



BANANA KELLY Community Improvement Association, Inc.

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Bronx, NY 10459
718-328-1064
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Cover Page
Rudy Bruner Foundation
December 9, 2014

Project Name: Kelly Street Restoration Project
Applicant: Kelly Street Restoration Project, LP
Submitted By: Harold DeRienzo, President, Banana Kelly CIA, Inc.
863 Prospect Ave., Bronx, NY 10459



2015 RUDY BRUNER AWARD PROJECT DATA



PROJECT DATA

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

Project Name _____ Location _____ City _____ State _____

Owner _____

Project Use(s) _____

Project Size _____ Total Development Cost _____

Annual Operating Budget (if appropriate) _____

Date Initiated _____ Percent Completed by December 1, 2014 _____

Project Completion Date (if appropriate) _____ Project Website (if appropriate) _____

Attach, if you wish, a list of relevant project dates _____

Application submitted by:

Name _____ Title _____

Organization _____

Address _____ City/State/Zip _____

Telephone () _____ Fax () _____

E-mail _____ Website (if appropriate) _____

Perspective Sheets:

Organization _____ Name _____ E-mail _____

Public Agencies _____

Architect/Designer _____

Developer _____

Professional Consultant _____

Community Group _____

Other _____

Please indicate how you learned of the *Rudy Bruner Award for Urban Excellence*. (Check all that apply).

- | | | | |
|----------------|----------------------|-------------------------------------|------------------------|
| Direct Mailing | Direct Email | Previous Selection Committee member | Other (please specify) |
| Online Notice | Previous RBA entrant | Professional Organization | _____ |
| | Social Media | Bruner/Loeb Forum | |

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Signature _____ Date _____

2015
RUDY BRUNER AWARD
PROJECT
AT-A-GLANCE



PROJECT AT-A-GLANCE

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This sheet, the Project Data sheet, and the representative photo will be sent to the Committee in advance as the *Project Overview*.

Project Name _____

Address _____

City/State/ZIP _____

1. Give a brief overview of the project. Approximately 500 words.

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.) Approximately 500 words.

2015 RUDY BRUNER AWARD PROJECT DESCRIPTION



PROJECT DESCRIPTION

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project? Approximately 500 words.

2. Briefly describe the project's urban context. How has the project impacted the local community? Who does the project serve? How many people are served by the project? Approximately 500 words.

PROJECT DESCRIPTION (CONT'D)

3. Describe the key elements of the development process, including community participation where appropriate. Approximately 400 words.

4. Describe the financing of the project. Please include all funding sources and square foot costs where applicable. Approximately 400 words.

5. Is the project unique and/or does it address significant urban issues? Is the model adaptable to other urban settings? Approximately 400 words.

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This sheet is to be filled out by someone who was involved, or represents an organization that was involved, in helping the project respond to neighborhood issues.

Name	Sajata Epps	Title	Kelly Street Garden Committee Member
Organization	Kelly Street Garden Committee/ Resident of 940 Kelly St.	Telephone (646)	377-2971
Address	923 Kelly St., Apt. 5D	City/State/ZIP	Bronx, NY 10459
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Signature	Sajata Epps	Date	12/3/2014
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Digitally signed by Sajata Epps
DN: cn=Sajata Epps, o=Kelly Street Garden Committee, ou=email-sajatabt@gmail.com,
c=US
Date: 2014.12.03 12:32:09 -0500

1. How did you, or the organization you represent, become involved in this project? What role did you play? Approximately 400 words.

I became involved in this project as a careful observer. Walking home from work I would see flyers for the Kelly Street Garden in the windows of the buildings. Not seeing the garden at street level led me to ignore the posters for a few weeks. In August the posters were still up and I became more and more interested in this projects location. One morning I set out to find this garden. After asking the janitor of 924 Kelly Street I finally understood its location was in the back of the buildings. The garden was a complete surprise to me. I had never seen a community garden hidden in back of residential buildings before.

Thinking it might be broken up into plot shares I asked Rosalba and Lonny how can I participate. Rosalba kindly informed me that vegetables harvested from the garden was free for everyone on Kelly Street to enjoy. I was asked to attend the garden committee meetings and so I did. As a member of the garden committee I not only have a say in what's planted in the garden, I also help plan and execute Kelly Street Garden events like our first Halloween party. Building our first greenhouse has also been a passion project of mine and the progress of this project has been very rewarding to me. Our greenhouse will be very instrumental in the production of vegetables during the winter months.

2. From the community's point of view, what were the major issues concerning this project? Approximately 400 words.

Sustainability was an issue concerning this project. Did we have enough people committed to this garden to keep and maintain it? Through community leadership and participation I feel like we have overcome this fear and proven not only to ourselves but also to our community that we can sustain a project of this magnitude for years to come.

COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

3. Has this project made the community a better place to live or work? If so, how? Approximately 400 words.

Kelly Street Garden has impacted the community in a very positive way. This project has created a welcoming place for residents to learn how to provide their families with healthier food options. This garden has provided information as to where our food actually comes from. Gardening and leadership skills are gained in the participation of this project. Our cooking classes not only gives us an opportunity to trade recipes but also introduces residents to new food options, foods they would never cook with due to its unavailability in our community supermarkets.

4. Would you change anything about this project or the development process you went through? Approximately 400 words.

I would have to say no. I would not have changed anything in the development process of this project. Learning how to work and grow together has been an amazing experience for the Kelly Street community. For years Kelly Street has been famous for run down apartments and hostile residents. The restoration of these buildings and the development of a garden amenity has been the sunlight this community needed in its growth process. It's wonderful to see residents young and old work the garden and learn from each other a long the way.

COMMUNITY REPRESENTATIVE PERSPECTIVE

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by someone who was involved, or represents an organization that was involved, in helping the project respond to neighborhood issues.

Name	Carolyn Waring	Title	Kelly Street resident/Garden Committee Member
Organization		Telephone (662)	617-1887
Address	924 Kelly Street, Apartment 4B	City/State/ZIP	Bronx, NY 10459
Fax ()		E-mail	waringcarolyn@yahoo.com

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Signature **Carolyn Waring** Digitally signed by Carolyn Waring
DN: cn=Carolyn Waring, o=Kelly Street Garden Committee, ou,
email=warincarolyn@yahoo.com, c=US
Date: 2014.12.05 13:56:59 -0500 Date _____

1. How did you, or the organization you represent, become involved in this project? What role did you play? Approximately 400 words.

I became involved with the project when I moved back into my apartment after it was renovated. The Management team was very much in favor of having a garden in the back of the buildings, just like me. I went through the 5 buildings and spoke with residents trying to inform them and get them involved. Since the beginning I've done whatever was needed.

2. From the community's point of view, what were the major issues concerning this project? Approximately 400 words.

It took awhile before construction began and it seemed as if the garden was just not going to happen. General thought was that "powers that be were taking the money".

COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

3. Has this project made the community a better place to live or work? If so, how? Approximately 400 words.

The completion of the garden has bought a sense of unity, commitment and a sense of accomplishment. It is a place where we meet and plan events to better our neighborhood, find out information that's helpful, we learn how to garden and how to use the food we have planted. Through our cooking classes we learn how to prepare different styles of the same vegetables and herbs. We've learned to talk to one another and that we are more alike than we previously thought.

4. Would you change anything about this project or the development process you went through? Approximately 400 words.

I would have made the garden beds 4'tall because bending down hurts my back. Moving forward, planting in the spring will be fun and exciting.

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This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

Name Kimberly Darga Title Assistant Commissioner, Preservation Finance
Organization NYC Department of Housing Preservation & Development Telephone (212) 863-8578
Address 100 Gold Street, Room 9-Q3 City/State/ZIP New York, NY 10038
Fax () E-mail dargak@hpd.nyc.gov

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Signature  Date December 5th, 2015

1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements). Approximately 400 words.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them? Approximately 400 words.

Rudy Bruner Award – application for the Kelly Street Portfolio

Public Agency Perspective

Name: Kim Darga
Title: Assistant Commissioner, Preservation Finance
Organization: NYC Department of Housing Preservation & Development
Telephone: (212) 863-8578
Address: 100 Gold Street, Room 9-Q3, New York, NY 10038

1. *What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements.) Approximately 400 words.*

The NYC Department of Housing Preservation and Development (HPD) is the largest municipal housing preservation and development agency in the nation. Our mission is to promote housing equality and create and sustain viable neighborhoods for New Yorkers through housing education, outreach, loan and development programs and enforcement of housing standards.

The Kelly Street portfolio consists of 916, 920, 924, 928, and 935 Kelly Street in the Hunts Point-Longwood section of the Bronx. In 1995 the buildings were purchased by an owner who refinanced them with Ridgewood Savings Bank in 2009, increasing their \$3 million original mortgage to \$5 million and getting at least \$2 million in cash out of the deal. In December 2010 the owner was held in default on the mortgage and the portfolio went into foreclosure. All five properties were placed in HPD's Alternative Enforcement Program (AEP), an initiative to effectively identify and increase the pressure on the owners of some of the City's most distressed residential buildings to bring the buildings up to code. AEP allowed HPD to target the buildings for roof-to-cellar inspections that led to the replacement of major building systems (e.g., roofs, boilers) and performed emergency repairs to the most hazardous conditions which the owners were refusing to address. Absent AEP, the properties would have continued to deteriorate rapidly and pose health and safety risks and, possibly, necessitate orders to vacate the tenants – leaving the residents without permanent homes and threatening the stability and integrity of the surrounding neighborhood.

Our concern was to find new owners to acquire and rehabilitate the buildings. We wanted to ensure that the buildings were made habitable, that residents had high-quality apartments in which to live, and that the apartments would be affordable for years to come. Our role was to find the right partners to make this happen and to be the caretakers of these buildings into the future. In addition we provided significant capital for the project including a \$3.4 million acquisition loan through our Participation Loan Program (PLP) and with the allocation of Low Income Housing Tax Credits (LIHTC).

(344 words)

2. *How was this project intended to benefit your city? What trade-offs and compromises were required to implement this project? How did your agency participate in making them? Approximately 400 words.*

Affordable housing in New York City is an irreplaceable commodity, and the loss of even one apartment is felt dearly. Furthermore, in the case of the Kelly Street portfolio, we were facing not just the loss of apartments affordable to local residents but of an entire block – the impact to the community would have been devastating.

The City had liens for the emergency repairs to this portfolio for over \$1.6 million when Workforce Housing Group took ownership. In addition to providing direct subsidy to make this a financially viable project, the City also agreed to forgo payment of these liens by wrapping them into an enforcement note and mortgage that would only be payable if they violated the City's required affordability terms. (122 words)

3. *Describe the project's impact on your city. Please be as specific as possible. Approximately 400 words.*

People tend to overlook preservation projects because they are simply not as "sexy" as new construction: there is no new architectural wonder with the latest bells and whistles, no changes to the skyline, no "buzz" generated. This work is – by definition – about preserving what is in place. But the impact is significant, both in terms of improving living conditions and future opportunities for residents, and also in terms of savings to the City.

The previous ownership of the Kelly Street buildings, after refinancing the properties and incurring an unsustainable level of debt, allowed them to slide into such a deplorable state that all five were placed in HPD's Alternative Enforcement Program (AEP), an initiative that annually targets the 200 most distressed buildings in the city for remediation. At the time that the buildings were transferred to Workforce Housing Group, the properties were in foreclosure. They were in severe disrepair, for which a 7A Administrator had been appointed: In just one of the five buildings, there were over 2,000 NYC Housing Maintenance Code violations. There are significant costs to all of these interventions: inspectors, legal fees, court appearances, emergency repairs, etc.

There is also the psychic cost to the city – less quantifiable, for sure, but worth noting. Over the past three decades, Kelly Street has been emblematic of the struggle of neighborhoods to exist and endure in up and down markets. In the 1970s, the City nearly lost Kelly Street to the ravages of the economic crisis and the massive disinvestment that caused the abandonment and burning of thousands of units of housing. With the eventual rebuilding of the South Bronx and buoyed by the strong pre-2008 economy, these properties were purchased with unsupportable debt by speculators who let the buildings fall into extreme disrepair. Through it all, there were tenants who refused to be pushed from their homes despite many of their neighbors leaving the deplorable conditions. The properties were 40% vacant by

the time the rehabilitation began. Thanks to HPD's partnership with Workforce, Monadnock and Banana Kelly, their homes are once again secure, safe havens in a neighborhood that they helped to save.

(354 words)

4. *Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities? Approximately 400 words.*

The Kelly Street effort was the result of a series of complex and committed public-private partnerships, and the nature of these partnerships and variety of players involved are instructive beyond New York City. They say that it takes a village to raise a child; at Kelly Street, it took more than a dozen public and private organizations and many more community leaders and residents to save five buildings.

- the new owners: Workforce Housing Group (WHG) and Banana Kelly Community Improvement Association
- the contractors: Monadnock Construction
- the financing partners:
 - government agencies including HPD through our Participation Loan Program, and the US Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program. JP Morgan Chase provided a \$9.37 million construction loan
 - equity raised through the sale of Low Income Housing Tax Credits (LIHTC) for a total of \$9.28 million that helped pay additional construction costs and pay down the bank loan to a supportable level. Morgan Stanley served as Tax Credit Investor
 - developer equity and a first mortgage from JP Morgan Chase
- In addition, WHG was able to purchase the debt on the portfolio from Ridgewood Savings Bank with a short-term bridge loan from the New York Affordable Housing Preservation Fund (NYAH), a \$100 million real estate equity fund created by Citi Community Capital and L+M Development Partners.
- elected officials including the local City councilwoman and then City Council president, the local congressman, and state representatives
- community organizations, including Banana Kelly and Mothers on the Move
- current and former residents

What kept this project on track despite the involvement of what could have proved to have been an unwieldy number of partners was a shared commitment to bringing these buildings back online as homes for low-income New Yorkers. Throughout the portfolio, the apartments are affordable to families earning no more than 50% Area Median Income (AMI) or \$41,500 for a family of four, and 60% AMI or \$49,800 for a family of four.

(323 words)

5. *What do you consider to be the most and least successful aspects of this project? Approximately 400 words.*

The most successful aspect of this project was – simply put – that we were able to save a total of 81 units and the community they housed. This was a transformative project, touching interiors, exteriors, tenants, neighbors, and public spaces. The portfolio also had a number of HASA tenants, people living with HIV and AIDS, and other high risk tenants. Those families needed support through the relocation and rehabilitation process, so a social services/case management reserve was included in the budget to provide tailored social services to Kelly Street’s tenants. And, in addition to aiding in the rehabilitation of the buildings and providing social services to tenants, the funding provided by HPD includes regulatory agreements that ensure the apartments remain affordable to low-income households for at least 60 years.

The challenge of efforts like this is that they take a long time – which could be considered the “least successful aspect of this project.” It took 16 months to perform the repair work on the entire Kelly Street portfolio. The rehabilitation of the buildings was extensive and included roof replacement, exterior sidewalk/concrete replacement, masonry work, replacement of public hall stairs, joist replacement, new kitchens and bathrooms, new apartment doors, window replacement, new entrance doors, replacement of the storm drainage system, plumbing, electrical and lighting upgrade, and new security systems. Moreover, pulling together all of the partners (as detailed in Question #4 above) was difficult. Everyone wanted to see this project through to completion, but that meant that everyone needed to come to the table, and each relationship had to be developed in its own time.

(263 words)

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This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

Name	Marianna Koval	Title	Senior Advisor to the Commissioner
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Signature	Marianna Koval	 Digitally signed by Marianna Koval, DN: o=Marianna Koval, ou=NYC Department of Environmental Protection, ou_email=mkoval@dep.nyc.gov, c=US, Date: 2014.12.05 14:33:11 -0500	Date	12/5/2014
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1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements). Approximately 400 words.

The New York City Department of Environmental Protection offers a Green Infrastructure Grant Program for private property owners in combined sewer areas of New York City. The minimum requirement is to manage 1" of stormwater runoff from the contributing impervious area, and funds must be used only for design and construction of the green infrastructure projects.

The NYC Department of Environmental Protection (DEP) awarded \$297,506 to Workforce Housing Group for the design and construction of a stormwater management system at the Kelly Street project under the Green Infrastructure Grant program. New York City, like other older urban centers, is largely serviced by a combined sewer system carrying stormwater and wastewater through a single pipe. During heavy storms, the system can exceed its capacity, and must discharge a mix of stormwater and wastewater—called a combined sewer overflow, or CSO—into New York Harbor. Green Infrastructure grants are awarded annually to projects on private property in combined sewer areas of New York City. The grant program supports the City's Green Infrastructure Program, aimed at capturing the first inch of rainfall on 10 percent of the City's impervious surfaces by 2030, and is aligned with long-term objectives for improving local waterways outlined in PlaNYC, the City's long-term sustainability and resiliency blueprint.

DEP selected Workforce Housing Group in 2012 among 10 other winners. The project won our approval because its concept went beyond the minimum requirements of capturing one inch of rainfall on private property in a combined sewer area to address many of our other departmental priorities, including: (1) securing matching funds (in a \$100,000 grant from TD Bank which funded the garden component of the project); (2) including strong and multiple community partners, who provided letters of support, in the design and implementation phases (i.e. GrowNYC, Banana Kelly Community Improvement Association, Inc.); (3) providing public access to, and ecological benefits within, the space; and (4) presenting ongoing opportunities for community involvement, stewardship, ecological benefits, and gardening/farming.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them? Approximately 400 words.

The project, from DEP's perspective, was intended to benefit the city by incentivizing a private landowner to implement a cost-effective system to capture an inch of stormwater runoff before it reaches the combined sewer system while offering community co-benefits. The strategy of reaching private landowners is important because it facilitates implementation of green infrastructure solutions on land which the City does not own.

DEP had fairly straightforward involvement in the project. The stormwater management component met our eligibility criteria and, as mentioned previously, provided additional co-benefits to the local community. To the extent compromises and tradeoffs were necessary, those occurred on the housing finance portion of the project.

3. Describe the project's impact on your city. Please be as specific as possible. Approximately 400 words.

The Kelly Street project's positive impact stems from the integration of cost-effective stormwater management in the Bronx and contributes to cleaner waterways for the larger citywide community. Specifically, the project is capturing an inch of stormwater runoff, which is enough to divert 250,000 gallons of stormwater runoff annually, some of which will irrigate the garden. The green roof may also lower building energy costs, and by greening the outdoor space, the project is expected to lower summer temperatures and clean the air.

The project also has a much broader community impact—a priority for DEP—in fully integrating the system into the community garden component. This integration is apparent in a few areas: the eight 750-gallon cisterns productively divert the captured stormwater to irrigate the garden, and local residents have ongoing opportunities to learn how the stormwater management system in their garden contributes to better environmental stewardship. As evidence of this, residents point out the cisterns and green roof to garden visitors and newcomers, indicating attention to and local pride in the system.

Attention to stewardship has also resulted in more recent on-site developments including a compost management system and resident-led construction of a low tunnels and a small green house to extend the growing season.

The project's impact extends beyond the environmental education and stewardship components when the garden's other uses are considered. The redevelopment has beautified an open space and attracted residents to grow their own fresh produce, learn more about health and nutrition, and engage in other community-building initiatives in the garden's adjoining spaces.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities? Approximately 400 words.

This project resulted from a confluence of City-administered grant programs and an affordable housing redevelopment project that, although they usually operate independently, came together to create a project that offers more than the sum of its parts. The Kelly Street Restoration project amounts to a new model of public/private partnership insofar as the private developers remained committed to maximizing the impact of the property at each turn (i.e. creating affordable housing, providing community garden and indoor space, and installing green infrastructure components to enhance sustainability), taking advantage of existing programs that foster public-private partnerships to achieve public interest goals. Workforce Housing Group brought the affordable housing expertise to undertake complex repositioning of distressed assets, Banana Kelly brought knowledge of tenant organizing and social service delivery, and City agencies, including DEP, assisted in providing financing and administrative support to push through capital construction/redevelopment in a distressed area that would otherwise be unprofitable to work in.

Aspects of this project that may be instructive to similar agencies include the structure of DEP's Green Infrastructure Grant, which advances long term environmental policy goals (in this case, cleaning up waterways) by involving private landowners and further incentivizing well-designed projects that deliver community co-benefits, like affordable housing and community spaces. Another exemplary aspect of the project was the integration of several components (affordable housing, stormwater management, garden, indoor community space, educational programs, and social programs) that reinforce one another and collectively address multiple issues in the public interest. These include blight reduction; scarce affordable housing for low-income households; the need for more well-maintained green space, especially in low-income communities; leveraging private funding for public infrastructure objectives; and developing spaces that can be the base for programs and services that deliver additional social, environmental, and health benefits to local communities.

5. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

The most successful aspect of the Kelly Street project is the integrated approach to addressing urban concerns in a single project, as detailed above in Question 4.

The least successful aspect of the Kelly Street project is the garden's limited visibility from the street level, since it is located behind the four adjacent buildings at 916-928 Kelly Street. Improved signage in the future may attract more visitors and encourage broader participation outside of existing outreach efforts.

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This sheet is to be filled out by the person who took primary responsibility for project financing or is a representative of the group which did.

Name	John Crotty	Title	Founding Partner
Organization	Workforce Housing Group	Telephone	(212) 682-2025
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Fax ()		E-mail	jac@workforcehousinggroup.com

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Signature		Date	12/4/14
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1. What role did you or your company play in the development of this project? Describe the scope of involvement. Approximately 400 words.

Workforce Housing Group (WHG) led the development team—Kelly Street Restoration, LP, composed of WHG, Banana Kelly Community Improvement Association, Inc. and Monadnock Construction—in project financing and program development for the community spaces. In 2011, WHG acquired the nonperforming mortgage for the five Kelly Street properties through direct negotiations with Ridgewood Savings Bank and foreclosed on the previous landlord. Working collaboratively with HPD, WHG layered multiple private and public sources for construction and permanent financing to make the rehabilitation of the market rate units financially feasible as an affordable housing deal. Banana Kelly emerged as a natural nonprofit partner since its executive director had been working on a parallel, but separate, track to gain administrative control over the neglected buildings. Monadnock then brought general contracting expertise to the partnership.

Beyond improving housing conditions and affordability on Kelly Street, WHG also sought ways to maximize the physical attributes of the property to serve the community's broader interests. We've accomplished this by investing physical, human, and monetary resources to develop community spaces and programs on-site.

The physical configuration of the property led us to envision the community garden concept. We pursued additional public and private funding to develop that portion of the site, which now includes the garden and the green stormwater management infrastructure. We also sought complementary, community-oriented uses for three adjoining basement apartments that could not legally be rented on the market due to historical building records. One now houses two on-site garden coordinators who pay zero rent in exchange for 40 hours of work per week with residents on garden education, maintenance, and healthy living programs. The second apartment is being used as a community room/kitchen under Banana Kelly's supervision, and we have initiated negotiations with local nonprofits to operate the third apartment as artist studios in exchange for providing on-site art engagement opportunities.

Regarding human resources, we recruited two on-site garden coordinators who enhance resident engagement and manage garden-related programming. We also created a full-time salaried position at WHG for a Community and Resident Services Manager whose primary responsibility is to work collaboratively with tenants to determine desired supplemental programs, co-create solutions, fundraise to implement them, and empower residents to take ownership of such programs/services through capacity building and technical assistance.

Finally, WHG has also donated on multiple occasions to the Kelly Street Garden Committee's various community-building initiatives and is committed to helping them develop and execute 2015 fundraising initiatives.

2. What trade-offs or compromises were required during the development of the project? Approximately 400 words.

Owing to strict construction timeline associated with the 9% Low Income Housing Tax Credit financing, we compromised some design and rehabilitation features we would have otherwise considered more carefully:

- Unit size and extent of rehabilitation: the pre-existing studio apartments were small and we would have liked to reconfigure them to allow for more living space. Generally speaking, additional time would have allowed us to consider additional modifications to enhance the re-design of existing units.
- Tenant input on garden space: we would have liked to gather tenant feedback on the initial garden concept designs but time did not allow for sustained engagement. However, we are committed to gathering input and co-creating future garden developments with tenants.
- Additional properties: during rehabilitation, two nearby buildings, 912 and 923 Kelly Street, were listed for sale and would have allowed us to provide more affordable units and get additional deteriorating buildings rehabilitated and up to code. However, we needed to move ahead with our timeline and their list prices were above what was feasible for us given our financing options.

Another important tradeoff we made was temporarily relocating all pre-existing tenants at once (rather than in the two phases as we originally planned) to quicken the pace of rehabilitation and minimize total length of tenant disruption. A two-phase process would have given us time to determine which tenants would fall into arrears and to take appropriate action against them. Instead, we fully paid third-party landlords for the relocation units and lost income from nonpaying tenants.

Finally, use of the 9% Low Income Housing Tax Credits required that we follow Enterprise Green Communities standards on environmental sustainability. This led to use of some materials that have proven problematic. The most egregious example are the kitchen tiles, which were recommended by Enterprise Green Communities for their low VOC content but have poor adhesive quality. (VOCs, or volatile organic compounds, can have long term impacts on environmental quality). We are now replacing these tiles on a case-by-case basis as they are lifting off of the floor in several apartments.

3. How was the project financed? What, if any, innovative means of financing were used? Approximately 400 words.

We used a short-term loan from the New York Affordable Housing Preservation Fund, a \$100 million private equity fund to enable developers to acquire the nonperforming mortgage and thereby react in a nimble way to rapidly changing market conditions following the housing crash of 2008. We received a \$3.4 million acquisition loan through HPD's Participation Loan Program, funded by the U.S. Department of Housing and Urban Development's (HUD) Neighborhood Stabilization Program (NSP), intended to mitigate the foreclosure crisis that had been hitting single-family homes nationwide. Construction financing came from a \$9.4 million construction loan from JPMorgan Chase and proceeds from the sale of 9% Low Income Housing Tax Credits (LIHTC) through our syndicator, the National Equity Fund (an affiliate of LISC, Local Initiatives Support Corporation), to Morgan Stanley. Once construction was completed, permanent financing came from a loan from NYCERS (NY City Employee Retirement System) and further LIHTC proceeds. Total LIHTC proceeds raised \$9.28 million in developer equity.

The most innovative aspects of project financing were:

A) Use of HUD NSP funds for multifamily housing. NSP aimed to stabilize neighborhood deterioration resulting from the foreclosure crisis hitting single-family homes across the country. Use of NSP funds to rescue overleveraged multifamily buildings in New York City broadened the policy impact of the program and exemplified how City agencies could adapt national policy tools to address the unique ways that the housing crisis was rippling through urban housing markets.

B) Operation of the Affordable Housing Preservation Fund. Citi Community Capital and L+M Development Partners established a \$100 million fund to help developers react to quickly changing market conditions and forestall the negative social impacts of failing, overleveraged multifamily residential buildings. The fund worked as intended. With our loan, we went from property identification to closing in 90 days, minimizing transaction costs and reducing the time that tenants had to spend in quickly deteriorating housing conditions—and with it, the risk that they would be ordered to evacuate dangerous housing conditions without alternative shelter.

C) The tri-partite partnership structure of Kelly Street Restoration, LP. Banana Kelly was founded on this block of Kelly Street forty years ago and has long history with the residents. Their not-for-profit status allowed the project to receive additional financial incentives that are unavailable to for-profit owners. These benefits allowed the project to be financed more economically and the savings put into construction and reserves to strengthen the property over the long term. We were excited to partner with Banana Kelly because they hold an equity stake and had been actively involved in trying to save these buildings and continue to occupy an active role in program development.

4. What do you consider to be the most and least successful aspects of the project? Approximately 400 words.

The MOST SUCCESSFUL aspect of the project are:

- Rehabilitation of 40% of the aging housing stock on the block and ensuring that the upgraded units would be affordable over the long term to families at 50-60% of Area Median Income.
- Bringing back 67% of the original tenants to help keep the social fabric intact (the remaining third were unlawful occupants or left of their own volition) and ensuring that they did not see any rent increases on their rehabilitated units (unless they upgraded to a larger unit).
- Activating dedicated community space in the garden and adjacent apartments that residents have taken ownership of and used to launch their ideas for how to rebuild a sense of unity among themselves. The garden has become a central part of the story of how they are defining their home.
- Dedicating WHG full-time personnel to providing technical assistance to the garden coordinator and Kelly Street Garden Committee. We believe this demonstrates our priorities and will lead to strong future programs.
- Following Enterprise Green Communities standards, with a handful of waivers, which helps ensure our buildings are energy efficient, conserve resources, and offer a safe living environment.

The LEAST SUCCESSFUL aspects of the project are:

- We tried to activate part of the commercial space at 935 Kelly Street in ways that would complement the garden (e.g. a healthy food retail outlet). However, the market seemed unwilling to support such an endeavor; an RFP we issued yielded no feasible proposals. We are now leasing the space to a bodega (with plans to open in 2015) and beauty salon. We plan to approach the bodega owner about possible healthy food collaborations in 2015.
- Our tight timeframe barred us from re-designing the five pre-existing studios to be more spacious. These units are consequently smaller than we would like.
- Some of the materials used in the rehabilitation (e.g. low-VOC kitchen tiles intended to reduce toxicity exposure) have turned out to be of sub-standard quality, so we are fixing such issues as they arise.
- The garden's hidden visibility from street level hampers its accessibility to neighbors, particularly those who are physically disabled (built in the early 1900s, the buildings' yard space and basement apartments are accessible only via stairs). We plan next year to improve our outreach and publicity efforts.

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This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services. Copies may be given to other design professionals if desired.

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Signature		Date	12/05/2014
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1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc. Approximately 400 words.

The underlying concept behind our design for Kelly Street Rehabilitation was to do as much as possible, with the limited funds available, to transform a dilapidated, drug and crime infested neighborhood into a place where people could live healthy and dignified lives. The 5 tenement buildings that were renovated were among the worst occupied buildings I had encountered in over 30 years in affordable housing rehabilitation. Our design approach was to identify the areas of defect and to prioritize the elements of that long list and prescribe durable and sustainable repairs for those defects. These repairs started with the structure and building envelope. It included new high efficiency mechanical, electrical and plumbing systems. We specified energy saving windows, doors and insulation. We replaced the kitchens and bathrooms and apartment interior finishes. All materials were non-toxic and selected for durability and life cycle value.

The project was developed using sustainable design principles which could be replicated throughout the city. By recycling the structures, we were able to eliminate much of the waste produced by demolition, and the energy used to create and transport new materials. Restoration of the exterior facades helped to maintain the historic character of the neighborhood. Relocating families back to respectable living conditions, and removal of the criminal element, returned a sense of order to the neighborhood. New and efficient mechanical and electrical systems ensure the continued viability of the buildings. The garden was also designed to have minimal impact on the environment and low cost of maintenance. The garden received a grant from the NYC Department of Environmental Conservation in recognition of its value in providing a replicable model for buildings around the city to reduce the amount of storm water flowing from the site into the overburdened municipal sewer system. To accomplish this, our design incorporated several key elements. We collected rainwater from the tenement roofs into storage tanks. The rainwater was then distributed through a carefully designed irrigation system in the new planter beds of the vegetable garden. We installed a vegetated roofing system on the tenements to help moderate the flow of rainwater off the roof. This "green roof" has the added benefit of insulating the building in winter and reducing heat build-up in summer months.

On the grounds, we provided a variety of porous surfaces, gravel and pavers, and native ground cover planters, to eliminate the need for yard drains. Together, these measures were able to provide a 59% reduction in the historic storm outflow from these four building lots. The planter beds were arranged to maximize the sun exposure on this tight urban site. After the first growing season, the garden seems to be working well with neighbors enjoying the bounty of their harvest.

2. Describe the most important social and programmatic functions of the design. Approximately 400 words.

The rehabilitation at Kelly Street was always about the restoration of a sense of community on a block that had seen decades of crime and neglect. The renovation of the building was key to providing a safe place where people could build their lives.

Once the buildings were renovated into fit places to live, and the criminal element was removed, Workforce Housing set out to provide a place where positive activities could be shared by neighbors.

As with many urban areas, access to fresh and healthy food has been difficult in the neighborhood around Kelly Street. Fast and processed food choices have dominated what is available in area stores and restaurants for several generations. The introduction of concepts of good nutrition as part of a healthy lifestyle were always part of the garden concept.

In the design of the garden, practical consideration of orientation to daylight and irrigation from roof rainwater collection deserve much of the planning, but space was also given over to gathering spaces, with seating and shade, where instruction on a wide variety of subjects, from gardening techniques and botany to food preparation could be taught to an intergenerational group of neighbors.

The developers made the generous provision to install apartments adjacent to the garden for caretakers to live. These caretakers provide the expert information and advice to the gardeners while maintaining the garden and its irrigation system in good working order.

The garden has also introduced the entrepreneurial possibilities of growing and preparing good food in its production of hot pepper sauce and other enterprises.

Associations with other urban farm groups and area restaurants are being established. In a community where legitimate jobs are often scarce, the possibilities seem to be expanding, and people who had been living in fear inside locked apartments, are now out in the sunshine appreciating a healthier way to live.

ARCHITECT OR DESIGNER PERSPECTIVE (CONT'D)

3. Describe the major challenges of designing this project and any design trade-offs or compromises required to complete the project. Approximately 400 words.

As with most of our work in disadvantaged neighborhoods, getting the most from a very limited budget was a challenge. In working closely with the contractor and management team, we were constantly "value engineering," and adjusting the design in order for the project scope to stay within the budget. This led to several necessary compromises. We prioritized the many necessary repairs to ensure that the basic structure, building envelope and mechanical systems would be repaired or replaced to make the buildings sound and viable for another 25 years. We replaced the mold contaminated kitchens and bathrooms entirely and brought new floor and wall finishes to the apartments, eliminating lead hazards. In the garden, we had to reduce the area of the green roof to only one of the four buildings on the site, and employed a less elaborate shade structure. It is hoped that these items can be added over time, if conditions allow.

The biggest challenge to designing the Kelly Street garden was finding a way to insert a green space for growing a vegetable farm, into one of the harshest urban environments in the country. Prior to Workforce Housing's arrival on the street, this curved portion of Kelly Street, known as "Banana Kelly", was a dangerous, drug a drug infested place of dilapidated buildings and fearful people.

In prior community garden projects, we acted as facilitators to help carry out the vision of an engaged neighborhood group. Here, we had to introduce a vision of a future that most of the residents had never thought possible. Soon, skepticism turned to enthusiastic suggestions, which we were able to incorporate into the design.

The garden was funded by a grant from the New York City Department of Environmental Protection, for solutions to control storm water. This presented the technical challenge of calculating rainfall, soil percolation and plant water consumption, in order to design a system which would slow the flow of rainwater into the municipal sewer system. We incorporated rain water storage tanks connected to the roof leaders, which provided a constant and cost effective supply to a system of irrigation sprinklers in the planter beds. We included a vegetated green roof to slow the rate of run off from the roof. We used a variety of porous paving materials and native ground cover plantings to reduce the need for yard drains. Navigating through the yearlong bureaucratic process was another challenge requiring patience and persistence.

In the end, it appears that the initial goals of the garden have been met. It is functioning well and attracting participation from many residents of the block. It is helping to reinforce the positive change in outlook on the block, which was started with the rehabilitation of the housing, and has become a source of pride in the community.

4. Describe the ways in which the design relates to its urban context. Approximately 400 words.

The Kelly Street Garden has become an oasis of hope and happiness in one of the most challenging urban environments in the country. Together with the rehabilitation of the tenement buildings on the site, this project provides a clear example of how targeted investment and intelligent design can effect positive change locally and impact the city as a whole.

The garden is a vital part of the transformative rehabilitation of a block in the South Bronx known as "Banana Kelly". Before the Workforce Housing Group arrived with its creative plan for acquiring and renovating five buildings on the block, this section of Kelly Street was among the worst examples of urban blight in the city. The buildings had been in a state of advanced dilapidation for many years, with collapsing floors, leaking roofs and pipes, unreliable heat and dangerous electrical wiring. Drug dealers and prostitutes freely roamed the public halls, which caused desperate families to lock themselves inside cold, rat and mold-ridden apartments.

The negative elements that controlled the street left little hope that conditions could ever improve. Then Workforce Housing Group initiated their plan to rehabilitate the building, remove the criminals and provide the families with decent places to live. What were once the worst buildings on the block, became the best, and a hopeful example to the other landlords and tenants of what could be done.

The garden project was more than icing on the cake. It was an attempt to reinforce the work invested in the buildings, by creating a vehicle for building community. The garden would allow the neighbors to share in a positive endeavor while providing previously limited access to fresh produce and the natural world.

The sustainable design elements incorporated within the garden also provides a reproducible model to address the chronic overflow problems of the city's storm water infrastructure. The garden was funded through a grant from the NYC Department of Environmental Protection to develop solutions to reduce the storm water flow from the property. The vegetated green roofs, rainwater collection system for plant irrigation, and variety of porous pavement options, not only provide a pleasant aesthetic local experience but represent an ongoing experiment in sustainable techniques to reduce water pollution and the strain on the sewer system for the entire city.

In doing so, the Kelly Street project not only helped to restore the physical and social fabric of the immediate neighborhood, but continues to provide a sustainable model for future development throughout the city.

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This sheet is to be filled out by a professional who worked as a consultant on the project, providing design, planning, legal, or other services. Copies may be given to other professionals if desired.

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1. What role did you or your organization play in the development of this project? Approximately 400 words.

GrowNYC worked with Workforce Housing Group to provide technical assistance in the form of urban horticultural expertise to design and develop a 8,227 square foot community managed garden (including up to 1,500 square feet of growing space for edibles), education and recreation space for the benefit of the Kelly Street residents. We helped identify green infrastructure building elements that could be incorporated to maximize sustainability e.g. rainwater collection, green roofs, permeable pavement. Once a plan had been approved, we assisted with materials sourcing, developing a programmatic and maintenance schedule including a series of tenant workshops, a growing season work plan, helped to recruit an on-site project manager/garden coordinator, advised on best practices for establishing a tenant led garden committee and suggested various avenues for possible grant funding.

2. Describe the project's impact on its community. Please be as specific as possible. Approximately 400 words.

Thanks to the establishment of this green space, Kelly Street residents (81 units), as well as their neighbors, now have access to literally home grown fresh produce – up to 5,000 lbs that are yielded in a typical growing season from raised beds featuring a variety of leafy greens, tomatoes, peppers, herbs, berries, root crops and more. This is a critical need in this low income food desert area where double digit rates of obesity and other diet related disease exist. This type of backyard access increases consumption of healthy foods and decreases monthly food costs – both factors (ease of obtaining and cost) are frequently cited as make or break in healthy lifestyle choices. Caring for and sharing this food producing garden also increases a sense of community and well being for residents while encouraging positive peer to peer behaviors. Programming monthly workshops for residents ensures that the garden and its output do not exist in a vacuum but instead residents are educated on a variety of topics including how good food equals good health, nutrition education, cooking workshops, sustainability practices like composting, recycling and rainwater collection. A 6,000 gallon capacity rain water collection system diverts a substantial amount of rainfall – a practice that is of vital importance in cities like NYC where we have Combined Sewer Overflows that are quickly overwhelmed in rain events allowing sewage to be swept into adjacent bodies of water – in the case, the very vulnerable Bronx River. Additionally rainwater collection allows for a sustainable and renewable watering source for the garden. Educational signage about the green infrastructure ensures that residents and visitors learn about these practices.

PROFESSIONAL CONSULTANT PERSPECTIVE (CONT'D)

3. How might this project be instructive to others in your profession? Approximately 400 words.

This is a very replicable model for other developers looking to equip housing stock with sustainability practices, increase quality of life and increase overall property values. The use of green infrastructure including green roofs, permeable paving, and rainwater harvesting can reduce costs over time. In densely populated cities like NYC, proponents of greening, sustainability and best environmental practices have come to realize over time that we need to speak to the broadest audience possible and working with housing developers is an excellent way to maximize our mission impact.

4. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

Workforce Housing Group was an extremely receptive, open and cooperative partner who whole heartedly embraced the concepts put forth. As mentioned above, working with housing developers to include as many sustainability aspects as possible is a win/win for all concerned. Significant thought and development on the front end of project including drafting agreements that explicitly spelled out resident rights and responsibilities with regard to the use and care of the green space ensured that use of the space was optimized and regulated.

The only drawback to the project is logistical – the garden space and green infrastructure elements are located behind the buildings' facades and thus are not visible as a passive visual education component for the larger community. Management is working to address this by expanding garden membership and encouraging visits from the larger community.

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Signature	Laura A. Scott	<small>Digitally signed by Laura A. Scott DN: cn=Laura A. Scott, o=Scott Landscape Design, Inc., ou, email=scottlandscape@aol.com, c=US Date: 2014.12.02 16:33:05 -0500</small>	Date	12/02/2014
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1. What role did you or your organization play in the development of this project? Approximately 400 words.

Scott Landscape Design, Inc. was the landscape contractor responsible for all the excavation, installation of gravel drainage areas, retaining wall, permeable pavers, and garden planters on the ground floor and installation of the green roof. We installed the sprinkler system for the green roof and the rain water capture system which feeds the gardens.

2. Describe the project's impact on its community. Please be as specific as possible. Approximately 400 words.

The impact on the community is obvious. The former rear yard was an unusable hazardous lot. It has now been reclaimed and transformed into a community garden that not only produces thousands of dollars of fresh organic vegetables, it offers a safe retreat from urban living. Many people today who have never experienced the growth of vegetables from seed to the kitchen table, now have that available to them.

In addition, the installation of the storm water runoff capture system—made up of the green roof, the eight 750-gallon cisterns, permeable pavers, gravel drainage areas, and garden beds—diverts over one inch of storm water from the combined sewer system.

There is an obvious strategic advantage to combining these two components. The storm water capture system diverts a significant volume of rain water and puts it to use irrigating the raised garden beds, while the garden space itself gives Kelly Street residents access to fresh, organic produce in a well-designed green space that was previously neglected.

PROFESSIONAL CONSULTANT PERSPECTIVE (CONT'D)

3. How might this project be instructive to others in your profession? Approximately 400 words.

In designing urban landscape projects, there are many opportunities to not only bring beauty to a city environment but to also provide an area to reconnect residents to what the earth provides. Community gardens bring an opportunity for residents to meet their neighbors to work outside and encourages more to nurture the plants to bring fresh vegetables to their tables. In our industry, there is a tendency to fill an area with lawn, ground cover or plantings. Installing raised gardens is an option that our profession might consider more.

4. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

The most and least successful aspects are in my opinion:

MOST - Scott Landscape Design has developed many landscape projects both residential and commercial, but the most successful aspect of this project was seeing young children in this community getting involved to work in the soil for perhaps the first time ever. Seeing them experience the real fruits of their labor by planting seeds, seeing them grow and tasting perhaps that tomato that came from their personal efforts was successful indeed.

LEAST - The least successful aspect is the commitment to the garden which is a never ending labor of love. This endeavor requires ongoing care and engagement with local residents. The thought of the garden not producing due to future lack of interest would be sad indeed, but it remains to be seen whether the garden leadership is successful in drumming up sustained support.



Workforce Housing Group - Bruner Award Application

The Laundromat Project - Support Letter

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

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12/5/14

Signature

Date

MAKE ART

WASH
CLOTHES

BUILD
COMMUNITY



1. What role did you play in the development of this project?

Incorporated in 2005, The Laundromat Project (The LP) brings art, artists, and arts programming into laundromats and other everyday spaces, thus amplifying the creativity that already exists within communities to build community networks, solve problems, and enhance our sense of ownership in the places where we live, work, and grow.

We bring socially relevant and socially engaged arts programming to laundromats and other everyday community spaces in order to reach as many of our neighbors as possible. We are particularly committed to long-term and sustained investment in communities of color as well as those living on modest incomes.

For the past two years, we have worked with various partners and community spaces in Hunts Point/Longwood in the South Bronx. In summer 2014, through our five Create Change artist fellows, we worked with Workforce Housing (WHG) and the Kelly Street Garden Committee (KSGC) to program a neighborhood block party in August and The LP's annual Field Day, a festival of neighborhoods, in September. In each instance, our Fellows worked with Kelly Street residents to provide free and highly participatory arts and health workshops, garden tours, community story circle, and other community-focused activities.

Our five diverse fellows engaged the KSGC, led by six amazing Black women who are longtime residents and leaders in this neighborhood. The Fellows attended committee meetings, brainstormed, made connections, painted tree guards and otherwise worked in deep collaboration with residents and WHG.

2. Describe the impact that this project has had on the your community. Please be as specific as possible.

Following this successful summer partnership, WHG and the garden committee invited The LP to activate a vacant apartment next to the Kelly Street Garden with community building programs. We are very excited to begin this conversation about a long-term partnership.

In other words, the impact has been incredible. As an organization, we have now embarked on a mutually beneficial partnership that promises to evolve in wonderful ways. The LP believes resourcing artists to activate communities ensures our collective ability to hone the renewable resource of creativity that resides in each of us—encouraging imaginative thinking that moves beyond problem identification and into the realm of creative problem solving—and leading to an improved quality of life for all.

We see our work on Kelly Street as an opportunity to ignite, amplify, and revitalize the local assets of the Hunts Point/Longwood community through cultural strategies rooted in local values and priorities. With the goal of

promoting a thriving community, the project aims to deepen communal bonds, cultivate creative community leaders, and help address local issues—such as environmental concerns, economic revitalization, health and safety, etc.

In addition, here is a quote from one of our summer Fellows regarding how their experience has impacted them:

“This experience has changed me. I have grown as an artist, as a cultural organizer, and as a person. While we worked towards a wonderful weekend of Field Day events on Sept 20th, it is what happened the other 100 plus days of the fellowship that pushed me to bring my values into my everyday life and my artistic practice through my relationships and actions. That deepened my understanding of what it means to practice a life that aims to build our individual and collective capacity to access our creativity and work for health and wellbeing.”

We look forward to continuing to build on this impact for both our artists and our organization.

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them?

Time is often the greatest enemy in collaborations like the one described above. Our Fellows wanted more time to listen to and work with Kelly Street residents and WHG. While the block party and Field Day were quite successful, additional time would have allowed us to develop more programs, find more partners, and tailor activities even more closely to the needs of the community.

For this reason, the prospect of a deeper and longer partnership that allows us to continue working in the community is an incredible opportunity. We could not be more excited about developing this fruitful partnership, further engaging and learning from this vibrant community, and providing opportunities to productively mesh artists' creative energy with community concerns.

4. What do you consider to be the the most and least successful aspects of this project?

Most successful: Our work on Kelly Street was truly collaborative and community building. It allowed WHG, the residents, our artists, and The LP to each bring our full strengths to the fore (art making, community connections, etc).

Kelly Street has endured over a decade of frayed neighborhood ties. In our time there , we learned that the 2014 establishment of the community garden has been transformative—leading to the formation of a garden committee as well as rejuvenation of the block association and block party. The LP was right there alongside residents as this renewal occurred—leading art activities and

engaging residents; who responded thusly: “I was touched by our family spirit, it brought me back to when I was a young girl... So let’s just keep this going. I look at this as a new beginning,” and “Look what [The LP artists] accomplished in 4 months! Could you imagine what they could do in a year?”

We look forward to continued partnership in this vein.

Least Successful: Not initially having a clear path to continue this important work and having to say goodbye to the community. Our budding long-term partnership addresses this issue.

Kelly Street Restoration Project

Supplemental File for Rudy Bruner Award for
Urban Excellence

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January 6, 2011

In the South Bronx, Blight Returns to a Rehabilitated Block

By [DAVID GONZALEZ](#)

The four-story wreck that is 920 Kelly Street is a South Bronx time machine for Harry De Rienzo. Its broken windows, garbage-choked halls, mold-mottled rooms and smoky stench remind him of what much of the area looked like nearly 35 years ago, when he first arrived to work at a settlement house.

Back then, 920 was among a handful of tidy buildings maintained by a landlord who was struggling against the arson and abandonment encroaching all around. His pluck inspired Mr. De Rienzo to organize the block and its beleaguered residents into the Banana Kelly Community Improvement Association, which renovated three crumbling buildings on the street and started Mr. De Rienzo on a career providing housing for poor and working people.

Half a lifetime later, Mr. De Rienzo is back on the block. But this time he is trying to save 920 and four neighboring buildings, which have fallen into such disrepair that they are considered among the city's worst, with more than 2,000 housing code violations among them.

If Kelly Street was once an outpost of hope, Mr. De Rienzo and others worry that it may now be a harbinger of trouble for the South Bronx and beyond. In the feverish real estate speculation of the past decade, buildings like these were passed back and forth among landlords and banks. But since the bubble burst, the properties have fallen into financial limbo; many owners cannot keep up on mortgage payments, much less repairs.

"This is a real big problem," said Mr. De Rienzo, 57, a plain-spoken, streetwise New Yorker who is now chief executive of Banana Kelly. "They thought they could always cash out their equity and flip the property. But when the recession hit, that kind of predatory investing stopped — and the tenants got stuck."

Back in 1976, the fires that would incinerate so much of the South Bronx had lashed around the edges of Kelly Street when Mr. De Rienzo, fresh out of [Manhattan](#) and working at the settlement house, Casita Maria, running a basketball program.



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Cooling down after games, he chatted with residents about the neighborhood, where a near-bankrupt city was taking over scores of tax-delinquent and abandoned buildings, but doing little to make them livable.

He befriended Leon Potts, whose father, Frank, a hard-working jack-of-all-trades, owned several buildings on Kelly, living with his family in one of them.

“Potts was totally at variance with everything that was going on in the South Bronx at the time,” Mr. De Rienzo said. “Here was a landlord who was staying put. He used to wake up at 5 in the morning to go to work on the trucks in Hunts Point. Then he’d come back and work on his buildings. He’d be so tired, sometimes I saw him sitting on the stoop, too tired to walk up three steps to his apartment.”

It was wrenching for Mr. De Rienzo to watch adjoining buildings go vacant, but he saw them as an opportunity.

“The city had written off the area,” he said. “Landlords had run away. So all we could do was sweat equity and do it for ourselves, since nobody else was going to do it.”

By the end of the 1970s, the three buildings that prompted the formation of Banana Kelly had been renovated and were being run by tenants. The organization expanded into social services and education. Mr. De Rienzo went to law school, and then to work for a foundation that supported community-based housing groups. And Mr. Potts, long the mainstay of his block, sold his buildings and moved away.

Today, to tour the blocks around Kelly Street is to see a world transformed. On Longwood Avenue, neat brick town houses line the wide street. Modest apartments have risen from empty lots. Even Little Korea, a stretch of Fox Street notorious for its murders, looks suburban with its boxy white homes.

Banana Kelly, the group that helped with the rebirth, did not fare so well. Mr. De Rienzo and others watched with alarm throughout the 1990s as the group sought international attention for its ideas on urban development while neglecting the housing that had been its original mission. In 2002 the state attorney general, spurred by complaints of mismanagement, forced out [the group’s leadership](#).

As part of the deal, Mr. De Rienzo was coaxed into returning temporarily to get the group back on solid financial ground. He wound up staying on.

This year, conditions in the old Potts properties became so bad that two advocacy groups, [Mothers on the Move](#) and the [Urban Justice Center](#), began speaking with tenants and city

officials. In recent years, the city had placed four of the five buildings in a program that made emergency repairs and then billed the landlord.

Mr. De Rienzo began inquiring about the buildings after he noticed several boarded-up apartments while walking on his old block. A few weeks ago, he joined Mothers on the Move on an impromptu inspection and was alarmed by what he saw — particularly because a number of tenants have H.I.V. or AIDS.

Visitors to 935 Kelly Street have to step over a pool of water formed by drips from a gaping hole in the ceiling. A pile of garbage and liquor bottles fills a corner of the lobby. In one of the 32 apartments, Victoria Rosario has laid out brick-size rat traps — she has caught 12 so far — and sealed the holes in the walls with plywood.

At 920 Kelly, doors to empty apartments swing open to reveal garbage and feces-smearred rooms where windows have been knocked off their frames. A smoky odor wafts from the burned-out apartment next to Hector Claudio's fourth-floor home. Inside, his walls are gray from mildew and soot.

"I threw out my sofa," Mr. Claudio said in a raspy voice that rose barely beyond a whisper. "I had to throw out my clothes. I have asthma, fatigue and H.I.V. It's too much. This has to stop."

Just who owns the buildings is uncertain. While city records identify the owner as John Abraham, the city's housing agency can find no deed in his name. Tenants said they had been dealing with owners at an office on Washington Avenue, but the people who work there said they no longer managed the building because Mr. Abraham had refused to pay for repairs.

Mr. Abraham did not respond to phone messages, and a letter sent by messenger to the address listed in city records was returned as undeliverable.

Ridgewood Savings Bank holds a \$5 million mortgage on the buildings. Mr. De Rienzo said he would try to force the bank to either repair the buildings or assign ownership to his community group.

Joseph T. Curcio, the bank's vice president and marketing director, said that the properties were in good repair when the mortgage was issued "several years ago," and that he had no idea of their current state. When told of the worst violations, he said, "Oh, my God."

Mr. Curcio said the bank had begun foreclosure proceedings. "We're left holding the bag as much as these poor tenants," he said. "It's unconscionable the landlord allowed these conditions to exist."

The city, which continues to make repairs on the buildings, is now in discussion with Banana Kelly to see if the group can take over the buildings and avail itself of loan and repair programs. City officials have also been talking with banks to alert them to loans they have made to owners of similarly distressed properties in other neighborhoods.

For Mr. De Rienzo, who helped Kelly Street rebuild itself brick by brick, his latest crusade is about a much more personal debt.

“After more than 30 years dealing with this block, these people are like friends and family to me, so I can’t just walk away,” he said. “I’m not looking to save the world. I’m just looking to build something that will last beyond me.”



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Foreclosures Rescued

By Bendix Anderson



Once the pride of the neighborhood, five walkup apartment buildings on Kelly Street were bought by a speculator who lost them to foreclosure during the housing crash. Now, they are being rehabbed into affordable housing.

BRONX, N.Y.—Built a century ago, sold and sold again to speculators in the real estate boom, and foreclosed during the crash—five walk-up buildings on Kelly Street are on their way back up.

By the end of 2011, developers will close a \$16.5 million deal to fix up these apartments and keep them affordable.

“We’ve generated some real momentum,” says John Crotty, a partner with affordable housing developer Workforce Housing Advisors, one of the partners behind the Kelly Street rehab.

So far, Workforce Housing has taken possession of eight buildings, including the five on Kelly Street, and is negotiating to claim five more—for a total of 370 apartments.

But the problem is much larger. More than 100,000 apartments in New York City are at risk of foreclosure, all because speculators took out mortgages larger than the economic value of the properties based on income.

“Most will resolve as distressed properties,” says Harold Shultz, a housing researcher and senior fellow with the Citizens Housing and Preservation Council.

Affordable housing officials and developers are trying to keep these apartments affordable, but, even after the crash, they must bid against speculators to buy them.

“There is still crazy money out there,” says Shultz. Speculators are often willing to pay more for distressed apartments than community developers, because the speculators often have no plans to perform significant renovations.

“On every deal, there is a cover bid, another bidder stalking away,” says Crotty. Often the other bidder is a schill representing the same speculator who lost the building to foreclosure. The owner, who many times would no longer be paying the mortgage, would continue to collect rent for months until the property was finally seized. That would add up to a substantial war chest for the previous owner to attempt the repurchase.

What happened?

Encouraged by easy money during the finance boom, speculators aggressively bid for apartment buildings in New York City.

These buyers often overestimated the power of gentrification and underestimated the power of New York's rent stabilization laws, which effectively act as an eviction protection ordinance.

Speculators, or "predatory equity" buyers, targeted some huge, famous affordable housing properties, such as Starrett City, Stuyvesant Town, and Peter Cooper Village. But most of New York City's overleveraged properties are much smaller.

At the Kelly Street properties, there are just 79 apartments and two supers' units. Whole window bays had no glass, apartments lacked working plumbing, and one of the front doors had been sealed with concrete.

Legitimate residents still lived in roughly half the apartments, while squatters had taken over many of the rest.

The five buildings on Kelly Street had a mortgage on them with an unpaid balance of \$5 million—about average for a foreclosed predatory equity property in the city. Workforce Housing paid \$3.4 million.

The total development cost is expected to come to \$16.5 million, or \$208,860 per apartment. The development partners plan to pay for that with a mix of \$9 million from the sale of 9 percent low-income housing tax credits to National Equity Fund, Inc., a \$3.6 million first mortgage from JPMorgan Chase, and a \$3.4 million second mortgage through the federal Neighborhood Stabilization Program.

Most of the renovated apartments will be reserved for residents earning less than 60 percent of the area median income, with a handful reserved for residents earning 50 percent or less.

A revived neighborhood nonprofit, Banana Kelly Community Improvement Association, Inc., partnered with Workforce Housing to save the Kelly Street property. In the 1970s, Banana Kelly renovated the same buildings, making them the centerpiece of its work in the neighborhood. But its former development partner eventually passed away, and the buildings were sold.

Now Banana Kelly is back as emergency manager, working to make the walk-ups habitable for the people who live there as the deal prepares to close.

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With help from city, development group lands dollars to renovate five horrible slums on Kelly St. in Bronx

Workforce Housing Advisors gets \$16 million to rehab Bronx slums

BY DANIEL BEEKMAN [Follow](#) / NEW YORK DAILY NEWS / Friday, January 6, 2012, 6:00 AM

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VIORL FLORESCU FOR NEW YORK DAI

Lonnie Brice inside her apartment she rent on Kelly St in the Bronx.

The front door at 916 Kelly St. had no lock Wednesday. Yellow paint peeled off the walls in the lobby and a skinny kitten mewed outside an abandoned apartment.

The Longwood walkup is among the worst slums in the Bronx, with broken windows, leaks and no heat - but it won't be a slum much longer.

It and four other rundown Kelly St. buildings are slated for a multi-million dollar makeover, following a city crackdown on their previous landlord.

New landlord Workforce Housing Advisors has closed a \$16 million public-private financing deal to renovate 916, 920, 924, 928 and 935 Kelly St. The buildings, with 80 units between them, boast hundreds of dangerous housing code violations.

"I'm just hoping the new company is better," said tenant [Gamaliel Morales](#), 59, breaking into a relieved smile. "I've been through hell with this building."

During the 1970s, when the Bronx was burning, the five Kelly St. tenements were the only well-kept buildings in Longwood. But they changed hands during the 1990s and began to decay. The buildings were left for dead soon after their landlord took out a bloated \$5 million mortgage, just as the housing market collapsed.

Now four years of lawsuits and enforcement by the city Department of Housing Preservation and Development have paid off, said [HPD Commissioner Matthew Wambua](#). "Kelly St. has been emblematic of the struggle of neighborhoods to

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A sicko sprayed a mysterious substance into a 32-year-old woman's face then raped her at a



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Crawford, 60, and her sister-in-law left a Brooklyn supermarket as night fell on May 30. The cheery



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exist and endure in up and down markets," he said, vowing the buildings will become "secure, safe havens" for low-income tenants.

The buildings were named among the 200 worst in the city by HPD starting in 2007 and the agency spent hundreds of thousands of dollars on emergency repairs there. Last January, Workforce bought the debt on the slums and local community group Banana Kelly was appointed to manage the abandoned buildings.



VIOREL FLORESCU FOR NEW YORK DAI

Lonnie Brice inside her apartment she rent on Kelly St in the Bronx.

Workforce foreclosed on the buildings and then bought them at auction in August. Now the firm, led by ex-city developers, has cobbled together a financial package to rebuild the block.

With loans of \$3.4 million from HPD Chase bank and \$9.28 million generated by low-income housing tax credits, Workforce will install new windows, walls and doors, and new plumbing, heat and electrical systems.

Workforce partner [John Crotty](#) called the deal a model for how the city can combat property neglect by speculators in the aftermath of the real estate bust. "We applaud everyone who demonstrated the courage necessary to make this renewal occur," he said.

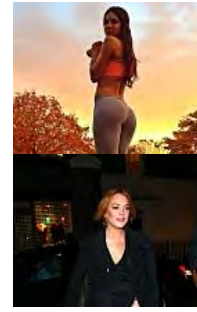
Workforce is moving the Kelly St. tenants to other Bronx buildings during the project, which Crotty said would last roughly 18 months. When the work is complete, Banana Kelly will provide social services to the tenants.

When they move back, the tenants will keep their old rents and new tenants will benefit from low rents for 60 years.

"I'm happy, because my apartment has so many problems," said tenant Vickiana Suniel, 27. "I had rats bigger than my dog."

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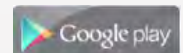
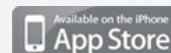


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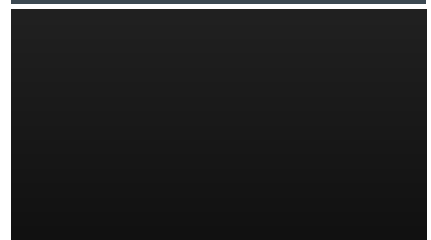
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Side Street

Renovations and Hope on a Block Once Marked by Blight

By David Gonzalez

April 5, 2013 11:07 am

You do not want to mess with Arnaldo Rivera on Kelly Street. He had heard plenty about this crescent-shaped block off Intervale Avenue in the South Bronx. Drug dealers and addicts had holed up in filthy, crumbling apartments scattered among five buildings that were among the city's worst. He was ready. He had a gun.

Side Street

David Gonzalez reports from corners of the city in words and pictures.

A caulking gun.

Mr. Rivera is the new super for these five newly renovated buildings on Kelly Street, a block that had earned its place in South Bronx lore for having spawned a generation of urban homesteaders who took abandoned buildings in the 1970s and turned them into homes for working people. More recently, that block was infamous for the five buildings that had been ravaged by fire, drugs and squatters while rent-paying tenants lived in sooty apartments with mold the size of mice and rats the size of cats.

Not anymore.

"I heard this was not a good area," admitted Mr. Rivera, who became the super three months ago. "But thank God I'm working here now. The neighborhood changed a lot. And I have to say, the tenants are good. You can see. I talk to them and say, I provide a service, but you have to help, too. We all

live here.”

The transformation is almost impossible to believe. To Harry De Rienzo, it's just another page in the block's history. He has been working with tenants here since he was fresh out of college. He helped organize them as they took over and fixed several buildings that became the foundation for the Banana Kelly Community Improvement Association.

After a stint running a housing-related foundation, he returned to Banana Kelly as president, tackling the problems on five buildings that had gone from being owned by Frank Potts, a live-in landlord, to being pawns in a mortgage flipping binge after he sold them in the mid 1990s. He said the mortgages on the buildings had gone from \$800,000 at the time to \$5 million in 2010.

The landlords – a series of owners who appeared on paper but hardly in person – did little with that money. Fires broke out in some of the apartments. In others, fuzzy black mold covered cracked walls. In 935 Kelly Street, human waste had pooled in the basement, garbage sat in the lobby while five pitbulls were cooped up around the clock in one apartment. In the other buildings, entire windows were missing, as was heat, hot water and the super.

“The tenants were basically under siege,” said Mr. De Rienzo. “I never saw any evidence of the landlord's investment. Maybe he did do something – I think this guy became a millionaire off the misery of the people living there.”

Mr. De Rienzo – who had been brought in by weary tenants to administer the buildings – partnered with the city's housing agency, private developers and financiers to fix the mess. That was all Carolyn Waring and her brother Willie needed to know. Their stepfather was Mr. Potts, who had raised her and her siblings to work with Harry in the old days.

Willie said like all of the Potts family members – many of whom still live on the block, although he recently retired to Delaware – he grew up fixing things rather than letting it slide. He helped put a new roof on one building decades ago. His sister learned how to unclog seriously backed-up basement drains.

“Pop believed in each one, teach one,” Ms. Waring said. “So whenever he did work in the building we did too.”

That carried over to the bad days, when her nominal landlord did nothing but collect rent. She cleaned her hallway, swept the sidewalk and even paid for hallway lights.

While the building was being renovated, she stayed with her sister down the block, keeping an eye on the progress. The day she spied new appliances being delivered, she could barely contain herself.

“It was like Christmas morning,” she said. “I wanted them to hurry. But I also wanted them to take their time and do it right. But the kid in me was excited!”

When she got the keys to her new, four-bedroom apartment, her own daughter was so excited, she slept on blanket spread out on the new living room floor. Ms. Waring has since joined her, marveling at the little things: a well-lit hallway, a modest bedroom closet, and a pass-through to the kitchen – the first time this building had a hole in the wall that was done on purpose. And just like Pop taught her, she’s bringing a friend to the next meeting of the block’s garden club.

She plopped herself down on her new sofa and beamed.

“I got the best of it,” she said. “I got to see history being made here. I was part of the devastation and the rehabilitation. We were living in the depths of hell. Now it’s bright and airy. It’s so new. And hopeful.”

A version of this article appears in print on 04/06/2013, on page A14 of the New York edition with the headline: Hard Work and Pride Alter A Block’s History of Blight.

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New Garden in the Bronx 'Creates a Community'

Residential Garden Provides Food, Community Space to Residents of Middle-, Low-Income Housing

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By WILL HUNTSBERRY

June 18, 2014 9:12 p.m. ET



A view of the courtyard behind 920 Kelly St. in the Bronx that is set to open as a garden. Craig Warga for The Wall Street Journal

Shattered bottles, bags of trash and a broken cinder-block wall distinguished the derelict courtyard behind 920 Kelly St. in the South Bronx nearly three years ago when new developers took it over. Today, raised growing beds are home to sprouting tomato plants, cabbage, squash, collard greens and many other herbs and vegetables.

The garden, which was scheduled to officially open Thursday, is part of a growing number of residential gardens that provide food and community space to residents of middle- and low-income housing.

"In the past five years, we've seen it boom," said Gerard Lordahl of Grow NYC, an environmental nonprofit organization that worked with developer John Crotty to land more than \$300,000 in grants to create the garden. While Grow NYC has specialized for the past 40 years in community gardens that are open to the public, the Kelly Street Garden is the biggest residential cultivation space the group has helped open.

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The area in April 2011 John Warren

The entire reclaimed space is about 8,500 square feet—about a fifth of an acre—including 2,000 square feet covered by the 11 growing beds.

Grow NYC estimates the Kelly Street Garden will produce \$43,000 worth of produce for the 81 units in five buildings that will have access to it. That amounts to a savings of roughly \$500 a family (if all units are occupied). The garden will be watered with 250,000 gallons of rainwater that will be captured each year.

"I think this can be a model for low-income developments across the city," Mr. Crotty said.

A residential committee has been established to manage the garden. Mr. Crotty's partners brought on two caretakers to help ensure diligent oversight.

Mr. Crotty's development company, Workforce Housing Group, used federal money to rehabilitate four buildings along Kelly Street into affordable apartments.



Jennifer Foster and granddaughter Anlya Tittle, 3, in the garden. Craig Warga for The Wall Street Journal

Carolyn Waring, who has lived on Kelly Street since 1967, said the renovations and garden had made things better around the complex. "Before, this place was below zero. Let's be real," said Ms. Waring, as she watered plants. "The garden creates a community that cuts across age and culture."

The building's tenants are largely African-American and Latino, and they have found a new opportunity to bond in the garden. It comprises traditional herbs and vegetables

4 Claims Beheading of British Citizen



5 Do You Make \$400,000 a Year But Feel Broke?



from Latin cooking, such as epazote and serrano peppers, as well as those from African-American cuisine, such as collard greens and squash.

The garden provides a secure food source, which is badly needed in the South Bronx, but it also gives the residents something to organize around, which Ms. Waring said was even more important.

"Lots of people around here are being priced out and this gives us a chance to talk about those issues as well," she said. "It's more than a garden."

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James Fay

But who's going to eat this 'produce'?

Let's remember that that part of Kelly Street was one of the more 'popular' streets of the Bronx during the infamous "War Years" of arson and crime....and illegal dumping....during the 1970s. Unless they dug up ALL the dirt from behind those buildings and entirely replaced the soil, there's no guarantee that anything that grows there will be safe.

These "community gardens" make a lot of people 'feel good,' but common sense and a lot of caution is most certainly needed before "produce" is....produced.

Jun 19, 2014



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Kelly Street Restoration Project

Visual Representation for Rudy Bruner Award for
Urban Excellence

AERIAL SHOT: KELLY STREET RESTORATION PROJECT



Figure 1: Aerial Shot of Kelly Street Restoration Project outlined in red. Adjacent buildings 916-928 Kelly St. (right) share a common backyard space where the Kelly St. Garden is located. 935 Kelly St. is shown at left.

HOUSING CONDITIONS

Before



Figure 2: Before picture of 935 Kelly Street apartment complex hallway in disrepair. Photo is Courtesy of Workforce Housing Group.

After



Figure 3: After picture of 935 Kelly Street Apartment renovated that includes new hardwood floors. Photo is Courtesy of Workforce Housing Group.

Before



Figure 4: Hallway staircase with graffiti and broken window made it intimidating and challenging for residents to feel safe in their own homes.

After



Figure 5: A light warming yellow hallway staircase welcomes residents to their homes.

GRAND OPENING



Figure 6: Renovation of five buildings is completed in the Spring of 2013. Photo is courtesy of NYC Department of Housing Preservation and Development (HPD).



Figure 7: In front of the newly renovated 935 Kelly Street building, long standing resident Carolyn Waring, city officials and community partners cut the ribbon to celebrate the completion of the 5 renovated buildings (916, 920, 924, 928, and 935 Kelly St.).

THE KELLY STREET GARDEN: INFRASTRUCTURE

Before

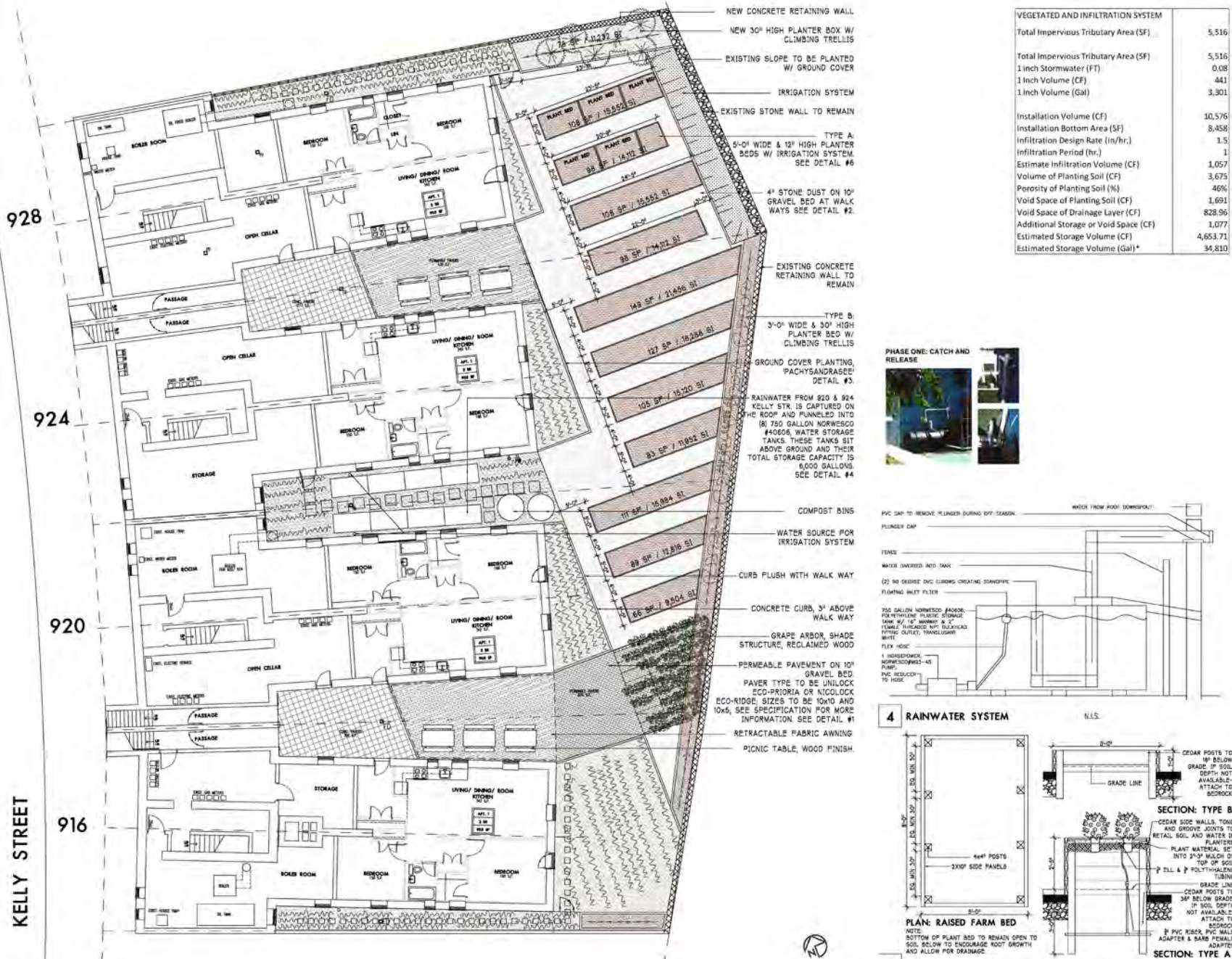


Figure 8: The space behind 916-928 largely underutilized was described by residents on Kelly Street as a place filled with "trash" and "rats". Photo is courtesy of Workforce Housing Group.

After



Figure 9: After months of construction, the space behind 916-928 Kelly St. is converted into a garden. The garden includes a 1,864 square foot green roof, 8,227 square foot community garden with raised planters, 1,975 square feet of stone dust, 875 square feet of permeable pavers, and eight water storage barrels. Photo is courtesy of the New York City Department of Environmental Protection



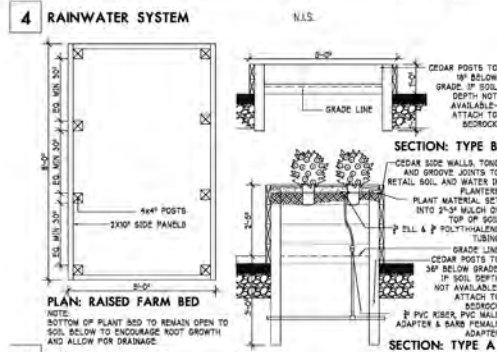
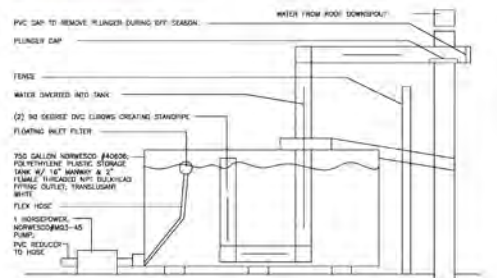
VEGETATED AND INFILTRATION SYSTEM

Total Impervious Tributary Area (SF)	5,516
Total Impervious Tributary Area (SF)	5,516
1 inch Stormwater (FT)	0.08
1 inch Volume (CF)	441
1 inch Volume (Gal)	3,301
Installation Volume (CF)	10,576
Installation Bottom Area (SF)	8,458
Infiltration Design Rate (in/hr.)	1.5
Infiltration Period (hr.)	1
Estimate Infiltration Volume (CF)	1,057
Volume of Planting Soil (CF)	3,675
Porosity of Planting Soil (%)	46%
Void Space of Planting Soil (CF)	1,691
Void Space of Drainage Layer (CF)	828.96
Additional Storage or Void Space (CF)	1,077
Estimated Storage Volume (CF)	4,653.71
Estimated Storage Volume (Gal)*	34,810

KELLY STREET REDEVELOPMENT
 PROJECT TITLE
916-928 KELLY STREET
 BRONX, NEW YORK 10459

COMMUNITY GARDEN SURFACING LEGEND

- PLANTING AREA
- GREEN ROOF
- 4" STONE DUST ON 10" GRAVEL BED (TOTAL 1.988 SF)
- PERMEABLE PAVEMENT ON 10" GRAVEL BED (TOTAL 1,214 SF)
- GROUND COVER PLANTING (TOTAL 2,124 SF)
- RAISED PLANTER BED WITH IRRIGATION (TOTAL 1,041 SF)
- CONCRETE PAVEMENT (TOTAL 983 SF)
- RETRACTABLE AWNING
- PICNIC TABLES
- ASPH FLOOR ASPH + 1/2" GREEN ROOF SYSTEM (SIZE OF MATS TO BE 1/4" ON ROLLS (TOTAL 1,482 SF)



DRAWING TITLE
COMMUNITY GARDEN FLOOR PLAN & DETAILS

ARCHITECTS
OCV ARCHITECTS
 W W W O C V A R C H I T E C T S . C O M
 203 LAURETTE STREET 5TH FL
 NEW YORK CITY NEW YORK 10012
 212 678 8470 / 212 678 8708

DATE
 10/4/2012

JOB #
 11115

DRAWN BY
 BW/CFP

SCALE
 1/8" = 1'-0"

DRAWING #
A-202.00

PAGE #
 05 of 6

Figure 10: Community Garden Floor Plan. In this image the garden is shown to the right of the renovated buildings (916, 920, 924, and 928 Kelly St.)

THE KELLY STREET GARDEN: GARDEN ACTIVITIES



Figure 11: First seeding workshop in April 2014 resulted in 450 seeds being planted by two local residents on Kelly Street & garden caretakers. Photo is courtesy of Rosalba Lopez Ramirez



Figure 12: After learning from garden coordinators how to building a sub-watering pot, Kelly Street residents (daughter and mother) complete the final stage of building a sub-irrigated planter by watering a Serrano pepper during the sub-irrigated workshop. Photo is courtesy of Rosalba Lopez Ramirez.

THE KELLY STREET GARDEN: GREENING NYC



Figure 13: On June 19th, 2014 the Department of Environmental Protection (DEP), Workforce Housing Group (WHG), GrowNYC, Banana Kelly Community Improvement Association, the Department of Housing Preservation and Development (HPD) and partners celebrate the completion of the Kelly Street Green garden by planting plants. Photo is courtesy of New York City Department of Environmental Protection.



Figure 14: A rain harvesting system is tucked away in the garden between 924 and 920 that is capable of capturing up to 13,500 gallons of water at a time or as much as 250,000 gallons annually, helping to reduce runoff into the East River. Photo is courtesy of New York City Department of Environmental Protection.

THE KELLY STREET GARDEN: CHEF IN THE KITCHEN



Figure 15: Under the supervision of adults children mix up locally grown kale and vegetables ingredients during first Chef in the Kitchen cooking class. Photo is courtesy of Rosalba Lopez Ramirez



Figure 16: Special Chef Guest Harry B. McNeary from the Urban Rebuilding Initiative a local non-profit working with at risk youth in the Bronx shares with residents how to cook a nutritious recipe with broccoli leaves as well shares resources with residents. Photo is courtesy of Kelly Street resident.



Figure 17: Garden Committee member Sonya writes down her special recipe for Cobb salad using fresh ingredients from the garden while being filmed by videographer from the Five Borough Farm Project. Photo is courtesy of Rosalba Lopez Ramirez.



Figure 18: Kelly Street residents take a group picture after a successful cooking class in which they participated in making a Peruvian main course meal during the second Chef in the Kitchen cooking class. Photo is courtesy of Harry B. McNeary III.

THE KELLY STREET GARDEN: COMMUNITY BUILDING



Figure 19: Young boys living on Kelly Street work alongside Alex, a volunteer from The New School, to build a tree guard on the block. Photo is courtesy of Lonnie Brice.



Figure 20: Residents take a moment to celebrate the completion of the first tree guard on Kelly Street built by their efforts and support of local Bronx volunteers. Photo is courtesy of a Kelly Street resident.



Figure 21: This handmade poster was one of 32 posters made by residents. The illustration was created by an eight-year-old girl living on Kelly Street and it was posted on the tree guard built by residents in the summer of 2014.



Figure 22: On Saturday, June 14th, 2014 the garden officially opened to Kelly Street residents and alongside Garden Coordinators, Rasheed (right) and Rosalba (left) they endeavor to plant over 1500 edible vegetables and herbs in the garden. Photo is courtesy of a Kelly Street resident.



Figure 23: Resident Carolyn (left) and Hopey (right) work with their 3 year old granddaughter Anaya to plant the first batch of purple and green cabbages on a warm summer day. Photo is courtesy of Rosalba Lopez Ramirez.



Figure 24: Young garden participants weigh and take note of the weight of the cherry tomatoes they harvested. Photo is courtesy of Rosalba Lopez Ramirez.

THE KELLY STREET GARDEN: BUILDING LEADERSHIP



Figure 25: The Calixto family. From left, 11 year-old Yazmin, 9 year-old David and their mother Rosa take a snapshot after assisting Rosalba, a Garden Coordinator (right), with two cooking demos during the 11th annual Hunts Point Fish Parade at Barretto Point Park. Photo is courtesy of Yvette Ramirez.



Figure 26: Garden Committee member Lonnie conducts a workshop on how to build a sub-irrigated planter at Hostos Community College in the Bronx after learning and building three sub-irrigated planters in the Kelly Street Garden.



Figure 27: Garden Committee member Faye Bonas sitting near the mural she helped paint. Photo is courtesy of Rosalba Lopez Ramirez.



Figure 28: A camera crew interviews Carolyn Waring about her personal experience with the garden which is compiled into a short video along with the perspectives of 4 other garden participants. Photo is courtesy of Rosalba Lopez Ramirez.

THE KELLY STREET GARDEN: 2014 SUMMER



Figure 29: Garden Coordinator Rasheed and Malayka Rios (not pictured) conduct a hands-on workshop and build a trellis for cucumbers alongside Kelly Street residents.



Figure 30: Two art installations were created by young people during a hands-on painting workshop that took place on the block and was facilitated by visiting artist Mauro Carrera (far right). Photo is courtesy of Kelly Street Resident.



Figure 31: The garden acted as a meeting space for a community of residents who worked alongside Banana Kelly Community Improvement Association organizers to plan and organize a summer block party for the community. Photo is courtesy of Rosalba Lopez Ramirez.



Figure 32: Sunflowers in full bloom and growing corn stalks in the summer welcome families member on a weekday morning to harvest and play in the garden. Photo is courtesy of Rosalba Lopez Ramirez.



Figure 33: On a Saturday afternoon young garden participants Tiana (left) and Isiah (right) share a couple of hip-hop dance moves after a long day of harvesting in the garden. Photo is courtesy of Rosalba Lopez Ramirez.



Figure 34: A view of the Kelly Street block during the community-organized summer block party. Photo is courtesy of Banana Kelly Community Improvement Association.



Figure 35: The summer block party invites residents on the block to gather and convene on the stoop of 928 Kelly Street, one of the buildings that were renovated through the Kelly Street Restoration Project. Photo is courtesy of Sasha Phylars-Burges



Figure 36: A street that caters to motor vehicles is transformed for one afternoon into a performance space in which adults and children engage in dance and physical exercise during the summer block party. Photo is courtesy of Sasha Phylars-Burges.



Figures 37a,b: (Left) Set and ready to go, a young child holds a garden tour sign to invite garden visitors to experience and learn about the crops and endeavors taking place in the Kelly Street garden during "Field Day" a community engagement event. Photo is courtesy of Sasha Phylars-Burges. (Right) Garden Committee member Lonnie provides a tour in early fall to visitors from the New York City Department of Housing Preservation and Development (HPD). Photo is courtesy of Rosalba Lopez Ramirez.



Figure 38: All smiles! After a community dialogue, residents, visiting artist and supporters of the Kelly Street Garden take a moment to take group picture on "Field Day". Photo is courtesy of Sasha Phylars-Burges.



Figure 39: Children are instructed by their guest yoga instructor Mary Anne to reach for the sun as part of their first free yoga class that took place in the garden in the summer. Photo is courtesy of Priscilla P. Stadler.



Figure 40: The Kelly Street Garden joined over 300,000 activists for the People's Climate March as members of the New York City Environmental Justice Alliance. Photo is courtesy of Rosalba Lopez Ramirez

THE KELLY STREET GARDEN: 2014 FALL/WINTER



Figure 41: Firefighters from the Fire Department of New York (FDNY) provide a workshop on fire safety in the Kelly Street community room. Photo is courtesy of Rosalba Lopez Ramirez



Figure 42: Good: food, company and a poetry reading made our first "Friendsgiving" a memorable night in which 25 residents and volunteers mingled and celebrated the harvest of the garden and community. Photo is courtesy of Rosalba Lopez Ramirez.





Figure 43: The first family Halloween party held in the garden drew 80 residents from Kelly street to enjoy fun activities including breaking the piñata, watching Beetle juice, and free food. The event was entirely organized by The Kelly Street Garden Committee and residents on the block who gave their time and made financial contributions to make the Halloween party possible. Photo is courtesy of Rosalba Lopez Ramirez.



Figure 44: Children wait to win a raffle prize as part of the Halloween party.



Figure 45: Garden committee member Sajata Epps (right) and Volunteer Randolph (left) work together to build a greenhouse for the garden. Photo is courtesy of Rasheed S. Hislop.



Figure 46: Garden Committee Member Sajata Epps (left) gives a thumbs-up as the green house nears completion.