

View from the Window

A Homesteading Update

UHAB
URBAN HOMESTEADING
ASSISTANCE BOARD

Volume III, Issue II

Summer 2010

100 New Units of Affordable Housing & Counting

Thanks to the efforts of building residents and many of our dedicated staffers, UHAB has closed on over 100 units of affordable housing since the beginning of spring.

With buildings closing in Bushwick, Bedford-Stuyvesant, and the Lower East Side, the halls of UHAB have been bustling.

Project Manager Jen Kaminsky and Project Associate Jaz Lancaster, in addition to UHAB's entire Legal and Management & Organization Development staff, played a huge role in 2185 Pacific Street's conversion to co-op. Staff members Katherine Chicon, Amy Rosado, Adam Phillips, and Millie Gerena-Rochet were instrumental in the process, as well.

The building, requiring years of assistance around filling vacancies and securing homebuyer grants, closed with a very high percentage of buyers. As noted by Beth Sorce, Director of Training, "These folks made years of work look easy."

This summer also marks the closing of Umbrella House HDFC, a former Squat building in the Lower East Side. The 18-unit building, along with 10 others, have been working with UHAB since 1999. The buildings are part of the Lower East Side Homesteaders Program, which converts former Squats into limited equity housing co-ops that will remain affordable, in perpetuity, for New Yorkers of modest means. Two other buildings in

the Homesteaders program, including 209 East 7th Street, also closed this spring. "Three down, eight to go," noted UHAB COO Richard Heitler. Congratulations to all who have worked to convert these buildings throughout the years.

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Umbrella House HDFC
21-23 Avenue C

18 units of affordable housing in the Lower East Side.

Participant in the Lower East Side Homesteaders Program.



NY Pacific Street HDFC
2185 Pacific St.

16 units of affordable housing in Bedford-Stuyvesant, Brooklyn.

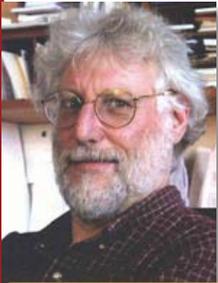


165-167-169 Ave C HDFC
165-167-169 Ave. C

24 units of affordable housing in the Lower East Side.

Includes 6 commercial units.

A Letter from the Executive Director



Andrew Reicher
Executive Director

Dear Friends,

Summer is here, and I hope you are enjoying it fully!

The UHAB Board of Directors and staff cordially invite you to attend our 35th Anniversary Gala. This very special event will take place on November 22, 2010. We will be honoring Senator Charles Schumer, businessman James Fenniman, Bank of America/Merrill Lynch, and one of our HDFC buildings.

While the economy is still an overarching factor in moving affordable housing forward, we are pleased to let you know that UHAB has recently completed conversion of 100 units of cooperative housing in Brooklyn and Manhattan.

In addition to our housing work, we recently launched our Weatherization Assistance Program. UHAB's new WAP staff have met with shareholders, and are conducting

audits to help improve energy usage and reduce costs in HDFCs.

Have a great summer, and I look forward to seeing you at our Gala!

Peace,



Andrew Reicher
Executive Director

UHAB's Turning 35, and You're Invited!

This year, UHAB celebrates its 35th year of creating, supporting, and sustaining affordable housing cooperatives in New York City.

To celebrate this occasion, and to honor those who have assisted UHAB in its mission to provide affordable housing opportunities to New Yorkers, we will be hosting a Gala fundraiser on November 22 at the Angel Orensanz Center in the Lower East Side.

We are proud to announce that our honorees will include Senator Chuck Schumer, James Fenniman of Bollinger Insur-

ance, Bank of America/Merrill Lynch, and a soon-to-be-announced HDFC of the year.

The event will take place from 6pm to 9pm, and will include food, drink, and entertainment.

Interested in coming out to help support UHAB? Contact Chris Heeg at heeg@uhab.org, or (212) 479-3324.

If you're unable to attend, but would still like to contribute, please consider donating tickets, or a table, for attendees who are in need of financial assistance. All proceeds will go directly to support UHAB, and the building of affordable housing opportunities in New York City.

Since 1973, UHAB has helped New Yorkers secure 30,000 units of affordable housing: help us build even more in the next 35 years.



The Details:

What: UHAB's 35th Gala

When: Monday, Nov. 22 from 6pm - 9pm.

Where: Angel Orensanz Center
172 Norfolk Street
New York, NY 10002

RSVP: For tickets, please contact Chris Heeg at (212) 479-3324, or heeg@uhab.org



The Angel Orensanz Center's history stretches back to 1849. Photo by Laszlo Regos

Filling Vacancies with Market & Match

UHAB's Member Services department offers member buildings (at just \$5 per unit, per year), entry into a variety of cost-saving programs, as well as a wide network of useful resources, both on and offline. Now, in an effort to sustain affordability in HDFC co-ops, the department has added another program to its repertoire.

Homeownership
Cooperative Homeownership Opportunities

UHAB is happy to announce listings for sales in HDFC co-op buildings and soon-to-be converted buildings where UHAB is acting as a development sponsor. Does your building have a vacancy? Check out our newest member service, *Market and Match*, which helps your HDFC publicize apartment listings and fill vacancies.

We offer two types of listings:



UHAB supported HDFC Referral Listings

UHAB's new website features a multi-media homeownership section.

In the new program, known as Market and Match, staff create and maintain an interest pool of New Yorkers who'd like to become shareholders in co-ops that UHAB develops, as well as in existing HDFCs.

This new service has two goals, according to Special Pro-

jects director Marina Metalios: "it helps UHAB help HDFCs around an important issue- filling a vacancy, while at the same time reminding buildings of their affordability component."

Since HDFCs are a specific kind of co-op, meant to remain affordable in perpetuity, it is important that vacant units are filled according to the appropriate income guidelines. The Market & Match program ensures this for the buildings choosing to participate.

How can New Yorkers become part of this interest pool, which currently consists of almost 1,900 families? First, prospective buyers can browse homeownership opportunities on UHAB's newly-launched website, and view photos, video walkthroughs, income guidelines, and floor plans for vacant apartments.

Once they've spotted an opportunity they find interesting, applicants must attend a "Becoming a Shareholder" workshop. This 2-hour course is held bi-monthly, and outlines what an HDFC is, what being an HDFC shareholder means, and the next steps in the process. Over 1,850

New Yorkers have taken this course since it began over 2 years ago.

Finally, an in-depth application and interview process ensures that the vacancy is filled with a family or individual that will become an active member of the HDFC's community.

Recently, UHAB saw its first sale made through the Market & Match program. Kathleen Casey, a New Yorker who was recently displaced due to the destabilization of her rent controlled apartment, became a shareholder at 1347 Bristow St. in the Bronx. The building is a LEED-certified cooperative that graduated from the TIL program.



A vacant unit in 1347 Bristow St. HDFC

Four New Staff Join UHAB

UHAB is fortunate to have four new staff members joining its team this summer. Three members of our new Weatherization team have already started making HDFCs greener, and our new Project Associate for TIL Brooklyn/

Lower East Side buildings is off and running.

Charlotte Bell, UHAB's new Project



Charlotte Bell

Associate for the Brooklyn & Lower East Side TIL HDFC Contract, graduated from Temple University in 2005, where she studied English. Following graduation, Charlotte spent two years working in the Peace Corps in Guatemala. Before joining UHAB, Charlotte spent over a year working as a fair housing organizer in East Harlem.

Eric Guizzetti joins UHAB as Project Manager for the Weatherization team. Previously, Eric

was Construction Manager for Hanac Weatherization in Queens, where he weatherized over 30 buildings across New York City. Eric's background stems from his five years of work as a project engineer on large scale industrial projects. Eric hails from Seattle, and spends his free time skateboarding, and writing articles and shooting photographs for the magazines *Transworld* and *Thrasher*.

Mark Jaffe is a veteran at UHAB, having worked in the Training and Brooklyn/Lower East

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Residents of 72 Clinton Street Start Fresh

In 2006, co-op residents from 72 Clinton Street were faced with over \$1 million in overdue real estate taxes and mortgage payments. Having never received the normal New York State property tax exemption, the building was finding it impossible to relieve its debt.

Luckily, they turned to UHAB and Brooklyn Law School's Corporate and Real Estate Clinic for assistance. UHAB Preserva-

tion Co-Director Fernando Alarcon helped negotiate a real estate tax cap for the building's future taxes, and 11 Brooklyn Law School students refinanced the building's mortgage and amended the documents necessary to qualify for a real estate tax forgiveness program.

The efforts of all those involved paid off on March 4, when the loan for the 19-unit Lower East Side building closed, financing the payment of the remaining tax arrears. Congrats to all!



Tenants from 72 Clinton Street, with help from Brooklyn Law School students and UHAB, closed their co-op's loan on March 4, 2010.

Four New Staff Join UHAB

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Side TIL departments in 2006. After a 1.5 year stint working as a



(from left) Mark Jaffe, Alex Pressley, and Eric Guizzetti at their first Weatherization audit.

driver and logistics coordinator for a local food company, Mark has returned to UHAB as the WAP Program Coordinator. Mark graduated from Evergreen State College in 2004, where he focused on Community Organizing and Education. In his free time, Mark takes part in an event planning collective called *Chairman of the Bored*, and also captains his literary basketball team.

Alex Pressley is a native New Yorker who joins UHAB as WAP Project

Manager and Field Inspector. Alex has a rich background in construction: he managed one of the first HUD rehabilitation projects in Harlem, and also ran his own construction company, *Pressley*. From 1996 to 2001, Alex served as Executive Director at CCHD, a Harlem-based community development group. Alex holds a degree from Philander Smith College in Little Rock, and is a graduate of the NYU School of Professional Certification in Construction Management. Alex is an avid tennis player, and has one son with his wife Shirley.

Help create and preserve affordable housing cooperatives...

Donate Today!



www.uhab.org



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