



PRESIDENT’S REPORT

TO: Board of Directors
FROM: Curtis L. Archer
PERIOD ENDING: Friday, September 23, 2016

BUSINESS SERVICES

Business Seminars (Recent)

Table with 5 columns: Date, Title, Location, Partners, Attendance. Rows include seminars like 'Business Opportunities with the NYPD', 'One on One Counseling', 'Understanding Contracts', 'Secure Financing for Your Business', 'Social Media for Small Business', and 'Trademarks and Copyrights'.

Financing Coaching Week

On August 23 HCDC conducted the small business workshop “Secure Financing for Your Business.” That seminar provided a general view of the issues and products available for small businesses that needed financing assistance.

Financing Coaching Week took place from September 12 to 16 and 29 people came in for assistance. Most attendees were start-up businesses who were looking for guidance on how to raise funding to start their businesses.

The lending institutions that participated were: BRISK, TruFund, Harlem Entrepreneurial Fund Program, Peoples’ Federal Credit Union, BOC Capital, and ACCION.

MWBE

Two MWBE applications were processed during this reporting period. They are:

- Guy Brown Management (MBE)
- Skywave Communications (WBE)

CERSP

Applications Received: 2 applications

August 24th

- Harlem Business Alliance (Innovation Summit 2016) - \$5,000

September 20th

- Community League of the Heights, Inc. - \$25,000

COMMUNITY DEVELOPMENT

Housing and Financial Counseling, Seminars and Workshops

Partner	Topic	Date	Participants
JP Morgan Chase	Money Management	September 15, 2016	31
JP Morgan Chase	Understanding Credit	September 22, 2016	34
JP Morgan Chase	The Home Buying Process (Part 1)	September 29, 2016	TBD
Multiple w/HCCI	Harlem Home Buying Expo	October 1, 2016	TBD
JP Morgan Chase	The Home Buying Process (Part 2)	October 6, 2016	TBD

- Held one (1) one-on-one counseling session with a client seeking advice on her rental property. Executed one (1) credit report for a client.

Bradhurst Brownfields Opportunity Area Initiative

- Awaiting ESD legal's signoff on the draft HCCI Bradhurst BOA CIP Grant Disbursement Agreement.

"Franco the Great" Security Gate Murals

- Continuing to assist Save the Gates of Harlem in its discussions with various store owners in order to secure Franco's gate murals and have them transferred to East River Plaza. Blumenfeld/FCR is providing the store owners with new gates and paying for the installations.

Liquid Heat w/Ballet Hispanico

- Providing Jessica Angel, the project director for Liquid Heat, with ongoing strategies for expanding her community outreach efforts and engaging property owners. Met with Jessica and Voza Rivers of Greater Harlem Chamber of Commerce to explore synergies with the Harlem|Havana initiative. Jessica is reaching out to Dance Theatre of Harlem and Community Works per Voza's suggestions. Greater Harlem Chamber and the Harlem Arts Alliance have both agreed to support Liquid Heat.

Seed Street – Hydroponic Gardening and Jobs Initiative

- Met with Melinda Velez and Leanne Stella to discuss Leanne's hydroponic garden and jobs project for East Harlem. Melinda's staff will be supplying Leanne with a number of local contacts that Leanne can pursue to determine where this project can be set up. Leanne has already met with Placeful, the La Marqueta development team, and Placeful is interested in the project.

Harlem African Burial Ground

- Worked with the HABG Task Force and NYCEDC to create a community open house event to describe the Harlem African Burial Ground and its associated project proposal. We continue to provide input while winding down our role in the project.

Harlem's Major Projects Brochure

- Under the direction of the President, I updated this brochure to include new information on 12 real estate projects either recently developed or currently under development along 125th Street.

WEATHERIZATION

2016/2017 Program Year

Total Units for the WAP contract: 245 + 15 Units Program Income

Currently Eligible Units: 224

Currently Certified: 0

2016/2017 Program Year

No.	Address	Units	Owner
1	206 Edgecombe Avenue	2	Padmore John
2	139 West 138 th Street	25	SOBRO
3	1878 7 th Avenue	51	1878 7 th Avenue HDFC
4	360 West 117 th Street	9	Garden Of Eden Associates LP
5	23-11 8 th Avenue	34	Garden of Eden Associates LP
6	22-17 8 th Avenue	42	Garden of Eden Associates LP
7	304 West 120 th Street	9	Garden of Eden Associates LP
8	254 West 154 th Street	28	Macombs Manor Associates LP
9	262 West 154 th Street	27	Macombs Manor Associates LP
10	544 West 147 th Street	15	Palmares HDFC

- WAP's budget for the 2016-2017 program year has been increased from \$966,268 to \$1,054,268.00. Contractual units have also increased from 228 to 245 units. We are also using \$100,000.00 of Program Income this year which represents an additional 15 units.
- WAP has sent a formal request to have our northern boundary at 145th Street extended to 155th street. 155th Street had been WAP's original boundary. We have been advised that this will be reviewed with the next program year's budget.
- The timeline has been created for the production of the 2016-2017 units. The intake/outreach staff, with assistance from the other staff, has been identifying buildings that may be eligible for the pipeline for the 2016-2017 program year. The buildings identified above are presently going through the eligibility process to ensure that at least 66% of the residents meet the HEAP eligibility guidelines.
- As it does every few years, HCR has decided to shuffle the HCR WAP Program Monitors of the downstate subgrantees. William Gregg is now HCDC's Program Monitor, replacing Ladislao Batista.
- HCR mandates certain training sessions that must be repeated every three years by the Weatherization Director and the Field Crew. They are Basic Health and Safety, Lead Safe Weatherization Practices and Basic Air Sealing. The Weatherization Director and the Field Crew participated in training sessions on September 20, September 22, and will be participating in the final session on September 29, 2016.

- HCDC's WAP will continue to participate in the 2016 Con Edison Multifamily Energy Efficiency Program. This program leverages the WAP program covering some lighting measures and providing some reimbursement and incentives for other measures like exterior lighting and common area internal lighting.
- WAP has successfully applied for the NYSERDA's Multifamily Performance Program (MPP) which provides building performance services to multifamily buildings with five or more units and seeks to reduce overall energy costs of participant buildings by at least 15%. This program will bring additional dollars into WAP. WAP has also applied to the NYSERDA Empower program in an effort to leverage WAP dollars. WAP continues to actively research funding for the weatherization unit.

HCDC's Pilot Solar Project

HCDC's Pilot Solar Project 2013/2014 is progressing and it is hoped that both installations will occur this summer. The installer has sent a new agreement to the new owners of 148 West 141st Street for their approval. A racking system on which the panels will be mounted is being fabricated. A recent update from the installer indicates that the permits have expired and are currently being updated. Once these items are completed and the racking system is delivered, the actual install process will begin. HCDC is working with the owners and installer to coordinate the installation of the solar panels.