SETTLEMENT APARTMENTS AND COMMUNITY CAMPUS

[New Settlement Community
Campus Playground](#)

[Students from the New
Settlement Community Campus](#)



Photo by: Reeve Jolliffe



Photo by: David Sundberg / Esto

18 AFFORDABLE RENTAL BUILDINGS

Containing 1,082 apartments, including nearly 30% for homeless families, with space for community programs serving more than 11,000 people annually

YOUNG ADULT OPPORTUNITY INITIATIVE

Helping 50 young participants gain employment annually, and was recently awarded a major grant from the Department of Labor to launch a YouthBuild Program

NEW SETTLEMENT COMMUNITY CAMPUS

Public schools for grades pre-K-12, including special education for 48 autistic children, a Montefiore School Health Clinic, and a Community Center with pool, dance studio, green roof terrace, cooking classroom, and multi-purpose rooms

COMMUNITIES FOR HEALTHY FOOD AT NEW SETTLEMENT

Deepening residents' knowledge about healthy eating and food justice issues that most affect families in the Bronx

NEW SETTLEMENT COLLEGE ACCESS & SUCCESS CENTERS

Serving more than 1,000 students each year and achieving a college persistence rate of 85%, 18% above the national average

UPPER MANHATTAN / LONG-TERM TRANSITIONAL AND PERMANENT AFFORDABLE HOUSING



Photo by: Jake Naughton



[Formerly Homeless
Family in their
Semiperm Apartment](#)

[Volunteers provide support
to Semiperm families](#)



SEMIPERM

Provides 2 to 5 years of housing with services on W. 102nd Street for 23 formerly homeless single mothers and their children. These parents are either employed or in school and motivated to achieve permanent housing stability. Settlement Housing offers residents case management, emergency assistance, and workshops on parenting, financial literacy, job readiness and other life skills, support groups and afterschool tutoring for K-8th grade students from Semiperm and NYC shelters. Families receive a portable Section 8 voucher and help finding permanent housing in one of our buildings or others.

HOUSING PRESERVATION

Settlement Housing has also rehabilitated buildings in Hamilton Heights and Central Harlem that have been converted to limited equity cooperatives or preserved as affordable rentals. We continue to own two buildings on W. 150th Street. Projects have improved affordable housing in rapidly gentrifying communities and provided affordable home ownership opportunities to longtime residents.



[Young gardeners at
St. John's Place
Renaissance Garden](#)



CROWN HEIGHTS / BROOKLYN / ST. JOHN'S PLACE FAMILY CENTER / DREAMS YOUTHBUILD

ST. JOHN'S PLACE RENAISSANCE GARDEN

An urban oasis offering community 14 garden beds, programs promoting health and wellness for residents and students, and fruit and vegetables provided to local food pantries

SUNY ATTAIN LAB & TECHNOLOGY TRAINING CENTER

Offering access to free state-of-the-art training for individuals with limited computer experience in order to succeed in college and the workplace

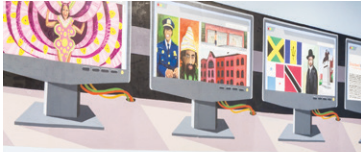


Photo by: Martynas Siuksta / +m

TWO AFFORDABLE RENTAL BUILDINGS

Containing 65 apartments, including nearly 30% for homeless families

ST. JOHN'S PLACE FAMILY CENTER

Providing 97 units of transitional housing with onsite case management, day care, after school, and infant care programs for over 850 individuals including 300 school aged youth and close to 200 children and infants

DREAMS YOUTHBUILD & YOUNG ADULT TRAINING PROGRAM

An alternative school and vocational training program for 16-24 year old men and women who are unemployed and out of school. Students earn high school diplomas and job skills in construction and computer technology, secure jobs, and go on to college or vocational school

[Sunny Attain Lab
in Brooklyn](#)



TWO BRIDGES / LOWER MANHATTAN

TWO BRIDGES TOWER

Containing 198 apartments just north of the Manhattan Bridge that integrate formerly homeless and working families, an on-site afterschool program and others run by Two Bridges Neighborhood Council. The Tower is part of a larger Urban Renewal Area where Settlement Housing and the Two Bridges Neighborhood Council developed 1,350 apartments across six sites and revitalized this once neglected area of Lower Manhattan.



NEW HOUSING IN THE BRONX



Photo by: Philip DiDomenico

New housing under construction at New Settlement Apartments

Settlement Housing is growing its flagship New Settlement Apartments in the southwest Bronx. Our 18th residential property in Mt. Eden will contain 60 apartments with outdoor and community space. Working with The Briarwood Organization as our construction partner and Edelman Sultan Knox Wood / Architects as designers, 1561 Walton Avenue is an energy-efficient building scheduled to open in the summer of 2017.



The project embodies Settlement Housing's commitment to creating pathways to permanent housing with apartments designated for formerly homeless families and other very low-income through moderate-income households. Financing includes Low Income Housing Tax Credits and project-based vouchers from New York State, a low-interest loan from the City, a construction loan from Capital One Bank, as well as support from JPMorgan Chase, TD Charitable Foundation and an individual donor. Prior to opening, a rental lottery will be managed by our staff, which also leases up housing and serves as an administering agent for other developers. We are committed to hiring locally and subcontracting with MWBE businesses.



Photo by: Larry Racioppo

Several of 14 buildings at New Settlement Apartments under renovation

PRESERVING AN AFFORDABLE HOUSING LEGACY IN THE BRONX



After nearly three decades, the original 14 buildings at New Settlement are undergoing major renovations to their 893 apartments and building-wide systems. Energy efficiency upgrades include new kitchens, baths and the largest solar panel installation on an affordable housing preservation project in the city. Project financing includes funds from New York State bonds, the City of New

York, Citibank, The Richman Group and RICHMAC Funding, with renovations carried out by Notias Construction and solar installation provided by Bright Power. The refinancing ensures the affordability of the apartments for at least another 60 years, and generates additional income for maintenance, programs and new acquisition. The project is scheduled to be completed in the spring of 2018.

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|---------------------------------|--------------------------------|
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MISSION STATEMENT

Settlement Housing Fund creates and sustains high quality affordable housing and programs, building strong and economically diverse neighborhoods throughout New York City. Settlement Housing Fund works closely with community partners to provide low- and moderate-income New Yorkers with pathways to long-term affordable housing, education, employment and wellness.

SETTLEMENT HOUSING FUND

Builds strong neighborhoods with affordable housing & community programs



Settlement Housing is a pioneering nonprofit affordable housing developer established in 1969. Our mission is to create and sustain high quality affordable housing and programs, building strong and economically diverse neighborhoods and providing pathways to long-term affordable housing, education, employment and wellness.

Since its founding, Settlement Housing has developed 57 sites with over 8,700 apartments that are home to thousands of residents in the Bronx, Brooklyn, Queens and Manhattan. Today we own 30 buildings with nearly 1,700 rental units, and provide transitional housing options for low-income families experiencing homelessness. We help families secure and maintain permanent housing at our own developments and those of other affordable housing providers. We also partner with policy makers to make recommendations for new housing models and programs that can alleviate the city's homeless crisis.

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