

# View from the Window

## A Homesteading Update

**UHAB**  
URBAN HOMESTEADING  
ASSISTANCE BOARD

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### 1715 Nelson Ave. HDFC Completes Weatherization



On December 6, 2010, 1715 Nelson Ave. HDFC in the Bronx became the first building to become fully weatherized through UHAB's Weatherization Assistance Program (WAP). The grant, which is part of an energy efficiency and conservation program administered by New York State Homes and Community Renewal and the U.S. Department of Energy, covers a wide array of energy fixes in HDFCs.

Once 1715 Nelson qualified for the program, the UHAB

***"We have to have more shareholders - that's what it's all about. That is what keeps the building going, together."***

*-Herman Kendrick  
Treasurer of the Board  
1715 Nelson Ave. HDFC*

Weatherization team worked with the Community Environmental Center to produce an energy audit that determined the scope of work to be covered by the grant. And now, with two months of construction completed, the residents of 1715 Nelson have a much more efficient building: both in terms of energy use and monetary savings.

1715 Nelson first underwent pipe and boiler insulation, roof insulation, and a series of improvements to vents and valves. Then, each unit had brand new windows installed, as well as new energy star refrigerators. Compact fluorescent lights were also put in to replace all the lights in each unit, as well as those in the hallways and common spaces.

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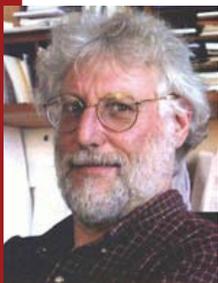
With all these new improvements, the board and residents of 1715 Nelson are extremely excited. "The process has been going nice and smooth. The window guys were good, the

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*Residents were most excited that WAP would provide them with new windows in each apartment*

## A Letter from the Executive Director



Andrew Reicher  
Executive Director

Dear Friends,

Happy New Year and welcome to 2011! May this year bring you peace and happiness.

This winter newsletter highlights our first completed weatherization project, 1715 Nelson Avenue in the Bronx. This 48 unit housing cooperative received new windows, much needed insulation, and energy efficient lighting. We estimate that the building will save \$29,000 in energy

costs in the first year. The shareholders are both happy and warm.

In November, UHAB celebrated its 35th Anniversary, with over 300 friends and supporters at the gala. Senator Charles Schumer, Bank of America/Merrill Lynch, James Fenniman of Bollinger Insurance, and Cloverleaf Tower HDFC all received awards for their contributions to affordable cooperative housing in New York City.

Cloverleaf Tower HDFC, our 2010 "Building of the Year," has an interesting story to tell about 239 families from all over the world working together to make their building a great place to live.

All this is possible thanks to your help and support.

Peace,



Andrew Reicher  
Executive Director

## 35th Anniversary Gala Smash Success

On November 22, 2010, UHAB celebrated its 35th Anniversary with a Gala celebration in the Lower East Side. Over 300 people came out to support 35 years of opening doors in New York City, making the event at the Angel Orensanz Center a great success.

The support and generosity of all of our donors and sponsors is truly appreciated during this tough economic time. Your gifts will go toward creating and preserving even more units of affordable housing in New York City in the coming years.

At the event, UHAB honored Cloverleaf Tower HDFC, James Fenniman of Bollinger Insur-



UHAB Celebrated its 35th Anniversary on November 22 at the Angel Orensanz Center

ance, Bank of America/Merrill Lynch, and Senator Charles E. Schumer. The speeches by both the presenters and honorees were inspirational, and this quote by Senator Schumer is one of our favorites:

*"The idea of having decent and affordable housing is so important in this city....Without all of you, the good people in this room, the face of New York would be different today...One of my top new priorities in the new Congress is going to be to pass a bill that will preserve affordable housing in New York, so*

*that our working people: our teachers and our firefighters, our clerks and our social workers, can live in this city....Let me just assure you of this. The relationship between UHAB, affordable housing, and the senior senator from New York, will remain a strong, close, and productive one, as long as I am senator."*

Thanks to all of you who donated to support UHAB. To see photos and video from the event, and to download a copy of our virtual journal, visit [www.uhab.org/35thGala](http://www.uhab.org/35thGala).



Robin Guilborne of 1520 Sedgwick presents Senator Charles Schumer with his award

## New Project Associate Joins UHAB's Uptown Office

UHAB was lucky enough to find another great young woman to join our Harlem office this year.

**Jessica Cruz** joins UHAB as a project associate in the TIL/HDFC department. Jessica's family is from El Salvador and Guatemala, and she grew up the eldest of four children in Los Angeles, California. After high school, she moved to the Bay Area to study at UC Berkeley, where she got her B.A. in Urban Studies with a minor in Ethnic Studies.

In April of 2010, Jessica moved to New York to work as a behav-

ior specialist. She joined UHAB's team this fall, and is enjoying her job so far. "Everyone in both offices has helped me feel very welcome," said Jessica. "I'd like to thank the Harlem staff for sharing their knowledge and experiences. A big part of my professional and personal growth at UHAB is because of them."

In her spare time, Jessica enjoys shopping at flea markets, reading, drawing, and playing tennis.

We're delighted to have her on our team- welcome, Jessica!



*Jessica Cruz joined UHAB's Harlem office this fall as a Project Associate for the TIL/HDFC contract*

## First UHAB Weatherization Project Complete

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electricians were good, the roofers were good. What I really like the most about it is that it moved along quickly," said Wendy Williams, Board Vice President.

Without a doubt, residents were most excited about getting new windows installed in their apartments, as the previous ones were over 27 years old. "I've never seen people as happy as they are the last few days.

They're smiling from ear to ear," said Alex Pressley, one of UHAB's Construction Managers, during window installation. "We needed them- it was so cold. And installation went A-OK. I'd give them a golden star," said board member Annie Thigpen.

In addition to physical comforts, the weatherization process is estimated to save the building over \$29,000 in expenses in the first year alone. "We hope to save a lot on heat: the roof is

much better thanks to blown-in insulation," noted Wendy Williams. Further, the board hopes that the improvements will encourage more tenants to become shareholders in the building. "That's what it's all about...that is what keeps the building going, together," said Herman Kendrick, Board Treasurer.

UHAB's Weatherization team is beginning construction on their next building, 2178 Atlantic Ave. in Brooklyn, this January. The 16-unit building, brought back from the brink of foreclosure with the help of Preservation Manager Ann Henderson, is getting a much-needed boiler system replacement so that heat will work properly during the winter months.



*The Weatherization Team participates in the audit of 2178 Atlantic Ave. in Brooklyn. Construction will start in January.*



To find out more about the weatherization program, contact WAP Manager Mark Jaffe at [jaffe@uhab.org](mailto:jaffe@uhab.org).

# HDFC Building of the Year: Cloverleaf Tower HDFC



Cloverleaf Tower HDFC is a true snapshot of New York City. Its 239 families are as diverse as the city's population, and the residents and Board of the building have worked together to create a truly affordable housing cooperative: all apartments are available to families with incomes at or below 50% of the area median income. To honor their dedication and commitment, Cloverleaf Tower HDFC was chosen as UHAB's *HDFC Building of the Year* in 2010.

Cloverleaf Tower HDFC is a twenty story building located at 920 Metcalf Avenue in the Soundview area of the Bronx. Developed as rental apartments under the Mitchell-Lama program, it was foreclosed on by the city when the owners defaulted on their mortgages in 1981. It was managed by the city until it was sold to the residents of 920 Metcalf Ave. in June of 2002.

"Today if you go to Cloverleaf, you will see 2 modern parking facilities, a modern laundry room, a soon-to-be-updated community center, and also an upgraded playground," stated Radames Revilla, President of Cloverleaf's Board of Directors, as he accepted the buildings' *HDFC Building of the Year* award. Radames also added that the building is "very proud of the fact that" they were recently able to complete local 11 work, and install a new roof, without taking out a loan. Radames also expressed his thanks to Cloverleaf's Managing Agent Josh Koppel, and H.S.C. Management Corp., for their dedication to the building and its shareholders.

The residents of 920 Metcalf Avenue have been working closely with Fernando Alarcon, Associate Director of Co-op Preservation, and other UHAB staff for the past eight years to purchase the building from the

City of New York, secure the necessary loans, convert to a limited equity cooperative, and secure a tax cap to keep the building affordable for its current and future residents.

Today, Cloverleaf Tower HDFC is a truly affordable housing cooperative with a Board of shareholders elected every year to assure its continued viability. Congratulations to Cloverleaf Tower HDFC!



*Radames Revilla, President of the Board for Cloverleaf Tower, accepts "HDFC of the Year" award at UHAB's 35th Anniversary Gala.*

Help create and preserve affordable housing cooperatives...

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