



## 2010 ANNUAL REPORT

*"UNPA is an amazing resource. As a first time homebuyer and single young professional, I had very specific needs and question --- where to look for quality properties, how to assess the value of the block I was buying into, and how to find a place that combined affordability, safety and neighborliness. UNPA made my home-buying process simple and extremely user-friendly. As a result, I invested in a home on the east side, in the eclectic and friendly university neighborhood where my heart and roots remain."*

Hanah Ehrenreich, 200 Block of Fellows Avenue (2-family)

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Despite dismal real estate news, there continues to be a demand for housing in this Neighborhood. As a result, of the 34 buyers who participated in the FY2009-2010 **University Neighborhood Homebuyers Assistance Program**:

- 78% maintained owner-occupancy by purchasing move-in condition properties
- 79% are first time homebuyers
- 45% are SU/College of Forestry faculty and/or staff
- 100% work in the City of Syracuse

For the past 17 years, UNPA has assisted more than 700 homebuyers with over \$3 million in grants; and more than 300 homebuyers with over \$750,000 in grants and loans within the last 5 years alone.

The **University Neighborhood Home Improvement Loan** continues to be a successful program. Launched in 2006, Round I originated from efforts of former Congressman Walsh to secure funding for the Syracuse Neighborhood Initiative (SNI). In that round, UNPA, Home Headquarters (HHQ) and the City pooled their respective funding sources to create a low-interest home improvement loan fund that was marketed exclusively to owner-occupants within the Service Area. UNPA served as lead applicant and HHQ as co-applicant for that SNI Grant application. HHQ calls this home improvement loan program ... "*one of the most popular and successful loan programs we administer*".

- In Round I, using \$45,000 in SNI funds, UNPA bought-down a 6.99% interest HHQ Flex Fund Loan to 1.99%. Loans totaling \$300,000 for 22 cases were distributed in a record-breaking 2 1/2 weeks. As a result, the Program garnered accolades from the Congressman and the City, and became a model from which other City neighborhoods learned how to leverage community development dollars.
- In Round II, UNPA used \$33,000 of our funds to buy-down a 6.99% interest Loan to 3.99% for 29 cases.
- In Round III, UNPA invested \$40,000 of our funds and \$30,000 in UNSAAC funds to buy-down a 7.99% interest Loan to 2.99% for 41 cases to date. Lending limits were increased \$10,000 to \$20,000 for eligible applicants.

In 2009, UNPA collaborated with HHQ (investing \$11,000 of our own funds) on the rehabilitation of **224 Fellows Avenue**. This tax-delinquent decaying, long-time single-family rental, a former "drug house", was slated for demolition in 2008. It is now owned and occupied by Jessie Daino, proprietor of Recess Coffee House.

In 2009, UNPA launched a new program, **Rescue a Rental: Make a House Your Home**, as further incentive to new homebuyers to assist in turning rental houses into owner-occupied homes within a South East University Neighborhood closest to the S.U. Campus. With this program, UNPA offers up to \$4,500 in homebuyer's assistance and a home improvement loan of up to \$20,000 at 2.99% interest for approved interior and exterior renovations. In 2010, UNPA added "rent to own" and "development" programs to the original *Rescue a Rental Concept*.

In 2010, UNPA is investing \$10,000 of our own funds to jump-start the **University Neighborhood Housing Plan**. The Center for Community Design & Research at SUNY-CESF has been contracted to facilitate development of the plan. The purpose of this undertaking is to supplement the draft City Housing Plan, and to determine where the UNPA Target Area should be with regards to owner-occupied housing in the future, and how to take to get there. These outcomes will be realized through the process of developing a vision statement, setting goals, and creating an action plan to achieve those goals with participation.



## BOARD OF DIRECTORS

*UNPA is proud to report that it has maintained an active 19-member Board of Directors since 2001.*

	<b><u>Member since --</u></b>	<b><u>Occupation --</u></b>
<b>Officers (Residents):</b>		
Eric Greenfield, President	2004	Research Forester - , US Forest Service
Joseph Russo, Vice President	2008	Economic Development Manager - National Grid
David Michel, Secretary	1989	Economic Development Consultant
Sonnet Loftus, Treasurer	2007	Financial Consultant - Michael Roberts Associates
<b>Resident Members:</b>		
Donia Zilles, Past President	2003	Environmental Planner - Crucible Industries
Damian Vallelonga	2009	Graphic Artist
Misty Aue, Resident	2008	Appeals Rep. - National Government Services
Christine Capella-Peters	1989-91, 1995	Representative – NY State Historic Preservation Office
Janet Rubleske	2003-05, 2007	Certified Public Accountant – Grimaldi & Nelkin
Patrick VanBeveren Center	2007	Supervisor of Physical Therapy - St. Camillus Rehab
Susan Wetzel	2000	Food Service Manager - LeMoyne College
Tanya Herbert-Ruffin	2010	Program Manager - Community Folk Art Gallery
Christopher Davis	2010	Education Services Coordinator - Enable
<b>At-Large Members:</b>		
Andrew Besemer, Resident	2002	Real Estate Broker - Gallinger / Realty USA
Tim Rice	1995	Community Advocate
Tavis Cramer Gilbert, Resident	2010	Water Systems Design - Onondaga County
TBD		
<b>Ex-Officio Members:</b>		
Luke Dougherty	2010	Planner, City of Syracuse, Department of Neighborhood & Business Development
Elizabeth Rougeux, Resident	2002	Associate Vice President, Syracuse University, Office of Government & Community Relations