



SETTLEMENT
HOUSING
FUND INC

Update

Working since 1969
to create quality
affordable housing
and neighborhood
amenities for more
than 25,000 low and
middle income New
Yorkers.



Building neighborhoods with affordable housing and community programs

Government programs seem to be on a diet. The Mayor has asked HPD to reduce its capital budget by 20 per cent. Section 8 is funded through March with no increases. We have not heard encouraging news from the State, and the transition team is light on housing. We need to toot some horns and let the world know about accomplishments through affordable housing. If we had capital grants, a workable FHA insurance program and Section 8 for everyone who needed it, everything else would probably fall into place. This would be a great stimulus, and unlike tax cuts for the wealthy, would not really be fattening.

- Carol Lamberg, Executive Director



Highlights of the Year 2010

- Rehabilitated 215 units of affordable housing in Washington Heights and Harlem
- Oversaw the development, nearly 50% complete, of the New Settlement Community Campus
- Celebrated the graduation of another 39 young adults from our DREAMS YouthBuild Program
- Saw over 200 students go on to college through New Settlement's College Access Center
- Helped 23 formerly homeless single parent families gain skills at our Semiperm residence
- Rented up 164 affordable units in new 80/20 apartment building developments
- Managed all of our assets, including 31 buildings and 1,750 affordable apartments
- Planned for new housing developments that we hope to see underway in 2011

New Settlement Programs

Bronx Helpers: Community service and leadership development for youth, 11-18

Girls Program Initiative: Empowerment program for girls, 11-18

Multicultural After School Program: Science, math, reading, writing, visual and performing arts for youth, 6-10

After School and Summer Program at P.S. 64: 1st through 5th grade

Evening Teen Program: Recreation & Arts program for youth, 12-18

Playstreet: Summer recreation program for youth, 9-14

College Access Center: Educational & Career Counseling Program for High School youth and adults

Young Adult Outreach Initiative: Counseling, training and support for unemployed and out-of-school young adults, 16-24.

Parent Action Committee: Community Organizing for Educational Justice

Community Action for Safe Apartments

Adult Education: GED and ESL Programs



New Settlement children and youth raised \$12,500 for Haiti relief efforts.

New Settlement Community Campus: A Community Center and Public School for the Southwest Bronx



The New Settlement Community Campus is on the Rise

If you take the number 4 train up Jerome Avenue through the southwest Bronx, you'll see a new building going up between 172nd Street and Goble Place, about ten blocks north of Yankee Stadium. Residential buildings line the blocks east and west in this densely populated section of the city where, twenty years ago, we acquired 15 devastated buildings and turned them into quality affordable housing. A few years later, we built another building to create a total of 995 apartments, thirty percent of which were rented to formerly homeless families.

Today, in addition to maintaining these 16 buildings in an eight block radius, our New Settlement Apartments is a major community builder and runs a host of programs serving nearly 5,000 children, youth and adults annually. Led by Jack Doyle and a staff of social workers, educators and community organizers, New Settlement Apartments has worked with local schools and parents to improve the educational success of a generation of young people, helping thousands of students go on to college and many more to thrive.

The New Settlement Community Campus is the result of this work and will be a major education, arts and recreation resource for the youth and families in this community. The Campus will include a state-of-the-art pre-K through 12th grade public school with playgrounds, a technology center, a health clinic and a light filled Community Center with a swimming pool, green roof terrace, dance studios, and multipurpose classrooms. New Settlement Apartments will manage the facility, with integrated programs and shared spaces for more than 1,000 students and many more community members during the day, after school and on the weekends.

Construction photo: Turner Construction Groundbreaking photo: Larry Racioppo

New Settlement Community Campus: View of the Community Center with Pool and Green Roof Terrace



What We Are Building

A state-of-the-art Community Center for thousands of community members, open seven days a week, days and evenings, including a five-lane swimming pool, dance studios, a green roof learning terrace, multipurpose classrooms, and a cooking classroom/kitchen.

Pre-K through 12th grade public schools for over 1,000 students, including a library, health clinic, art rooms, technology center, auditorium, competition-size and auxiliary gymnasiums, three outdoor play areas, an amphitheater, and a full-service kitchen and cafeteria.

The Community Campus, now 50 % complete, is a public/private partnership with the New York City School Construction Authority and will open in September, 2012. The City is funding the school and we are raising the funds to build the Community Center. With support of local public officials, our board of directors, foundations and other generous friends we know we'll reach our goal to fully fund this education, recreation and arts center in what remains a part of the poorest Congressional District in the nation. Find out more about how you can join in supporting this project to expand opportunities for thousands of people in the Bronx.

For information on the Community Campus and Capital Campaign, contact:

Carol Lamberg, Executive Director,
Settlement Housing Fund

212.265.6530

clamberg@shfinc.org

NEXT TOUR DATE:
January 27th, 2:30



New Settlement Community Campus Partners

Settlement Housing Fund
New Settlement Apartments
NYC School Construction Authority
NYC Department of Education
New Visions for Public Schools
Dattner Architects
Edelman Sultan Knox Wood/
Architects, LLP
Turner Construction
URS Corporation
FJC
LISC/NEF
New York City Council/
Bronx Delegation
Office of the Bronx Borough
President
New York State Assembly
The US Office of Community
Service, Department of Health and
Human Services
Generous private funders

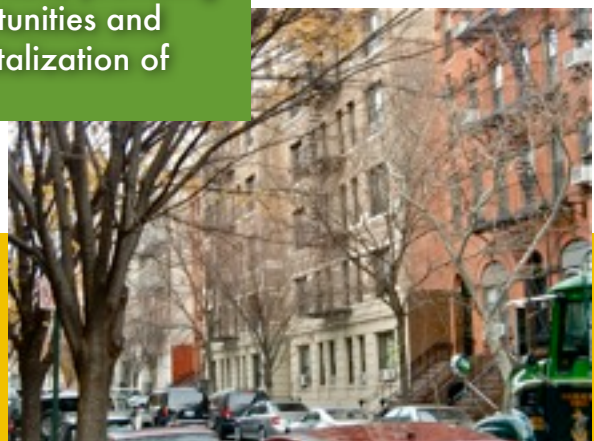
2010 Housing Preservation



Third Party Transfer Project Moves Forward in Upper Manhattan



Our rehabilitation projects in Harlem and Washington Heights are preserving 450 units of affordable housing for lower income New Yorkers, providing homeownership opportunities and contributing to the revitalization of these neighborhoods.



Celebrations



Carol Lamberg and Lieutenant Governor Richard Ravitch, below: Rachel Grossman, Wachovia Capital Markets, Brian Lawlor, DHCR Commissioner, James Covington, Capital One, Sarah Ward, Skadden Arps Slate Meagher and Flom, Carol Lamberg, Charles S. Warren, Kramer Levin Naftalis & Frankel, Conrad Egan, National Housing Conference.

Welcome

We are pleased to welcome Doreen Gibbs to the staff as the Director of Semiperm, our transformational housing program for formerly homeless single parents and their children on W. 102nd Street in Manhattan. Doreen brings extensive hands-on management and social service experience to our program, most recently working for SCO Family of Services where she ran a 200 bed MICA women's shelter in Brooklyn. She has also worked for the New York City Department of Youth and Community Development, and most important, our own St. John's Place Family Center. Doreen holds both a B.A. and M.B.A. from Baruch College and a Masters of Rehabilitation Counseling from New York University.

Easy to Be Green Spring Benefit DREAMS YouthBuild Graduation

May 25

A great and green time was had by all at Settlement Housing Fund's annual benefit at Landmark on the Park. The event honored three great champions of affordable housing: Lieutenant Governor Richard Ravitch, past CEO and President of the National Housing Conference, Conrad Egan, and Capital One Bank, represented by Manhattan Market President, James Covington. Settlement Housing Fund has enjoyed long relationships with its honorees and was pleased to bring them together for this special evening attended by over 300 friends, many from the affordable housing and real estate development communities. Many thanks to all who supported the event.



June 25

Another class of proud students graduated from our DREAMS YouthBuild program this spring, having earned their GEDs and gained valuable job skills training. These formerly unemployed and out-of-school young adults made major strides in their development, both educationally and personally, and helped to return affordable apartments to the Crown Heights community in Brooklyn.

LISC 2010 Big Apple Awards Honors Carol Lamberg TD Bank Awards Housing for Everyone Grants

October 26

Carol Lamberg received LISC New York City's Leah Schneider Lifetime Achievement Award for her outstanding contributions to community development. The award honors Carol's dedication to creating economically and ethnically diverse affordable housing, neighborhood amenities and community programs throughout the city. Over her 40-year career, Carol has worked as an advocate and developer at Settlement Housing Fund, creating 55 projects with nearly 9,000 units of affordable housing that are home to some 25,000 New Yorkers, including many who had been homeless. Marc Jahr, President of the New York City Housing Development Corporation, presented Carol with the award.

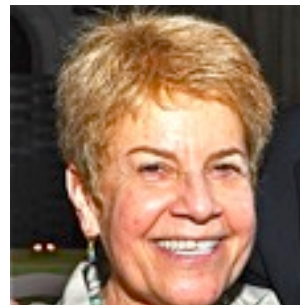


November 11

Settlement Housing Fund was pleased to be one of six New York City organizations to receive a 2010 Housing for Everyone Grant from the TD Charitable Foundation. The \$50,000 grant will support our work to upgrade, retrofit and make more energy efficient several of our properties in Brooklyn.

Three Cheers for Susan Cole, *by Carol Lamberg*

Susan Cole, Associate Director of Settlement Housing Fund, is retiring, something no one would ever say about her personality. Susan arrived at Settlement Housing Fund in 1974 to direct a program to integrate a large development in the Soundview neighborhood in the Bronx. She shared a miniscule office with me, and we really got to know each other. Susan quickly became an expert in affirmative marketing, tenant selection and cooperative sales. She is a certified social worker and a licensed real estate broker. She speaks perfect Spanish. Plus, she has an uncanny ability to know when someone is lying. She is not one to shirk hard work. Susan has worked intensely to make sure that the tenants in our buildings were selected honestly and in compliance with all regulations. She resisted pressure from more people than she would want me to mention. She directed lotteries for Manhattan Plaza and for large developers throughout New York. And, she makes sure that Settlement Housing Fund works smoothly as an organization. After she leaves us, (you are correct if you sense my feeling of abandonment), she plans to spend a few weeks in Guatemala, translating for a medical team. She is also promoting affordable housing as a member of Community Board One. She has many interests and does not seem too anxious about this monumental move. So it's kudos to Cole and then some.



Welcome New Board Members

Judith Kessler is the Executive Director for residential and mixed-use projects at Zeckendorf Development, LLC. She earned a B.A. from Harvard University and brings to our board more than 25 years of experience in real estate development, including the design and construction management of our own Semiperm housing project. Previously, Ms. Kessler founded NAS Development, LLC and held positions with Multicare Companies, Inc., Tishman Urban Development Corporation, and Citicorp Real Estate. She is a member of the Harvard Real Estate Initiative Board and serves as a continuing education course panelist at the Real Estate Board of New York.



Timothy G. Rogers is Chief Legal Counsel for Kremers Urban, LLC, a pharmaceutical company in Princeton, NJ. Mr. Rogers holds an A.B. from Bowdoin College and a J.D. from University of Connecticut School of Law. He has over 35 years of legal experience in varied sectors including acquisitions, contracts and real estate. Mr. Rogers is a member of the New York, Pennsylvania and District of Columbia Bars. He sits on the Board of the New Jersey Corporate Counsel

Association and served previously on the board of New York Lawyers for the Public Interest.

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