



# United Tenants of Albany, Inc. 2016 Annual Report

*Moving Forward with  
New Leadership*



*UTA Welcomed  
Erin Reale as our  
New Executive Director  
in June 2016!*

*A message from  
the President of the Board*



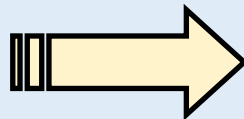
*Hilary Lamishaw*

2016 was the year of seismic change at all levels: from world affairs to national news to local transitions, “the times they are a’changing.” Maria and Roger’s retirement from UTA in June changed the face (literally) of its leadership. Erin Reale, a long-time staff member was hired as UTA’s new Executive Director and has smoothly and capably guided UTA through the leadership transition, staff hires, an office move, and brought us into the current century with new technologies. We are proud to have emerged from the Year of Change even stronger and more committed, if possible, to ensuring economic justice for tenants and safe, affordable and quality housing for all.

## *What's new at UTA :*



*Our New  
Address:*



**255 Orange Street  
Suite 104  
Albany, NY 12210**

## *A new way to contact UTA*

Our Housing Hotline has been a widely and heavily utilized service over the years. United Tenants of Albany set-out to improve upon how you can reach it’s hotline, our housing counselors, learn hours of operation and location, and leave messages. We hope to serve the community’s needs in a more progressive way with our new phone system!

**518-436-8997**  
*press 3 for our Housing Hotline  
and speak with a Housing Counselor!*

# UTA Direct Services

- Housing Counseling
- Court Advocacy & Mediation
- Emergency Rental Assistance
- Tenant Education & Empowerment
- Landlord / Tenant Mediation
- Housing Hotline

## What we achieved in 2016

5,456

Callers given advice through the Housing Hotline

219

Evictions Prevented

85%

Of households who received emergency rental assistance retained stable housing for over 6 months

472

Households Received Housing Counseling

236

Housing Court Mediations

54%

Of households assisted with emergency rental assistance were families with children

## Why our work isn't done

Cost Burden

Paying more than **30%** of your monthly income towards your housing is the HUD definition of being **rent burdened**.

**51% of renters** in the City of **Albany** are **rent burdened**

Unlivable Wages

One of the **MOST PREVALENT** reasons leading to seek emergency assistance is the **LOW** and **INCONSISTENT** wages paid by employers.

Despite being employed, UTA finds that tenants still face eviction & are unable to pay off their arrears without assistance.

Lack of Permanent Affordable Housing

In **ALBANY**, there is a **SHORTAGE** of **6,278 RENTAL UNITS** that are affordable to low-income families.

**60%** of households assisted at UTA spent **OVER HALF** of their income **ON RENT** each month. (this is considered severely rent burdened)

# What YOU can do!

## 1) Stay informed!

Join UTA's Mailing Lists

Sign-up for UTA's email and snail-mail mailing lists on our website:

[www.unitedtenantsalbany.org](http://www.unitedtenantsalbany.org)

OR email us at: [info@unitedtenantsalbany.org](mailto:info@unitedtenantsalbany.org)

## 2) Participate!

Come to a UTA Annual Meeting

Attend a Housing For All Meeting

Housing for All is a coalition of housing and social service providers, community activists and concerned citizens who are looking at ways to expand and to preserve the supply of affordable rental housing in the City of Albany.

**HOUSING FOR ALL meets monthly at 255 Orange St!**

Join our email list to receive information on meeting dates and times

# UTA Annual Meeting

June 16th, 2016

## Check out who is participating!



## 3) Contribute!

I want to donate to UTA:

\_\_\_\_\_ \$50.00      \_\_\_\_\_ \$100.00

\_\_\_\_\_ \$200.00      \_\_\_\_\_ Other \$ \_\_\_\_\_

Return this form with your check or money order to:

United Tenants of Albany  
255 Orange St, Suite 104  
Albany, NY 12210



Federal investments in homeless prevention program funding are being drastically cut. Donate to UTA to contribute to the services that help to keep low-income tenants in their homes!

### Ways to donate:

- 1) **Mail a check to United Tenants of Albany, Inc.**  
255 Orange Street, Suite 104  
Albany, NY 12210
- 2) **Make a payment through PayPal on UTA's Website**  
[www.unitedtenantsalbany.org](http://www.unitedtenantsalbany.org)
- 3) **Work-place Giving Programs**  
If you're a NYS employee, UTA's SEFA# is 50-00333



Albany, NY 12210  
Suite 104  
255 Orange Street

United Tenants of Albany, Inc.



# THANK YOU!

*Your contributions matter and we thank you for it!*

Thank you to the scores of individuals who send in donations and/or participate in SEFA (State Employees Federated Appeal).  
Thank you to our volunteers, board, and community partners for their contributions past, present and future!  
Thank you to Kellie Maisenbacher for her photography of our Annual Meeting.

## UTA Board

- Hilary Lamishaw, President
- Malcolm McPherson, Vice President
- Jasmine Eldridge Fleischer, Treasurer
- Jeff Mayo, Secretary
- Stephen Winters
- Rhonda Crooke
- Eileen Cregg
- Dannielle Hille
- Kim Hansen
- Sergio Adams

## 2016 Funding for United Tenants of Albany, Inc.

### Public Funding Sources Include:

Albany Community Development Agency, NYS Homes and Community Renewal, and NYS Attorney General Homeownership Protection Program.

### Private Funding Sources Include:

Catholic Charities of the Albany Diocese, The Winnie Fund, Ancient Temple Lodge, CARES, Inc, NYS Bar Association, M&T Charitable Foundation, Key Bank Foundation, The B'nai B'rith Gideon Foundation, The Community Foundation for the Greater Capital Region, and The Mohawk Hudson River Marathon.