

FRIENDS IN THE CITY, INC.

Annual Report to New York Quarterly Meeting, 19th of 4th Month, 2015

Cedars/Fox Hall Program and Property Management. The 95-unit low-income housing and supportive service development has full occupancy at present and has experienced no recent vacancies. There have been extensive service program additions under the care of sponsor Lantern Group's new Executive Director, Laura Lazarus. New tenant activities include a regular Town Hall meeting, knitting group, African dance group, after-school tutoring increased to four days a week, a "Teen Scene Sundays" program, expanded GED and employment education services, and group excursions, for instance, to Circ Soleil. Participation in these activities continues to be by both the 28 tenant families who receive funding from the Department of Health and Mental Hygiene as well as the 65 tenant families from the community (i.e. low-income families of NYC). Property Management has agreed to engage a professional landscaper to help restore the grounds and replant where necessary. Over the spring and summer Cedars will work with a youth training program that pays the young people as they learn; we expect the landscape renewal and some social service activities to benefit from this non-profit-funded program.

Sustainable Maintenance. The geothermal, or ground source, heating and cooling system has continued to function efficiently: repair of leakage at one jointure of a well pipe and replacement of one well pump took place last fall. This sort of upkeep is normal for the complex geothermal system and equipment. The fiberglass window frames, that were repaired last year, still do not function as projected. The fault is in the manufacture. Lantern Group has found a much better fiberglass window manufacturer, and continues to explore repair methods for the Cedars windows. The Measurement and Verification study of energy use has not yet occurred, but will be scheduled in 2015.

Tour for Quarterly Meeting Friends. We are planning to arrange the long-promised tour of Cedars housing, mansion and grounds this fall. Please let these Friends know if you have an interest in visiting.

Respectfully submitted on 4/20/2014,

Steven Monroe Smith, Clerk

for Friends in the City Committee—Patricia Frascatore, Carol Jackson, Frederica-Azania Clare