

Annual Report to New York Quarterly Meeting, 4th Month 2011:

FRIENDS IN THE CITY, INC.

Cedars/Fox Hall Achievements. In June of 2010, the 95-unit low-income housing and supportive service project was awarded LEED Gold Certification for green building and energy efficient implementation. In the summer and fall of 2010 Cedars/Fox Hall was listed on the National Register of Historic Places under its original name, Denison-White Mansion, and received a \$150,000 grant from the Save America's Treasures program, administered by the U.S. Department of the Interior and the National Park Service. The money is allocated for reimbursement to the general contractor for ongoing operations and improvements. The local Congressman, Representative Jose Serrano, sponsored this historic marking. Continued full rent-up and engagement of special-needs and low-income tenants in the services offered all residents at the restored Fox Hall center is also a rewarding achievement.

Program and Care of the Property. The non-special-needs families and individuals get involved in the services, such as career development, interest groups, and nutrition counseling, at the same or greater percentage than the supportive service/formerly homeless tenants. This is unusual for other Lantern Group apartment buildings with mixed tenant groups. As for property management and upkeep, the geothermal (ground source) heating and cooling system has been of great concern due to malfunctions lasting over 24 hours—once last August and once again during the heating system. The entire system is undergoing re-commissioning, since it was discovered last fall that the whole had not originally been commissioned before occupancy. Problems and probable means of remediation have been identified by the commissioning engineer working with architect Tony Shitemi (UAI), the geothermal design engineer, and the mechanical engineer. The general contractor Bruno Frustaci, Inc., has remained faithful in our search and discovery of answers. One other building-wide maintenance problem has been the fiberglass frame windows in the residential section. Many of these require extensive caulking and other repairs. We are working with g. c. Frustaci to resolve both geothermal functioning and fiberglass window replacement before the summer. The tenants have been mostly patient throughout the difficulties.

Special Friends in the City Project. The tenant vegetable garden plot (with gravel paths and drip irrigation system) was misplaced in a shaded part of the grounds, and no vegetables will grow there. Several FITC Board members will be working with the tenants to plant shade-tolerant flowers and fern, hosta, astilbe, related sun-shy species. Daffodil bulbs have already been installed. Please see Patty Frascatore or Carol Jackson if you can assist with this shade-garden planting.

FITC Board Requests. 1) Friends in the City ask that our annual report to the NYQM be scheduled for the April quarterly meeting, which comes just after our yearly board meeting in the first week of April. 2) We respond to a QM Joint Nominating Committee request to suggest a staggering of our terms of service in keeping with Friends practice, and we have sent them our proposal.

Respectfully submitted on 4/17/2011,

Steven Monroe Smith, Clerk, for Friends in the City Committee