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February 2009

Health, Homes and Jobs for Homeless New Yorkers

E News for:

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Renewal**

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In this issue...

Ed Quinn's Journey

**Good Neighbors and
Good Citizens**

Furman Center Study

**19th Annual Gala &
Auction Save the Date**

[Click here to learn more
about the Leona
Blanche House](#)

**A Bronx Community Seeks a
Good Neighbor**

Ed Quinn was homeless for ten years, first on the streets then in a nursing home--confined and miserable.

At the same time, a rat infested, garbage-strewn, abandoned lot in the Bronx made its neighbors miserable.

Then two good things happened:

1) Project Renewal reached out to Ed Quinn, diagnosed his bi-polar disorder and promised him

his own home and 2) Project Renewal reached out to Community Board 3 with a solution to the empty lot: a residence for mentally ill men and women who wanted a normal way of life. Despite the fact that we could only improve the lot we wanted to develop, we were first met with opposition from the community, who believed our presence would cause property values to decline. But because we showed strong interest and recognized their specific concerns, the Community Board worked with us--helping us develop lasting and productive relationships in the community.

The result? The LeonaBlanche House: a quiet, safe, attractive building that has only added value to the neighborhood.

As for Ed Quinn, he's been a resident for four years now and says, "I really like the building: it's kept very well. It's spotless. The apartments are beautiful. ...I'm in a better frame of mind now because I have a place to live. Not just a place--a nice place. The surroundings and the people are a big part of my recovery."



Want to know [more](#) about how Ed ended up on the streets?



"The staff (pictured above) is very nice, very helpful and they always treat you with respect." - Ed Quinn

Formerly Homeless Can be Good Neighbors and Good Citizens

A recent New York Times editorial entitled, "Good Neighbors," confirmed what we already knew. The following is an excerpt, which can be read in full [here...](#)

New York City pioneered the strategy of providing homeless people not just with housing but with drug treatment, psychiatric care and other services they need to live successfully on their own. Even with all the add-ons, supportive housing apartment buildings cost substantially less than shelters and are many times less expensive than jails or beds in psychiatric hospitals.

This strategy is taking root all over the country and proving beyond a doubt that people who were once homeless can be good neighbors and good citizens. Unfortunately, many neighborhoods are continuing to fight the developments, believing that they bring down property values. A long-awaited study from New York University's Furman Center for Real Estate and Urban Policy should put an end to that misperception.

Study Says Fears Voiced by Opponents to Supportive Housing are Unjustified

The Furman Center at NYU recently published an independent study examining the effects Supportive Housing has on the value of surrounding properties in New York City.

The following was taken directly from the studies' findings, which can be read in full [here...](#)



The garden at LeonaBlanche House offers a quiet place for residents to meet.

Our findings show that the values of properties within 500 feet of supportive housing show steady growth relative to other properties in the neighborhood in the years after supportive housing opens. Properties somewhat further away (between 500 and 1,000 feet) show a decline in value when supportive housing first opens, but prices then increase steadily, perhaps as the market realizes that fears about the supportive housing turned out to be wrong.

The city, state, and providers of supportive housing must continue to maximize the positive effects of supportive housing and ensure that supportive housing residences remain good neighbors. But the evidence refutes the frequent assertions by opponents of proposed developments that supportive housing has a sustained negative impact on neighboring property values.

Save the Date: Gala Benefit and Auction

Project Renewal is pleased to announce our 19th Annual Gala Benefit and Auction to be held **Thursday, June 11, 2009** from 6 to 9 p.m. at the Waldorf=Astoria in New York City. The generous support of friends and donors like you makes this our most important fund raising event of the year, raising \$868,000 towards our programs and services in 2008. With a large silent and live auction presided over by Sotheby's Executive Vice President, Hugh Hildesley—this year promises to be our best Gala yet!



Anthony Newton, a Graduate of Safe Haven at our Clinton Residence, created the artwork that will be used on the Gala invitation and program. The original artwork will be available for bidding during the auction. Mr. Newton is represented by Fountain House Gallery.

[To purchase tickets, click here...](#)

[To learn about last year's Gala, click here...](#)

[Yes, I wish to make a gift and help end homelessness.](#)

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