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**SETTLEMENT  
 HOUSING  
 FUND·INC**

2017 ANNUAL REPORT

***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.***

Dear Friends,

It has been a breakthrough year at Settlement Housing Fund with construction finished on our newest development in the Bronx, and the rehabilitation of New Settlement Apartment’s original 14 buildings almost complete. Sixty new households, including eight families from homeless shelters, are moving into their beautiful, bright new apartments in the heart of our New Settlement community, and HPD and HDC announced the City’s new Housing New York 2.0 plan at our new building. We are pleased to be a strong partner in the City’s work to create and preserve affordable housing and to help homeless families stay housed. Highlights of 2017 include:

- Completed energy efficiency upgrades, including new kitchens and baths for 893 units at the original 14 buildings at our New Settlement development in the Bronx, as well as the largest solar panel installation on a privately-owned affordable housing development;
- Completed construction of 60 affordable units at 1561 Walton Avenue in the Bronx, bringing our total number of units in the New Settlement community to 1,082 in 18 buildings;
- Launched a 2nd YouthBuild program to help more young adults, ages 17-24, earn high school equivalency diplomas, job, life and leadership skills, employment and entrance to post-secondary education;
- Expanded our Aftercare Services program to help more than 46 families who will move from shelters into our permanent affordable housing units stay housed in 2018; and agreed to take ownership of a Cluster Site property in the Bronx and preserve it as permanent affordable housing for 30 homeless households;
- Conducted due diligence to take ownership and manage a 138-unit supportive housing residence in the East Village for a high-needs population of people with a variety of disabilities.

<b>Total Support &amp; Revenue:</b>	\$ 5,300,000
Program Expenses:	3,400,000
Management & General Expenses:	1,600,000
Fundraising Expenses:	225,000
Total Expenses:	\$ 5,225,000
Net Assets:	\$ 16,949,840

Alexa Sewell, *President*  
 Settlement Housing Fund