

# APEX ACTION

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Isabel, Jennie and Erica Amaya with Sen. Jack Martins



(l. to r.) Msgr. Riordan, Howard Kimmel and Sen. Jack Martins

## STATE SENATOR MARTINS VISITS APEX I AND II

By Patricia Bourne

On May 6, 2011, Senator Jack Martins visited with the Kimmel Housing Development Foundation Board members, as well as Apex I and II residents. Over thirty people were in attendance for this event (see photos).



New York State Senator Jack Martins and Community Residents

Senator Martins was very complimentary of Apex I and II and interested in our efforts to expand affordable housing opportunities in New Cassel, Mineola and Great Neck. He stated that there is a need for more affordable rental housing in Nassau County. We also discussed with him the impact of construction costs on affordable housing and ways to reduce ongoing costs to residents, by such means as our solar project.

In conversation with our

residents *three* major questions came up, which Senator Martins promised to investigate:

1. Residents reported that LIPA meter reading estimates tend to be higher than the actual readings, which are done every other month. This can cause a hardship for tenants with limited incomes. Our tenants want their billing to be processed closer to their actual usage instead of providing LIPA an interest free loan every other month. They want a better understanding of how LIPA reaches its bill es-

timates.

2. The MTA is threatening to cut/end ABLE Ride as of January 2012, due to the fact that Nassau County will not pay additional funding for MTA/LI Bus. ABLE Ride is a service for those who can not use the regular bus system due to physical limitations. Many of the Apex residents depend on ABLE Ride.
3. Car insurance rates are being determined geographically so that excellent drivers with clean records are required to pay higher

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## Another Grant for our Solar Project

Winter was still holding on in March when we got the invigorating news of a **\$150,000** grant. This is a grant from *The Community Foundation of Sarasota County, Inc.* made possible through the **Elayne P. Bernstein** Fund.

**Lois Schaffer**, our director of Grants and Fundraising, contacted Ms. Bernstein last October to let her know about the Kimmel Foundation in general, and to describe our

Solar Carport Project in detail. We have expressed our profound gratitude on behalf of our tenants to Ms. Bernstein for her extraordinary generosity.

The grant will go towards the installation of an array of solar panels at the Apex development. The power collected in these panels will go towards subsidizing our tenants' electricity bills. By doing this we hope we will eliminate the choice some of our tenants

face: having to choose between the necessities of life *or* lights at night/air conditioning.

Combined with TD Charitable Foundation's \$50,000 grant, we now have over \$200,000 reserved to pay for our solar installation. When combined with LIPA's rebates we are well over the halfway mark to fund this project for our buildings.

Currently, we are working with Key Bank, the

agent for our Apex I investor, Verizon, to gain the required investor permission to proceed with this work. We will keep you advised as this project continues to unfold.

This grant was made in honor of **Michael Zarin** and Lois Schaffer



*By Ellen Kelly*

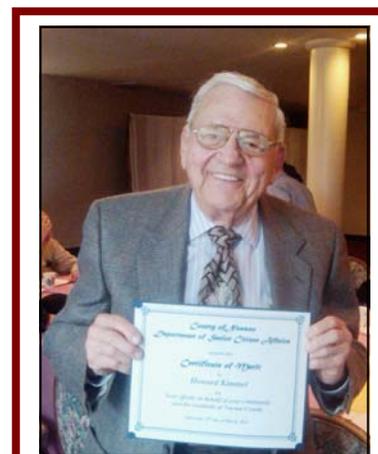
Thanks to our volunteer staff gardeners, and with **Superintendent Wilfredo Amaya's** usual generous assistance and support, Apex I residents will need go no further than their rooftop this summer to garnish a meal with

"homegrown" oregano, rosemary, dill, thyme, cilantro, parsley, chives and marigolds (whose blossoms are edible as well as decorative), and they will also enjoy perennials like daylilies, black-eyed susan and hostas providing color

as the summer progresses.

These new additions to the Apex complex were supplied through the generosity and directly from the home gardens of **Roberta Treacy, Ellen Kelly and Patricia Bourne.**

The flowers and herbs are currently thriving on the Community Room terrace on the Grant Street side of Apex I. This is also the site during the summer months of the famous Amaya family cookouts. Wilfredo is king of the grill on these occasions and sets a splendid table. This year the lucky guests can add their own oregano on their garden salads and steaks.



*At our last board meeting, Howard Kimmel, our chairman, received a certificate of appreciation from the Nassau County office of Senior Citizen Services in recognition of his service to the citizens of the county by providing affordable housing.*

## FILING A NEW YORK STATE FUNDING APPLICATION

*By Roberta Treacy*

On December 29, 2010 the **Blumenfeld Development Group** (BDG) contacted us to ask us to partner with them on our intention to build Apex III on a parcel, across Hicks Street, northeast of our Apex II site. BDG noted that they wanted to have an application filed for the 2011 round of NYS Housing and Community Renewal (HCR) administered Housing Trust Fund money.

These funds typically provide between 8% and 10% of the final cost of building subsidized housing. Once approved for Housing Trust Fund support, our project would be approved to receive Low Income Housing

Tax Credits from the federal and state governments, which can provide between 70% and 80% of the required funding. Private investors provide the upfront funding and benefit from the tax credits over a ten year period following the occupancy of the building.

As taxpayers, you will be pleased to know that the state does a very thorough job of qualifying applicants for these funds. The application requires answers to very specific questions about why the applicant feels the project is necessary. The applicant must

support the claim with statistics and demographics including area income, an analysis of current housing stock, and evidence of public and governmental support. The application runs to 55 pages and typically takes about six months to complete.

The Housing Trust Fund's deadline to submit our application was February 9, 2011 (for both the digitally filed application submission to the state and hard copies submitted to the local authorities).

Many in the housing field, among them many long term friends and advisers, told us it was impossible to get

*Many in the housing field, among them many long term friends and advisers, told us it was impossible to get all the necessary work done in time.*



### Senator Martins Visits Apex

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rates if they live in an area that has a history of many accidents. Residents wanted to know if anything can be done to limit car insurance companies to charging higher premiums only to those who have personally poor driving records.

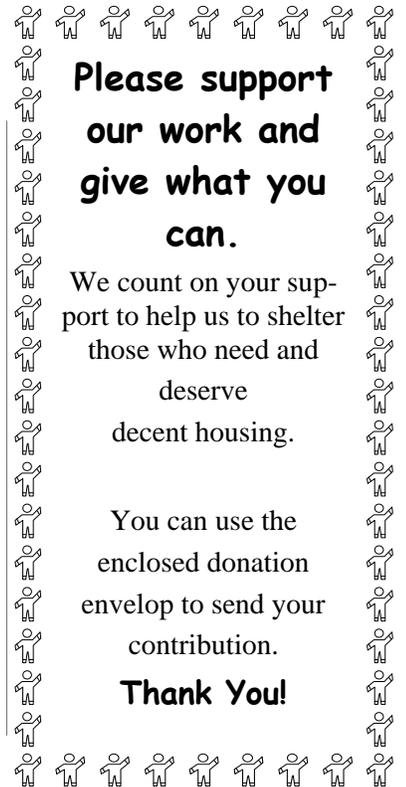
Martins was elected to

the NYS Senate in November, 2010. Prior to this, he served as Mayor of the Village of Mineola for 8 years. He was noted for his revitalization of downtown Mineola and fiscal discipline.

Since taking his seat as the NYS Senator for the 7<sup>th</sup> Senatorial District in 2011, he is serving on

Pensions, Corporations, Authorities and Commissions, Insurance, Labor, Social Services and as *Chair Person* of the Local Government Committee.

Special thanks to **Hofstra University** and **Larry Levy** for their support of this event.



**Please support our work and give what you can.**

We count on your support to help us to shelter those who need and deserve decent housing.

You can use the enclosed donation envelop to send your contribution.

**Thank You!**

## SUBMITTING AN APPLICATION TO NEW YORK STATE

was impossible to get all the necessary work done in time. We knew that we had to divide up the tasks and coordinate our efforts if we were to have any chance for funding in the 2011 cycle.

Our board members **Ron Kisser** and **Alan Pollack** set to work immediately with BDG's attorney on drafting our working agreement and a contract for the sale of the land. BDG representatives set to work immediately on getting an expedited Phase I Environmental Study, a market study and, working with **Mark Geisman** and **Alan Gordon** for the architectural drawings and financial planning. We also owe many thanks to our former board member, **Myron Holtz**, for the guidance, support and insights he provided to help us along our way.

In our office, **Howard Kimmel**, **Ellen Kelly**, and **Patricia Bourne** identified all the important civic and government support for the Apex III application. They divided up the tasks among themselves and began an accelerated outreach process. Over the following 24 days they contacted officials, business and community leaders, gave them a concise summary of our project, answered their questions and addressed their concerns, and provided draft letters of support. As the deadline approached they brought fifteen letters of support from officials at every level from community

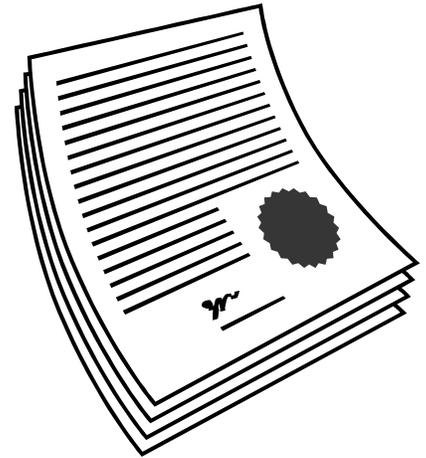
groups up through town, county and state governments.

Patricia and Ellen also re-searched public policy documents that helped us present an effective case to the state. This research demonstrated that the proposed development was in line with the strategic goals and objectives the state has set for the optimum use of these funds. Five major studies were used: the Vision Plan for New Cassel; the New Cassel Urban Renewal Plan; The Long Island Index's reports *Places to Grow* and *Getting it Done*; and the Nassau County Master Plan. In addition, Ellen also got the state to accredit our Nassau County recognized Apex Community Housing Development Organization (Apex CHDO) as a New York State CHDO.

I worked to coordinate all these efforts and to organize the application materials as they became available. I also worked as an intermediary between the attorneys and other parts of the entire working group.

We worked up to the close of the filing deadline. Portions of the application had to be completed by the architect and the financial advisor as well as by BDG and, of course, KHDF working on behalf of the developer/applicant the Apex Community Housing Development Organization (Apex CHDO).

Our application included 22 required attachments varying in size from a few pages to over 300 pages. For example, the title report alone, covering the three constituent lots that comprise the full land parcel, was one of the longest attachments. The full printout of all this work filled two 4-inch binders. It represented the contributions of 40 people.



The technical support provided by the state employees was accurate, timely and professional. Now we are waiting for the state's response.

*This spring we have arranged to meet with Judith A. Burgess to discuss installing a memorial plaque to Rev. Garnet and the members of the organization that built Garnet House . . .*

## REV. HENRY HIGHLAND GARNET A PART OF WESTBURY HISTORY

*By Ellen Kelly*

When we opened up the January 13, 2011 issue of the *Westbury Times*, we learned for the first time that the land Apex I stands on was once a summer resort for African American women and that the house had been dedicated to the memory of a black abolitionist and former U.S. Minister to Liberia, the **Rev. Henry Highland Garnet** (1815-1882).

According to the author of the piece in the *Westbury Times*, **Judith A. Burgess**, the land Apex I is built on was once owned by the Afro-American Union. In the late nineteenth century, Westbury still looked like a rural farming country. The members of the Union wanted to build a summer boarding house for African American workers looking for some fresh air and escape from the city.

The Rev. Garnet, a Presbyterian minister, was in his day known nationwide as an important

abolitionist organizer. He helped recruit black regiments during the Civil War and worked



with the newly emancipated slaves. He preached a sermon in the White House in 1865. Our staff at Apex learned that the New York Public Library lists a number of books on his thoughts about alliance-building for civil rights, as well as his obituary that appeared in the *New York Times*.

Dr. Burgess, an anthropologist by training, focuses her on-going research on the African American settlement in the Westbury and New Cassel area. She recounts how the Afro-American Union brought the project into being. The cornerstone was laid in 1892, ten years after the Rev. Gar-

net had died. In 1902 the founders celebrated the establishment and success of Garnet House with a mortgage burning party.

As the twentieth century rolled on, the house remained, passing through many hands and at different times it housed a kindergarten and doctors' offices. The last owner used the house as a boarding house, but it was overcrowded and the upkeep of the building was neglected. These conditions brought about the severe deterioration of the building.

The Kimmel Foundation bought the property in 2000 and built Apex I, which opened in 2003. This spring we are arranging to meet with Dr. Burgess to discuss the installation of a memorial plaque, in honor of Rev. Garnet and the members of the organization that built Garnet House.



Richie Kessel and the KHDF Staff

## Richie Kessel Visits Apex I and II

Given that we have been seeking public as well as private funding to complete our Solar Carport Project, Howard Kimmel and I contacted Richie Kessel at NYPA to see if NYPA could assist us in achieving our goals and to give him a tour of our housing. Our carport initiative is environmentally sound as well as being cost effective for our consumers.

Mr. Kessel and his Chief of Staff Fran Evans visited with us on March 30, 2011. We spoke with Richie and Fran for about an hour about our residents, the community and the energy needs of our senior citizens. We gave them a tour of our complex and an overview of our goals and objectives for our solar carport. Richie commented that if we did get any grant monies from NYPA that LIPA would have to reduce the amount of the rebate they are offering by the amount of the NYPA grant. He noted that NYPA might be able to offer us a technical assistance grant. Ms. Evans offered to follow up with us on our progress in the near future.

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# We Remember Bill Klatsky

*By Howard Kimmel*



In March, my wife, Sylvia, and I nearly didn't get into the memorial service for our late friend, Bill Klatsky. There were so many people at the O.B. Davis Funeral Home in Miller Place; we had to inch our way through the crowd of family and friends to pay our respects to Bill's widow, Adelaide, and their son, Scott. The throng was made up of Bill's friends: dozens and dozens of past, present and future leaders of Long Island's governments, development policy planners, and for profit and non-profit institutions. A history of affordable housing on Long Island could have been written along with several tomes of biography about Bill.

Bill never liked being

called by his given first name, Wilbur. Only his wife called him Wilbur and not when she was really pleased with him. Bill was a charter member of the original Kimmel Foundation as well as being the founder of the Community Development Corporation of Long Island. His last assignment that I knew of was his being named to the State Banking Commission.

If you weren't among the fortunate who knew him and asked me what quality he had that came to mind first, I'd say generosity. That the Kimmel Foundation is among the few non-profit developers of housing that have built successful housing is due in no small part to Bill Klatsky. He knew more about financing the construction of non-profit housing and the few banks willing to help than anyone. And he made that priceless knowledge available to us because we asked him.

Thanks Bill you will be remembered, and missed.

## Like Our Look?

Ever try to catch an ocean wave in an 8 ounce drinking glass? The metaphor holds when you try to print a 500 page digitally stored application form through a printer that was intended to handle 20 page reports - one document at a time.

It can cost you a strong funding opportunity if your deadline is only a couple of hours away and the over-burdened printer seizes up or breaks down completely.

This was the triggering reason for our searching for an opportunity to get a faster printer that could cope with big projects.

We found it and we also found a grant that paid for half of the cost of the rebuilt machine and maintenance/supplies to keep it going.

The dollars we put into this is lower than our usual Apex Action print expenses for 1 issue.

Apex Action is published by the Kimmel Housing Development Foundation.  
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