

HCCI

## MIRIAM BRADGE OFFICE OF REAL ESTATE DEVELOPMENT



Since its inception in 1986, the mission of HCCI's Office of Real Estate Development (ORED) has been to create housing for low to middle income families living in Harlem. When a building needs upgrading and requires rehabilitation, ORED determines its current condition and puts a plan into action that both enhances and preserves the home.

Together with NYC's Department of Housing Preservation and Development (HPD), HCCI's ORED and their revitalization efforts strongly benefited from The Year 15 Preservation Program. This tax credit incentive program provides low-interest loans to residential units in order to preserve both the quality and affordability of low income housing throughout the city. To date, 447 apartments in the Bradhurst section of Harlem alone have been rehabilitated thanks to the combined efforts of The Year 15 Preservation Program and ORED.

"This project took a lot of hard work and dedication," said Malcolm Punter, Director of Real Estate Development.

"Through it all, we were able to deliver on our promises and stay true to our mission of ensuring that the families of Harlem have access to high quality, affordable housing. It's wonderful to see all of our good efforts come to fruition."

Miriam Bradge, 64, is a retired administrative worker from the phone company who currently resides at 2730 Frederick Douglass Blvd. "I've lived in this area all my life, just here and one other place," said Bradge during our recent interview. She was one of the first residents to move into the building in 1994. In that same year, the building's rehabilitation efforts first began.

"Whole blocks were empty. They've warehoused buildings in our neighborhoods for so long and we knew this was coming," said Bradge as she discussed witnessing the gentrification firsthand to her native Harlem. "Most of the stuff that they're building now is not affordable. It's really sad for people who want to stay in this area and they're being priced out. We're lucky [that] we're here. I could not move right now into what I have. I couldn't afford it."