

# Neighborhood Housing Services of Bedford-Stuyvesant, Inc.

**NHSBS News**

**Celebrating 23 Years of Excellence  
In Bedford-Stuyvesant and Beyond**

**Fall 2015**



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## **A message from the President, Jeffrey Charles-Pierre**

Brooklyn continues to experience an affordability housing crisis. It's a crisis in many ways built on Brooklyn's success, in its ability to both attract and retain its residents. New York City is being proactive in planning to accommodate continued growth and aging population to protect neighborhoods and to build the city's next generation of affordable housing. NHSBS is aligned with the Mayors initiative; "Housing New York" (200,000 affordable units over 10 years); a five-borough, ten-year plan for housing affordability. The initiative addresses key issues that NHSBS can identify with in our communities. It will protect existing affordable housing, discourage displacement, create more affordable housing and encourage collaboration with communities to ensure that they stay strong, vibrant and diverse. In the near future, NHSBS proposes to build on the current office location at 1012 Gates Avenue, taking advantage of the re-zoning, commercial district that now allows a generous amount of floor area ratio (FAR), to include affordable housing units. Plans include the current two-story commercial building expansion into a seven story, mixed-used building, with first floor commercial and six floors of affordable housing units. Details of this project will be launched at our 2015 Awards reception at Weeksville Heritage Center on Friday, December 4<sup>th</sup>, at 6:00pm. Hope to see you there.



## **From the desk of the Executive Director, Richard M. Trouth**

As we move through the last quarter of yet another year of providing invaluable services to residents throughout Central Brooklyn, we commend our supporters who have allowed us the opportunity to continue to make the lives of our residents more enriched with opportunities that go far beyond their expectations. In a time of changing administration, uncertainty, re-structuring and continued challenges, NHSBS has maintains a constant effort to live up to our mission of serving the community to the best of our ability. Our board of directors, staff and list of community stakeholders, we are committed to providing the utmost quality customer service and will continue to make the difference that goes a long way for our residents. We will not only continue achieving excellence in 2016 and beyond but we will strive for bigger and better opportunities to expand our reach and to meet the needs of our most valuable asset, our customers.





## Cheryl Wright: NHSBS's Newest Board Member



The Board of  
Directors  
&  
Staff  
Cordially invites you  
to our

**2015 Awards  
Reception**

**'A New Era,  
Developing Into the  
Future'**

**Friday, December  
4th  
6PM-9PM**

**Keynote Speaker**

**United States  
Congressman  
Hakeem Jeffries  
8<sup>th</sup> Congressional  
District of New York**



**WEEKSVILLE  
HERITAGE CENTER**

**158 Buffalo Ave.  
(Between Bergen Street  
and St. Marks Place)  
Brooklyn, NY 11213**

The NHSBS family would like to extend a heart-felt welcome to the newest member of our Board of Directors, Ms. Cheryl N. Wright. Cheryl is a Brooklyn native who is truly dedicated to community work. Holding a BA in Political Science from Brooklyn College and an MA in Urban Studies from Queens College, Ms. Wright has channeled her training and expertise into the development of her neighborhood, borough, and city. She serves as Head Lector at St. Teresa of Avila Roman Catholic Church, where she leads a domestic violence lay ministry; as Grand Secretary of the Tyree Grand Lodge and Sojourner Truth Chapter of the Masonic Order; and as a member of the Supervisory Committee of Municipal Credit Union. A Certified Fraud Examiner and Certified Anti-Money Laundering Specialist, Cheryl fights for justice, transparency, and equity in both her private and professional lives. She joins the NHSBS Board of Directors as a member of the Program and Nominating Committees. We look forward to the contributions of talent, expertise, and passion that Cheryl will bring to her work on the Board. Welcome!

### In Their Own Words

#### Client Testimonies

Dear Mr. Trough,

Your staff has done an enormous job helping me through this process, their energy, leadership and dedication combined was/is outstanding with everyone being on the same page at all times. At times I felt like I was their only client although I knew there were many. I thank your excellent team, they all went through great lengths to assist me... I received professional help and was able to solve a lot of problems quicker. I want you to know that you have exceptional employees. Their calm and patient manners was a great help to me when my frustration was at an all-time high. Their problem solving skills and abilities are rare indeed. If the quality of a firm's employees is an indication of future success, your corporation has a very bright future because of your team... Thank you all for your services.

*-Cynthia Kelly, Homeownership Assistance*

Dear Mr. Miller,

Thank you for partnering with us to make this an educational and fun experience for the summer health internship students. Your participation will go a long way in helping us to achieve our overall goal of preparing future health professionals through mentoring, education and support. If there is anything that the Brooklyn-Queens-Long Island Area health education Center can assist you with, please let us know.

*Gabrielle Kersaint, Youth Financial Literacy and Leadership Program Assistance*

Dear Mr. Corbin,

I was all the more impressed by your extended generosity in explaining the foreclosure process to me as well as my options for saving my home. You have provided great customer service and as a result I do not hesitate to refer any of my friends, family or others to you, to help them. Thank you for helping me to get a reduction in my mortgage payments.

*Ping Sang Rose, Foreclosure Prevention Assistance*





## Mortgage Scams

NY State Attorney General & Brooklyn Borough President in Partnership with the Center for New York City Neighborhoods Address the Issue with Brooklyn Residents



**Panelists: left to right, Adam Cohen- Assistant Attorney General, Christie Peale- Executive Director at the Center for NYC Neighborhoods, Attorney General Eric Schneiderman and at the podium, Brooklyn Borough President, Eric Adams.**

New York State Attorney General Eric T. Schneiderman and Brooklyn Borough President Eric Adams, in partnership with the Center for New York City Neighborhoods, presented a Mortgage Scam and Foreclosure Prevention Workshop on Tuesday, October 13, 2015 at Brooklyn Borough Hall. Homeowners and local community based organizations including NHS of Bedford-Stuyvesant, NHS of East Flatbush, Neighbors Helping Neighbors and South Brooklyn Legal Services were on hand to provide direct assistance to homeowners as they arrived for the event. The Attorney General (AG) and Borough President (BP) addressed the packed Courtroom, where they spoke to the audience about how to avoid mortgage scams, including deed theft. They were clear on how to recognize these scams and stressed the importance of filing complaints with the AG's office whenever possible. There were complaint forms available at the event for the convenience of attendees to take with them and use when necessary. Some in the audience shared their personal experiences and were provided guidance from the panel and other attendees. The BP assured the audience that the community-based organizations in attendance, as well as others not present, were available to provide assistance.

### New York State Homes & Community Renewal Acquisition & Rehabilitation Grant



**Homes and  
Community Renewal**

**Applications are still available for grants up to \$27,000.00 each...**

to prospective first-time homebuyers to assist with the acquisition and rehabilitation of their first home. A required minimum of 51% of the grant must be used toward the rehabilitation of the acquired property. Qualified properties include 1-2 family homes and condominiums.

**Please contact our office for more information:  
(718) 919-2100  
[www.nhsnyc.org](http://www.nhsnyc.org)**





## 2015 VITA Income Tax Preparation:

From January to April 2016, NHSBS will host free weekly tax prep sessions as a part of the IRS' Volunteer Income Tax Assistance (VITA) program. Households earning less than \$53k/year will be able to schedule an appointment with a trained tax preparer, submitting an e-File tax return on the spot.

## Our Mission

**Neighborhood Housing Services** revitalizes underserved neighborhoods by creating and preserving affordable housing and providing opportunities for homeownership education, financial assistance and community leadership. Working in partnership with government and business, we are led by local residents and guided by local needs.



## Community Corner

### Local Farmers Markets Help Brooklynites Eat Healthy On a Budget

As the seasons change once again, many are looking for ways to stretch their food dollars and maintain a healthy diet. Farmers markets are a great alternative to the supermarket, offering fresh local food at a bargain. For residents living in isolated parts of the borough, these market stands can make life a little sweeter, and those who receive SNAP benefits can use them to buy groceries from local farmers and urban gardeners. Here's a list of some of the markets throughout Brooklyn:

#### East New York Farms

**613 New Lots Avenue  
Brooklyn NY 11207**

Saturdays, June-November  
9am-3pm

Wednesdays, July-October  
3:30pm-6:30pm

#### Down to Earth Markets

**4<sup>th</sup> Street @ 5<sup>th</sup> Avenue  
Brooklyn NY 11215**

Sundays, May-December  
10am-4pm

Wednesdays, May-November  
3pm-7pm

#### Msgr. Mc Golrick Park

**Brooklyn, NY 11222**

Sundays, May-November  
10-4pm

#### Powell Street Community Garden

**410 Livonia Avenue  
Brooklyn NY 11212**

Saturdays, July-November  
8am-4pm

#### GrowNYC Fresh Food Box/Winter Box

**\$12 Weekly Seasonal CSA**

**Various Locations**

<http://www.grownyc.org/greenmarketco/foodbox>

*Also check out this list of GrowNYC Greenmarkets*

<http://www.grownyc.org/greenmarket/ourmarkets>

## NHSBS Workshop and Seminar Calendar

### October

-Home Buyer's Orientation @ Carver\*: Wednesday, October 28<sup>th</sup>, 6pm-8pm  
\*1392 Fulton St. Brooklyn, NY 11216

-Foreclosure Walk-In Clinic: Every Thursday, 10am-2pm

### November

-Home Buyer's Orientation: Wednesday, November 4<sup>th</sup>, 6pm-8pm

-First-Time Home Buyer's Education Class: Saturday, November 21<sup>st</sup>, 8:30am-4pm

-Foreclosure Walk-In Clinic: Every Thursday, 10am-2pm

### December

-Home Buyer's Orientation: Wednesday, December 2<sup>nd</sup>, 6pm-8pm

-3-week Home Maintenance Training Class: starts Saturday, December 5<sup>th</sup>, 9am-3pm

-Rental Housing Education Class: Thursday, December 10<sup>th</sup>, 6pm-9pm

-First-Time Home Buyer Education Class: Saturday, December 19<sup>th</sup>, 8:30am-4pm

-Foreclosure Walk-In Clinic: Every Thursday, 10am-2pm

## RSVP

### Required as seating is limited

#### CONTACT US:

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Visit us online: [www.NHSNYC.org](http://www.NHSNYC.org) or [www.cibsbedstuy.org](http://www.cibsbedstuy.org)