

## Two Hope Crossroads HDFC Buildings on East 124th Street Renovated as Affordable Rental Housing

On Wednesday, December 13, Hope Community, Inc. sponsored a ribbon-cutting ceremony for its Hope Crossroads HDFC development, which consists of two buildings located at 154 and 156 East 124th Street between Lexington and Third Avenues.

Hope Executive Director William Jacoby was joined at the ceremony by board members Roger Caban and William Ofenloch, along with Stephen Starensier, Nellie Plumey and Marina Hanson of the agency's development team. Other guests included Rose Browne, Senior Vice President of the Community Preservation Corporation, HPD's Small Building & New Partners Program, project architect William Robert King, Tommy Zoitias of TMA Contracting, and Sherri Taft-Leonce, Community Associate for Manhattan Borough President Scott M. Stringer.

After the outdoor dedication ceremony, guests ventured inside for a tour of the ground floor garden apartment. "These brownstones will play an important role in the revitalization of this block," explained Mr. Caban.

"Although the project was quite a challenge to accomplish, we are pleased to have completed the buildings," he added. "This is another example of a community based not-for-profit



December 13th Ribbon-cutting ceremony for Hope Crossroads HDFC

organization successfully helping to revitalize the East Harlem community."

The development also compliments the agency's other efforts to bring better housing and amenities to the northern



Shell of 154 East 124th Street during gut renovation phase

portion of East Harlem, such as the new youth mural and renovated community garden around the corner on Lexington Avenue between East 123rd and 124th Streets.

"Our success is largely due to the hard work and dedication of our development team, who worked closely with the architect, William Robert King, and the general contractor, TMA Contracting, to see this project to fruition," added Mr. Jacoby. "We are also grateful to the Department of Housing Preservation and

Development and the Community Preservation Corporation for financing to enable us to fulfill our mission."

Once badly dilapidated, structurally unstable and virtually uninhabitable, the Hope Crossroads HDFC brownstones were acquired by Hope from the City of New York through its Third Party Transfer Program.

With financing from HPD and CPC, the structures were completely gutted, rebuilt and converted into eight affordable residential studios and four one-bedroom apartments. While most occupants were permanently relocated into Hope's portfolio, temporarily relocated tenants will return to the buildings in early 2007.

## DOS EDIFICIOS "CROSSROADS HDFC" DE HOPE EN LA CALLE 124 RESTAURARON COMO VIVIENDA RAZONABLE

El miércoles 13 de Diciembre de 2006, Hope Community, Inc. inauguró un proyecto HDFC llamado Hope Crossroads que consiste de dos edificios en la calle 124 entre las avenidas Lexington y Terceda.

Los propiedades fueron adquiridas por Hope de la ciudad de Nueva York a través del programa "Third Party Transfer". La condición, entonces, de los edificios, era virtualmente inhabitable.

Con el financiamiento de HPD y CPC, las estructuras fueron completamente reconstruidas y convertidas en ocho estudios residenciales y cuatro apartamentos de una habitación.

La mayoría de los ocupantes fueron ubicados dentro del portafolio de Hope, y los otros regresaron a los edificios a principios del 2007.



Para más información sobre estos edificios, llame (212) 860-8821.

## PALM & RIO COOPERATIVE APARTMENTS NOW OPEN



### New Neighbors at 333 and 342 East 119th Street

Thanks to diligent marketing efforts, all 110 cooperative units at the Palm and Rio co-operative apartment complex are fully occupied and East 119th Street is now bustling with new residents.

In addition to brand new facilities in each apartment, both buildings also boast interior parking garages, laundry rooms, garden terraces, and a private workout room.

Through various housing subsidies, Hope Community was able to market the units at affordable rates, with prices ranging from \$77,000 for a studio to \$265,000 for a three-bedroom penthouse suite. In accordance with Community Board 11's Affordable Housing Guidelines, over 50% of the units were sold to East Harlem residents.

Hope Community originally acquired site control for the project through the city's

Cornerstone program, through which vacant lots are distributed to local developers.

When the agency entered into partnership for the Briarwood Organization, the Palm and Rio project then became a joint development project under the auspices of Hope-Briarwood team.

"East 119th Street now has a brand new cluster of neighbors that are already being woven into the daily fabric of East Harlem," said Hope Executive Director William Jacoby. "We look forward to developing more and more affordable homes for working families."



## Ortiz-Wittenberg Tenant Association Hold Elections



Tenant Association President Freddy Soto

activities," she added. "They are wonderful additions to the Tenants Association."

If you are interested in developing a Tenant Association in your building, please contact Yolanny Rodriguez at (212) 860-8821, Ext. 144.

The Tenant Association of Ortiz-Wittenberg held their elections on November 14, 2006. Freddy Soto was reelected to the position of President, while Annmarrie Everett was elected as Vice President, Gloria Torres as Secretary, and Joanna Rivera as Treasurer.

The new team will work to organize tenant activities, such as the upcoming Salsa Socials, where tenants and neighbors will be offered free salsa and other dance lessons in the community room. The Tenant Association will also continue their efforts to improve building services and increase tenant participation in social events and programs. Their goal will also be to work with other buildings in the block to start a block association towards the end of 2007.

"With a diverse background that includes stints in law enforcement and music entertainment, Mr. Soto's talents and skills will certainly help to enhance the lives of Ortiz-Wittenberg tenants," noted Carmen Vasquez, Hope's Community Relations Manager.

"As founding members of the Women's Club of Ortiz-Wittenberg, Annmarrie Everett, Gloria Torres and Joanna Rivera have also been instrumental in establishing tenant patrols and organizing many other building

## Hope's Compliance Rate Significantly Improves

Hope Community's Compliance Department was recently congratulated for her hard work in correcting non-compliance issues inherited from previous administrations.

The praise was issued by William French, Director of Compliance Tax Credit at the City's Department of Housing, Preservation and Development, who called to say that he was very pleased with the progress that Hope Community has made.



Hope Compliance Manager Regina Tindal

"Mr. French said that Hope's reputation with respect to complaints has dramatically improved," explained Compliance Manager, Regina Tindal.

Ever modest, Regina then clarified, "The improvement is due in large part to the joint efforts of Property Management and the Compliance Department. If we continue to work together we can pull those cars out of the ditch. Thanks everyone for their efforts."

## Homeowners Training Workshops Held at Carlos Rios

From November 14th to December 19th, Hope Community, Inc, and the New York City Department of Housing Preservation and Development (HPD) co-sponsored five weekly workshops for local, actual, and prospective homeowners.



and energy conservation, environmental health: pest control, indoor air quality and lead awareness. Guests heard from a variety of speakers, each an expert in their respective field.

Participants who attended the free meetings at Hope's Carlos Rios Senior Residence were given detailed information on housing maintenance techniques, low-interest loans, water

If you are interested in attending future sessions of the Homeowners Training Program, you may contact the Housing Education Program at HPD by calling (212) 863-8830.

## EAST HARLEM FOCUS: A COMMUNITY FACING CHANGE



Throughout 2006, Hope's Community Relations staff undertook a major research project: interviewing dozens of residents, videotaping hours of community life, and conducting demographic and other research on East Harlem's socio-economic environments. Entitled East Harlem Focus, the study has achieved three goals.

First, the project attempts to capture the vitality and cultural richness of a community facing transformative and disruptive change.

Second, the project seeks to identify which issues local residents identify as the most pressing in the community today.

Third, East Harlem Focus describes and analyzes the demographic shifts and flows of capital investment in local real estate that are contributing to the transformation of East Harlem.

We hope that by detailing what is going on in the neighborhood today, the entire community will be better positioned to respond to these

changes.

The study involves draws extensively from both ethnographic and statistical research: the research team video-recorded interviews with over 40 neighborhood residents to capture their observations, opinions, and feelings about East Harlem, and drew from a wide range of sources, including the U.S. census, city agency records, and private data on real estate sales.

East Harlem Focus expresses Hope's renewed commitment to contribute the redevelopment of East Harlem in

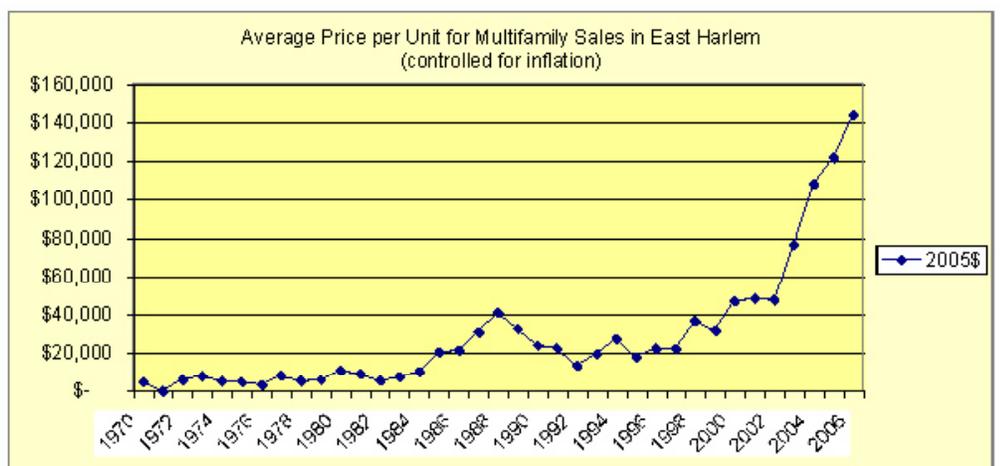
a way that benefits all residents of the neighborhood, particularly those at most risk of displacement.

Hope is planning to schedule a series of community-wide presentations of the East Harlem Focus study, so stay tuned for details on upcoming neighborhood screenings.

### EN FOQUE EN EL BARRIO: UNA COMUNIDAD ENFRENTANDO CAMBIOS

Durante el 2006, el personal de Relaciones con la Comunidad y Relaciones Comunitarias realizó un estudio de investigación: entrevistó docenas de residentes, grabaron por horas la vida en la comunidad y condujeron estudios socioeconómicos en East Harlem. Titulado East Harlem Focus, el estudio está dirigido hacia tres objetivos:

Primero: captar la vitalidad y riqueza cultural de una comunidad que enfrenta cambios disruptivos y transformativos.



Segundo: identificar los temas que los residentes consideran los más urgentes en la comunidad.

Tercero: describir y analizar los cambios demográficos y corrientes del capital de bienes raíces que contribuyen a la transformación de East Harlem.

East Harlem Focus expresa el compromiso renovado de Hope Community de contribuir con el desarrollo de East Harlem de manera que beneficie los residentes del barrio, en particular aquellos con más riesgo de ser desplazados.

Esperamos que el producto final capte el orgullo que los residentes de East Harlem sienten hacia su comunidad y que exprese sus esperanzas y anhelos o sueños por el futuro.

Hope esta planificando una serie de presentaciones abiertas a la comunidad del producto final del estudio.

Las fechas para las proyecciones en el vecindario serán anunciadas, mantengase pendientes.



## ACKNOWLEDGEMENTS

Many people contributed to Hope's East Harlem Focus study. Thanks are in order first to the Ford Foundation and Ford Foundation Program Officer Miguel Garcia, without whose support and funding this project would not have been possible.

Special thanks are due also to an exceptional team of consultants. Dr. Sudhir Venkatesh of Columbia University provided guidance regarding the ethnographic component of the project.

Dr. Hector Cordero-Guzman created the demographic tables and charts. Angel Ventling crunched the FARES and HMDA data and helped the project team negotiate the complexities of regression analyses.

Allie Alvarado logged many hours behind the camera and in front of the computer to create the video, "East Harlem Focus: A Community Facing Change."

Thanks are due also to many researchers and housing and community development practitioners who generously provided advice and assistance. Jim Buckley and Greg Jost of the University Neighborhood Housing

Partnership, who created the report that served as a model for a section of this study, went out of their way to explain their methodology and to suggest ways that we might replicate their study, and referred Angel Ventling to us.

Andrew McLaughlin of the Rent Guidelines Board provided the data on landlord incomes in East Harlem, without which part of the study would not have been possible. Caroline Bhalla of the Furman Real Estate Center at New York University helped decipher some of the data categories of Center's the NYCHANIS resource. Angela Quigley of First American Real Estate Solutions graciously ensured that we received required data on short notice.

Finally, we would like to thank the many East Harlem residents, community board members, merchants, elected officials, and nonprofit agencies that generously contributed their time, ideas, opinions, photographs, and many other things to the project.

We hope that the final product captures their pride and commitment to East Harlem, and expresses their hopes and dreams for its future.

# Highlights of Recent Hope Community Events

From Top: 2006 Fall Festival, Halloween Party at Ortiz-Wittenberg, Thanksgiving Dinner at Carlos Rios, and Holiday Party at Ortiz-Wittenberg



# The Art of Photography: A Review of "Portobello Remembered"

By Eli S. Alvarado

One of the most pleasant and rewarding experiences I had last week was Roger Caban's photography exhibit at the Ortiz-Wittenberg Gallery. "Remembering Portobello" is an emotional and illuminating trip for any who values and enjoys photography.

In painting, as well as in photography, the artist must deal with basic concepts that are common to both arts. This dualism is noticed the moment you enter the gallery and step into the chiaroscuro world of Mr. Caban's creation.

All the pieces on display, in greater or lesser degrees, show a keen and precise work from someone who has mastered his craft. The composition, balance and harmony make them very appealing to the eye. The sensitivity with which Caban handles dark areas against white washes gives the subjects, be it a portrait or nature, a poignant expression that lingers in your mind.

Your eye travels from one area of the photograph to another without effort until you reach the point of impact or center of interest, as it is commonly called in painting. The blacks and whites fusion is so well harmonized that it puts you into the photo almost instantly. One experiences the emotion and relaxation the photographer intended you to have.

For instance, there is the image of a child in a boat in the middle of a vast sea. The atmosphere is of loneliness and desolation. The child seems to be lost and defenseless in the sea of life, as it happens today. Then, there is a beautiful photograph of two birds, one of which is flapping its wings. No ballet dancer could ever match the beauty of such movement.

There is more of this exhibit that I



Boy in Water by Roger Caban, 1975



Roger Caban and guests during gallery opening



Portrait of Vultures by Roger Caban, 1975

cannot account for (my knowledge is limited), but I can honestly say that Mr. Caban's photography is truly art. And art is a function of the heart.

"Remembering Portobello" is on display at the Ortiz-Wittenberg Gallery, 171 East 109th Street. To arrange an appointment, contact Roger Caban at Hope Community, Inc. at (212) 860-8821.

Mr. Alvarado is a well-known painter and the Interim Executive Director of The Puerto Rican Cultural Heritage House, Inc. (La Casa). He can be reached at (212) 722-2600.

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## Hope Holds 38th Annual Meeting of Members

On Thursday, October 26th, 2006, Hope Board members, staff and residents attended the 38th Annual Meeting of Members at Carlos Rios Senior Residence.

During the meeting, Dean Loren Velasco was sworn in as a new board member and current member Lisa Otterbeck was reinstated for another two-year term.

Recognition awards were also given to staff members Luis Arevalo, Arletty Fernandez (pictured below), Marina Hanson, Iris Marines, James Mulbah, Marina Ortiz, Herman Freddy Ramirez, Liz Rosas, Richie Ruiz, and Janeen Vega.



## Hope Congratulates NYPD 23rd Precinct Commanding Officer Deputy Inspector David Colon



Deputy Inspector David Colon at Hope Community's 2006 Fall Festival

Hope Community congratulates David Colon, Commanding Officer of the NYPD's 23rd Precinct for his recent promotion to Deputy Inspector. Colon, who has been with the 23rd for a year and a half, will continue to serve Lower East Harlem residents with Community Affairs Officers Frank Galindo and Pricilla Bianchi. Captain Edwin Caban, meanwhile, has been assigned to oversee the 25th Precinct, which also serves East Harlem.

### Community Council Meetings

The 23rd Precinct Community Council is made up of residents who have a desire to work with the Police Department to improve the quality of life in our community. The Council meets at 6:30 pm on the fourth Tuesday of every month, at the 23rd Precinct, located at 164 East 102nd Street, and are presided over by Officer Cesar Vasquez.

### Law Enforcement Explorers Program



Each New York City police, transit and housing law enforcement agency has an established Explorers Program, operated by Youth Officers and other adult advisors.

The NYPD's Law Enforcement Explorers Program at the 23rd Precinct is open to young men and women, ages 14 to 20 years. Designed to provide youth with an inside look at law enforcement, the program also encourages civic involvement.

The program includes weekly meetings and workshops during the school year. During the summer months, the youths attend a two-week academy at Fordham University and participate in a one-week camping trip. Upon completion of the program, a graduation ceremony is then held at One Police Plaza.

For more information, please contact the 23rd Precinct Youth Officers at (212) 860-6430.

*The Board of Directors of Hope Community, Inc.*

**cordially invites you to its**



**2007 ANNUAL GALA**

*and 38th Annual  
Community Services Awards*

FOR DETAILS, PLEASE CONTACT COMMUNITY RELATIONS MANAGER CARMEN VASQUEZ AT (212) 860-8821, EXT. 162.