

Neighborhood Housing Services of Bedford-Stuyvesant, Inc.

NHSBS News..... Celebrating 21 Years of Excellence
In Bedford-Stuyvesant and Beyond

SPRING 2013



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A Message from the Board President

Jeffrey Charles-Pierre



Neighborhood Housing Services of Bedford-Stuyvesant (NHSBS) had a great year in 2012, helping the community despite the difficult economic conditions facing the nation. Board and staff worked diligently toward the mission of the organization as we continue to provide resources to stabilize communities. The programs and services offered at NHSBS are within the framework of a community building approach. We continue to be one of the premier non-profit housing organizations in New York City and we value our skilled and passionate internal talent.

While the nation faced high unemployment, NHSBS not only preserved staffing levels but increased our menu of services with the addition of our newest program, financial capability. On Thursday, May 2nd at 7:00pm, NHSBS will host the opening of our first annual art gallery following our annual meeting. The exhibit will provide neighbors and visitors the opportunity to view the works of three local Bedford-Stuyvesant artists. The cultural richness and artistic diversity will be on display through Saturday, May 4th in our office located at 1012 Gates Avenue. The event will set the stage for the 3rd annual fundraiser scheduled later on this year.

On behalf of everyone at Neighborhood Housing Services of Bedford-Stuyvesant, we appreciate your support of all of the work that we do in the community. We look to accomplishing more great things in 2013 and look forward to celebrating our 3rd Annual Fundraiser on October 2013.

A Message from the Executive Director

Richard M. Trouth



In 2012, NHS of Bedford-Stuyvesant hit a milestone by celebrating 20 years of outstanding service in the community. Since our inception in 1992, our programs and services have not only grown tremendously but our impact in the Bedford-Stuyvesant community and throughout Central Brooklyn has greatly improved the lives of thousands of residents. Today our menu of services include first-time homebuyer education, foreclosure intervention counseling, 1-4 moderate home improvement lending, home maintenance training, financial capability coaching and community leadership training. In 2012, we assisted twenty-six first-time homebuyers to acquire their first mortgage, investing more than \$8.5 million in the community: we provided 18 homeowners with home improvement loans totaling \$257,000.00 and 38 units: graduated 43 participants from the home maintenance training workshop, providing them with vital skills to make their own home repairs and save on contractor costs and we saved 57 homeowners from losing their homes to foreclosure through our foreclosure intervention counseling services.

A dedicated group of community leaders, board members and staff are working toward a new initiative, the Youth Leadership Academy (YLA), scheduled to launch in September 2013. The YLA is a product of the 2012 Community Leadership Institute (CLI). This exciting venture will target, at-risk youth in the community and provide them with a wealth of knowledge in the areas of basic money management, asset building, workforce development, self-awareness, family dynamics and community building. The program will be conducted as an afterschool activity at the NHS of Bedford-Stuyvesant office. We are currently interviewing potential mentors and are working in partnership with existing youth coordinators.

As we move through 2013, we are greater, wiser and more prepared than ever, to face the challenges that lie ahead. We are truly an organization of excellence and we strive for nothing but the best. Our dedicated board of directors and talented staff continue to achieve excellence as we celebrate one mission and share one vision.





COALITION FOR THE
IMPROVEMENT OF
BEDFORD-STUYVESANT

2013 Tax Lien Sale Help Night Monday, May 6th

Council Member Albert Vann, 36th District and the **Know the Facts, Don't Lose Your Home** collective members of the Coalition for the Improvement of Bedford-Stuyvesant (CIBS) will host another year of assistance to homeowners in danger of losing their homes due to unpaid property taxes, water and sewer costs or other municipality charges. The event will take place on Monday, May 6th from 5:00pm to 8:00pm at Bedford-Stuyvesant Restoration Corporation, located at 1368 Fulton Street (between New York & Brooklyn Aves.) You will be able make arrangements to pay down your debt, enter into a no-money-down, 10-year payment plan or apply for an exemption. It is imperative that you get your name off of the lien list prior to May 6th so volunteers from the **Know the Facts Don't Lose Your Home** collective will conduct home visits in April and early May to make sure that at-risk homeowners don't miss this opportunity.

Empowerment Sunday Sunday, April 28th

Bridge Street Development Corporation in partnership with the Coalition for the Improvement of Bedford-Stuyvesant (CIBS) will bring together churches to deliver a unified message to their congregation about the importance of taking control of their financial situation through wealth building and sustainability. Over 75 churches throughout Central Brooklyn will take part in this annual day of resource and communal support.



Getting Ahead: a Financial Capability Program

This February, NHS of Bedford-Stuyvesant- in partnership with Neighborhood Trust Financial Partners (NTFP)- premiered the 'Getting Ahead' Program. Getting Ahead is a unique program that develops skills and strategies for a healthy financial life. The program is a 5-week, 2 hours per week, series of modules that give you the right tools and support to take control of your financial future. Seventeen participants from across 3 of Bedford-Stuyvesant's programs completed the course on February 26th. The group consisted of homeowners, renters, prospective entrepreneurs, and established business owners. There was a variety of ages, nationalities, and educational backgrounds so the participants were able to share a wide range of experiences to add to the engaging course content.

Separated during the first class into goal groups, the participants worked with the Financial Counselor from Neighborhood Trust to build specific spending plans and action maps for repairing their financial situations and making their dreams come true. From the start, there was an excitement and energy surrounding the work. One of the added benefits of the Getting Ahead program is the opportunity to sit down for a one-on-one counseling session with the representative from NTFP and wade through the specifics of their case to add form to the structure built during the class. Seeing families come together to gain financial education is very promising, as the skills built during the class and the counseling sessions will spread far beyond the individuals to touch the community at-large.

At the end of the course, participants received a certificate of completion which may be used if they wish to open a checking and/or savings account with Neighborhood Trust Federal Credit Union or any of their credit union partners. Carver Savings Bank supported the initiative by providing graduates of the first class pre-paid cash cards as a gift of recognition for their commitment to empowering themselves for their financial future.

Interested in Getting Ahead?

Call (718) 919 2100 or visit www.nhsnyc.org for more information or to RSVP

Course Curriculum

- Our Financial Lives and Goals
- Using Financial Services Wisely
 - Save by Spending Less
- Managing Debt and Building Credit
- Stepping Out with a Financial Plan



Foreclosure Update Citing NEDAP & Furman Center

“According to NEDAP’s analysis of new mortgage default and delinquency data, foreclosure risk remains disturbingly high in New York. NEDAP found that more than 345,000 mortgages were in default or delinquent in New York State, in 2011. This staggering number – based on 90-day pre-foreclosure notices that New York now requires servicers to send to homeowners – indicates severe mortgage distress and risk of foreclosure and destabilization for huge numbers of families and communities throughout the state. The number of foreclosure actions (*lis pendens*) filed against New York homeowners has indeed dropped, notwithstanding the extremely high number of mortgage defaults and delinquencies. The decline in foreclosure filings, however, is largely attributable to banks’ inability to produce documentation required to initiate foreclosure cases, as New York courts heighten their scrutiny of banks’ foreclosure filings. NEDAP found that 90-day pre-foreclosure notices in New York City, for example, outnumbered foreclosure actions filed in New York courts 14 to 1... New York City homeowners in communities of color received a disproportionately large share of 90-day pre-foreclosure notices. This disparity is perhaps starkest in neighborhoods of color like East New York, Brooklyn, where the percentage of people who own their homes is relatively low. By contrast, few homeowners received 90-day pre-foreclosure notices in predominantly white neighborhoods of Bayside or Floral Park, Queens, for example, where most people own their homes.”

–“Foreclosures in New York: What’s Really Going On?” *Neighborhood Economic Development Advocacy Project, January 2012*

The massive foreclosure problems plaguing New York City, and Brooklyn in particular, have brought to light the attendant need for responsible and ethical counseling and education with regard to mortgages. The federal government has enacted legislation aimed at stemming the rapid tide of foreclosures by regulating banking activity, offering foreclosure mitigation programs, and promoting the advent and/or expansion of foreclosure intervention counseling as part of a comprehensive homeowner’s education program. NHS has been offering this counseling since 2006, and has helped many homeowners through the foreclosure mitigation process. In a safe and inviting atmosphere, clients are able to explain their plight to our counselor, find out about what kinds of programs are available from the government as well as private lenders, and to work out a strategy for addressing their problem. The number of trial modifications which lead to permanent modifications is testament to the quality of the counseling services offered by NHS of Bedford-Stuyvesant.

A Home at Last An NHSBS Client Closes on First Cooperative Loan

Given the extremely competitive nature of the housing market in NYC and the need for efficient use of space, many prospective homeowners look for condominiums and residential cooperatives, smaller units which could allow them to build equity on a Big Apple-sized scale. As a response to the increased availability of and demand for for-sale apartments in the 5 boroughs, NHS of New York City began offering a loan product for people looking to buy into a residential cooperative in the second half of 2012. Our residential co-op loan is designed for first-time homebuyers, offering a maximum loan amount of \$50K and a term of up to 15 years. One of the benefits of taking out a co-op loan from NHS is that a client would be able to do all of the educational and financing packages with one organization. The First-Time Homebuyers’ Club, One-on-One Counseling, HPD Down Payment Assistance application, and mortgage loan could all be done in-house so that one is assured of the security of their information and the efficiency of the process.

As we entered 2013, NHS of Bedford-Stuyvesant was pleased to close on the organization’s first in-house, residential cooperative loan product. Working with the Urban Homesteading Assistance Board (UHAB), the client purchased 250 shares of a cooperative building in Bushwick managed by Brooklyn-based Housing Development Fund Corporation (HDFC). They moved in at the end of February of this year, and called NHS’ Homeownership Counselor, Kevin Washington, to share the exciting news. We hope that this will be the first of many such stories in the coming year, and for a long time to come. In the interest of fostering a relationship with UHAB and the HDFC, NHS of Bedford-Stuyvesant will be hosting a Low-Equity Cooperative informational seminar on Tuesday, April 23rd from 6pm until 8pm, featuring a representative from the Urban Homesteading Assistance Board. A great way to welcome spring and begin a new year!





A Night with NHS

An Evening of Art, Music, and Conversation

THURSDAY, MAY 2, 7:00PM- 9:00PM



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.



Featuring works by:

Carlos Mateu: With a style dubbed 'geometric realism', Mateu's subject matter incorporates surrealism and mysticism to reflect the Afro Cuban live and religions, memories of Cuba, his life in the United States.

Fedrecia Hartley: Ms. Hartley is a Bed-Stuy native and a well-respected artist and gallery owner whose work began in the early 1980's with figurative pieces, followed by the floral mixed-media pieces she's been working on. Fedrecia's art is a reflection of herself, and that self is deeply involved in Bed-Stuy.

Diane Grazette-Collins: A Brooklyn native who began painting when she was young, Diane's abstract realism; incorporating acrylic paint as well as paper, fabric, pieces of wood, and whatever speaks to her. Ms. Grazette-Collins likes to express women on the brink of self-discovery.

With music provided by:

The Marc Constant Collective: The Collective was formed about 8 years ago by bandleader Marc Constant. They play traditional jazz, blending original pieces with standards to create an engaging auditory experience.

Serving refreshments courtesy of local business partners.

Daytime showing on Fri. 10:00am-5:00pm, Showing and raffle on Sat. 11am-4pm

****Suggested donation: \$10****

Upcoming Events/Workshops at NHS of Bedford-Stuyvesant, Inc.

Please RSVP as seating is limited

April

Program and Service Orientation: Wednesday, Apr. 3rd at 6pm

Foreclosure Clinic: Thursday, Apr. 18th, 10am-2pm

First-Time Homebuyer Club Class: Saturday, Apr. 20th at 8:30am

Low-Equity Cooperative Seminar: Tuesday, Apr. 23rd at 6pm

Home Maintenance Training Program #1: Saturday, Apr. 27th 9:00am-3:00pm

CIBS Empowerment Sunday: Sunday, Apr. 28th (various locations)

May

Program and Service Orientation: Wednesday, May 1st at 6pm

A Night with NHS: Thursday, May 2nd at 7pm

Community Awareness Day: Saturday, May 4th, 10:00am-4:00pm

CIBS Tax Lien Help Night: Monday, May 6th, 5:00pm-8:00pm

Foreclosure Clinic: Thursday May 16th, 10am-2pm

First-Time Homebuyer Club Class: Saturday May 18th at 8:30am

June

Program and Service Orientation: Wednesday, Jun. 5th at 6pm

Discover Bed-Stuy: Thursday, Jun. 6th, 5:00pm-8:00pm (B&G High School)

Foreclosure Clinic: Thursday Jun. 20th, 10am-2pm

First-Time Homebuyer Club Class: Saturday, Jun. 15th at 8:30am

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