



TROYTalk NEWSLETTER

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TRIP

TROY REHABILITATION &
IMPROVEMENT PROGRAM, INC.
415 RIVER STREET
TROY, NY 12180
518.272.8289



TRIP NeighborWorks®
HomeOwnership Center
251 River Street
Troy, NY 12180
Tel: 518.690.0020
Fax: 518.690.0025

For an apartment, contact
Rental Management at
518.272.8289.

For homebuyers or
homeowners, contact the
HomeOwnership Center at
518.690.0020.

For neighborhood issues,
contact Community Affairs at
518.272.8289 x14.

For housing needs outside
Troy, contact Rensselaer
County Housing Resources at
518.272.8289 x19.

BusinessBuzz!

TAKE TIME TO SMELL-AND DRINK – THE COFFEE

TROY HAS ALWAYS BEEN KNOWN FOR its excellent restaurants and we're happy to see the list is growing. Check out the latest neighborhood cafes: **Carmen's Café**, located at 1st and Adams, is filled with neighbors and others who love the Cuban additions to her menu and the homey feel of the space. Owner Carmen Gonzalez is assisted by volunteer Randy Mellentine, a graduate of the Culinary Institute of America, and nearby neighbor. Excellent food and comfortable ambiance. Be sure to check it out. Thanks to Carmen and Randy for their support of TRIP.

Also a favorite of neighborhood residents is the **Flavour Café** at 4th and Washington. This café opened last year and hosts food, entertainment, neighborhood meetings, and a gift area.

Stop in, have a bite to eat, and support our local businesses!

SPRING CLEANING – WITH HELP

IS THERE ANYTHING MORE STRESSFUL than selling a house? Maybe buying one. In either case, there is a great deal of work involved in the legal and financial processes, never mind the packing and unpacking in a new place...The last thing you want to have to do, however, is clean the place – whether you are moving in OR out.

Enter **Healthy Cleaning Services**. This new local-

ly-owned business is the brainchild of George Patrick and Shawn Murray. Graduates of TRIP's Environmental Sciences Training Program, George and Shawn offer a specialized cleaning company that can spruce up the look of homes and yards before owners put them on the market, assist new homeowners with cosmetic improvements, and even help business owners attract clients through the clean look of offices and storefronts.

Certified to inspect or handle lead, mold and asbestos, call Healthy Cleaning Services today at 237-5583.

HELP SUPPORT TRIP IN YOUR COMMUNITY



Thank you for your donation in support of our work in community revitalization, affordable housing, and resident leadership development.

Enclosed please find my tax deductible contribution of \$_____.

I am interested in getting more information about TRIP's programs.

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ E-MAIL _____

Please make check payable to:
Troy Rehabilitation and Improvement Program, Inc. or **TRIP**
TRIP is a 501(C)(3) charitable organization. Contributions are tax-deductible to the extent of the law.

TROY Talk

NEWSLETTER



TROY REHABILITATION & IMPROVEMENT PROGRAM, TROY, NY

WINTER 06

GotIt!

HOMEBUYER ORIENTATION SESSIONS
COME TO A FREE SESSION to hear about home-buyer opportunities in Troy and Rensselaer County. Call 690-0020 for locations. Offered from 6-7 PM on Mar. 7 or Mar. 29, Apr. 4 or Ap. 19.

LANDLORD TRAINING SESSION
THIS FREE SESSION HELPS TROY LANDLORDS learn how to screen tenants effectively, local ordinances affecting rental housing, resources available, and more. Mar. 1, 5:30-9:30 PM. Call TRIP at 272-8289 x14 to register.

TROY'S TREASURES
CALLING ALL STORIES: If you have a good story to tell about your neighborhood, building, business, or neighbor, contact TRIP at 272-8289 x14 to share. We coordinate a bi-monthly "Troy's Treasures" column in *The Record's* Sunday edition. Make sure to look for it on the second and fourth Sundays each month.

CITY COUNCIL MEETING SCHEDULE
Regular meetings of the Troy City Council are held every 1st Thurs. monthly at 7:00 pm in the Council Chambers, 2nd fl., City Hall. The regular meetings are televised the following Mon. on local Ch 14 at 7:00 pm. Check the City's website for meetings at: <http://www.troyny.gov/GovCalendar.asp>

FREE!
Skateboarding for Troy Residents on Mar. 16 at The Shelter Skate Shop & Park at 35 Commerce Ave, Albany, 438-2228. Must show a valid school ID or be with a parent who is aware of the program.

PHAT TUESDAY
Troy's 4th Annual Mardi Gras Celebration - 4:00 pm...Fat Tuesday Feb. 28. A bit of New Orleans Fun, Food, Music & Beads! Let the Good Times Roll!

FREE!! Volunteer Income Tax Assistance (VITA)
Households with \$35,000 annual income or less may qualify. Call for an appointment: CEO in Troy 235-7055; Hoosick VITA in Hoosick Falls @ 686-9564; or Circles of Mercy in Rensselaer at 462-0899.

HOUSE HUNTERS: Expect to be househunting soon? Meet those who can help -- realtors, brokers, lenders and more. Mar. 28, 5:00 - 7:00 PM (note time change) at TRIP HomeOwnership Center, 251 River St., Troy, RSVP 690-0020.

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CityinSeason

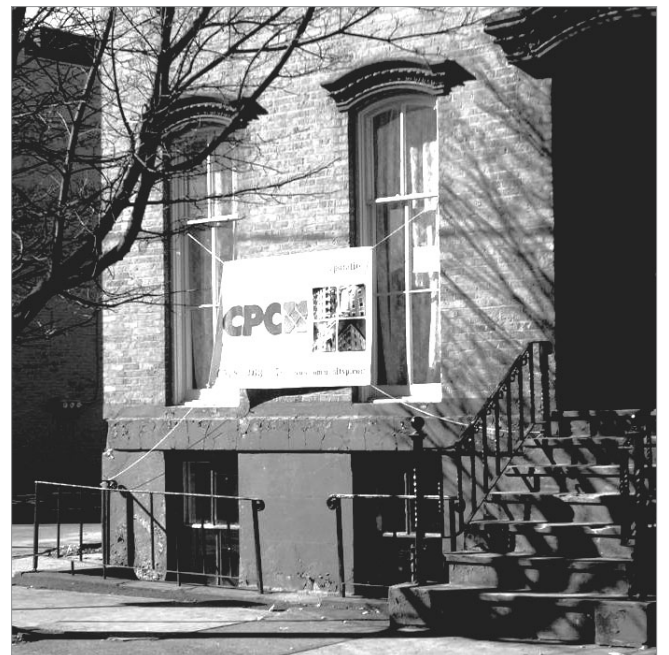
TAKE STOCK 2

HAVE YOU EVER wished you had the chance to wave a magic wand over the abandoned, dilapidated building on your block and transform it into a beautiful, viable building? Well, if you live south of Troy's downtown, you can!

The innovative Take Stock In Your Block program, created by TRIP and funded by The Community Preservation Corporation (CPC), provides small grants to help homeowners buy and fix up nearby buildings. To date, fifteen owners have rehabbed forty-two rental units under this program, which debuted in September 2003.

The second phase of the successful Take Stock in Your Block program was announced recently at a news conference attended by Troy City officials, representatives from TRIP and CPC, and many supportive neighborhood residents.

The second phase substantially expands the original program with financing now available for mixed-use properties and loans up to \$500,000 for 30-year fixed rate permanent loans. CPC is funding the program with a pool of \$250,000 in subordinate financing and \$2.5 million in conventional debt. CPC will also provide technical assistance to the property owners to assist them through the development process. TRIP will market the program and enroll program participants in its Landlord Training Program. Jude Goldin, *See Take Stock in Your Block Page 2*



A good sign in the neighborhood. A building on 1st Street was a successfully purchased and will be renovated through Take Stock in Your Block.

Underground Railroad in Troy's History

TROY'S SAGE COLLEGE HOSTED THE FIFTH ANNUAL CONFERENCE on the Underground Railroad History in New York State, "The Underground Railroad: Connecting Pathways To Liberty". Held on Feb. 24-26, hundreds of people attended the weekend event, including dinner with national keynoters, thirty-five workshops, and 19th century dance party with Earl White, the leading African American old-time fiddle music player in the country.

Troy had an important role in the Underground Railroad, which brought slaves north into freedom. In addition to the secret underground passages where ex-slaves would be moved or hidden, there was a more public presence. For example, meetings of the Troy Vigilance members—who were committed to assisting freedom seekers—were printed in the daily newspaper, the *Troy Daily Times*, in the 1850s. Vigilance Committee members would also try to dissuade slave catchers from continuing their pursuits. One member of Albany's Vigilance Committee, a passionate minister

See Underground Railroad on Page 2

HistoryMatters

Kate Mullaney: Back Home

A VICTORIAN gazebo is being planned for a now-vacant lot on the corner of Hoosick Street and 8th Street. With the recent demolition by the American Labor Studies Center of this site's former Valvoline station, the Kate Mullaney Park to honor trade union women pioneers is being planned and will be started this spring.

Kate Mullaney, who lived next door at 350 Eighth Street in the 1860s, organized collar factory workers into the first all-female union in the country. Mullaney was an immigrant from Ireland who worked fourteen hours a day for \$2 a week under harsh conditions. In February 1864, she organized two hundred of her co-workers into the Collar Laundry Union and led them in a strike that won them a twenty-five percent wage increase.

The American Labor Studies Center, which purchased Mullaney's home, has been working with the City, County, and various state agencies and labor unions to raise funds for the purchase and renovation of the building to provide museum exhibit space on the first floor, ALSC offices on the second, and a replication of Kate Mullaney's apartment and furnishings on the top floor. The Center will also provide curriculum materials to be used in grades K-12 nationally to teach about labor history. The house was declared a national historic landmark in 1998 and a national historic site in December 2004.



Architectural rendering of proposed Kate Mullaney Park site at Hoosick and 8th St.

Paul Cole, executive director of the American Labor Studies Center, appreciates how supportive the building trades have been of the Kate Mullaney Park, offering their labor to ensure its creation. Cole expects that Phase 1 will engage students in an archeological study of the yard before building on it. Tentative plans for the park currently include a gazebo, walkways and benches, plantings, and plaques honoring women in the labor movement.

Park planning meetings will be held soon with area residents and other interested parties. For more information, go to www.LABOR-STUDIES.ORG and click on lower left for Kate Mullaney House or contact Paul Cole at paulfcole@aol.com.

Underground Railroad

Continued from page 1

named Able Brown, successfully persuaded a slave catcher in Troy to abandon his search thanks to Pastor Brown's rather dogged pursuit of the bounty-hunter.

On Sunday, conference attendees toured two key sites in Troy: the Liberty Street Presbyterian Church, pastored by escaped slave and abolitionist Henry Highland Garnet in the mid-19th century, which is now the site of Sage's Bush Memorial.

The second site was the home of Uri Gilbert, employer of freedom seeker Charles Nalle. Nalle was captured by bounty hunters and was freed in an adventurous attempt by Harriet Tubman, who was visiting a cousin in Troy. Tubman rallied folks in the neighborhood to storm the Commissioner's office in which Nalle was being held and planned for him to cross the Hudson River to reach freedom. However, authorities on that side apprehended him again, forcing a second storming of his jail cell before securing his freedom.

Troy's Peale Museum, sited at Fulton and River Streets, showed the first stage presentation of "Uncle Tom's Cabin." Adding to the city's activists momentum, John Brown planned the historic attack on Harper's Ferry while staying at the American Hotel in Troy.

For more information, log on to the website of the Underground Railroad History Project of the Capital Region at www.ugrworkshop.com.

Take Stock in Your Block

Continued from page 1

who with his partner Lori Hackathorn purchased a house through Take Stock, claimed, "This program has been really wonderful. We've seen a tremendous, tremendous increase in development in the South Troy area. It looks wonderful compared to just two years ago."

Homeowners residing in the target neighborhood, which runs from Ferry Street south to the City's southern boundary, are eligible to participate. Also eligible are business owners who want to purchase their buildings.

Neighborhood residents have been key to the success of this program. Take Stock was born from a chance conversation between a TRIP staff person and a South Troy neighborhood leader, who lamented that some of her neighbors had wanted to purchase unsightly buildings on their blocks to improve them, but couldn't borrow enough money to cover the cost of purchase and the level of rehabilitation needed. Thanks to CPC's providing the financing necessary to bridge that gap, homeowners can now take stock – and pride – in their blocks.

For more information about Take Stock In Your Block, contact Sandy Adams at CPC at 463-1776 or sadams@community.com.

PastLife

An Under the Bridge Story

LOCAL WRITER Amy Halloran and TRIP have teamed up on an exciting project to document the history of the neighborhoods affected by the construction of the Hoosick Street Bridge several decades ago. Through funding from the New York State



The first phase involves culling stories from people who lived under or near where the Hoosick Street Bridge is located

Council on the Arts through the Arts Center of the Capital Region for this work, the story of these neighborhoods will be told through a comic book.

The first phase of the "Under the Bridge" project involves culling stories from people who lived under or near where the Hoosick Street Bridge is located.

If you have a story to contribute, or if you are interested in assisting with one-on-one interviews or group memory sessions throughout the spring, please contact TRIP at 274-5138. The comic book will be designed by young area artists.

LookingUp New Outlook on Alleys

TROY'S FORTY-FIVE miles of alleys are one of our undervalued and overlooked assets. Alleys have a unique aura; often forgotten and downtrodden, they are a separate environment, unlike our streets. Alleys are significant passageways with their own histories, dramas and mysteries.

Last year, a coalition made up of the Osgood Neighbors Association, the Institute of Cultural Affairs and RPI's School of Architecture received funding from the Rubin Community Fellows Program to institute the "Troy Alley Improvement Project." It focuses on the Alley to create examples and resources for homeowners, helping them make decisions and improvements to the "Alley Frontage" of their property. Off-street parking, trash and recycling containment, low-maintenance landscaping, and security (fencing and lighting) are the primary subjects. A guidebook of options, plans, costs and sources of help and materials will be produced by Spring 2006 for distribution.

A recent example of an alley improvement project was completed last spring in Troy's Pottery District. When planning for the Friends of Prospect Park's annual garden tour fundraiser, neighbors repainted an ugly, partially rusted corrugated metal alley fence with a garden-themed mural. Neighbors collaborated on a whimsical design, repainted the entire fence a dark green, then used left-over paint from their previous projects to paint various aspects of the mural: sky and clouds, a beautiful tree, bees symbolizing one neighbor's beekeeping, flowers, and shrubs.

Energy\$aving

Reduce Your Heating Bills

SAVE UP TO \$160 A MONTH!
Simple things you can do to save money include:

- ◆ Save \$10 a month by lowering your water heater setting to 120°F.
- ◆ Caulk and weatherstrip to keep warm air indoors and save \$15 a month.
- ◆ Dry only full loads of laundry and save \$7 a month.



HEATING SAVINGS

◆ Turn down for savings

For every 1° F you set your thermostat back, you can save one to three percent on your annual heating costs.

◆ Turn down the thermostat every time you leave the house for two or more hours, and every night before you go to bed. It takes less energy to warm up a cool house than to maintain a warm temperature all day and night.

ELECTRICITY SAVING TIPS

Explore these tips and learn how to save up to \$120 a month!

For example:

- ◆ Washing your clothes in cold water can save you \$9 a month.
- ◆ Save \$41 a month by unplugging your electric space heater or hot tub.
- ◆ Unplug your old, second refrigerator and you can save \$23 a month.

◆ Installing an automatic setback thermostat is an inexpensive, easy way to maintain comfort and cut heating costs. You can program it to turn the heating system up and down at pre-set times.

Frozen Pipes and Ice Dams:

Cold Weather Culprits

By John Loughlin, State Farm® Agent

HAVE YOU EVER HAD THE MISFORTUNE of cleaning up a smelly, wet and very cold mess on a freezing winter day? I hope you haven't and never do. Thousands of people, however, suffer through this nightmare every year because unprotected water pipes in the homes freeze and break.

A more subtle destructive winter wonder is the phenomenon known as ice damming. Snow on your roof can lead to ice dams that damage the roof, gutters, walls, interior ceiling and even items inside the home.

There are ways you can prevent frozen pipes and ice dams, simple solutions to avoiding the hassles and costs of cleaning and repairing your home.

THE VALUE OF 2 MINUTES

Two minutes. That's about as long as it takes to begin a small trickle of water from your hot and cold faucets and to open the doors of cabinets with water pipes running through them.

Two weeks. That could be the length of time needed to find and hire contractors to tear out smelly, water-soaked carpet and wallboard, dry the remaining flooring of your house and replace all that might have been destroyed by flooding from burst, frozen pipes. An eighth-inch break in a pipe can spew up to 250 gallons of water a day, wrecking floors, furniture and keepsakes.

As you can see, there can be a tremendous advantage to spending a couple of minutes taking simple, no-cost precautions to prevent frozen pipes. The saying "time well spent" is certainly an understatement when you consider the soggy consequences of doing nothing. Here are a few additional steps to protect your home or apartment:

- Insulate pipes in your home's crawl spaces and attic.
- Use heat tape to wrap pipes. (Use only products approved by an independent testing organization and only for the use intended (interior or exterior). Closely follow the manufacturer's

installation and operation instructions.

- Seal leaks that allow cold air inside, near where pipes are located.
- Close air vents leading under the house.
- Disconnect garden hoses and, if practical, use an indoor valve to shut off and drain water from pipes leading to outside faucets.

WHAT ARE ICE DAMS?

After several days of melting-freezing cycles, it is common for the melted water and ice to work up under the shingles until water enters the attic and eventually does damage to the ceilings, wall and contents.

In cases where the ice dam goes unnoticed for an extended period of time, it can do significant damage to the building and its contents.

There's no way to guarantee an ice dam won't damage your home, but you can take steps to cut the chances of an ice dam forming in the first place:

- Thoroughly clean all leaves, sticks and other debris from your home's gutters and downspouts.
- Make every effort to keep snow on your roof to a minimum. Long-handled devices on the market called "roof rakes" let you stand on the ground and pull the snow off the roof. Keeping heavy snow loads off your roof reduces the chances for both ice dam formation and roof failure due to the weight.
- All winter long, keep gutters and down spouts clear of snow and icicles.
- Evaluate the insulation and ventilation in your attic. Most experts agree the R-value of attic insulation should be at least R-30 (R-38 is preferable in northern climates).

For more information on these and other home safety tips, stop by my office or visit statefarm.com®.