

Neighborhood Housing Services of Bedford-Stuyvesant, Inc.

NHSBS News

Celebrating **24** Years of Excellence
In Bedford-Stuyvesant and Beyond

Summer 2016



Annual Resource Fair

A



OF COMMUNITIES

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Courtney E. Corbin
Foreclosure Prevention Counselor

Gerard D. Miller
Financial Literacy Counselor & Community
Outreach Coordinator

Daniel Padilla
Home Maintenance Training Instructor

Saturday, August 6th, 2016

10:00AM – 3:00PM

New Hope Family Worship Center
817 Livonia Avenue
(between Schenck Avenue & Barbey Street)
Brooklyn, NY 11207

Neighborhood Housing Services of Bedford-Stuyvesant, Inc. (NHSBS) welcomes you to attend our **2016 Annual Community Resource Fair**. This free event is designed to connect area residents to vital services, and to provide a forum for community-based organizations, government agencies, and businesses to reach a wider audience. We have held our events across Central Brooklyn and this year we bring these resources to East New York.

Gain important information about:

- Home Purchase
- Rental Assistance
- Financial Education
- Access to Healthcare
- Healthy Eating and Lifestyles
- Support for Seniors... **and much more!**

With the impending changes in this community and the need for current and future residents to access resources, this will be an incredible opportunity not to miss. We look forward to seeing you there!





Foreclosure saves reach Wappinger Falls, New York

As the country continues to pull itself out of the depths of the financial crisis, and New Yorkers in particular pick up the pieces, NHSBS continues to do its best to help homeowners who are in trouble with their mortgages. Our Foreclosure Prevention Counselor, Courtney Corbin, coordinates regular intakes of clients who are in the pre-foreclosure stage (3 months or more behind on their mortgage, not yet involved in litigation) to determine whether they qualify for any of a number of options to address their default. His success rate of obtaining permanent modifications has resonated across neighborhoods as far away as Wappinger Falls, New York.

A resident of Wappinger Falls, Mr. Herman Albodera, works in Manhattan as a Transit Worker and heard about NHSBS through a co-worker who obtained a permanent modification through our office. After working with Mr. Corbin for only 3 months, he was able to get a modification on his mortgage, where the bank forgave \$86,000.00 and set the new interest rate at 2%. Herman was so pleased with the service he received, he went back and told all of his neighbors. Since then, we have had a steady stream of clients from Wappinger Falls and the surrounding communities.

Affordable Housing Corporation Acquisition & Rehabilitation Grants

For first-time homebuyers to assist with the **Acquisition and Rehabilitation** of your first home; Conditional grants up to **\$27,000** each. A required Minimum of 51% of the grant must be used toward the rehabilitation of the property and the remaining toward down-payment and closing cost assistance

Qualified properties include, one and two-family homes and condominiums.



Funded through the New York State Attorney General Homeownership Protection Program

New York State HOME Local Program

NHSBS will administer a Down-Payment and Closing Cost Assistance Program through funding from the New York State Housing Trust Fund Corporation. Qualified applicants can receive **\$32,800** toward the acquisition of their first home;

Applications for both grants will be available in the office or on our website at www.nhsnyc.org Note: applications for the HOME Local program will be available after July 25th.

Another First-time Homebuyer Success

Rebecca Rodriguez is a South Williamsburg native, and lifelong Brooklynite who has been a Specialty Referral Coordinator at Kings County Hospital for 12 years. Referred by her representative at DC37, she came in for the HUD-certified homebuyer's education course in May, and was eager to hit the ground running. After the class, Ms. Rodriguez- who goes by Becky- immediately followed up with NHSBS' Home Ownership Counselor, Mr. Kevin Washington, to schedule an individualized counseling session. During that meeting, Mr. Washington reviewed her income, credit, and assets, and assessed her mortgage affordability. Because of her interest in staying in Brooklyn and getting ahead of the shift in the market, Becky looked for something modest that would allow her to put down roots in the borough she loves. She found an opportunity for a cooperative unit in East New York, and was thrilled at the idea of owning a unit in a pre-war building on a quiet residential block.

Mr. Washington connected Becky with John Esposito, an engineer with 30+ years' experience and owner of the House Detective Home Inspection Agency. Becky was further referred to Mr. Thomas Lauro for legal guidance through the process and to Mr. Eustace Greaves for insurance assistance. Because low-cost cooperative loans are sometimes difficult to secure from for-profit lenders, NHS of New York City has developed a coop loan program to stand in the gap; this is a great option for folks looking to purchase a first home, or to downsize to a smaller residence. Ms. Rodriguez was also able to qualify for the HPD HomeFirst Down-Payment Assistance Program, securing \$3,000 toward her closing costs. Ms. Rodriguez is currently in contract on a unit in the East New York building, and hopes to close before the end of July.





Supporting Youth & Senior Workforce Services at NHS of Bedford-Stuyvesant



This year, NHSBS will contract the services of the Department of Youth and Community Development's (DYCD), Summer Youth Employment Program (SYEP): two youth were selected through the Ridgewood/Bushwick Senior Citizen's Council's Youth Program for the 6-week program beginning on July 11th through August 19th.



NHSBS has recently joined forces with the New York City Department for the Aging (DFTA) as a participating Training Work Site to host members and coordinate continuing workforce development skills, while they seek permanent employment, across a variety of fields. The agency's mission is to work for the empowerment, independence, dignity and quality of life of New York City's diverse older adults compliment's NHS's mission to revitalize underserved neighborhoods.

Annual General Meeting



L to R: James C. Durrah, Member: Paul G. Hawthorne, ESQ., Vice President: Tory Netto, Member: Brena Bracey-Seals, Member: Jayesh Gajjar, Member: Jeffrey Charles-Pierre, President: The Honorable Judge Betty Staton performing the installation ceremony

NHSBS held the Annual General Meeting on Thursday, May 5th at the office facility located at 1012 Gates Avenue. On hand to swear in the members was the Honorable Judge Betty Staton of the Bedford-Stuyvesant Community Legal Services. Judge Staton, a staunch supporter of NHSBS' work over the years, and a professional dedicated to standing in the gap for the hardest-hit Brooklynites, provided remarks that were welcome encouragement for our board and guests in honor of the future success of the organization, as we move toward independence on January 1, 2017.

Educating to Empower with Financial Counseling



Mathata "Moe" Mpela is a native of Lesotho, in southern Africa. He immigrated to the U.S. more than 20 years ago, pursuing a career in public administration. Having established himself in business and getting involved in his local community, he looked for a way to help those back home. He founded *Nalane*, an organization which supports the construction and administration of local village schools, providing education and nutrition to hundreds of school children. Now, with those schools in good standing, Moe is hoping to expand the organization's programs. The one issue Mr. Mpela was faced with was the ability to finance the start-up costs of that expansion. In order to start up his NGO, he had taken out a number of loans and credit cards, and has basically been financing the operation himself since the beginning. His wife had co-signed one of the loans, and he wanted to be able to release her from the burden and be able to court new investors. He came in to see NHSBS' Financial Literacy Counselor, Mr. Gerard Miller, in February to review his credit and financial profile, and help him find a way to make the shift he has in mind. The financial review showed that, while all of his debts were paid on time, the proportion of balances to credit limits was far too high. Mr. Miller explained that, according to national industry standards, that ratio should not be more than 30% on any given credit line. Mr. Miller then assisted Mr. Mpela in figuring out a plan for which debts to pay down first, and how best to avoid high interest charges. He also provided referrals to small business specialists who work with the Small Business Administration to provide advice on how to propel his project forward. With a functional action plan, Mr. Mpela was able to secure the funds to fulfill his goal.





SAVE THE DATE

NHSBS Annual Awards Reception



WEEKSVILLE
HERITAGE CENTER

Thursday, September 22nd
6pm-9pm

More 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.



Financial Empowerment Program

NHSBS is offering financial empowerment services to allow community members to develop a fundamental understanding of money management and to move purposefully toward their goals. The aim of the program is to provide clients with the tools and support to take control of your financial lives and build a promising future.

Taught by a certified financial coach, the Financial Literacy workshops focus on 4 key areas:

Goal-setting & Budgeting

Banking Basics

Managing Credit & Reducing Debt

Financial Planning & Investments

Our One-on-one Financial Counseling allows you to discuss your financial profile and help move you toward your goals. Our HUD-certified counselor can help you fine-tune your budget, analyze your credit report, negotiate with creditors, and more.

In addition to these services, NHSBS also serves as a VITA site to provide free tax preparation services during tax season, as well as referrals to other services as necessary.

Third Quarter Workshop and Seminar Calendar

July

-Financial Empowerment Course:
Saturday, July 9th, 12pm-4pm

*Weeksville Heritage Center | 158 Buffalo Avenue, Brooklyn, NY 11213

-First-Time Home Buyer Education Class:
Saturday, July 16th, 8:30am-4pm

-Walk-In Homebuyer Counseling: Wednesdays, 9am-2pm
-Foreclosure Walk-In Clinic: Thursdays, 10am-2pm

August

-Financial Empowerment Course:
Saturday, August 13th, 9am-4pm

-Tenant Services Orientation:
Wednesday, Aug. 10th, 6pm-8pm

-First-Time Home Buyer Education Class:
Saturday, Aug. 20th, 8:30am-4pm

-Walk-In Homebuyer Counseling: Wednesdays, 9am-2pm
-Foreclosure Walk-In Clinic: Thursdays, 10am-2pm

September

-Financial Empowerment Course:
Saturday, Sept 3rd, 9am-4pm

-Home Buyer Orientation: Wednesday, Sept. 7th, 6pm-8pm
-Home Maintenance Training Class:

3 consecutive Saturdays, Sept. 10th–Sept. 24th, 9am-3pm

-First-Time Home Buyer Education Class:
Saturday, Sept. 17th, 8:30am-4pm

-Walk-In Homebuyer Counseling: Wednesdays, 9am-2pm
-Foreclosure Walk-In Clinic: Thursdays, 10am-2pm

RSVP required, seating is limited

CONTACT US:

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Visit us online at: www.nhsnyc.org