

The Chinatown/Lower East Side Acquisition and Preservation Program:

- Preserves affordable housing in the Chinatown/Lower East Side area
- Establishes housing that is permanently affordable under rent stabilization
- Creates a model for acquisition and preservation of affordable housing
- Brings together Lower Manhattan Development Corporation, NYC Housing Preservation and Development, and Asian Americans for Equality (AAFE)

In June 2005, working with funds from the U.S. Department of Housing and Urban Development (HUD), the Lower Manhattan Development Corporation (LMDC) allocated \$16 million to the New York City Housing Preservation and Development (HPD) for the Chinatown/Lower East Side Acquisition and Preservation Program. HPD identified qualified non-profit residential managers and developers to acquire 160 or more units of residential property on the private real estate market, and to preserve them as long-term affordable housing for low- and moderate- income individuals and working families in Chinatown/Lower East Side.

To date, this program has enabled AAFE to preserve over 90 units of affordable housing, bringing over \$20 million of grant and private funding to the area.

In 2007, Manhattan Borough President Scott Stringer awarded a \$1 million capital grant to AAFE for renovations to the buildings' infrastructure.



A kitchen in a 60 Hester Street apartment before renovation, with a broken stove and damaged walls.

60 Hester Street: Before and After



After renovation, the lobby of 60 Hester Street now sports new mailboxes, a new door, reinforced paint work on walls and railings, as well as a security system.



Brand new kitchen for a lucky family, selected by lottery to move into the cozy apartment.

A Veteran's Tale...

When a retired Korean War veteran moved into the Henry Street apartment (pictured below and at right), he brought along with him a few personal possessions, including his Army uniform, a souvenir of his dedication to America — the land the Chinese immigrant called home.

He stayed in the apartment for almost fifty years.

An aged Chinatown tenement construction, the Henry Street building experienced rapid deterioration over the decades. Poor living conditions coupled with landlord neglect accelerated the decay of the small, walk-up apartment in which the war veteran lived.

By the time Asian Americans for Equality purchased the Henry Street building under the Chinatown/Lower East Side Acquisition and Preservation Program, the war veteran's apartment was in marked disrepair.



A barely functioning gas-powered refrigerator sat on one side of the kitchen-*cum*-bathroom. Floors caved downwards at certain spots, grimy and floor boards creaking after years of supporting heavy furniture. Walls were spotted with chipped paint, the topmost layer cracking and peeling back, pieces of old paint falling to the floor throughout the apartment.

In the decrepit apartment, the only item of value was the war veteran's Army uniform, proudly displayed on one of the less damaged sections of the wall.

Under the Chinatown/Lower East Side Acquisition and Preservation Program, AAFE relocated the war veteran to another apartment on a lower floor, in consideration for the aged senior's limited mobility. The newly renovated apartment is the same size as his previous home; it formerly housed five families (see far left picture below). He is thankful to be able to live in equipped with new furniture, polished floor and freshly painted walls.



Left: How to house five families in one apartment? By doubling up in boxes, dividing tiny rooms, and building a 4x6 ft. attic.



Center and Right: New face of the apartment, a new home for the war veteran.

