

Cypress Hills Verde | Promising Practices for an Integrated Approach

NASCSP | Weatherization and Healthy Homes Conference



WHERE WE ARE

Median Income: \$32,241 or 74% of the City's median income

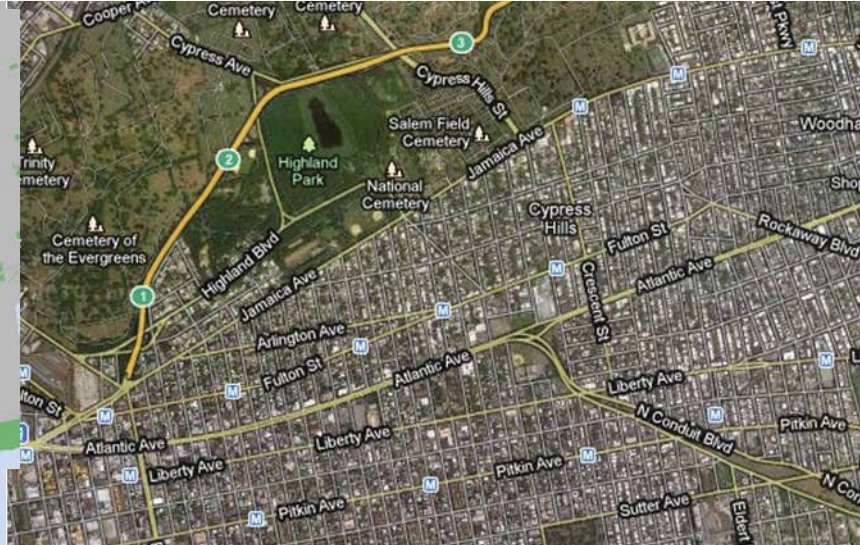
49% African American, 38% Latino, 5% White, 4% Asian

Unemployment rate in CD5 is 13.9%, compared to 8.6% citywide.

The foreclosure rate in this community is ranked one of the highest within the city.

28.4% of the population of CD 5 is below the federal poverty levels

48.7% Income Support (TANF, SSI, Medicaid)



CYPRESS HILLS LOCAL DEVELOPMENT



Local residents and merchants founded CHLDC in 1983 following a period of rapid neighborhood change.

Mission - Revitalize the Cypress Hills community through housing preservation, economic development, and the positive development of our youth and their families.



CHLDC - Holistic approach

- serves 8000 residents directly each year

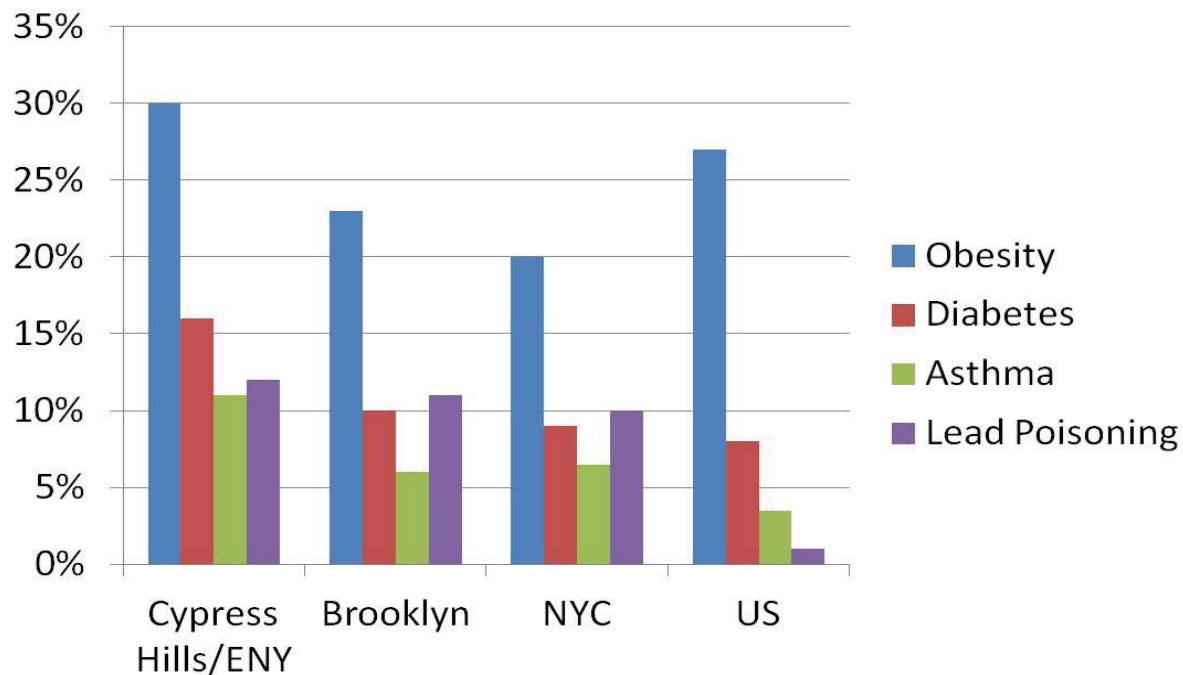
- + career and education programs
- + affordable housing, community development & planning
- + community organizing
- + economic development
- + housing counseling
- + youth & family services



2009 Community Development Division, CHLDC launched Cypress Hills *Verde* to create a greener, healthier, more sustainable, affordable & energy efficient neighborhood.



PLACE MATTERS!



Goal is to re-envision Cypress Hills as a livable community
with permanently affordable housing, permanent pathways
to sustainable lifestyle, living wage jobs,
& access to affordable, healthy food

We do this under 4 topic headings

LIVING



EATING



WORKING



LEARNING





LIVING

- + weatherization
- + capital repairs
- + build sustainable affordable housing
- + solar - solar thermal
- + creation of community assets/vacant lots to garden & open space
- + improve outdoor air quality - 400 trees planted + 250 more
- + green infrastructure - green roofs & bioswale
- + education - energy block party - green homeowners fair





Weatherization

- + 2008 - 226 CHLDC units through the federal Weatherization Assistance Program (WAP)
2 solar thermal + one green roof
- + 2009 - Block-by-Block Retrofit 140 neighborhood homes in pipeline

Success

Retrofit work implemented in CHLDC owned affordable multi-family buildings, dramatic drop in utility usage – up to 32% - with an average of 24%.

The audits have lead CHLDC to replace stoves and repair boilers due to high CO levels, implement \$100,000 + worth of roof repairs and remediate mold/mildew in four buildings

Private Family Homes - more comfort and drop in utilities

Tenant & Homeowner Education - Healthy Homes Guide- Pratt Center





Housing





Although valuable on the whole WAP & Weatherization programs limit effectiveness by excluding many low-income residents without access to sufficient capital to address the health and safety issues, who may otherwise participate in the program.

Low income residents spend more on utilities



Positive Impacts

Con Edison Air Sealing - no longer available
Empower for Renters & Homeowners - local contractors
On - Bill Financing - capital repairs still an issue





Looking Forward:

- Cypress Hills , to partnered with Educational Institutes & Schools of Public Health

A **whole house retrofit** program for low-income residents that leverages federal (HUD HHP), state (NYSERDA) and local funds to:



- + make much **needed capital repairs** to improve the health, safety and efficiency of neighborhood homes;
- + creates a pool of **local, certified contractors** to implement the retrofits; provides training and **job placement opportunities** for young people with those contractors;
- + collects, tracks and analyzes important health **data** to make connections between capital repair issues and persistent environmental health problems;
- + creates a **replicable pilot program**, including tracking tools and matrices for healthy and energy efficient home retrofits in other **low-income communities**.

THANK YOU.



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