



University Neighborhood Housing Program



Mission



Organizing



Research



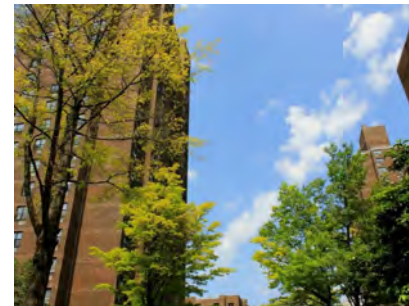
Collaboration



Affordability



Resources



Support

Mission

The mission of [University Neighborhood Housing Program \(UNHP\)](#) is to create and preserve affordable housing and bring critical resources to the Northwest Bronx. UNHP achieves its mission by issuing low interest loans, developing and renovating affordable housing, providing technical assistance to community leaders, neighborhood groups and affordable housing managers, organizing around and researching the issues that impact housing affordability and providing a variety of financial services to residents through the Northwest Bronx Resource Center.



Highlights 2012 — 2014

Even as we marked our **30th anniversary** in 2013, much of our work continues to address the lasting impact of redlining, disinvestment and speculation in the Bronx. During this time, UNHP has made significant strides in our work to identify and improve distressed multifamily housing throughout New York City. We have used our Multifamily Assistance Center and Building Indicator Project to partner with lenders, regulators, community groups, and the City of New York to aid in the improvement of tens of thousands of rental units in the Bronx and across the City. As our Community Development Loan Fund approaches the six-million-dollar mark, we continue to provide low-cost financing to community-based affordable housing. Together with our partner, Fordham Bedford Housing Corporation, UNHP acquired, developed and renovated West Farms Square, an eight building, 526 unit affordable housing project. Launched in 2012, the Northwest Bronx Resource Center has already assisted over 4,000 Northwest Bronx residents with a range of financial education services, including a free tax preparation

program that has helped to keep millions of fee-free refunds in the pockets of neighborhood residents.

A **few special moments** stand out: our 30th Anniversary Celebration at the historic Dollar Savings Bank building on the Grand Concourse, the engagement of banking regulators to consider housing quality in the lender examination process, the opening and subsequent success of the Resource Center,



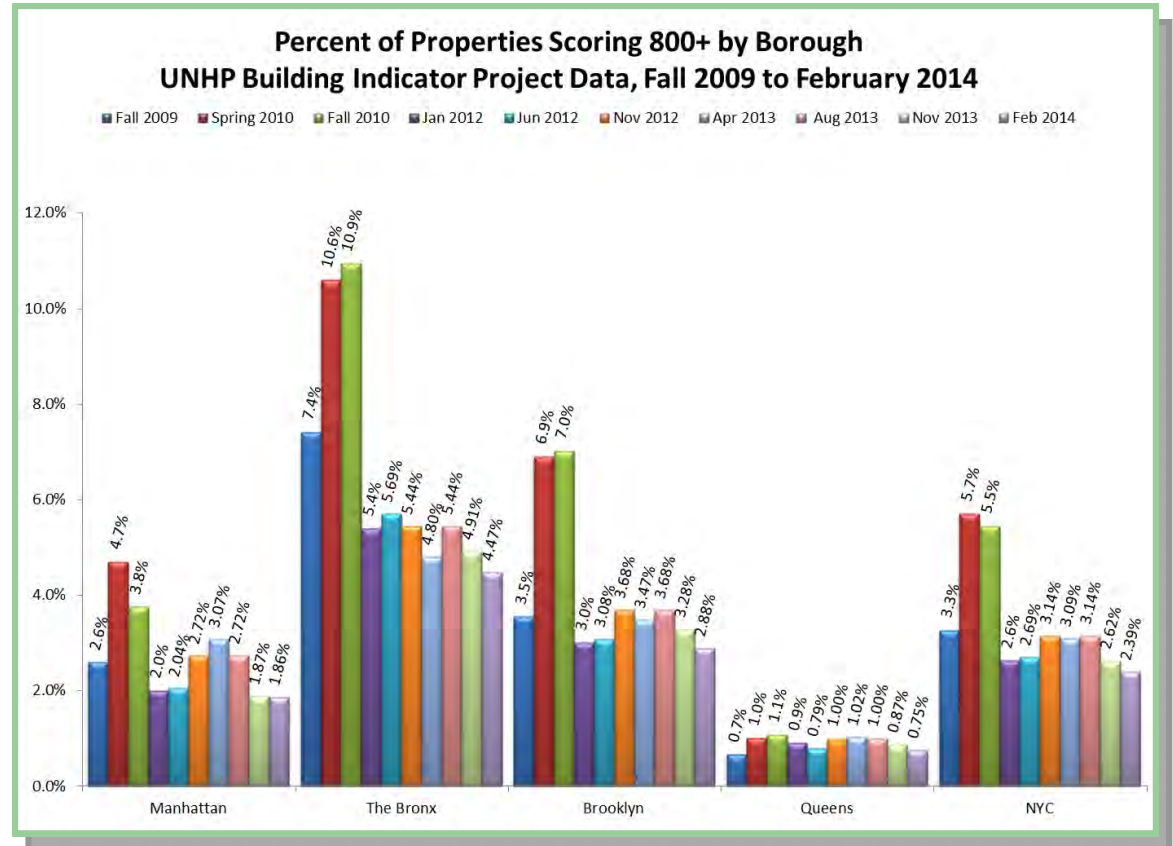
Jim Buckley was honored at the Enterprise Gotham Gala for his community organizing, neighborhood reinvestment and affordable housing work in the Northwest Bronx. Jim, pictured at the gala with Enterprise's Bill Frey, Edward Norton, Shola Olatoye, and Terri Ludwig.

and the honoring of UNHP's Executive Director, Jim Buckley, for the Andrew Heiskell Community Renaissance Award at the Enterprise Gotham Gala.

UNHP is well-situated to play a key role in the Bronx and New York City in the coming years as we continue our work with existing partners and begin to work with a new City Hall Administration. UNHP remains firmly committed to creating and preserving affordable housing and generating better economic opportunities for the people of our neighborhoods.

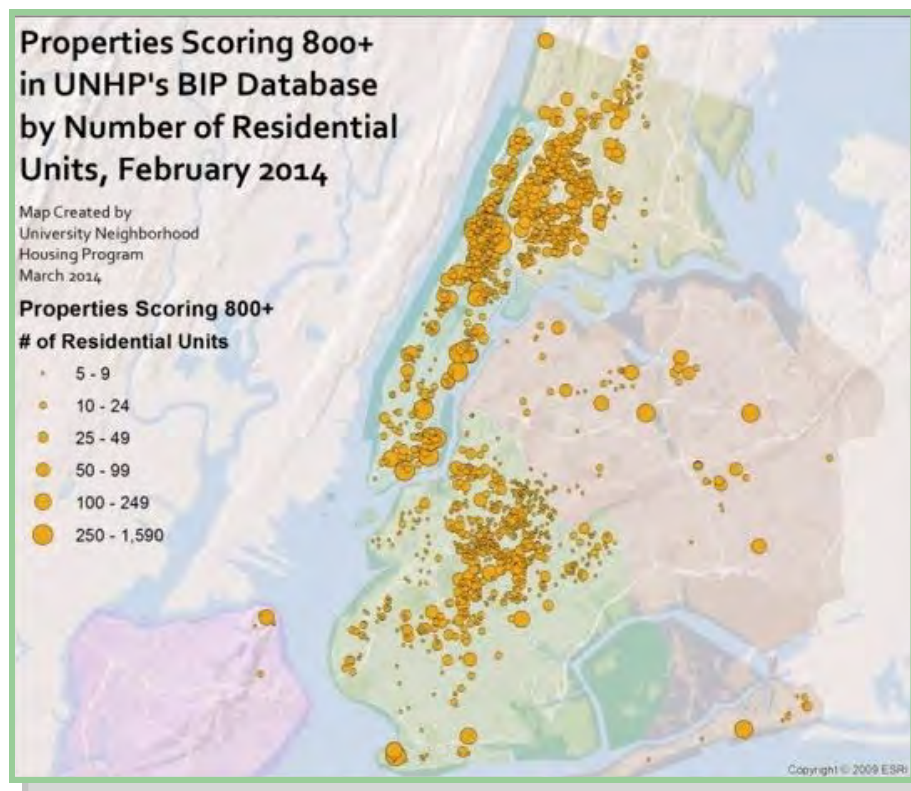
Using Data to Improve Housing

The [Multifamily Assistance Center](#) is a collaborative effort between UNHP and major multifamily lenders, foundations, public agencies, owners and managers to preserve affordable, quality housing in the northwest Bronx and other working class neighborhoods in NYC. UNHP organizes an annual roundtable meeting to discuss real estate and demographic trends, as well as levels of distress in privately owned rental properties using our Building Indicator Project database. This allows an informed discussion of underwriting and servicing best practices. Our [2014 round-table meeting](#), hosted by Enterprise, was attended by 24 financial institutions, the HPD Commissioner and Deputy Commissioner.



Using Data to Improve Housing

UNHP developed the [Building Indicator Project \(BIP\)](#) database to identify levels of physical and/or financial distress in over 62,000 multifamily properties in New York City. BIP features a specially designed formula drawing on housing and building code violations and delinquent city charges to create a score for each property. Numerous building inspections demonstrate that a score above 800 classifies a property as likely to be distressed. In June 2012, we saw [significant improvement](#) in 59% of distressed properties financed by lenders using BIP compared to an improvement in 39% of properties financed by lenders not using BIP. Nearly 40 banks receive quarterly BIP updates on their portfolios, and more than 25 community groups subscribe.



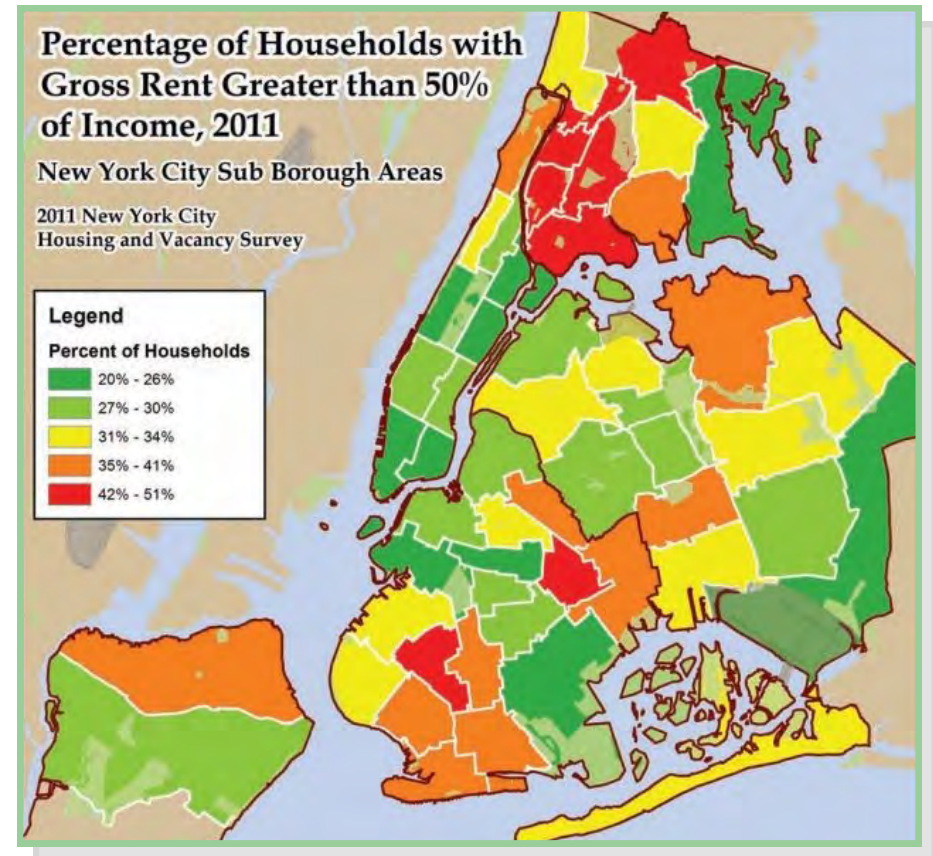
Accomplishments

- BIP data inspired the NYC Department of Housing Preservation and Development's (HPD) Proactive Preservation Initiative and provided research for HPD's Overleveraged Properties Initiative.
- NYS Department of Financial Services cited the BIP in the Final Guidelines for Bank Lending to Multifamily Properties Under the Community Reinvestment Act (2014). UNHP has discussed and [shared the BIP](#) with all four bank regulators.
- BIP data helped a Bronx [community group bring a reluctant owner to the table](#) and broker a deal between the lender and preservation-minded purchasers to acquire and renovate three distressed buildings with 63 apartments.
- The Multifamily Assistance Center and the wide-spread use of BIP data have aided in the improvement of tens of thousands of units in distressed NYC multifamily buildings.

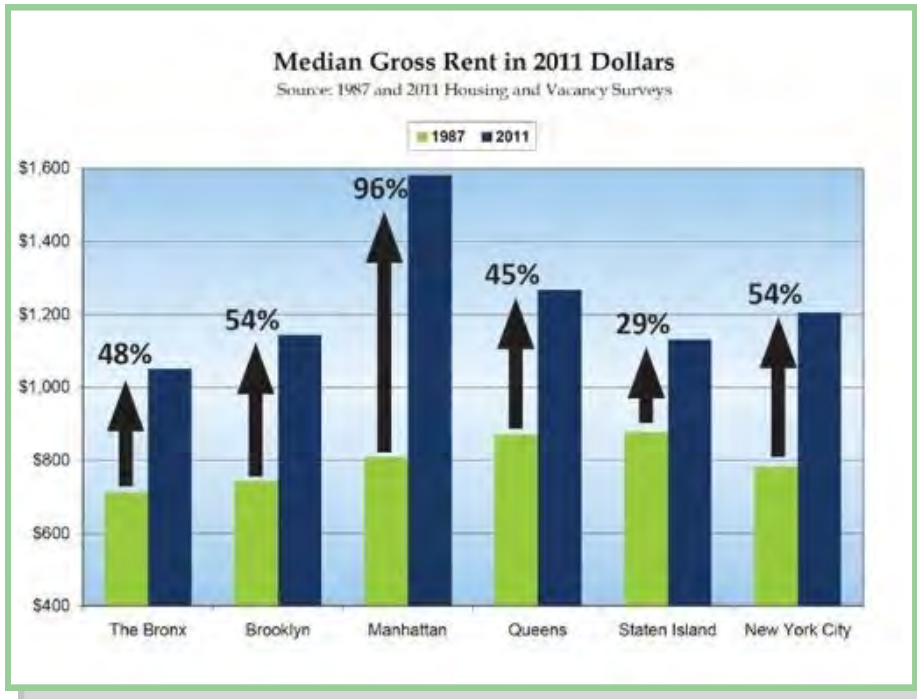
Organizing, Advocacy & Research

UNHP **organizes around and researches the emerging issues** that impact the affordability of our neighborhoods. [The 2012 Bronx Economy Forum](#) provided discussion about the lasting legacy of redlining in the Bronx, evident in the proliferation of high-cost fringe financial services and the scarcity of bank branches. The subsequent UNHP [Banking in the Bronx Report](#) and [Guide](#) provided practical, updated bank and credit union information to assist Bronx residents choose the most convenient and affordable financial products and services. In 2013, we surveyed over 250 northwest Bronx residents to gather information about their financial practices. In 2014, UNHP released the [Bronx Financial Services Report](#) which revealed a distrust about hidden bank fees and unexpected penalties and the concurrent use of banks, pawn shops and check cashers.

UNHP's [30th Anniversary Affordable Housing Forum](#) and corresponding report, [Nowhere to Go: A Crisis of Affordability](#), focused on the demographic data that defines the daily struggle in the Bronx: a decline in real wages and a dramatic increase in rents. More than half of all households in Bronx Community District 5 now pay more than 50% of their income on rent, something unprecedented in the history of New York City. This trend of increasing rent burden cannot continue without a significant increase in overcrowding and family homelessness. UNHP also unveiled a newly designed [Community Resource Guide \(CRG\)](#) on our website as a research tool for researchers, community groups and anyone else looking for data about their neighborhood.



Organizing, Advocacy & Research



Organizing to Preserve Affordable Housing

While the Assistance Center and BIP have made significant progress to improve the quality of rental housing, [organizing around the issues](#) that [impact affordability](#) is equally important. UNHP has been in the forefront of the effort to call attention to the rising cost of [water and sewer](#). Rising operating costs leave less money for repairs and debt service. The cost of water now is approximately 14% of the operating costs and rivals the cost of heating in many apartment buildings. The new administration at City Hall responded with the [lowest rate increase \(3.35%\)](#) in nine years. While this is a significant improvement, more needs to be done and UNHP will continue working to develop a more equitable water and sewer rate setting formula.

The Bronx Affordability Crisis

- In the 2000s, the Bronx added more people (52,458) than any other NYC borough, for a total 1,385,108 people. About one-third of neighborhood residents are foreign-born and this percentage continues to increase.
- Poverty has been increasing in our neighborhoods with the median income of new arrivals in the Bronx significantly lower (32%) than the residents who already live here.
- Median income for west Bronx households is about \$25,000 per year and has declined by 23% since 1989, adjusting for inflation. Meanwhile Bronx rents have increased at a rate of 48% above inflation since 1987.
- While the vast majority of Bronx families are working (74%), we are home to the highest concentration of people working in service sector occupations: 35% compared to the citywide average of 24%.
- While the Bronx has the lowest asking rents in New York City, it is actually the least affordable borough as it leads the City in percent of severely rent burdened households.

Bringing Resources to the Northwest Bronx

[The Northwest Bronx Resource Center](#)

Launched in its Refuge House location in June 2012, the UNHP [Northwest Bronx Resource Center](#) provides a range of needed financial resources to neighborhood residents. The goals of the Center are to reduce the use of predatory and high-priced financial products and to improve the financial stability of residents. The Center offers [financial education](#), coaching and workshops, issue-specific seminars, foreclosure prevention assistance for [homeowners](#), [first-time home-buyer counseling](#), small business help, resource fairs and [income tax preparation](#). The Resource Center has assisted over 4,000 families and individuals since its opening, thanks to UNHP's in-house staff and collaboration with experienced community groups: [Ariva](#), [Fordham Bedford Community Services](#), [The Parodneck Foundation](#), [The Financial Clinic](#), and [Neighborhood Trust Financial Partners](#).



Northwest Bronx Resource Center

Highlights 2012-14

- In the past three years, the UNHP [VITA Tax Preparation Program](#) served over 4,200 low-income Bronx residents. During tax days, UNHP staff connected filers with a variety of financial resources: 79 people opened bank accounts, 37 applied for affordable health care, 19 enrolled in a five-session financial education workshop, 14 signed up for financial coaching, 8 people signed up for first-time home-buyer assistance, 44 people received their credit reports and a brief credit counselling session. The majority of our tax filers are low-income; 94% have an adjusted gross income of less than \$30,000 a year. Since its inception 7 years ago, UNHP's Tax Program has kept over \$7.5 million in tax refunds in Bronx pockets, without high cost fees or loans.
- We offered 10 five-session financial education workshops attended by 80 individuals covering spending plans, credit, and budgeting. [Neighborhood Trust Financial Partners](#) offers [credit union access](#) and free lifetime coaching for attendees.
- 205 residents participated in multiple one-on-one financial coaching sessions. Coaching sessions are driven by the participants and focus on their most pressing financial issue(s).
- Using UNHP's [Home Ownership Outreach Database \(HOOD\)](#), we contact local homeowners who are behind on water bills and property taxes. The Resource Center assisted close to 100 homeowners with counseling, loan modifications, and legal referrals.





Northwest Bronx Resource Center

- We offered 8 [Neighborhood Resource Fairs](#) providing on-the-spot assistance and opportunities for follow-up help to over 250 Bronx residents. The Fairs offered a wide range of services, including the ability to resolve water and sewer bills with DEP staff, access legal services, and apply for low-cost weatherization funds.
- In 2013 we hosted a [First-time Home-buyer Seminar](#) attended by 33 interested low and moderate income families. 28 potential home-buyers have been counseled since the seminar and six have packaged applications for a mortgage and grants.
- The UNHP [Credit Extravaganza](#), attended by 55 Bronx residents, included a free credit report and analysis, two credit workshops, and access to services from a variety of non-profits and banks. Nearly half of the attendees signed up for a free one hour counseling session with a trained financial coach at the Northwest Bronx Resource Center.

“Everyone seemed to know their stuff! They (staff, interns, financial coach and non-profits) were all comfortable and confident answering questions and seemed committed to our financial success. (The workshop) was simple and easy to understand and bilingual and gave me immediate solutions”

- Satisfied Client

Collaborating to Enrich Neighborhoods

Collaboration is Key

UNHP collaborates in many different ways to achieve our mission. The Multifamily Assistance Center is a collaboration with banks, public agencies, foundations, community groups and regulators. The Northwest Bronx Resource Center is also a collaborative effort where community groups share their financial expertise with Bronx residents. UNHP, in an effort to bring resources to the northwest Bronx and address complex issues, works with a wide range of private, public and non-profit groups towards that goal.

[Fordham Bedford Housing Corporation](#), [Fordham Bedford Community Services](#), [University Neighborhood Housing Program](#) & [Rosehill Management](#) hosted a 2014 [Memorial Day Barbecue](#) for the senior citizens and disabled residents of five affordable housing projects, where the groups have a development, management or social service role. The barbecue social for seniors is just the start of what we hope will be many collaborative initiatives to bring together and benefit our Northwest Bronx community.



Tools for Community Use

Building Community-Based Research Capacity

In addition to undertaking its own research on Bronx issues, UNHP created a tool to assist others do the same for their own NYC community. In 2014, UNHP unveiled a newly redesigned and updated version of the [Community Research Guide \(CRG\)](#) available to researchers, community groups, and anyone else looking for data on their community. This new version includes more user-friendly search options, an easier design flow and revised New York City maps. The [CRG](#) includes links to major national and local databases, as well as resources on social services and links to do effective property research in New York City.

UNHP has also organized workshops for community groups on the use of data in community work and on-line sources of demographic, neighborhood and building information.



Affordable Housing Lending & Development

UNHP works as a [developer, community-based lender, and technical assistance provider](#) to create and preserve affordable housing. We currently focus on energy and cost-saving renovations to buildings through our Green Loan Fund. UNHP has used Green Loans to fund roof replacements, boiler repair and other work that reduces operating costs and saves energy. In our 30th Anniversary Year, we made our 70th Green Loan to help lower water costs in two low-income housing projects. Working relationships with the Association for Energy Affordability and the Northwest Bronx Community & Clergy Coalition [Weatherization Assistance Program](#) have bolstered our ongoing efforts to maintain community-owned Bronx buildings, save energy and preserve affordability.

UNHP teamed up with [Fordham Bedford Housing Corporation](#) to renovate an eight building, occupied, Section 8 affordable housing complex. Over the two year construction period ending in 2013, apartment kitchens and bathrooms were renovated in each of the 526 units of [West Farms Square](#) and given Energy Star rated appliances and low-flow faucets. The site's original boiler was replaced with six high-efficiency boilers, and the steam heat system was replaced with hydronic baseboards. The addition of three micro-turbine co-generators supplement the electricity needs and the heat by-product produces hot water for the residents.





Green & Affordable

The energy savings at West Farms Square after renovations are substantial. West Farms Square was certified by Enterprise's Green Communities Program and three of the roofs atop the buildings have been coated with highly reflective paint and registered with NYC's CoolRoofs Program. The grounds were transformed from largely chained off, unusable space to open, colorful and secure recreational areas for residents. In addition to the creation of a 24 hour security booth, benches, walkways, community rooms, three playgrounds, and planted areas were added to foster a sense of community.

The redevelopment loan package provided by HUD, HPD, HDC, [Enterprise Community Partners](#) and JPMorgan Chase, is designed to preserve the affordability of West Farms Square, originally built in 1973, for another 40 years.

Accomplishments

- UNHP provided low-interest predevelopment loans to three large scale affordable housing projects — Rose Hill Apartments, Serviam Gardens, and West Farms Square — which improved and/or created 887 units of affordable housing.
- Since our inception, UNHP community development loan funds have provided more than \$5.9 million in 128 loans to 106 buildings that provide safe, affordable housing to more than 4,000 northwest Bronx families.
- UNHP has played the key role in the community-based acquisition, renovation and preservation of 69 multifamily buildings in the Northwest Bronx with over 3,000 units of affordable housing.

Donors List

Grantors & Funders

Apple Bank for Savings
Astoria Federal Savings
Bank of America Charitable Foundation
BNY Mellon
Capital One Foundation
Citi Foundation
Enterprise Community Partners
Esquire Bank
First Central Savings Bank
Goldman Sachs Bank USA
HSBC Bank USA, N.A.
JPMorgan Chase Foundation
M&T Charitable Foundation

Metzger-Price Fund, Inc.
NYC Change Capital Planning Grant
Charles H. Revson Foundation
Ridgewood Savings Bank
Signature Bank
Sovereign Bank
State Bank of India
Wells Fargo Foundation
West Bronx Housing/DHCR
Woori America Bank



Sponsors & Supporters

Apple Bank
Association for Energy Affordability
Benchmark Title Agency
BNY Mellon
Peter Bourbeau
Bronx Ale House
Bronx Design Group
Eileen & John Buckley
Jim Buckley & Joan Gasser
BUILD, INC.
Brian J. Byrne
Jean McBride-Bryne
Capital One Bank
Citi
Community Development Trust
Community Preservation Corp.
DIME
Dougert Management
H. Elaine Dovas
Emigrant Mortgage Company
Enterprise Community Partners, Inc.
Fordham Bedford Housing Corporation

Fordham IPED Program + Alumni
Fordham University
Forsyth Street Advisors
Grenadier Realty Corp.
Roger Hayes
Lois Harr & John Reilly
Horrigan Development LLC
Housing Partnership Development Corp.
HSBC Bank USA, N.A.
JPMorgan Chase
Koch Group & Company
L+M Development Partners, Inc.
Lemle & Wolff, Inc.
LISC
LotInfo LLC
Joseph W. Martens
M&T Charitable Foundation
Merrill Lynch
Jim & Lucy Mitchell
Monadnock Construction
Morgan Stanley
Joseph Muriana & Annelen Madigan
New Settlement Apartments

New York Community Bank
Notias Construction
NY Province of the Society of Jesus
Edward O'Brien
OCV Architects
Elizabeth O'Leary & Brien O'Toole
PWB Management
Ridgewood Savings Bank
Rosehill Housing Management Corp
Merilyn Rovira
Signature Bank
Skyline Properties
Spring Bank
Elizabeth & Robert Strojan
Denis Sullivan
Barry Susman Realty Company
Tryax Realty
UNHP Staff
Mary and Michael Ushay
John C. Van Bomel, Esq.
Tom Webler
Elizabeth Zeldin
Joseph & Susan Zitolo

University Neighborhood Housing Program



2751 Grand Concourse
Bronx, NY 10468
718.933.3101
mail@unhp.org
www.unhp.org

We are the northwest Bronx

Apple Bank representatives enjoy UNHP's 30th anniversary party at their historic Grand Concourse Branch



This Grand Avenue Building (center) was energy retrofitted in 2013 with the help of many partners and low-cost programs,. We saved over \$10,000 in energy costs our first year.

Dr. Brian Byrne was honored on our 30th Anniversary as a founding force and long-time board member of UNHP.

UNHP staff and Fordham University IPED interns at our Bronx Ale House Fundraiser. 2012

Read about the stories and events behind the pictures on our blog at unhp.org or by clicking on the photos.



Northwest Bronx Resource Center

718.933.2539

jumelia@unhp.org

or nquiterio@unhp.org

