

Neighborhood Housing Services of Bedford-Stuyvesant, Inc.

NHSBS News

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

Fall 2016



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**Financial Literacy Counselor & Community
Outreach Coordinator**

Daniel Padilla
Home Maintenance Training Instructor

Worth the Wait: A Dream Come True

Ms. M. has been in the process of buying a home for what feels like a lifetime. The postal worker from Brooklyn has wanted a place of her own since she was a little girl, but at times doubted whether it was possible. In 2012, she heard about Neighborhood Housing Services from a family member and was excited that there was help available. She attended a Home Buyer's Orientation in May of 2012, and then attended the HUD-certified Homebuyer's Education course. She learned about the mortgage qualification process, the home search and inspection, as well as the various down-payment assistance programs that were available at the time. As she sat through the class, the prospect of owning a home began to seem more feasible. Sheila followed up the education course with a one-on-one counseling session with our Homeownership Counselor, Mr. Kevin Washington; during which he reviewed her income, credit and assets to determine whether or not she was mortgage-ready. Unfortunately, there were some outstanding issues with her credit profile and she showed limited savings for a down payment. Mr. Washington then helped Sheila to develop a work plan that would position her to be a financially healthy and stable home buyer. She created positive movement in her credit report, set out with an aggressive savings strategy, and was able to return to Mr. Washington with a good report in early 2014. Based on the mortgage affordability spreadsheet that he uses, Kevin recommended that she hold off on submitting loan applications until her credit scores better reflected her hard work. In fact, her plan was to begin in earnest after Thanksgiving of that year. There were, however, some family issues that came up that pushed back her timeline, and it took until the spring of 2015 for her to be able to focus on the home-buying process. She was able to secure a pre-qualification letter for a SONYMA mortgage through M&T Bank, and set out to shop for her home. We are pleased to announce that Sheila officially closed on her 2-bedroom condominium on September 28th 2016. Congratulations!!!!!!

NHSBS Helps NationStar Foreclosure Clients Save Their Homes

Ms. W. was referred to NHS by a former client who previously received a modification through our office. She was behind with her mortgage with NationStar and came to NHS with an outstanding balance of \$413,787.00 on her mortgage: she was 86 months in arrears owing \$180,712.00. The client's husband lost his full-time job and had been working sporadically over the last 3 years. They were unable to manage the mortgage on one consistent full-time income. They had tried to modify their loan on several occasions but were denied on each attempt. They did not receive any specific reason for the denials but were just told that the investor did not participate in any mortgage restructure program. After reviewing the case our counselor, Mr. Courtney Corbin, submitted a modification package to NationStar; but there were major delays in them processing the package, as documents were requested repeatedly. The clients were in litigation during this time but luckily they had maintained all their files and had everything that the judge asked them to present. Finally the judge mandated NationStar to modify the loan. The homeowners were granted a loan modification and her new monthly payment is \$2,056 with a new rate of 3.75%: their initial monthly payment prior to delinquency was \$2,328 per month.



Funded through the New York State Attorney General Homeownership Protection Program (HOPP)



Expanding Our Vision

NHSBS Annual Awards Reception and Benefit



Keynote Speaker/Awardee
NYC Council Member, Robert E. Cornegy Jr.



L to R: Richard M. Truth- Exec. Dir., Cheryl Wright-Board Secretary, Tory Netto-Board Member, Reginald D. Shell-Board Member, New York State Senator (D- 25th Senate District)-Velmanette Montgomery, Jeffrey Charles Pierre-Board President, Bernice E. Green- co-founder Our Time Press, James C. Durrah- Board Member and Paul G. Hawthorne ESQ., Vice President



President, NHS Bedford-Stuyvesant
Jeffrey Charles-Pierre



Executive Director, NHS Bedford-Stuyvesant, Richard M. Truth

On Thursday, September 22nd, the Board of Directors of NHSBS held the Annual Awards Reception and Benefit at Weeksville Heritage Center. The theme, “Expanding Our Vision in Brooklyn”, highlighted the anticipated growth of the organization as we transition into 2017. The reception included dinner provided by Lassen & Hennigs and jazz musical entertainment by the Marc Constant Collective, which set a welcoming and engaging mood as attendees got to know one another. The Mistress of Ceremonies for the evening was Ms. Bernice E. Green, Editor-in-Chief of Our Time Press, a community newspaper that provides information on local and national events to the central Brooklyn community. Mr. Jeffrey Charles-Pierre, President of the Board of Directors, brought greetings and talked about the work that the organization has done to stay relevant in a changing market. Executive Director, Mr. Richard M. Truth, thanked the attendees on behalf of the staff, whom he introduced and gave a salute to Weeksville Heritage Center for hosting the event for the third year in a row. He then went on to describe in great detail, the expanded menu of programs and services that NHSBS offers, ensuring that guests were fully aware of the organization’s growth over the years.

The Keynote Speaker for the evening was NYC Council Member Robert E. Cornegy Jr., of the 36th District. Council Member Cornegy spoke on the legacy of the leadership in Bedford-Stuyvesant, and in Brooklyn broadly. He acknowledged the work of those who blazed the trail for him, and talked at length about how he depended on the staff and board of NHSBS to help guide his decision-making process in the Council. He also reaffirmed his support of the organization as we move toward independence in 2017. The Annual Benefit is an opportunity for the Board and Staff to celebrate the successes of the past year, and to promote the vision for the organization’s future. It also provides an opportunity to honor individuals and organizations that reflect NHS’ mission of providing resources to stabilize communities. The evening’s honorees included; the recipient of the Community Partner Award, Municipal Credit Union, accepted by Mr. Corey Fernandes, President of Business Development and Member Relations; the recipient of the Catherine L. Arline Citizen’s Participation Award, Ms. Martha Works, former President of the 81st Precinct Community Council; the recipient of the Neighborhood Recognition Award, the Honorable Judge Betty E. Staton (ret.), Executive Director of Bedford-Stuyvesant Community Legal Services (BSCLS) and the recipient of the Award of Appreciation and Keynote Speaker, the NYC Council Member Robert E. Cornegy Jr. Also in attendance were Assemblywoman Annette M. Robinson and NY State Senator Velmanette Montgomery, who gave words of encouragement, congratulations and Proclamations to the awardees.





Building Resilience in Our Borough

Resident Technical Assistance Pilot Program



FREE GRANTS

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 in Brooklyn.

New York State HOME Local Program

NHSBS is administering 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.

Qualified properties include, cooperatives and condominiums in Brooklyn.

Income and residency restrictions apply. Information and applications for both grants are available in the office or on our website at www.NHSBedStuy.org



NHSBS has partnered with IMPACCT Brooklyn (formerly PACC), subcontractor of the Center for New York City Neighborhoods (CNYCN); guided by the Governor's Office of Storm Recovery (GOSR), under a project of the New York Rising Community Reconstruction (NYRCR) Program, the **Resident Technical Assistance Pilot Program (RTAPP)**. The program will reach vulnerable homeowners, building owners and managers who given the revised flood plain mapping are now subject to new insurance provisions and government requirements to prepare their residential structures to prevent future storm damage. Homeowners need the information provided by the resiliency audits to understand the steps they can take to prepare their homes and the counseling to review the audit and their financial situation to come up with a plan of action involving referrals for financing, further counseling and approved contractors to perform the work. The program is focused in Bensonhurst/Gravesend, Canarsie, Howard Beach, Lower Manhattan, Red Hook, Rockaway East, and Southeast Brooklyn Waterfront (Bergen Beach, Georgetown, Marine Park, Mill Basin, and Mill Island). Outreach will include encouraging resident homeowners and landlords to register with www.FloodHelpNY.org, a website specifically designed to support this effort. The site, which was scheduled to go live on October 3rd, engages New Yorkers about flood risk, flood insurance, retrofitting, and will include a flood insurance rate calculator available for all homeowners in New York City. After registering, the property owner will be screened based on income eligibility criteria and given the opportunity to schedule a resiliency audit. During the audit, a structural engineer will assess damage sustained to the home, recommend upgrades, and produce an audit report of all their findings. Information will also be available through bus ads, newspaper spreads, and media recordings with the assistance of the Governor and Mayor's offices.

Interested residents should visit www.FloodHelpNY.org for more information on signing up.





Workshop and Seminar Calendar

October

- Financial Empowerment Course*:
Saturday, October 1st, 10am-2pm
*Dime Savings Bank | 209 Havemeyer St,
Brooklyn, NY 11211
- First-Time Home Buyer Education Class:
Saturday, October 15th, 8:30am-4pm
- Walk-In Homebuyer Counseling:
Wednesdays, 9am-2pm
- Foreclosure Walk-In Clinic: Thursdays,
10am-2pm

November

- Financial Empowerment Course:
Saturday, November 5th, 10am-2pm
- Home Maintenance Training Class:
3 consecutive Saturdays, November 5th–
19th, 9am-3pm
- Tenant Services Orientation:
Wednesday, November 9th, 6pm-8pm
- First-Time Home Buyer Education Class:
Saturday, November 19th, 8:30am-4pm
- Walk-In Homebuyer Counseling:
Wednesdays, 9am-2pm
- Foreclosure Walk-In Clinic: Thursdays,
10am-2pm

December

- Financial Empowerment Course:
Saturday, December 3rd, 10am-2pm
- Home Buyer Orientation:
Wednesday, December 7th, 6pm-8pm
- First-Time Home Buyer Education Class:
Saturday, December 17th, 8:30am-4pm
- Walk-In Homebuyer Counseling:
Wednesdays, 9am-2pm
- Foreclosure Walk-In Clinic: Thursdays,
10am-2pm

RSVP required, seating is limited

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www.NHSBedStuy.org



Saturday, October 1st was the 12th Annual Bed-Stuy Alive celebration. The event is an annual celebration of the neighborhood's people, culture, and arts. Fulton Street, directly lining Bedford-Stuyvesant Restoration Plaza and neighboring blocks, was filled with information tables, entrepreneur booths, food stands, counseling agencies, health care providers, social change agents, city agencies and much, much more. The morning started off with an elaborate Opening Program, featuring Mistresses of Ceremonies, the Honorable Annette M. Robinson, New York State Assembly Member, 56th Assembly District and Ms. Tremaine Wright, Chairperson, Community Board 3. There were remarks from Brooklyn Borough President, Eric L. Adams and NY City Council Member, Robert E. Cornegy, Jr. The program also featured a lavish award presentation to recipients of the Tohma Y. Faulkner Award for their outstanding efforts in their respective fields. Thanks to the Planning Team, Supporters, Corporate Sponsors and the general, the event was a great success, despite the challenging weather which didn't stop the show.

Highlights of the day

