

Neighborhood Housing Services of Bedford-Stuyvesant, Inc.

NHSBS News

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

Summer 2015



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2015 Community Resource Fair

Bringing Dedicated Service to Bushwick in Celebration of National NeighborWorks® Week



On Saturday, June 6th, Neighborhood Housing Services of Bedford-Stuyvesant, Inc. (NHSBS) held our 2nd Annual Community Resource Fair at New Jerusalem United Methodist Church in Bushwick. Held in partnership with Ujima- Community Working Together and co-sponsored by Councilmember Rafael Espinal (D-37), the event marked the beginning of National NeighborWorks® Week 2015. NHSBS decided to hold this year's Community Resource Fair in Bushwick as a part of our initiative to expand our outreach and service to North Brooklyn. There are thousands of people in need of resources, and many don't know where to turn, which makes them easy targets for con artists who would take advantage of them. We are attempting to leverage our relationships with other community-based organizations and government leaders to make sure these residents get the help they deserve. Representatives from various lending institutions were on-hand at the Resource Fair to provide information for prospective first-time home buyers. Non-profits and government agencies provided information on everything from affordable rentals to healthcare and legal assistance. Area businesses were invited to reach out to the public and establish lasting connections with stakeholders. Local residents were treated to a community barbeque, and children received balloons and other goodies.

2015 Annual General Meeting



On May 7th 2015, the Board of Directors of Neighborhood Housing Services of Bedford-Stuyvesant, Inc. held their Annual General Meeting. The order of business included the installation of the newest board member Ms. Cheryl Wright; Ms. Wright is a recent retiree from the Human Resource Administration/Fair Housing Division; before her departure, she served in the position of Deputy Director where she directed and maintained the overall process of adjudication. She serves as a member on the Supervisory Committee for Municipal Credit Union. Her commitment, enthusiasm and tenacity to be a dedicated team player for the greater good of the community makes her a perfect candidate for membership. After being sworn in by Reverend Carmen Smith of the Universal Life Ministry of Washington, Board President Jeffrey Charles-Pierre called the meeting to order. He provided an overview of the year's (2014) accomplishments including the 501 (c) (3) designation, plans for expansion to build affordable residential units above the NHSBS office and the direction of the organization. The Executive Director provided an overview of the programmatic accomplishments including the success of the new Youth Financial Literacy and Leadership Program and the emerging Tenant Services Program. Founding board member Reginald D. Shell asked for a commemorative event created in honor of the late founding board member Catherine Arline; Vice Chair recommended the presentation of an award at the upcoming benefit named the Catherine Arline Community Service Award. The evening ended with a celebration and refreshments by Gertrude's Catering.





New York State Homes & Community Renewal Acquisition & Rehabilitation Grant



Homes and Community Renewal

NHSBS Board of Directors Host Sip & Chat

Join the Board of Directors and Staff to kick off our Annual Benefit:

Thursday, July 2nd from 6:00 PM to 9:00 PM at Therapy Wine Bar, 364 Lewis Avenue Brooklyn, NY 11233.

This gathering is free and open to the public, but we ask that you RSVP at <http://bit.ly/1GZfKsh>

Community Leadership Opportunity

Register to Volunteer with NHSBS

NHSBS is seeking service-minded, community-oriented individuals who would like to help us get to the next level. As a part of the Community Leadership Development project, you have a chance to volunteer in the NHSBS office, gaining service credits and/or professional skills; Represent NHSBS at local events, community board and block association meetings; Attend the annual NeighborWorks® Community Leadership Institute, and share with residents all over the country in learning strategies for community building and engagement; join a committee of the NHSBS Board of Directors; become a member of the NHSBS Board of Directors.

For more information on this opportunity, please contact Richard M. Truth (Executive Director) via email at richard_truth@nhsnyc.org, or via telephone at (718) 919 2100.



The New York State Affordable Housing Corporation (NYSAHC) has awarded Neighborhood Housing Services of NYC, Inc. (NHSNYC), on behalf of Neighborhood Housing Services of Bedford-Stuyvesant, Inc. (NHSBS) \$300,000 to implement an **Acquisition & Rehabilitation-Owner Occupied Program**. The program will be monitored by the New York State Homes and Community Renewal (HCR).

NHSBS will provide **'conditional' grants up to \$27,000.00 each**, to 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. The selection process will be conducted through a lottery.

Qualified applicants must meet the following requirements:

1. Currently reside in Community Board 3, 4, 5, 8 or 16
2. Currently reside in household earning no more than 137% of the HUD Low Income Limits for Kings County (see Illustration chart on next page)
3. Enroll and complete NHSBS' First-time Homebuyer Education Class
4. Sign Certification of Disclosure (Provided by NHSBS) of TOTAL assets to ensure that assets do not exceed 25% of the unsubsidized sale price of the rehabilitated home
5. Have a credit history which meets the standards required to obtain mortgage financing under the proposed program
6. Be a first-time homebuyer (Applicant and co-applicant)

Household size and income guidelines for families earning at 137% of Area Median Income as adjusted by the U.S. Department of Housing and Urban Development (HUD)

Family Size	Maximum Household Income
1-person household	\$66,308.00
2-person household	\$75,734.00
3-person household	\$85,159.00
4-person household	\$94,585.00
5-person household	\$102,257.00
6-person household	\$109,819.00

Applications are available in the NHSBS office, or online at www.NHSBedStuy.org. Completed originals must be mailed or returned in person to our office.

All **COMPLETED** applications must be postmarked no later than July 17th 2015. Applications postmarked after July 17th 2015 will be set aside for future consideration. Ten percent preference will be given to seniors, age 62 years and older and single female-headed households. If selected, you will be notified via mail with a **log number, list of required documents and appointment date and time** to meet with your HUD-Certified Homeownership Counselor.

EmPower New York

Making Energy Efficiency
Accessible Through NYSEERDA

Neighborhood Housing Services

in partnership with



presents a FREE program for low-income residents:

EmPower New York

Through this program, qualified applicants will receive:

- Energy-efficient refrigerator and/or freezer (if existing unit qualifies)
- Home energy audits
- Installation of high-efficiency lightings
- Installation of smoke/CO detectors
- Installation of low-flow shower heads

Additional services include:

- Attic, Rim Joist and Crawlspace Insulation (Save 20-40% on Heating Bills)
- Door Weatherization & Air Sealing
- Boiler/Furnace Tuning and Cleaning
- Gas Leak Repairs

For more information, please contact Gerard Miller, Community Outreach Coordinator, at (718) 919-2100 or (718) 732-8022



Home Sweet Home

Making Home Ownership Possible for New Yorkers

Patricia Schaffino is a single mother from the Riverdale section of the Bronx, who works hard as a Financial Analyst, and wanted to provide a firm foundation for her family. As she prepared herself for home ownership, she knew her income was too low to purchase a condominium or single-family and too high to apply for a Mitchell Lama so she knew from the onset that her only option was to search for an affordable co-op. With the first apartment she looked at, she set an upward limit of \$130,000 but eventually decided she wasn't being reasonable, because she has a teenage son and would need more space. It took about 7 months to find a second co-op, but that didn't pan out either, as the board of directors declined her application without providing her with a reason. She had good credit, and had been at her job for more than 4 years, so she couldn't understand what the problem was. It was very difficult for her to move on from this. Her agent and her family were instrumental in pushing her forward and in another 8 months. She found a third co-op and, after paying for four appraisals, that deal also fell through.

After 2 years of trial and error, Patricia finally found a Limited-Equity HDFC cooperative building with 60 apartment units, in her neighborhood. Having done her homework, she knew that she had to be very about affordability when factoring in the maintenance fees in addition to the standard mortgage fees. Upon reviewing the building's record for the past 5 years, she was shocked to see that it had recently increased by almost \$200/month. The co-op board went back and forth with her, trying to negotiate the price. She applied for a mortgage and was approved, but the seller wasn't prepared to move. It wound up taking about three weeks, in which time Patricia switched jobs, and the bank dropped the loan. Pat had to pay the seller's rent while they waited to close, which was driving up costs. Frustrated, she did a lot of research on home buyers' education classes. She went to an info session where the person mentioned a NHS class. She visited the NHSNYC website and that's how she was referred to us. Patricia spoke to Kevin Washington, Program Manager for Home Ownership Services at NHSBS, who walked her through the process and encouraged her to try another bank. Kevin also informed her that NHSNYC is offering mortgages at affordable rates. She spoke to Samuel Ward, who took her by the hand. For Patricia, the process was four weeks from start to finish at NHS. She knew she didn't want a down payment assistance because the APR would go up. Pat had pushed herself to save more so that she wouldn't need down payment assistance, but applied for the CityLIFT program to offset extra costs.

"If it wasn't for NHS, I wouldn't be here," says Pat, who closed in late April. One of her biggest motivating factors was that she was paying \$1750 for rent, which led her to believe she might be capable of purchasing an apartment, herself. Her monthly payment now, including her mortgage and maintenance fees, is about \$1650. Congratulations!

NeighborWorks® Works

How Homeownership Education and Counseling Can Support Home-Buying



As home-buying season kicked off earlier this spring, **RealtyTrac** reported that the share of homes sold to owner-occupants fell to a new low. There are several forces inhibiting the ability of owner-occupant home buyers, especially first-time homebuyers, from succeeding in this competitive housing market. That's why working with a housing counselor is the strategy **NeighborWorks® America** encourages first in order for homebuyers to put together the best home purchase offer.

Housing counselors help consumers:

- Understand the broad home purchase process, which more than half of homebuyers with student loan debt say is complicated.
- Understand their credit scores and what strategies work to improve them, resulting in access to lower cost mortgage credit leading to more affordable mortgage payments.
- Establish a solid budget and home purchase goal, maximizing the chance of getting a mortgage approval
- Access down payment assistance programs that buttress a consumers own savings and strengthen their home purchase offer letter.

Learn more at www.NeighborWorks.org/Homeownership



SAVE THE DATE

NHSBS
ANNUAL BENEFIT

THURSDAY,
DECEMBER 3RD
6PM-9PM



WEEKSVILLE
HERITAGE CENTER

Weeksville

Heritage Center

158 Buffalo Ave.
Brooklyn, NY 11213

*Additional Information to
Follow*

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

Check out these upcoming events in and around the community!

Thursday, July 2nd

Sip 'n' Chat for NHSBS' 23rd Anniversary

6pm-9pm

Therapy Wine Bar

364 Lewis Avenue

Brooklyn NY 11233

Thursday, July 2nd- Sunday, July 5th

44th International African Arts Festival

Commodore Barry Park

Navy Street (Between park & Flushing Ave.'s)

Brooklyn, NY 11201

<http://iaafestival.org/>

Friday, July 24th- Saturday, July 25th

Brownsville Old Timer's Festival

Brownsville Recreation Center

1555 Linden Blvd

Brooklyn, NY 11212

Saturday, August 1st

HealthFirst Health & Wellness Expo

9am-4pm

Restoration Plaza

1368 Fulton Street

Brooklyn, NY 11216

NHSBS Workshop and Seminar Calendar

July

- Home Buyer's Orientation: Wednesday, July 1st, 6pm-8pm
- First-Time Home Buyer Education Class: Saturday, July 18th, 8:30am-4pm
- Foreclosure Walk-In Clinic: Every Thursday, 10am-2pm

August

- Home Buyer's Orientation: Wednesday, August 5th, 6pm-8pm
- Youth Financial Literacy Class: Saturday, August 8th, 8:30am-4pm
- Rental Housing Education Class: Thursday, August 13th, 6pm-9pm
- First-Time Home Buyer's Education Class: Saturday, August 15th, 8:30am-4pm
- 3-week Home Maintenance Training Class: starts Saturday, August 22nd, 9am-3pm
- Foreclosure Walk-In Clinic: Every Thursday, 10am-2pm

September

- Home Buyer's Orientation: Wednesday, September 2nd, 6pm-8pm
- Financial Capabilities: 5 consecutive Tuesdays, starting September 15th, 6pm-8pm
- First-Time Home Buyer Education Class: Saturday, September 19th, 8:30am-4pm
- Foreclosure Walk-In Clinic: Every Thursday, 10am-2pm

**RSVP REQUIRED, as seating is limited
& location is subject to change**

CONTACT US:

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Visit us online: www.NHSBedStuy.org or www.cibshedstuy.org