

I am Carla Rabinowitz, the Community Organizer for Community Access. Community Access is a 36 year old mental health housing agency that provides support services including employment. Community Access has 36 years of experience operating or managing 18 housing sites. We know how to select tenants.

Whenever Community Access wants to build in a neighborhood we hear the same thing every time. Not in this neighborhood. This neighborhood is over saturated. The neighborhood is not prejudiced but we have children and elderly living in the neighborhood.

The mental health recipients being served here are not the monsters portrayed in the media. We mental health recipients are just people who fell on hard times and need help to rebuild our lives. The mental health recipients being housed here have passed through the sisters' transitional housing. They have already gone through their rough phase.

The lack of housing for mental health recipients is a crisis. This crisis forces people to be homeless for over a year on long waiting lists.

Community Access housing becomes the pillar of a community. Police turn to our program directors to find out information if there is a crime in the neighborhood. *And that's because we provide excellent support services.*

I ask that you allow Providence house with it 31 years of experience to go ahead with its project in its current form 80/20 (80 mental health recipients 20 neighborhood people w/o such concerns) so they can afford to build and maintain this desperately needed housing.

If you cut the # of MH units, you won't have the needed services.

The median household income in the 11225 zip code in 2008 was \$44.6K (source: www.city-data.com); a survey of available apartments advertised on Craigslist today in Prospect Lefferts Gardens showed apartments starting at \$825 for a one-room studio, \$900 for a one bedroom, and \$1250 for a two bedroom apartment (some of these may not actually be in Prospect Lefferts Gardens; as the area has become more desired by renters, its borders have been stretched by real estate brokers: I have seen apartments on Linden Blvd. described as PLG). Additionally, all of these lower-priced apartments were listed by real estate brokers and involved a fee ranging from the equivalent of one month's rent to 12% of a year's rent.

As you know, once a rent stabilized apartment is vacated, the landlord is entitled to an immediate vacancy increase (currently 17.75% for a one-year lease and 20% for a two-year lease). Additionally, if the previous tenant was in the apartment for 8 or more years, 0.6% is added to this figure.

Most importantly, a landlord can add 1/40th of the cost of any major capital improvements done to the apartment to the new monthly rent. Follow-up and verification of these MCI increases is virtually non-existent; I cannot tell you the number of apartments that I have seen described as having had \$10,000 or more worth of capital improvements done to them, without much more than a fresh coat of paint and some reconditioned appliances.

As an example, start with a two-bedroom apartment, rented for 9 years, most recently for \$1000 per month. Immediately, the base rent for a new one-year lease becomes \$1,183.50. Add 1/40th of \$10,000 to that, and you have a monthly rent of \$1,433.50, requiring a minimum income of \$57.3K. That's an increase of over 43% in the legal rent in just one month or so.

In some cases the legal rent actually becomes higher than the market rent, in which case the landlord has the option of charging a reduced or "preferred" rent. However, I can tell you from experience, that a nicely-renovated two bedroom apartment in this neighborhood for \$1400 per month will go very quickly; I had three of them available this summer and rented all three within two weeks of their coming on the market, all to couples making well above the minimum requirement of \$56K. I rented out a rent-stabilized studio for \$925 in a building on Fenimore Street two weeks ago; it was on the market for exactly three days. This was a preferred rent; the legal rent is \$951.48.

While it is no longer legal in NYC to discriminate against any lawful source of income, including public assistance, it is legal to specify a minimum income to rent an apartment. The vast majority of landlords in NYC, including here in PLG, require that applicants make 40 times one month's rent in gross income, or \$40,000 per year for a \$1,000 per month apartment (one building's management recently quoted a requirement of 80 times one month's rent to a person writing on the Lefferts Yahoo Group bulletin board). No-one on Section 8 or any other type of housing program can meet these requirements. Landlords also systematically require good credit, something also out of reach for many people on public assistance.

New construction in the area has focused almost exclusively on condominiums not marketed as affordable housing in any way (apartments for sale at 59 Hawthorne St., for example, a newly-constructed condominium building, currently range from \$230K for a 490 sq. ft. 1 bedroom unit to

\$445K for an 826 sq. ft. 2 bedroom apartment). What new rental housing has been built is usually three to four family townhouses with non-rent-stabilized apartments averaging \$1800 for a three bedroom unit, with separately-metered heat and hot water.

There are currently no affordable housing units under construction or consideration in Prospect Lefferts Gardens, whether for sale or for rent, and this is a crying need in this community in order for existing residents to remain in their neighborhoods. By increasing the affordable housing component of the proposed facility to the 40% level recommended by the Borough President, the City Council would make a statement on behalf of all moderate-income people seeking to stay in the neighborhoods they have cherished and fought for. This is not about denying opportunities to one group of people; it is about providing opportunities to people who already live in this community, support its merchants and local businesses with their patronage and hard-earned income, and have voted for officials they believed would place their interests above those of outside organizations.

Barbara Ann Rogers, Licensed Real Estate Broker

266 Lefferts Ave.

Brooklyn, NY 11225

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BUILDING HOMESHOPE'S FUTURES





AT-A-GLANCE

COMMUNITY ACCESS

OUR HISTORY

In the 1970's, the streets and shelters of NYC were overflowing with former psychiatric patients who had been discharged, en masse, from state psychiatric hospitals. Community Access' founder, Fred Hartmann, had a personal investment in seeing that safe, stable and affordable homes for people with a psychiatric disability were created: his sister was one of those discharged patients.

With great daring and grit, Fred and a group of clinicians, family members and former patients, rented and renovated apartments on the lower east side of Manhattan for their relatives. By 1977, four apartments became 44 and Community Access' model of integrating working families with children and people with psychiatric disabilities was established. Our founders' "experiment" with integrated housing became a model that has been nationally recognized and replicated--and is a powerful instrument in reducing the stigma associated with mental illness.

WHAT WE DO

We empower people to live independently, to be self-sufficient, and to grow as individuals, family members and citizens. We build "homes, hopes and futures" through several mutually supportive approaches.

- ❖ **Homes:** Whether in our transitional housing, or permanent supportive housing where residents hold leases, Community Access provides comprehensive and personalized support services to approximately 1,000 low-income people every year, 50% of whom are consumers of mental health services. Community Access owns and operates 16 buildings in Brooklyn, the Bronx and Manhattan.

QUICK FACTS

- Founded in 1974 by clinicians, family members and former psychiatric patients.
- In 1977 Community Access purchased its first two buildings in lower Manhattan.
- In 2009 Community Access owns and operates 16 buildings and 60-scattered site apartments with hundreds more in development.
- Club Access opened its doors in 1988.
- Founded in 1995, Howie the Harp Peer Advocacy and Training Center (HTH) has nearly 800 graduates with an 80% job placement rate.
- In 1996, Community Access established the Policy and Advocacy Department.
- In 2004 Community Access founded and led the New York State Campaign for Mental Health Housing.
- 325 staff members city-wide.
- Nearly 1,000 New Yorkers live in Community Access housing, 50% of whom are mental health recipients.
- 1,600 people served each year in housing, peer employment training or our clubhouse programs.

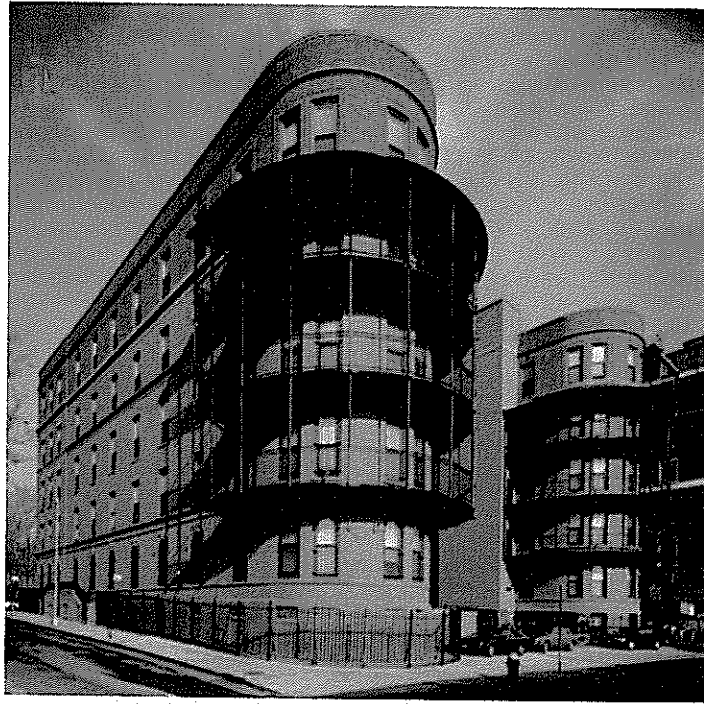
- ❖ **Hopes:** Established in 1988, Community Access' clubhouse program, Club Access, has been an open door to thousands of people seeking some of life's most basic amenities, things like friendship, new skills, more education, a hot meal, dignity and creative expression. The Club is open six days a week and serves 300 - 400 people every year.

The **Art Collective**, a unique program of the Club, provides technical training and support for artists, covering the entire process from creation of art to exhibition and sale. Artwork produced is featured in professional exhibits and displayed in all of the public spaces of Community Access. The Collective has nearly 50 active artists.

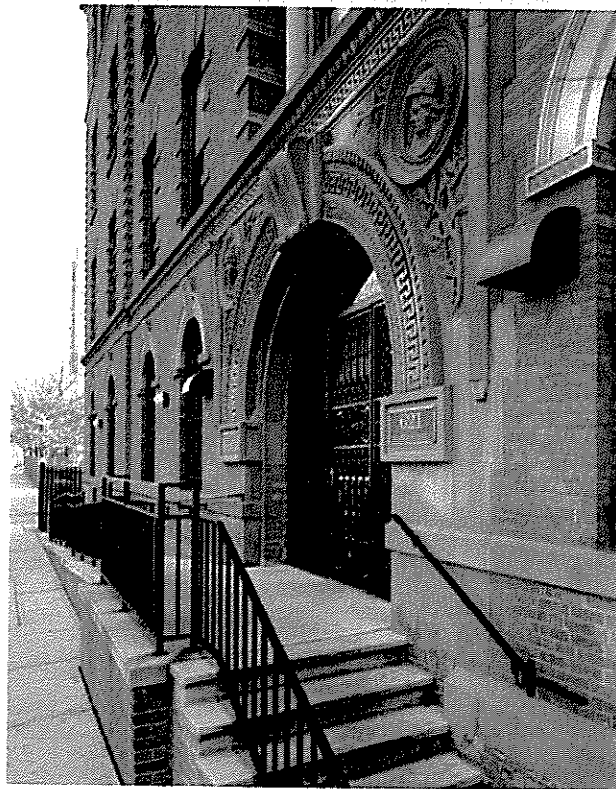
- ❖ **Futures:** Founded in 1995, Howie the Harp Peer Advocacy and Training Center (HTH) offers dynamic employment and training programs for people who thought that they might never work again--those with combined histories of mental illness, homelessness, substance abuse, and/or incarceration. The program, run primarily mental health recipients, is designed to train and place consumers in jobs in hospitals, clinics and prisons, serving people with mental illness.

OUR MISSION

Community Access assists people with psychiatric disabilities to make the transition from shelters and institutions to independent living. We provide safe, affordable housing and support services, and we advocate for the rights of people to live without fear or stigma. Our award-winning programs have been replicated across the country and demonstrate that people with psychiatric disabilities can lead productive, dignified, and valued lives in the community.



Gouverneur Court, NYC—Complete Restoration, Opened 1993



Gouverneur Court Entrance



Franklin Avenue, Bronx, NY—Opened February, 2005



Franklin Avenue Community Room



DeKalb Avenue, Brooklyn, NY—Opened March, 2004



DeKalb Avenue Rear Courtyard and Garden



Reverend James Polite Ave., Bronx, NY—Opened April, 2005
Back Garden



Warren Street, Brooklyn, NY—Opened, 2000
Front Lobby



FURMAN CENTER POLICY BRIEF

The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City

This policy brief is a summary of the Furman Center's research on the effects supportive housing has on the values of surrounding properties. The full study is available at <http://furmancenter.nyu.edu>.

What Is Supportive Housing?

Supportive housing is a type of affordable housing that provides on-site services to people who may need support to live independently. Residents may include formerly homeless individuals and families, people with HIV/AIDS or physical disabilities, young people aging out of foster care, ex-offenders, people with mental illness or individuals with a history of substance abuse. Residents in supportive housing developments, unlike those in temporary or transitional housing options, sign a lease or make some other long-term agreement. Developments provide a range of services to residents, which can include case management, job training and mental health or substance abuse counseling. Supportive housing developments are run by non-profit organizations that typically provide both support services and management.

Researchers have found supportive housing to be an effective and cost-efficient way to house disabled and formerly homeless people.¹ The combination of permanent affordable housing and support services is seen as key to providing a stable environment in which individuals can address the underlying causes of their homelessness—at far less cost than placing them in a shelter or treating them in a hospital.

¹ See, e.g., Culhane, Dennis, Stephen Metraux and Trevor Hadley. 2002. Public Service Reductions Associated with Placement of Homeless Persons with Severe Mental Illness in Supportive Housing. *Housing Policy Debate*. 13(1): 107 - 163; Lipton, Frank R., et al. 2000. Tenure in Supportive Housing for Homeless Persons With Severe Mental Illness. *Psychiatric Services*. 51(4): 479-486.

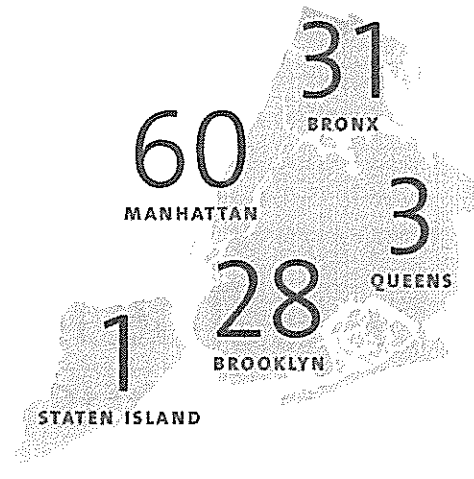


Supportive Housing in NYC

Supportive housing grew out of attempts in the late 1970s and early 1980s to provide services to mentally-ill individuals who were homeless or living in substandard, privately-owned Single Room Occupancy (SRO) buildings. Soon thereafter, nonprofit groups formed to rehabilitate the housing in addition to providing on-site services.

By 1990, New York City nonprofits were operating over 2,000 units of supportive housing. The success of these efforts led the state and city to sign a historic joint initiative to fund the creation of thousands of new supportive housing units for homeless persons with mental illness. The "New York/New York Agreement," signed in 1990, was the first of three initiatives that have helped spur the development of over 14,000 units in more than 220 supportive housing residences in the city for formerly homeless and inadequately housed people with a range of disabilities. As Figure A shows, the overwhelming majority of these developments were built in Manhattan, Brooklyn and the Bronx. As seen in Figure B, there has been

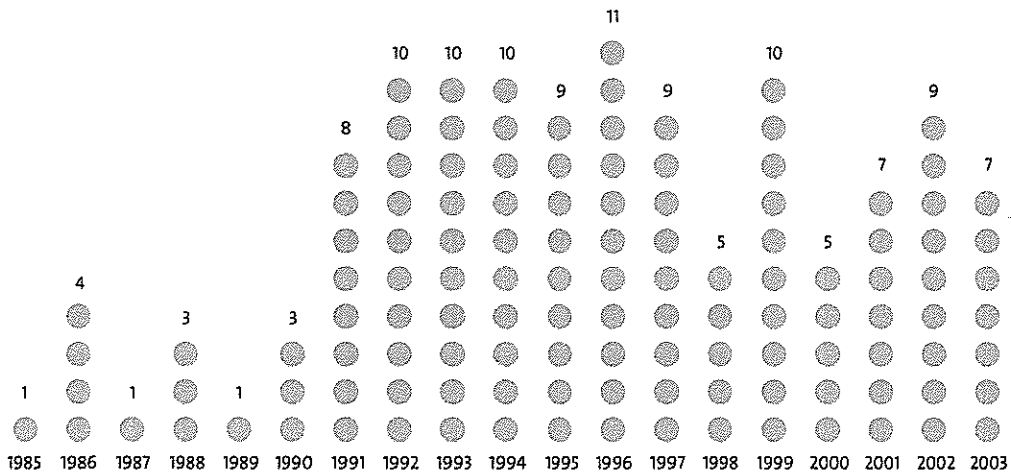
Figure A: Supportive Housing Developments in Our Study by Borough (as of 2003)



fairly steady development throughout the past two decades, with a big building boom following the 1990 NY/NY agreement.

Signed in November of 2005, the "New York/New York III Agreement" was the largest yet, committing \$1 billion to create 9,000 units of supportive housing (both scattered-site and single-site²) for homeless and at-risk individuals and families with disabilities in New York City over ten years. The large scope of this initiative ensures that there

Figure B: Supportive Housing Developments Completed Annually



Note: This figure includes all developments examined in this study: all supportive housing opening in New York City before 2004 that resulted from new construction or the gut renovation of a vacant building.

² Our research looks only at the impact of single-site supportive housing (developments in which the supportive housing units all are located in a single building with on-site social services), but it is important to note that New York City has an additional 9,000 supportive housing units that are scattered-site (dispersed within non-supportive housing buildings).



will continue to be a robust development pipeline of supportive housing to house homeless New Yorkers living with mental illness and other challenges.

As providers of supportive housing begin to implement the NY/NY III agreement, however, they are encountering two related and significant obstacles: New York City has a serious shortage of land suitable for building such developments; and community opposition to hosting supportive housing further limits the sites on which supportive housing can be built. The state and city require some form of public notification for all proposed supportive housing developments, and opposition by the local community often makes it difficult or impossible for developments to secure the necessary funding and land use approvals.

Despite the critical role that supportive housing plays in helping to address the problem of homelessness, communities asked to host the housing often resist, expressing fears that the housing will have a negative impact on the neighborhood. Neighbors voice worries, for example, that the supportive housing will increase crime, drain the neighborhoods' services and overburden its infrastructure, bring people to the community whose personal appearance or behavior will make residents and visitors uncomfortable, or otherwise decrease the quality of life in the neighborhood. They also commonly express a concern that supportive housing will depress the value of housing in the neighborhood, thereby depriving them of potential returns on their investment, and triggering a spiral of deterioration.

What Do We Know About Neighborhood Impacts of Supportive Housing?

Theoretically, supportive housing developments could either depress or raise neighborhood property values. If the development isn't well-maintained or doesn't blend in well with the surrounding community, it could have a negative impact on neighborhood property values. Similarly, if the residents of the new supportive housing engage in offensive behavior or participate in or are targets for illegal behavior, the housing might cause prices to drop. On the other hand, if a new development is attractive and replaces a community eyesore, such as an abandoned or vacant property, or helps to house people who otherwise would be living on the streets nearby, it likely would have a positive impact on property values. Similarly, if the new development is a conscientious and good neighbor and provides useful services to the community, it could raise prices.

While some who oppose supportive housing may do so regardless of the facts, objective, credible research about the experiences other neighborhoods have had with supportive housing should help to inform discussions about proposed developments. Some researchers have studied the effects of group homes, but few have looked specifically at the supportive housing model. Moreover, previous studies have been limited by data constraints, including small sample sizes (as few as 79 units) and limited time frames, and have studied effects in low-density neighborhoods, making it difficult to generalize their results to denser urban settings.³

The Furman Center's research aims to fill this gap in the literature with a rigorous, large-scale examination of the impacts of approximately 7,500 units of supportive housing created in New York City over the past twenty years.

³ See, e.g., Galster, George, Peter Tatian and Kathryn Pettit. 2004. Supportive Housing and Neighborhood Property Value Externalities. *Land Economics*. 80(1): 35-54; for studies of precursors to supportive housing such as group homes, see, e.g., Colwell, Peter F, Carolyn A. Dehring and Nicholas A. Lash. 2000. The Effects of Group Homes on Neighborhood Property Values. *Land Economics*. 76(4): 615-637.



About Our Research

In order to measure the impacts of supportive housing on property values, we use a large dataset with information on the sales prices of all apartment buildings, condominium apartments and one to four family homes selling in the city between 1974 and 2005, as well as property-level data on the characteristics of the units sold. We link these data to a list of all the supportive housing developments and their addresses, which we compiled with assistance from the New York City Department of Housing Preservation and Development (HPD), the New York State Office of Mental Health (OMH), the Supportive Housing Network of New York (SHNNY)—the member association of nonprofit supportive housing providers in New York State, and the Corporation for Supportive Housing (CSH)—a financial and technical assistance intermediary to supportive housing providers. This comprehensive dataset includes 7,500 units in 123 developments that opened between 1985 and 2003 and either were newly constructed or the result of gut renovations of

vacant buildings.⁴ The median size of the 123 developments is 48 units.

Identifying the impacts of supportive housing on the values of neighboring properties is challenging, primarily because it is difficult to disentangle what causes what—to determine whether supportive housing affects neighboring property values or whether neighboring property values affected the decision to build supportive housing in the neighborhood. Developers of supportive housing might, for example, be more likely to build the housing on sites in neighborhoods with very low property values, because more city-owned sites are available in such neighborhoods, because community opposition may be lower in these neighborhoods, or because developers can only afford to build in neighborhoods with the lowest property values. In fact, a simple comparison of census tracts in the city reveals that in 1990, before most supportive housing was sited, tracts that now have supportive housing tended to have higher poverty rates and lower homeownership rates than tracts that do not (see Table A).

Table A: Demographics (as of 1990) for Census Tracts with and without Supportive Housing

<i>Indicator* (as of 1990)</i>	<i>All Tracts in NYC</i>	<i>Tracts that now have Supportive Housing**</i>	<i>Tracts without Supportive Housing</i>
Number of Tracts	2,217	102	2,115
Poverty Rate	19.3%	31.4%	18.4%
Homeownership Rate	28.6%	10.9%	30.5%

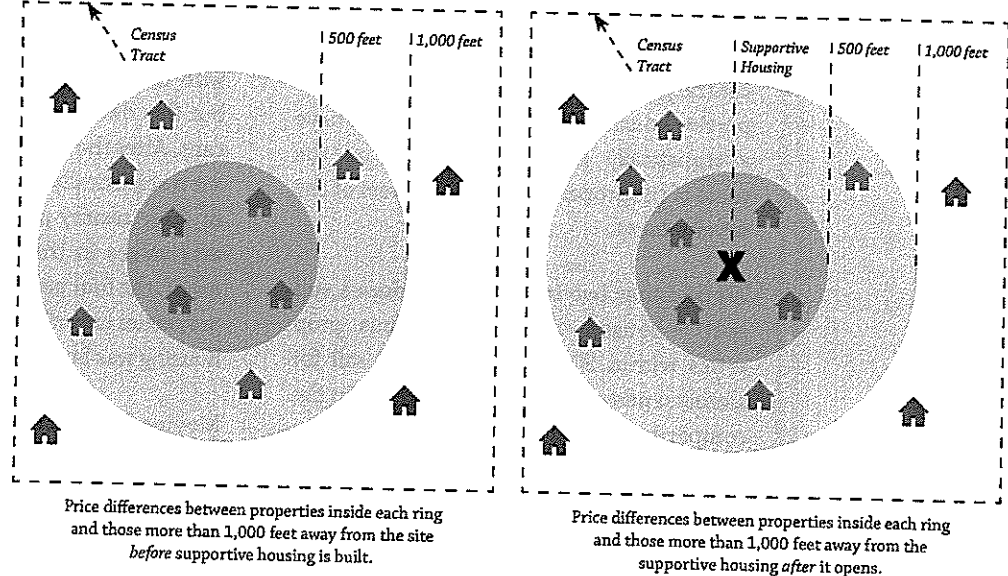
Source: 1990 Decennial Census data (NCDB). *All reported numbers represent the mean value across census tracts, weighted by population. **Tracts with supportive housing are those that are host to the 123 supportive housing developments in our study.

⁴ Because we are interested in the impacts new developments have on a neighborhood, our data on supportive housing developments only include new construction or projects that involved the complete, physical rehabilitation of a formerly vacant building. We did not include instances where an occupied building received cosmetic rehabilitation or was converted into a supportive housing development without undergoing substantial renovation.



Figure C: Methodology

Supportive housing development is represented by the **X**. We compare prices of properties within 500 feet and 1,000 feet of the development to similar properties in the same census tract but more than 1,000 feet away before and after the supportive housing is built.



We address this problem by controlling for the difference between the prices of properties very near to a supportive housing site and the prices of other properties in the same neighborhood before the supportive housing is constructed. Specifically, our research compares the price differences between properties within 500 and 1,000 feet of a supportive housing development, before and after it is built, with a comparable group of properties more than 1,000 feet from the site but still within the same census tract.⁵

Our strategy is illustrated in Figure C. Our approach controls for differences in prices between properties near to supportive housing sites and other properties in the neighborhood before supportive housing is built. It also controls for neighborhood price appreciation over time. Accordingly, we are able to specifically isolate the impact of the supportive housing. Our approach

also allows us to examine whether impacts vary with distance from the supportive housing development, because the impact on a property closer to a development might very well differ from impacts on properties still affected but further out in the 1,000 foot ring.

Finally, because impacts might be felt as soon as people learn that a supportive housing development is going to be built, and because construction of any building may bring noise, truck traffic, and other problems, we exclude the construction period from our estimate of property value differences between properties within the ring of supportive housing and those beyond 1,000 feet, before supportive housing opens.

⁵ One thousand feet is approximately the length of four North/South streets in Manhattan; across the city, on average, 1,000 feet is about the length of two blocks. While previous property value impact studies have looked at larger distances, it is unlikely that the relatively small developments we study would have an effect on property values many blocks away in the fairly dense Manhattan, Bronx and Brooklyn neighborhoods in which they are concentrated.



What Do We Find?

Our research finds little evidence to support neighbors' fears that supportive housing developments will reduce the price of surrounding properties over time. To the contrary, we find that the opening of a supportive housing development does not have a statistically significant⁶ impact on the value of the properties within 500 feet of the development.

We find that two to five years before a supportive housing development opens, properties within 500 feet of the site sell for almost 4 percent less than properties in the comparison group. This indicates that supportive housing developments are generally being built in areas that are more distressed than the surrounding neighborhood.

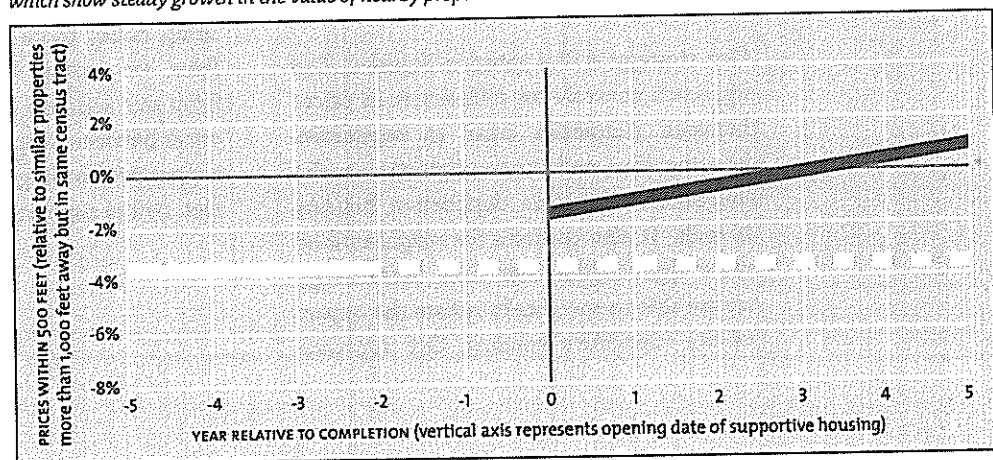
In the five years after completion, we find that the prices of those nearby properties experience strong and steady growth, appreciating more than comparable properties in the same neighborhood but further than 1,000 feet from the supportive housing.

As seen in Figure D, which illustrates the impact of a new supportive housing development of median size (48 units) on properties up to 500 feet away, there is a slight increase in the value of nearby properties when the development opens (compared with their value before construction began), but this difference is not statistically significant. After the supportive housing opens, we see a statistically significant rise in the value of these nearby properties, relative to property values in the comparison group. As a result, the four percent discount neighboring properties experienced before the supportive housing was built steadily narrows over time.

Moving farther away from the development, we find that properties between 500 and 1,000 feet away, unlike those less than 500 feet away, see a statistically significant drop in value when the building is under construction and when the supportive housing opens (compared to prices more than 1,000 feet from the development but within the neighborhood). But once again, we find that prices then show a steady relative gain in the years after completion. That pattern might suggest that the positive effects of the sup-

Figure D: Sales Prices of Properties Within 500 Feet of Supportive Housing Relative to Comparison Group, by Year Relative to Completion (For Median Size Development of 48 Units)

In this figure, the dotted line represents what we estimate would have happened to the prices of nearby properties had there been no new supportive housing development; the solid purple line represents the results of our analysis, which show steady growth in the value of nearby properties.



⁶ The term "statistically significant" refers to the likelihood that the differences between the groups being compared (in this study, the difference between the values of the properties near supportive housing and those further away) could have occurred by chance. If statistical methods show that results are statistically significant at the 95 percent level, we can be sure that the probability that the results are due to pure chance is five percent or less. Generally, researchers will consider results reliable only if they are statistically significant at the 90 (or higher) percent level.



portive housing are diluted farther away from the site and initially are outweighed by community uneasiness about the housing, but as the neighborhood grows comfortable with the supportive housing, prices show steady growth relative to the comparison properties.

In sum, our research reveals that the prices of properties closest to supportive housing—which are the properties opponents of supportive housing claim are most likely to be affected by the development—increase in the years after the supportive housing opens, relative to other properties located in the neighborhood but further from the supportive housing. Prices of properties 500 to 1,000 feet from the supportive housing may fall somewhat while the buildings are being built and as they open, but then steadily increase relative to the prices of properties further away from the supportive housing but in the same neighborhood. Our results accordingly suggest that over time, the values of homes near supportive housing do not suffer because of their proximity to the supportive housing.

Does the Size or Type of Supportive Housing Matter? Does the Population Density of the Neighborhood Matter?

Because of the diversity of supportive housing developments and the neighborhoods in which they are being built, we also wanted to evaluate whether characteristics of either the development or the neighborhood influence any effects the development has. We were somewhat surprised to find that the effects on neighboring property values do not depend on the size of the development (number of units) or the development's characteristics, such as whether the development sets aside a certain number of affordable units for neighborhood residents. The impact supportive housing has on property values also does not differ between lower and higher density neighborhoods.



GLASS FACTORY, a supportive housing development in the East Village, managed by BRC



What Do These Findings Mean?

Our findings show that the values of properties within 500 feet of supportive housing show steady growth relative to other properties in the neighborhood in the years after supportive housing opens. Properties somewhat further away (between 500 and 1,000 feet) show a decline in value when supportive housing first opens, but prices then increase steadily, perhaps as the market realizes that fears about the supportive housing turned out to be wrong.

The city, state, and providers of supportive housing must continue to maximize the positive effects of supportive housing and ensure that supportive housing residences remain good neighbors. But the evidence refutes the frequent assertions by opponents of proposed developments that supportive housing has a sustained negative impact on neighboring property values.



JEROME COURT, a supportive housing development in the Bronx, managed by Palladia, Inc.



THE FURMAN CENTER FOR REAL ESTATE AND URBAN POLICY

is a joint research center of the New York University School of Law and the Robert F. Wagner Graduate School of Public Service at NYU. Since its founding in 1995, the Furman Center has become the leading academic research center in New York City dedicated to providing objective academic and empirical research on the legal and public policy issues involving land use, real estate, housing and urban affairs in the United States, with a particular focus on New York City. More information about the Furman Center can be found at www.furmancenter.nyu.edu.

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Affordable housing pays off for city

Study finds that lower rents mean more money for residents to spend on everything from health care to groceries, boosting local business and property values; federal tax credits seen playing critical role.

By **Amanda Fung**

Published: June 23, 2010 - 1:35 pm

Affordable housing built with help from the use of federal low-income housing tax credits has a positive impact on distressed neighborhoods in the city and is crucial to economic development, according to a new study scheduled for release Wednesday.

The study found that the use of federal low-income housing tax credits is crucial to building and rehabilitating affordable housing, and to helping inner city neighborhoods. By paying affordable rent—monthly rents averaging \$500—families were able to more than double their discretionary income, which in turn allowed them to pay for health care, reduce their debt or put money into savings.

Businesses near the developments also benefit from affordable housing, because residents have more money to spend after paying their rent. Additionally, the study found that such developments increase adjacent property values and help generate property tax revenue to the city.

The study was based on an analysis of two affordable housing developments in the Belmont area of the Bronx that were built by using tax credits—Tri-Bel project, a 10-building development with 134 units, and Creston, a three-building development with 80 units. The Furman Center for Real Estate and Urban Policy at New York University and independent consultants analyzed the data. The study was commissioned by two local developers of affordable housing, Local Initiatives Support Corp. and Enterprise Community Partners.

"At a time when many New Yorkers and businesses are struggling to make ends meet, investing in the low-income housing tax credit and developing affordable housing can play a significant role in invigorating the economy and providing greater opportunities for low-income New Yorkers," said Abby Jo Sigal, vice president and New York City office director at Enterprise, which has been actively using the tax credit program to help build or preserve affordable housing across the city.

According to the study, before the renovation of the Tri-Bel buildings, nearby property prices were 6.5% below those of properties at least 1,000 feet away. After the rehab, home prices were 12.7% higher than the distant properties. Furthermore, the \$2.1 million tax credit investment in 46 units at the Tri-Bel development produced a boost to surrounding property values of as much as \$22 million, the study estimated. This in turn is expected to produce \$1.2 million in new tax revenue annually.

The study emphasizes that to make affordable housing development possible, government funding is required and much of that financing has been provided by the 22-year-old federal low-income housing tax credit program, which has been used by developers and community groups to build or renovate more than 2 million units nationwide. A New York City figure was not provided in the study.

"Quality affordable housing alone cannot solve all a neighborhood's problems, but it anchors so many positive developments within a community," said Denise Scott, executive director of New York at LISC, which has raised more than \$9.6 billion to build and rehab affordable housing units nationwide. "Affordable housing creates jobs, contributes to safer streets, supports neighborhood retail and encourages economic stability among resident families."

Entire contents © 2010

Affordable Housing Finance

Regional Report: Northeast

Developers balance affordable and supportive housing in new Brooklyn project

By Donna Kimura

Brooklyn, N.Y. – DeKalb Avenue Apartments takes the bold step of blending supportive housing for people with special needs with straight affordable housing for working families.

The recently completed project is a joint venture between Dunn Development Corp., a private real estate developer, and Community Access, Inc., a nonprofit dedicated to serving people with psychiatric disabilities.

director of Community Access. Coe, who has done much work with studio units for people with special needs, wanted to develop integrated, mainstream housing. Dunn shared a similar vision and believed that such a project could be created with existing funding sources.

Combining Community Access' services and extensive knowledge about the mentally ill population with Dunn Development's financing and construction

shelter system and have incomes no greater than 30% of the area median income (AMI). There are also eight one-bedroom units and 19 two-bedroom units that are rented to families earning no more than 60% of AMI.

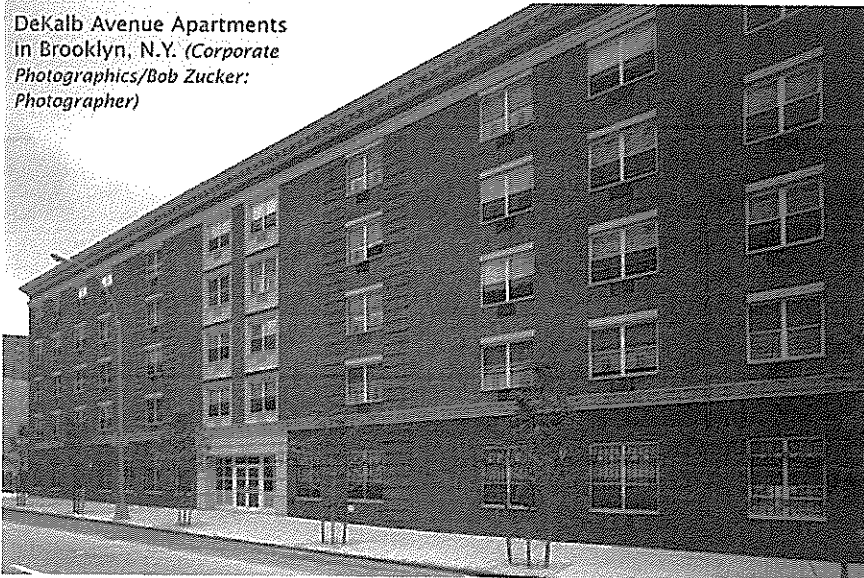
The project faced several obstacles, including community opposition to supportive housing and special-needs populations. Dunn Development also had to move beyond existing financing models for supportive housing, which generally result in 100% special-needs buildings or buildings with all studio apartments serving single adults. The initial reaction from some people was concern about housing adults with mental illness in a building with families.

To get government agencies and funders on board, the sponsors launched an education campaign about the needs of adults with mental illness and their ability to live independently in mainstream settings. They collaborated with Gov. George Pataki's Interagency Task Force on Housing for Persons with Special Needs and the Most Integrated Setting Coordinating Council. Bank and government officials and neighborhood groups were given tours of the building to increase support and understanding.

"We built it first and then let people see how nice the building was," Dunn said. One of the goals of the project, he said, is to change people's perceptions about affordable housing.

There have been no problems in the building or outside in the neighborhood, according to Dunn. Instead, the project

DeKalb Avenue Apartments in Brooklyn, N.Y. (Corporate Photographics/Bob Zucker; Photographer)



The joint venture attempts to serve not only as a unique model for bringing together different populations in one project, but a new model for development. The project grew out of a discussion between Martin Dunn, president of Dunn Development, and Steve Coe, executive

experience, DeKalb Avenue Apartments was completed in 2004.

The 55,000-square-foot building contains 64 units. There are 37 studio units reserved for formerly homeless individuals with mental illness who have been referred by New York City's homeless

has been a catalyst for neighborhood revitalization. Several nearby buildings have since been renovated.

The development is also serving as a model for a second project by the same development team. Located in the Bronx, the 66-unit Franklin Avenue Apartments is nearing completion. Residents are expected to move in around January.

Special needs get attention

Named "project of the year" by the New York State Association for Affordable Housing, the DeKalb development shows that quality matters to the residents and the neighborhood, Dunn said.

"It's important for affordable and supportive housing to raise the bar so we are welcomed when we do projects," he said, noting that every poor project that is built hurts the industry.

Unique touches to the façade of the DeKalb project include a decorative cornice that is traditional to the neighborhood. Inside, high-end finishes were used, and the family units have a home-work or desk area.

The project, including furnishings and capitalized reserves, cost about \$10.4 million. It received low-income housing tax credits from the New York State Division of Housing and Community Renewal (DHCR). The Richman Group

Affordable Housing Corp. syndicated the credits and provided roughly \$8.4 million in equity. The tax credit investors were Citibank, JPMorgan Chase, Merrill Lynch, Freddie Mac and HSBC Bank.

The industry will likely see greater integration of special-needs populations within multifamily projects, said William Traylor, president of Richman Housing Resources, a member of the Richman Group. The firm has syndicated tax credits for many supportive projects.

The New York State Housing Trust Fund provided a \$2 million permanent loan with a 30-year term and 1% interest-only debt-service payments, allowing the project to reach working families earning no more than 60% of AMI. Community Preservation Corp. provided a \$2 million construction loan. This financing mix allowed the project to be competitive in tax credit scoring while integrating special-needs individuals and working families.

Essential services

"DeKalb Apartments is a leading example of the innovative affordable housing alternatives we have created, complete with critical services to meet the needs of special populations," said DHCR Commissioner Judy Calogero. "There is a great demand for housing that integrates these two components while meeting

superior design standards: That is what Dunn Development Corp. and Community Access, Inc. have fashioned in the neighborhood of Bedford Stuyvesant."

Community Access' on-site support-services staff includes a program director, three service coordinators, a job developer, a half-time substance-abuse specialist and a half-time recreation coordinator. Service staff is funded by the New York City Department of Health and Mental Hygiene, which in turn is funded by the New York State Office of Mental Health.

The building also has 24-hour front desk coverage that is provided through a contract with the New York City Department of Homeless Services.

The apartment building features generous common spaces and a beautiful rear garden. The first floor has a computer room, library and a large community room with adjoining kitchen that opens onto the garden. The architect was SLCE Architects of New York.

The entire building is served by a high-speed, wireless (WiFi) computer network, which is available free to all residents. This feature was installed in collaboration with NYCWireless, a nonprofit committed to giving low-income New Yorkers access to the Internet. The sponsors are arranging donations of computers and WiFi cards. ■

Reprinted from *Affordable Housing Finance* January 2005.

For more information on AHF or to subscribe, visit www.housingfinance.com or call (800) 989-7255.



2 Washington Street, 9th
Floor New York NY, 10004

www.communityaccess.org

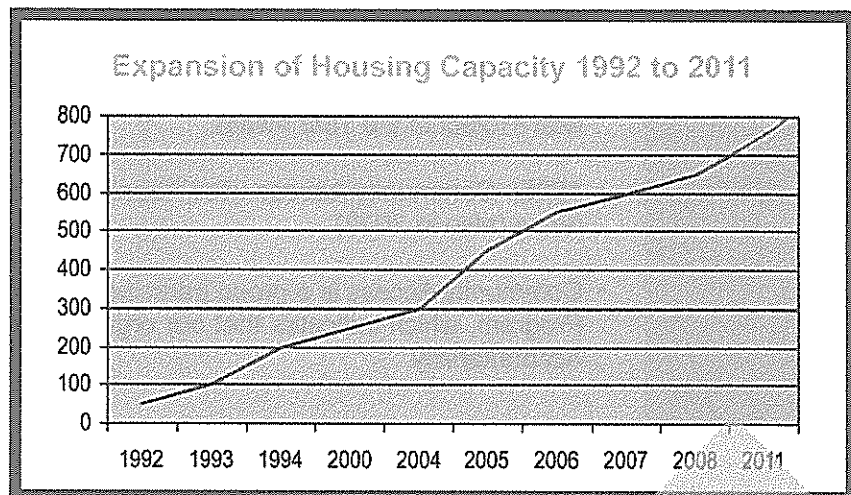


OUR IMPACT

Empowering people with psychiatric disabilities to transition to independent living by engaging them in housing, job training, mentoring, counseling and advocacy programs that inspire healthy, productive lives.

“ Community Access exemplifies what it means to be a good neighbor. The organization is a leader and innovator in housing, peer education and training—impacting the lives of New Yorkers most in need. ”

Robin Hood Foundation



2010 Program Outcomes

Community Access is recognized as one of the most innovative providers of housing, job training and support services for people living with psychiatric disabilities.

Housing

As of 2010, Community Access owns 16 buildings in Manhattan, Brooklyn and the Bronx—more facilities than any other supportive housing organization in New York City.

Job Training and Placement

85% graduation rate for our Howie the Harp Peer Advocacy and Training Center in Harlem (HTH).

55% overall 1+ year job retention rate (2007-2009) for HTH participants who find and maintain full-time employment.



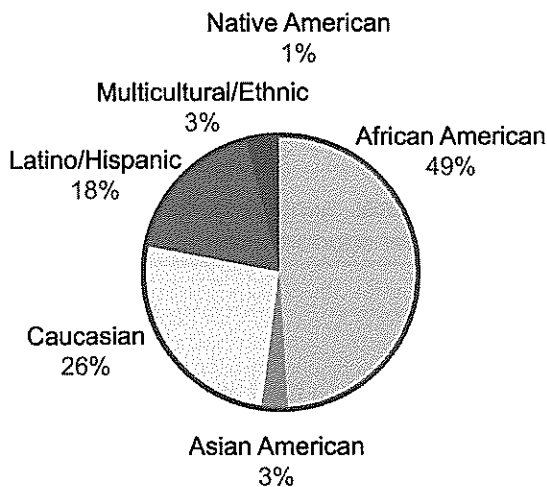
Achievements

1,680 clients/tenants served per year
253 full- and part-time employees

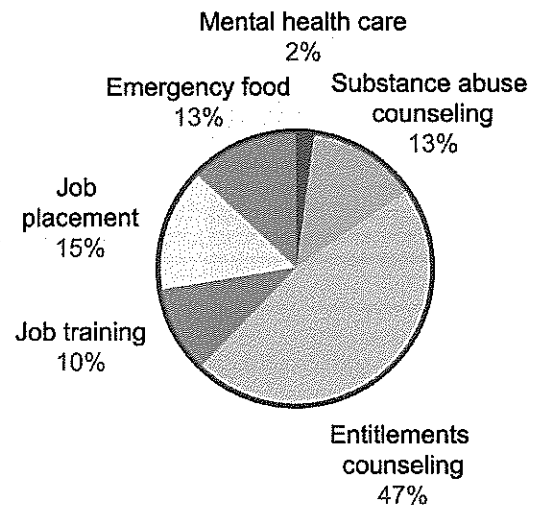
Recognition and Awards

- 2009: *New York Nonprofit Press* (NYNP) features Community Access as Agency of the Month in July/August. NYNP circulates to over 4,000 agencies working in the fields of health and human services.
- 2008: Community Access CEO, Steve Coe, and HTH Director, Dwayne Mayes, receive Robin Hood Foundation "John F. Kennedy, Jr. Hero Award" for their work in combating poverty in New York City.
- 2006: Brooklyn Chamber of Commerce honors Community Access with Award for Excellence in Affordable Housing Development.
- 2005: PBS' *Visionaries* series hosted by actor/humanitarian Sam Waterston features Community Access as model organization.
- 2005: Supportive Housing Network of New York (SHNNY) honors Community Access with Project of the Year Award.
- 1995: Community Access wins Fannie Mae Foundation *Maxwell Awards for Excellence* (also in 2002).
- Community Access is a proud participant of the Better Business Bureau Charity Seal Program, which indicates that our organization has met all 20 Standards for Charity Accountability.

Community Access Serves a Diverse Population

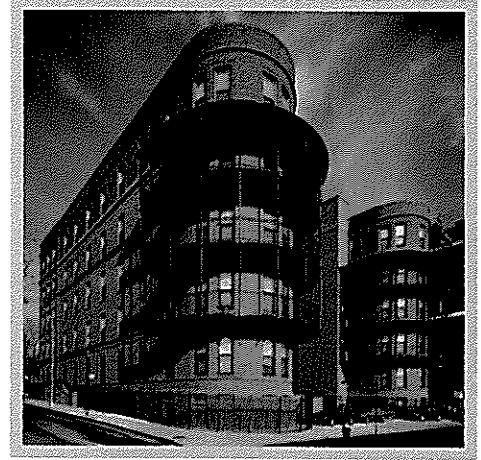


We provide a comprehensive range of support services to over 1,000 clients with psychiatric disabilities annually



COMMUNITY ACCESS

AT A GLANCE



Housing

Community Access provides two primary forms of housing options for people who have psychiatric disabilities: **permanent supportive housing** and **temporary (transitional) housing**.

Supportive housing is permanent, affordable housing linked to a range of support services for vulnerable people such as the homeless, persons with HIV and AIDS and, as in the case of CA, individuals with mental illness as well as low-income families.

Every CA tenant holds **his or her own lease** and is responsible for upholding the terms of that lease. One of the unique features of CA housing is that people with psychiatric histories are living as neighbors with individuals and working families with diverse backgrounds.

Our **transitional housing** program is for individuals who are coming directly out of psychiatric hospitals and who have a history of homelessness. It provides a structured living environment with intensive 24 hour support, to help people adjust to living in the community again. On average, tenants stay **six to 18 months** in this setting before moving on to more independent housing.

Services

All consumers at Community Access housing work with service coordinators who provide a flexible range of services tailored to the needs of the individual. These services may include counseling, vocational and education guidance, help with life skills, crisis intervention, group activities and assistance in accessing government entitlement programs.

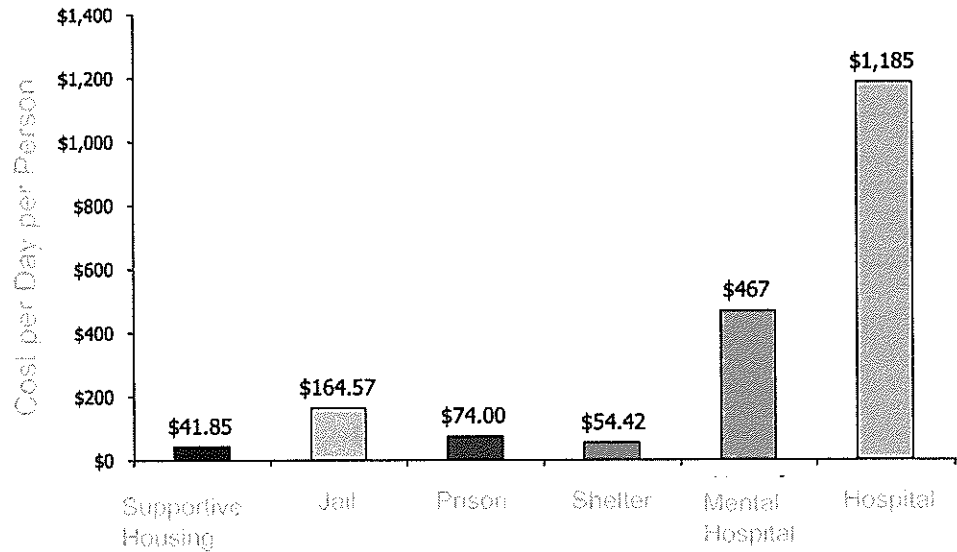
Eligibility

In most of our buildings, 60% of the units are set aside for individuals with a psychiatric disability and the remaining 40% are for low-income individuals or working families.



Cost Savings of Supportive Housing

New York Cost Estimates



Source: The Lewin Group, *Cost of Serving Homeless Individuals in Nine Cities*
http://documents.csh.org/documents/ke/csh_lewin2004.pdf

In 2009 Community Access spent an average of **\$30 per day** per person on its supportive housing programs.

Funding

The development of Community Access housing is financed through a combination of federal, state and local government loans or grants, the sale of tax exempt bonds and low income housing tax credits. For more information about Community Access funding, please find our annual report at: www.communityaccess.org/who-we-are

Where to Find Community Access

Manhattan:

- Administrative Offices - 2 Washington St. 9th Floor
- Access House - 220 East 7th Street
- Libby House - 347 East 4th Street
- Gouverneur Court - 621 Water Street
- East 4th Street - 258 East 4th Street
- 114 West 116th Street
- 29 E. 2nd Street
- 255 East Broadway
- 315 Second Avenue
- 190 Stanton Street
- 107-09 Avenue D

Bronx:

- 1750 Davidson Avenue
- 1363 Franklin Avenue
- 1022 Rev. James Polite Ave.
- 1189 Tinton Avenue

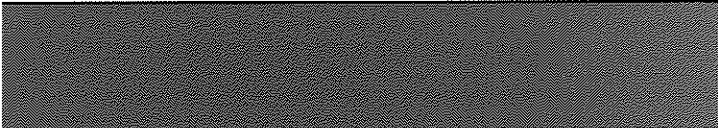
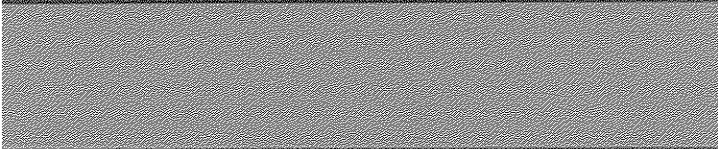
Brooklyn:

- 551 Warren Street
- 910 Dekalb Avenue

For more information, please visit:
www.communityaccess.org

A large, stylized number '35' rendered in a light gray, outlined font. The '3' has a curved bottom, and the '5' has a rounded bottom. The number is positioned in the upper right quadrant of the page.A horizontal bar with a light gray, textured background, spanning the width of the page. It is positioned below the number '35' and above the word 'YEARS OF'.

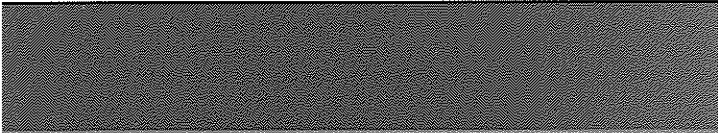
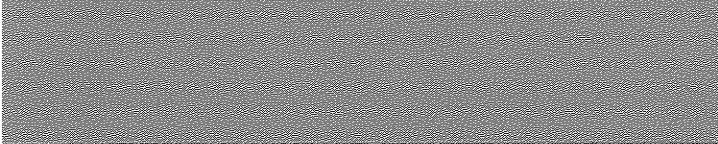
YEARS OF

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NEIGHBORS

A solid dark gray horizontal bar on the left side of the page, positioned between the 'NEIGHBORS' and 'COMING' bars.A horizontal bar with a light gray, textured background, spanning the width of the page. It is positioned below the word 'COMING' and above the word 'TOGETHER'.

COMING

A solid dark gray horizontal bar on the left side of the page, positioned between the 'COMING' and 'TOGETHER' bars.A horizontal bar with a light gray, textured background, spanning the width of the page. It is positioned below the word 'TOGETHER' and above the footer text.

TOGETHER

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ANNUAL REPORT 2009

A MESSAGE FROM OUR LEADERSHIP

The challenges presented in 2009 affected almost everyone. Unemployment rates soared, access to decent health care remained elusive for millions, food pantries struggled to meet the demand, and housing foreclosures made homelessness a reality for many Americans who never dreamed they would be without a roof over their heads. For the people we help—those with psychiatric disabilities and the working poor, including families as well as individuals—the economic downturn of 2009 was nothing short of a disaster, making an already fragile situation even worse.

But one of the wonderful things about New Yorkers is how we come together in a crisis. Because of our caring neighbors and supporters, Community Access was able to step in and help more people than ever in 2009. The year began with a huge tribute to our agency when the Robin Hood Foundation honored us with its prestigious “Heroes Award.” This recognition sparked over \$200,000 in additional financial support that we were able to put directly into our programs.

On the housing and community development front, we brought together supporters from the government and private sector to finance and break ground on the construction of a new residential building in the Bronx. Deborah Van Amerongen, Commissioner of the NYS Division of Housing and Community Renewal, hailed our efforts as “a model for the future.”

Thanks to a leadership gift from Anastasia Vournas and J. William Uhrig, our Club Access clubhouse also moved closer to finding a new home. We launched a capital campaign that is rallying friends and supporters to help us build our new clubhouse in the heart of the East Village. The new facility will open its doors in

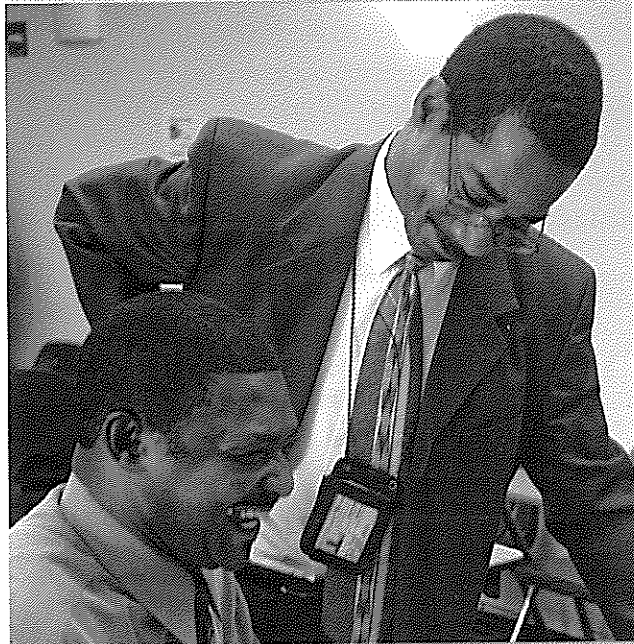
2010 and will offer expanded educational and support services for over 400 mental health consumers. The Howie the Harp Peer Advocacy and Training Center, under the leadership of Robin Hood “hero” Dwayne Mayes, expanded its work with ex-offenders and was able to place additional interns directly at the Rikers Island Correctional Facility, thereby easing the transition for mental health consumers being released from jail.

The sale of our office condo at 666 Broadway enabled us to reinvest in a number of critical efforts, including establishing a reserve fund and building infrastructure for our fund-raising program to support continued growth and innovation in all of our programs. We are especially proud that our new office space in downtown Manhattan has enabled us to host more peer support groups and training programs for consumers of mental health services—and to deepen our collaborations with sister agencies like the New York Association of Psychiatric Rehabilitation Services, the National Alliance on Mental Illness, and the International Network Toward Alternatives and Recovery.

In all that we do, Community Access aims to be a place where people can come together for learning, support and opportunity. Despite the turbulent economic times, our vision for Community Access remains constant—to empower people most in need to reach their full potential as citizens in our community. The mission and work of Community Access is relevant in many people’s lives—not just the individuals who rely on our programs, but our entire community. We are all neighbors. We are all stakeholders.

Steve Coe, CHIEF EXECUTIVE OFFICER
Stephen Chase, PRESIDENT

For 35 years, Community Access has created opportunities for individuals living with mental illness to gain access to housing, job training, mentoring, and counseling programs that empower them to transition from shelters and institutions to independent living. Our programs build life skills, foster entrepreneurial thinking, and instill a sense of community pride that encourages people to reach their potentials as active, contributing community members.



HOUSING

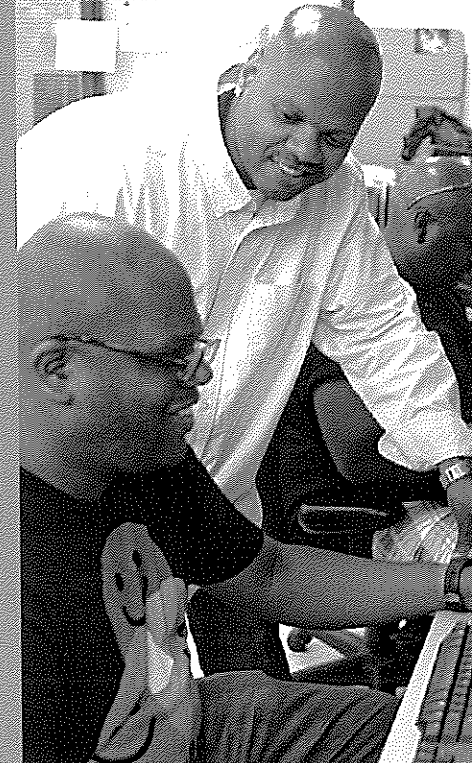
As of 2009, Community Access owns 16 buildings in Manhattan, Brooklyn and the Bronx—more facilities than any other supportive housing organization in New York City.

JOB TRAINING AND PLACEMENT

Over 800 mental health services consumers have graduated from our model job training programs at the Howie the Harp Peer Advocacy and Training Center.

CLUB ACCESS

Over 300 active members are involved in our clubhouse, an enrichment and education program for people who are homeless, isolated, or in need of friendship and a support network.



FINANCIALS

COMMUNITY ACCESS, INC. AND SUBSIDIARIES

Consolidated Statement of Activities
Year Ended June 30, 2009

Revenues

CONTRIBUTIONS, GRANTS & CLIENTS' FEES

Government sources	\$ 11,665,148
Foundations & corporations	866,865
Individuals	308,433
Capital campaign	642,350
Clients' fees (net of allowance of \$128,460)	1,075,599
Special events	349,481

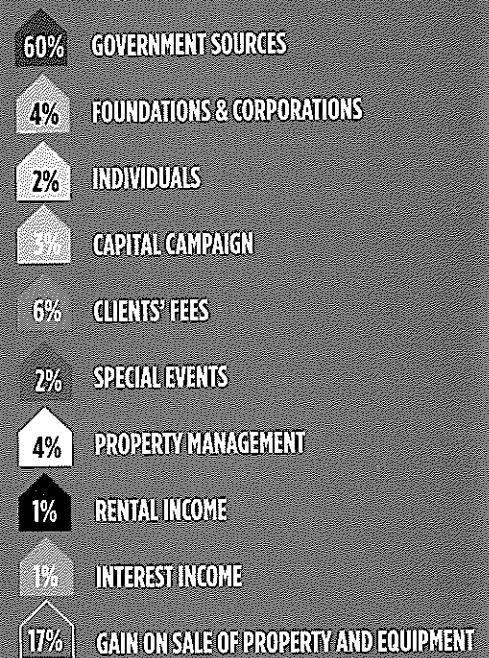
TOTAL CONTRIBUTIONS, GRANTS & CLIENTS' FEES \$ 14,907,876

OTHER

Property management & developer's fees	823,946
Rental income	244,740
Interest income and other	156,354
Gain on sale of property and equipment	3,359,315

TOTAL OTHER REVENUES 4,584,355

TOTAL REVENUES \$ 19,492,231



Expenses

PROGRAM SERVICES

Housing programs	\$ 11,439,043
Education & training programs	1,757,975
Other programs	113,390

TOTAL PROGRAM SERVICES 13,310,408

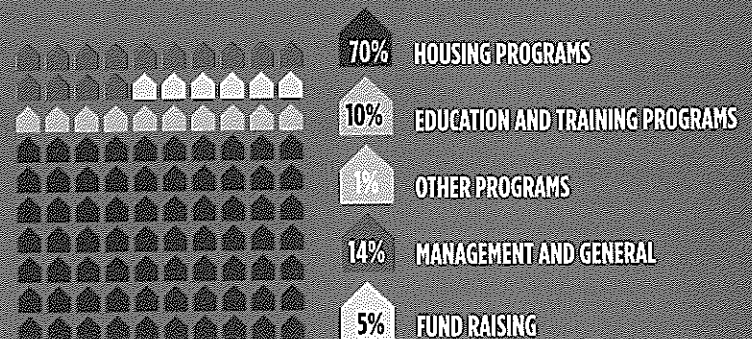
SUPPORTING SERVICES

Management and general	2,267,457
Fundraising	766,233

TOTAL SUPPORTING SERVICES 3,033,690

TOTAL EXPENSES \$ 16,344,098

CHANGE IN NET ASSETS \$ 3,148,133



DONORS

\$500,000+

Robin Hood Foundation

\$200,000-\$499,999

The Charina Endowment Fund**

Oak Foundation*

Anastasia P. Vournas & J. William Uhrig**

\$50,000-\$199,999

Stephen & Carol Chase**

The Durst Family Foundation*

Jim Simons

van Ameringen Foundation, Inc.

\$20,000-\$49,999

Cushman & Wakefield

Dextra Baldwin McGonagle Foundation

Hagedorn Fund

\$10,000-\$19,999

Joshua & Nicole Auerbach**

Francis Belmont

Dunn Development Corp.

EmblemHealth Services, LLC

The Guardian Life Insurance Company

Philipp Hecker**

Hess Corporation

HSBC Bank USA

Hyde and Watson Foundation**

David Kuperberg**

Carri Lyon

Mark & Jennifer Mandell

Susan & Bruno Palmarin

Richman Housing Resources, LLC

The Seth Sprague Educational and Charitable Foundation

Ramesh Shah**

TD Bank Charitable Foundation

Peter & Cathy Woll

\$5,000-\$9,999

American Association of the Order of Malta

Colette Bloch

Michael Brescia**

The BTMU Foundation, Inc.

CMJ Underwriters Ltd.

Steve Coe & Maggi Knox**

Contact Fund, LLC

Carole Darden-Lloyd &

Edward Lloyd**

Gloria F. Ross Foundation, Inc.

James Golden**

Goldman Sachs Bank USA

Dr. Cynthia B. Green &

Lee Cohen**

HLS Builders Corp.

Mintz & Gold, LLP

Catherine Patsos**

Title Associates — A Stewart Company

UHY Advisors NY, Inc.

\$1,000-\$4,999

ABC Coin Laundries, Inc.

Arnold & Jane Adlin

Affinity Health Plan

Alliance Bernstein

Altman-Kazickas Foundation

Artec Construction & Development Corp.

The Beir Foundation

Michael Billett

Jessica W. Catlow**

Center for Urban

Community Services

Leonard Chavis**

Coalition for the Homeless

Concern for Independent

Living, Inc.

Cooper Square Committee

Corporation for

Supportive Housing

Alice Cutler

Carol Davidson & Jody Silver

Marina Dobrynina

Donjon Marine

Durnan Group, Inc.

Sheldon Evans &

Martha McMaster

Larry Feuerman & Corporate

Care International, Inc.**

Charlotte & Jeffrey Fischman

Fountain House, Inc.

Maureen Friar**

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Sandra Gansberg &

Michael Rosenblum

Barbara & Eliot Gewirtz

Goren Brothers

Sylvia K. Greenberg**

Guilford Publications

Arthur M. Handler**

Hirschen Singer & Epstein, LLP

Jessica Weber Design, Inc.**

The Kandell Fund

Sue & Bruce Mather**

Kathleen McCarragher &

Paul Brooke**

Mega Contracting, Inc.

Cheryl & Philip Milstein

Mitofsky Shapiro Neville &

Hazen, LLP

National Equity Fund, Inc.

Stephanie W. Nickerson, Ph.D.

Teresa D. Perl

David E. Perry**

Russell L. Roberts

Karen Roth & Jesse Jampol**

Stephen & Wendy Shalen

SLCE Architects, LLP

Brian Sullivan**

William W. Traylor**

Trooper Foods

Urban Office Products

Carlo Bronzini Vender

Jim Weikart & Dana Lichty

John Wolfgang**

\$500-\$999

Alembic Development

Company, LLC

Evon M. Asforis & Elaine L. Smith**

Adina Azarian

Patricia Bauer & Arthur Palmer**

Belkin Burden Wenig &

Goldman, LLP

Norman D. Berman

J. Goodwin Bland

Stephen & Marsha Blank

Andrea Brown & Robert Levande

Annette Campbell

David & Judy Chase

Rebecca Chase**

Joyce Davis & Alan Cutter

Jeffrey Fiedler

Rose Geld

Nita & Chuck Goodgal

Mary Gottschalk

Hermès of Paris, Inc.
Howard & Carol Holtzmann
Ted Houghton
IRL Systems, Inc.
J.T. Magen & Company, Inc.
Mark C. & Kim D. Kelly**
Richard & Kathryn Kimball**
Anna Knox
Toni Lasicki & Bill DeVita
LD 54 Food Corporation
Sandra J. Lowe**
Victoria Lyon
Gayla D. Merrick
Miller Realty Associates
Mintz, Levin, Cohn, Ferris,
Glovsky and Popeo P.C.
Miracle Water Solutions
Alan Momeyer & Janet Markoff
Montroy Anderson, Inc.
Mountco Construction
National Mechanic Services
NELSON New York
Constance Packard
Alice & Jay Peterson
Podell, Schwartz, Schechter
& Banfield, LLP.
Providence House
Quinn Emanuel Urquhart Oliver &
Hedges, LLP
John E. Repko, III**
Barbara Ricci
Mary Anne Richmond &
Peter Schmidt
William H. Roth
Patrick Ryan**
Saint Vincent's Catholic
Medical Centers
Ivan Schinderman
Audrey & Douglas Seckendorf
Services for the Underserved
Kelly Sherman
Arlene Silverman
Susan Springer
Tuchman, Korngold, Weiss,
Lippman & Gelles, LLP
West Side Federation for Senior
& Supportive Housing
The Whelan Group
Christopher P. Wilson
Janet & John Winter

\$250-\$499

Sandy Abramson
Amy Armstrong
Atomic Exterminating Corp.
Bill & Sidonie Baker
Benchmark Title Agency, LLC
Benhar Office Interiors
Bernard & Judith Boroson
Sharon Browne
Stephen Burghardt
Francis & Kathy Burgweger
Frank Byrne
CAMBA
Patricia W. Cliff &
Karl von Frieling
The Coalition of Behavioral
Health Agencies, Inc.
Sarah E. Cogan &
Douglas H. Evans
Brian C. Cohen
Common Ground Community
Alphonse Diaz
Sandra Piques Eddy &
William Eddy**
Peter Egbert
Peggy Farber
Sheldon Fleck
Foothold Technology, Inc.
Elizabeth A. Glass
Frances Goldin
Goldstein Consulting Engineers
Goodstein Management, Inc.
Beverly Halpert
Harden + Van Arnam
Architects
Isseks Brothers Inc.
Dr. Arthur Kalish
Joanne Kroeger &
Guy E. McCarter
Cheryl Kunis &
David Rappaport**
David Lagasse**
Ryan Lagieski**
Beth Cooper Lawrence
Lawyers Alliance for New York
Ronald & Mira Leven
Ilene Levenson
Aaron Lewit
George Lindsay
Douglas & Rochelle Lowenstein

Magnusson Architecture &
Planning
Michael & Daryl Malter
Marks Paneth & Shron, LLP
Marx Myles, Inc.
Microsoft Matching Gifts
Program
Neighborhood Coalition
for Shelter
New York Association of
Psychiatric Rehabilitation Services
Onlinebuildings.com, Inc.
Oppenheimer & Co., Inc.
Ava Perry
Cynthia & George Petrow
Maggie Poxon**
Steven & Debbie Prince
Project FIND
Protech Plumbing &
Heating Corp.
Karen H. Putnam
Raia, Bredefeld & Associates, P.C.
Rand Engineering &
Architecture, PC
Pamela Bol Riess
Rotavele Elevator
David Rowe
Mark Rubinstein
Marise Santo & Peter Green
Steven M. Schwartz
Christian A. Schwarz
Howard Sendrovitz
John & Claire Simon
Sonenshine Partners
Sontag & Hyman PC
Sperber Denenberg &
Kahan, P.C.
Ralph Stefano
Hugo S. Subotovsky
Joe Sultan & Sandy Chilewich
Helen Uhrig**
Lawrence Weschler
Howard & Diane Wohl
Sheri & Robert Wolfson

*Multi-year grant commitment benefitting programs in 2009

**Campaign for Club Access Donor

HOW OUR SUPPORTERS HELP US MAKE A DIFFERENCE

As the chart on the facing page indicates, government grants support most, but not all, of our program costs. Contributions from individuals, companies, and foundations are critical in allowing us to access public support and sustain our programs. In addition to the direct program support described below, private support helps us develop quality improvement systems, outcome measures, staff training programs, new program models—and, in short, strive for excellence.

Private support allows us to assist over 1,500 people every year in making a transition from shelters and institutions to independent living. With your help, Community Access can invest in innovative solutions that truly help people rebuild their lives.

Here are some of the ways that contributions and grants make a difference:

\$10,000 = A year of housing, mental health care, mentoring, substance abuse counseling, and other vital support services for an individual in our housing programs.

\$2,500 = A scholarship for an individual with a combined history of mental illness, homelessness and incarceration to participate in job training, professional internships, employment placement, and alumni programs at our Howie the Harp Peer Advocacy and Training Center.

\$1,500 = A year of support services for a member of our Club Access clubhouse program to participate in counseling, GED preparation courses, financial literacy classes, a meals program, and much more.

\$500 = Art supplies and classroom instruction for a mental health consumer in our unique Art Collective program, which enables artists to create market-ready products.

\$30 = The average daily cost per person for Community Access to provide services to the 1,500 participants involved in our housing, job training and clubhouse programs.

There are many ways you can support the work of Community Access:

- Make a cash contribution.
- Join our membership program.
- Attend our Speaker Series programs and other events.
- Leave a legacy or bequest in your will.
- Designate Community Access as a beneficiary of your life insurance policy.
- Encourage your neighbors, families and friends to support Community Access!

Learn more about Community Access and how you can get involved:
www.communityaccess.org

BOARD

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Karen Roth
Vice President

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Philipp Hecker

David Kuperberg
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Catherine G. Patsos
Ramesh Shah
Anastasia P. Vournas
Curtis Wood

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Chief Executive Officer

Leonard Chavis
Chief Financial Officer

Elizabeth Glass
Chief Program Officer

Cal Hedigan
Chief Operating Officer

Sue Mather
Chief Development Officer

Darin Altילו
Director of Operations

Joanne Boger
Director of Property Management

Janine Deitz
Deputy Director of
Supportive Housing

Gordon Hough
Director of Supportive Housing

Lolita Jefferson
Deputy Director of
Supportive Housing

Roberta Katz
Director of Finance

Maggi Knox
Director of Real Estate Development

Tony Lee
Director of Club Access

Sandra Lowe
Director of Community Relations

Dwayne Mayes
Director of Howie the Harp Peer
Advocacy and Training Center

Inna Mill
Government Grants Manager

Alysia Pascaris
Director of Quality Improvement
& Planning

Karen Rosenthal
Director of Training

Patricia Small
Director of OMH Licensed and
Supported Housing

John Williams
Director of Development and
Communications

Morenike Williams
Director of Human Resources



BUILDING HOMES, HOPES AND FUTURES

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LA 147 Res. No. _____

in favor in opposition

Date: 10/25/2010

(PLEASE PRINT)

Name: Erin Kempf

Address: 306 Lincoln Road Apt. 1R

I represent: my family & my neighborhood

Address: Brooklyn, NY 11225

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LA 147 Res. No. _____

in favor in opposition

Date: 10/25/2010

(PLEASE PRINT)

Name: Zerck Kempf

Address: 306 Lincoln Road

I represent: My family & neighborhood.

Address: Brooklyn NY 11225

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

LA 146, 147, in favor in opposition
217, 239

Date: 10/25/10

(PLEASE PRINT)

Name: CAROL CLARK, ASST. Comm.

Address: _____

I represent: NYC HPD

Address: 100 GOLD ST.

▶ Please complete this card and return to the Sergeant-at-Arms ◀

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. L.O. No. 146-147 Res. No. _____

in favor in opposition

Date: 10-25-10

(PLEASE PRINT)

Name: Dynisha P. Gross

Address: Co. 40 Lincoln Rd # 6M, Bklyn, NY 11225

I represent: neighborhood residents in FAVOR of the project @ 329 Linden Rd.

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/25/10

(PLEASE PRINT)

Name: DAN HERBERT

Address: 291 LEFFERTS AVE

I represent: Lefferts Place Assoc. #3 Indiv.

Address: 291 Lefferts Ave. Bklyn 11225

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

146-147

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10-25-10

(PLEASE PRINT)

Name: Lindia Harriott

Address: 258 Lefferts Ave

I represent: providence base

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. ^{LU} 146+147 Res. No. _____

in favor in opposition

Date: 10/25/10

(PLEASE PRINT)

Name: JACK HAMMER, DIRECTOR

Address: _____

I represent: NYC HPD

Address: 100 Gold St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 0146-2010 Res. No. LU 0147-2010

in favor in opposition

Date: 10/25/10

(PLEASE PRINT)

Name: Barbara Rogers

Address: 206 Lefferts Ave. Bldg NY

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 146+147 Res. No. _____

in favor in opposition

Date: 10/25/10

(PLEASE PRINT)

Name: SR. JANET KINNEY

Address: _____

I represent: PROVIDENCE HOUSE

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 44 239 Res. No. _____

in favor in opposition

Date: 10/25/10

(PLEASE PRINT)

Name: JOSEPH LYNCH, Jr

Address: _____

I represent: NIXON PEABODY

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 146-147 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Sister PAT MALONEY

Address: 396 Lincoln Road Brklyn

I represent: Providence House

Address: 703 Lexington Ave Brklyn

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: DULCE DELA CRUZ

Address: 318 Lincoln Rd

I represent: Lincoln Road Ass

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL 146-147
THE CITY OF NEW YORK

10/25/2010

Appearance Card

I intend to appear and speak on Int. No. 146-147 Res. No. _____

in favor in opposition

Name: Joanne Neubold Date: Washington St. NYC
(PLEASE PRINT)

Address: 318 Lincoln Road

I represent: Lincoln Road Ass

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 146-147 Res. No. _____

in favor in opposition

Date: 10/25/2010

Name: Carla Rabinowitz
(PLEASE PRINT)

Address: 40 Community Access 2 Washington St. NYC

I represent: Community Access

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 146/147 Res. No. _____

in favor in opposition

Date: 10/25/10

Name: SABRA J. LOWE
(PLEASE PRINT)

Address: 60 RUTLAND RD, Bklyn, NY 11225

I represent: Community Access, Inc.

Address: 2 Washington St, NYC 10004

Please complete this card and return to the Sergeant-at-Arms