



Friends in the City, Inc.

Annual Report to New York Quarterly Meeting for 2009

January 20, 2010

OCCUPANCY: All apartments were rented by June of 2009. We are housing and providing services to 65 low-income families and individuals and 28 families who were formerly homeless. Most of the 28 families referred by the Department of Homeless Services have four members, bringing our total tenant population to over 200. The geothermal heating and cooling system works very well; the one service hitch was installation of thermostats too close to heat pump exhausts in about 50% of apartments; the thermostats are being relocated and the system is functioning as planned. Of the 28 referred families, there are no heads of family who are seniors. However, one-fourth of applicant tenants are age 55 or older. Cedars/Fox Hall obtained its permanent Certificate of Occupancy in October, is meeting its financial (mortgage) obligations, and provides excellent maintenance services. There will be an opening celebration in February or March. We will post the invitation on the Quarterly Meeting website.

PROGRAM: The contract with NYC Department of Health and Mental Hygiene was finalized in December but funds have not yet arrived. However, professional personnel are hired and essential program services (case management, housing coordination, administration) are operating with loans taken by Lantern Organization, refundable from the DHMH budget. The Cedars Program Director is Harry Hernandez, MSW, and his supervisor is the new Lantern Community Services Vice President and Director, Wendell Knight. (The Lantern Group changed its name to Lantern Organization when it moved its main office last August to 49 West 37th Street, 12th Floor, NY, NY 10018.) In order to provide better supportive services, including diverse vocational training programs, Lantern Organization is merging with MTI Residential Services, which was founded and directed by Wendell Knight. Wendell Knight brings to Lantern's existing departments a wider dimension of hands-on service provision to special-needs groups. In addition, Lantern Organization has hired a new Executive Director, Jessica Katz, formerly of the NYC Department of Housing, Preservation and Development Special Needs Housing Division, while T. Eric Galloway remains President of the development and service companies. These are positive steps for Cedars and realization of Lantern's not-for-profit housing mission to underserved New Yorkers. And, Bill Leicht will be holding Alternatives to Violence and related conflict resolution workshops at Cedars.

AWARDS: Cedars has been given the Energy Star Performance label by NYSERDA—only the fifth residential building in the United States to receive this award. The project expects to receive Save America's Treasures status from the Parks Department/U.S. Department of the Interior; and architect UAI and developer Lantern Organization have submitted Cedars/Fox Hall to the NYC Landmarks Conservancy for consideration in the Lucy G. Moses Preservation Award competition.

FITC BOARD: John Maynard will be leaving the Committee in April; please contact Carol Jackson or Steve Smith for information if you have an interest in serving this housing activity. See Cedars on reverse side!

Respectfully submitted,

Steve Smith for Friends in the City