

ISSUE BRIEF VOL. 2 DECEMBER 2018:

ORGANIZING FOR NEIGHBORHOOD REVITALIZATION & AFFORDABLE HOUSING IN DISINVESTED AND GENTRIFYING COMMUNITIES

Metro IAF affiliates, in the last 30 years, have: 1) Developed 6,000+ Nehemiah homeownership units for first-time homebuyers in New York City, Baltimore, Philadelphia, Chicago and Metro Washington DC with a foreclosure rate of less than 1% (See New York Times); 2) Won more than \$4.5 billion to finance affordable housing, permanent supportive housing and neighborhood revitalization in urban and suburban communities in MA, NC, NY, NJ, PA, MD, DC, VA, IL, and WI; 3) Organized with Tenants to upgrade and preserve more than 26,000 low-income apartments for low-income renters plagued by slum landlords and/or threatened by upscale development in NC, NJ, NY, MD, DC, VA, and IL; 4) Held banks (JP Morgan, Bank of America, GE, Duetsche Bank, Wells Fargo, etc.) accountable for the predatory loan and foreclosure crisis and won reinvestment agreements, totaling \$400 million to rebuild blighted neighborhoods in Milwaukee, Northern Virginia, Chicago, Baltimore, Jersey City. Currently, Metro IAF is organizing for neighborhood revitalization and affordable housing in Baltimore, Washington, DC, Milwaukee, Chicago, Jersey City, New York, Metro Durham/Raleigh, and Northern Virginia.

2018 HIGHLIGHTS

\$2.2 Billion to Repair NYC Public Housing Authority (NYCHA) Units and \$500 Million for 15,000 Senior Units

East Brooklyn Congregations, Manhattan Together, and South Bronx Churches won at least \$2.2 billion to repair New York City Public Housing Authority (NYCHA) units and \$500 million to begin construction on 15,000 senior units on vacant NYCHA land. With major support from Metro IAF, the US Attorney for the NY Southern District reached a historic \$2.2 billion settlement agreement with NYC Mayor Bill de Blasio to ensure repairs and bring even broader independent oversight to NYCHA. The Judge has not approved their settlement because he didn't feel it went far enough, and the US Attorney's office is likely to come back with an even stronger proposal. Through a separate successfully negotiated and judicially approved Consent Decree, Metro IAF forced NYCHA to agree to tough new standards for fixing mold and leaks in the 186,000 units of NYCHA public housing; NYCHA also agreed to court-supervised, independent oversight that can force NYCHA to fulfill those standards. Metro IAF leaders also secured \$500 million from NYC Mayor de Blasio and City Council to start construction of 15,000 senior units on NYCHA land. Metro IAF NY also won a commitment from NY Gov. Cuomo to finance 1,000 senior units. Building new senior units will free up NYCHA units to house 50,000 low income New Yorkers.



NY Gov. Andrew Cuomo commits to fund 1,000 senior housing units

Durham CAN Victorious in Pushing for 600 Affordable Housing Units

After two years of organizing, Durham CAN won over 600 units of affordable housing downtown near several of its anchor congregations. The parcels of land were originally slated for luxury housing or parking. Leaders pressured Durham City, Housing Authority, & County governments to prioritize affordable housing on four parcels of publicly owned land. This fall, the mayor and city-council approved the first development project incorporating ALL Durham CAN's priorities: a minimum of 80 units of affordable housing for families under 60% AMI, including a commitment for a developer to work with the Durham Housing Authority to accept residents with vouchers.



WIN Drives Progress on 1,000+ Units of Affordable Housing in DC, Winning \$269M in Housing Funding Over Last Two Years

WIN successfully organized 518 affordable units to be built on a parcel that has stood vacant since 2008 and currently serves as a \$9/day parking lot. In March 2018, WIN also celebrated the groundbreaking of 220 units of affordable housing at Parkway Overlook, one of DC's largest "abandoniums." The \$82.2 million rehabilitation of the complex will be for households making up to 50% of the area median income.

AIM Won Apartment Renovation Commitment, Overhauled Mold Policy, & Secured \$113M for Affordable Housing

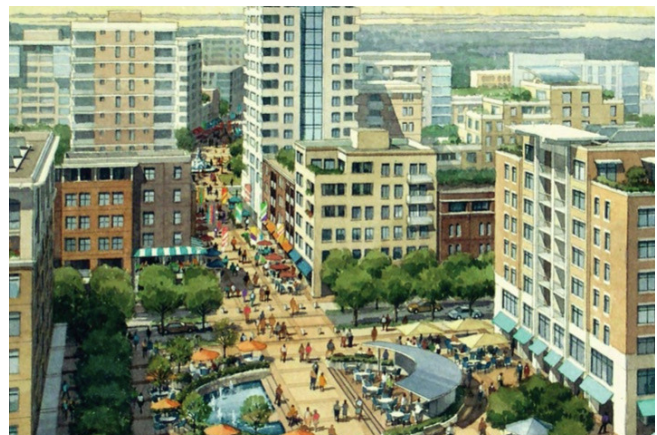
In Maryland, tenants of Northwest Park and leaders of Action in Montgomery won the replacement of 1,950 windows in the 800-unit complex after a year of organizing to hold Kay Management accountable for reoccurring mold and persistent problems with rodents, bed bugs and cockroaches that have triggered or exacerbated asthma problems. AIM demanded an overhaul in Kay Management's policy for preventing and remediating mold after forcing the county to document over 2,000 housing code violations. AIM has won \$113 million between 2017-2018 in dedicated public funding for affordable housing in Montgomery County.

Groundbreaking for 185-Bed Affordable Housing Nursing Home in Lake County, IL

Over the years, Lake County United (LCU) continued to press to keep the Winchester House nursing home open and affordable. Of the 185 beds, 65% are Medicaid funded and will include long-term nursing, memory care and short-term rehab services. The building of the facility is expected to be completed by mid-year in 2020. The old building will be torn down and made into a potential land site for more affordable housing.

Jersey City Together Wins Public Purchase of 95-Acre Site with \$170 Million Bond, Opportunity for 35+% Affordable Housing

In 2017, Jersey City Together launched a campaign to change the way a 95-acre site would be developed. After repeated actions with the mayor & city council, the city gave final approval in 2018 for a \$170 million bond that will purchase the site & invest in its infrastructure. This, the city estimates, will ensure that 35+% of the site's housing units will be affordable (potentially 2,800 units). Honeywell was forced to clean up the former chromium site after organizing pressure and a lawsuit by a previous IAF-affiliate in Jersey City called the Interfaith Community Organization.



Greater Cleveland Congregations Won Legislation Requiring Foreclosure Bonds for Residential Properties

Organizing efforts of GCC's Housing Taskforce resulted in Cleveland Heights City Council unanimously passing legislation this fall requiring foreclosure bonds for vacant residential properties. The legislation requires that \$15,000 cash bonds be set aside once a property has been vacant for 60 days. A \$1,500 administrative fee will also be deducted annually to manage the program. Vice Mayor Yasinow cited the strong advocacy from local GCC institutions, which sponsored a bus tour of 19 distressed properties in Cleveland Heights' Noble neighborhood in summer 2018.

