

# South Bronx CATCH Newsletter

Community Assisted  
Tenant Controlled  
Housing, Inc.

Summer / Fall  
2002

## Redevelopment in Highbridge *Three Summit Ave. buildings to be redesigned*

Construction on two of three formerly city owned buildings in the Highbridge section of the Bronx started in August 2002.

These three buildings, 997, 1008 and 1012 Summit Avenue will be rehabilitated through the city Neighborhood Redevelopment Program, otherwise known as the NRP Program.

Through the NRP program, these buildings will be redesigned in order to provide families with adequate living space at affordable rent. Units in the 1008 and 1012 Summit Avenue buildings are redesigned to create bigger apartments. This will reduce the total number of apartments from 40 to 35. All units will be fully handicap accessible, as both buildings will be joined together by an elevator.

CATCH is a non-profit city wide housing organization that was chosen by the city and residents of 997, 1008,



**997 Summit Ave.**

and 1012 Summit Avenue to rehabilitate their buildings through the City's NRP program. Crest Construction Company is the General Contractor for the project, and Larsen Shein Ginsberg Snyder, LLP Architects have been retained to redesign and oversee the substantial rehabilitation of the buildings.

In order to accommodate the residents of these buildings, construction will occur in two phases. The first phase began in August 2002 and is expected to take approximately 12 months. The first two buildings to be rehabilitated are 997 and 1008 Summit Avenue. During the

second phase, 1012 Summit Avenue will be rehabilitated, and the tenants who reside in the building will be temporarily and/ or permanently relocated to 997 and 1008 Summit Avenue. The overall construction of all three buildings is expected to be completed in 2004.

CATCH's objective is to provide decent, safe, affordable housing and eventually resident control. In order to accomplish these objectives, CATCH will continue to work with the residents in the buildings, and have tenants meetings to keep them up-to-date and informed about plans for the buildings and the overall project.



**1012(L) & 1008 (R) Summit**

### Editor

Tadessech Scott  
CATCH Organizer  
**212-431-9700 x 317**

### **Building Contact Numbers**

*Please contact your super first, regarding any repair or maintenance problems in your apartment or in the building .*

**James Oliver**-Super for 575 E 168th Street and 1203 Fulton Avenue.  
**917-271-2426**

**Jerome White** -Super for 865 E 167th Street  
**917-695-1317**

**Edwin Garcia** -Super for 1012 Summit Avenue.  
**917-269-4844**

**Lemle & Wolff-**  
Property Management Company-

*Please contact your Property Manager-*  
**Katherine Lugo** for emergency and severe maintenance problems.  
**718-884-7676 x 214**

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**212-431-9700**

# A New Outlook For Morrisania

## *Residents Take Control of their Buildings and Neighborhoods*

Three of CATCH's buildings located in the Morrisania area of the Bronx, 575 E 168th Street, 865 E 167th Street, and 1203 Fulton Avenue, were among the first buildings chosen by the city to be renovated through its innovative Third Party Transfer Program. It took approximately three years to complete renovation in all three buildings. The reason for that is that the Third Party Transfer Program is not a displacement program. Therefore, in order to accommodate the tenants of the buildings, all buildings were renovated in phases.

Two of these buildings were formerly resident controlled: 575 E 168th Street and 865 E 167th Street. This was a challenge for CATCH prior to the start of renovation because many residents were concerned that their sense of ownership would no longer exist. Once the buildings were turned over to CATCH, a non-profit housing development organization. It took several tenants meetings to clarify CATCH's goals and objectives and to describe the long term benefits of creating a Mutual Housing Association, (MHA), for all three buildings. By creating a MHA, tenants will retain a sense of ownership through a tenant controlled MHA. The buildings are owned by the MHA and governed by the MHA Board of Directors which makes decisions regarding the buildings. CATCH also serves on the board but holds a minority of positions and CATCH staff provide ongoing support. Through the MHA, tenants will be able to select superintendents of their building, review the management reports and oversee the upkeep and maintenance of the building and the safety of residents. In November of 2002, tenants will elect representatives from their building to the MHA and the Board of Directors for the first time. Prior to the election, CATCH will train residents about how the MHA and the Board of directors works and how to manage and operate their buildings.

The tenants are already preparing themselves to take an active role in the MHA. For example, Screening and House Rules committees, composed mainly of tenants, were created for each building. The purpose of the screening committee is to give residents the opportunity to interview prospective tenants, and decide who will and will not reside in the building. The purpose of the house rules committee is to set rules to help govern the building and make the living environment more respectable for all tenants.

CATCH continues to work with the residents and include them in the ongoing improvement of their buildings. As of October 2002, the tenants at 865 E 167th Street will no longer use keys to get in the building, instead they will use a key card. The purpose of using a key card is mainly for security reasons; to prevent duplication and distribution of keys to people who are not tenants of the building, and also to know who goes in and out of building in the case a problem occurs. Cameras will also be use in 865 E 167th Street, to help secure the building. One of tenants replied to the idea of installing cameras and key cards by saying, "I agree 110 percent with putting cameras in the building. We should have had cameras in the building a long time ago." CATCH eventually hopes to install this key system in all its buildings.

The CATCH affiliated buildings in the Morrisania area of the Bronx still have many goals to accomplish once the MHA becomes resident controlled. Many tenants in all three buildings share the same vision of turning nearby vacant lots into playgrounds and / or community gardens. The purpose of this is to provide the children and elderly tenants in the buildings and the surrounding area with a pleasant, safe place nearby. CATCH remains committed to working in partnership with all the residents and their elected leadership to plan and work for a bright future.



## Inside Story Headline

Almost one year later, construction at 865 E 167th Street has come to an end. Residents are now moving back to their permanent apartment and get prepare to establish the mutual Housing Association.

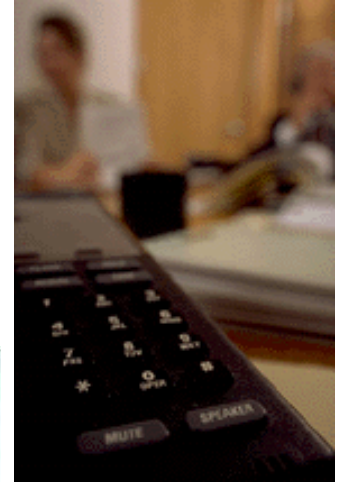
residents at 865 E 167th Street construction in the Morisania area, residents can once again enjoy the comfort of their apartment after one year of living in temporary apartments.

After three years of construction, all three Third

Party Transfer buildings in the Morisania area in the Bronx is finally completed. Last year residents at 575 E 168th Street moved permanently are preparing to permanently move back to their apartments.

CATCH has been working with three buildings in

the Morisania area of the Bronx, to provide them with low affordable housing



Caption describing picture or graphic.

## Inside Story Headline

This story can fit 100-150 words. The subject matter that appears in newsletters is virtually endless. You can include stories that focus on current technologies or innovations in your field.

You may also want to note business or economic trends, or make predictions for your customers or clients.

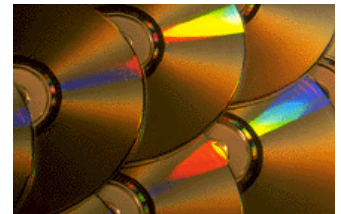
If the newsletter is distributed internally, you might comment

upon new procedures or improvements to the business. Sales figures or earnings will show how your business is growing.

Some newsletters include a column that is updated every issue, for instance, an advice column, a book review, a letter from the president, or an editorial. You can also profile new employees or top customers or vendors.

*“To catch the reader's attention, place an interesting sentence or quote from the story here.”*

## Inside Story Headline



Caption describing picture or graphic.



## A New Outlook For Morisania

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