Dear Friends:

Thank you for joining us to celebrate forty years of HCC! As we achieve another milestone, we reflect on the past forty years, consider the changes we’ve seen in Clinton/Hell’s Kitchen and recount the many stories we have to tell.

HCC would not have made it this far without the support of our friends. Please join me in thanking tonight’s sponsors, who are a diverse mix of community partners, corporations, elected officials and individuals, and all of you who have come out tonight to be with us. We are pleased to honor the storied accomplishments of our honorees: Gloria Milliken, Gloria Sukenick, Hon. Emily Jane Goodman, Bob Kalin and Pat Whitcomb Hooper.

As we look back over the past four decades, what stands out is the perseverance and tenacity of the Hell’s Kitchen tenants in the battles we have waged. Struggles spanning two decades were far from uncommon. Even today, tenants living in buildings in which illegal hotels operate face the same protracted fight for their basic right to safe and livable homes. We see a stronger push to evict longterm tenants living in rent regulated apartments and families facing serious hardships due to the recession, and we must work even harder to ensure that the neighborhood continues to be affordable to all. That same sense of commitment and courage is shared by tonight’s honorees and HCC’s staff.

Thank you for coming tonight, and thank you for being a part of HCC’s past and our future.

Warmest regards,
6:30 P.M.  Registration, Cocktails, Light Dinner & Silent Auction

7:45 P.M.  Welcome
Sarah Desmond, HCC Executive Director
Emcee Joe Mulligan, Comedian & HCC Client

Awards

• **Gloria W. Milliken (in memoriam), HCC Founder**
  Accepted by family member Arthur Knapp
  Presented by Hon. Richard N. Gottfried,
  NYS Assembly

• **Gloria Sukenick, Community Activist**
  Presented by Hon. Thomas K. Duane, NYS Senate

• **Hon. Emily Jane Goodman,**
  Former NYS Supreme Court Justice
  Presented by Saralee Evans, Siegel Teitelbaum & Evans, LLP

• **Pat Whitcomb Hooper, Program Coordinator**
  Four Decades of Excellence Award
  Presented by Sarah Desmond

• **Bob Kalin, Tenant Organizer**
  Presented by Sarah Desmond

8:30 P.M.  Live Auction
Lark Mason, Antiques Roadshow

9:00 P.M.  Silent Auction Closes
Silent Auction check-out begins
Music and Bar Continue

9:30 P.M.  Event Ends
Gloria W. Milliken

In Memoriam

Gloria Milliken co-founded Housing Conservation Coordinators (HCC) in 1972 with her husband Seth Milliken. She was a hands-on philanthropist, who was actively involved in HCC’s leadership from its inception until 1984. In ‘72, Gloria used self-help to set up HCC’s offices in the then vacant, City-owned buildings located at 775 and 777 Tenth Avenue which had previously been condemned as part of the Clinton Urban Renewal Area. She was fearless in standing up to the City, in its many unsuccessful attempts to remove HCC. In fact, HCC, though no longer a squatter, remains with its offices at 777 Tenth Avenue today and is currently exercising its right to purchase the commercial space.

Under Gloria’s leadership in the late 70’s and early 80’s, HCC’s initiatives significantly expanded. In response to the abandonment of buildings, Gloria actively pushed for low and moderate income homeownership opportunities and helped start HCC’s weatherization assistance program; as harassment of tenants peaked, she helped expand its tenant organizing and develop a full legal services program. More colorful initiatives that reflected the spirit of the times and the neighborhood were implemented and included fish farming and geodesic domes as well as community gardens and a food cooperative.

Gloria was a formidable force in the housing world was instrumental in founding a number of organizations that have since helped improve the lives for thousands of New Yorkers. Her activism began in 1964 when she started the “Hundred Worst Buildings” program in East Harlem. Over the next 40 years she participated in the formation of several successful not-for-profit agencies, many of which are still in operation today and include Adopt-a-Building, the Winter Heat Fund, a program to lend money to low-income tenants to buy oil; the Association of Neighborhood and Housing Development (ANHD), a citywide group comprised of 98 neighborhood-based housing organizations; Eviction Intervention Services (EIS), which teaches residents how to advocate on their own behalf to prevent homelessness; and the New York Women’s Foundation, which seeks to improve the lives of women and girls. Add to that her involvement with senior citizen organizations, hands-on training programs and umbrella coalitions, and Gloria was involved in more than 100 tenant associations in New York City.

She is survived by her sons, Arthur Knapp, in Redmond, WA who is present today, and Ashly Knapp in Seattle, WA, their wives, four grandchildren, and many nieces and nephews.
Gloria Sukenick came into her own as a housing activist later in life. The tireless 87-year-old Penn South resident counts herself lucky that ‘retirement’ has led to her most challenging and satisfying decades. Born in Brooklyn to her dentist father Lou and his glamorous wife Cecile, their firstborn was named after two Gloria’s (Swanson and Vanderbilt)—followed by younger brother Ronald named in honor of leading man Ronald Colman. Gloria attended PS 121 and Erasmus Hall High School but the self-described “unhappily chubby teen” couldn’t wait to spread her wings in the city.

First stop was Columbia University where Gloria studied painting and then Yale School of Fine Arts. Missing New York, Gloria headed back to Manhattan and a series of Hell’s Kitchen and Greenwich Village cold water flats and lofts—many with the familiar washtub in the kitchen and no extra charge for resident “livestock.” Soon, the newly svelte Gloria was working as a model, a waitress… teaching ballroom dancing while hanging out with artists. Both Gloria and her late brother Ronald (a writer and noted literary theorist) were deeply involved in the 1950s & 60’s bohemian scene. Ron wrote a book about the era featuring Gloria “vignettes” called Down and In – Life in the Underground: Bohemian to Hip to Beat to Rock and Punk – Mutiny in American Culture.

No stranger to the Cedar Tavern, San Remo Bar, village coffee houses and other ‘beat’ hangouts, Gloria waitressed in Woodstock and Provincetown, and also, Bermuda. Working the switchboard at MOMA (another low salaried job) Gloria decided that she didn’t want to be a waitress forever and learned to type. This led to employment as an advertising copywriter—her career until retiring. “Then,” Gloria says, “came the good stuff.”

By the time Gloria retired, she was an active voice in the 2nd wave women’s movement. With that experience under her belt, she became very involved with Chelsea Coalition on Housing during the battle with Barney’s 7th Avenue department store that attempted a massive eviction of rent controlled time tenants so that they could build a huge, pricey women’s clothing store. This was the 80s and Gloria, then living on West 16th St, recalls that landlords would release attack dogs in the halls of Chelsea’s three and four story buildings that contained many rent regulated apartments—just one of the strategies used to empty apartments at that time.

During the Barney’s sidewalk protests, Gloria beating a drum was a familiar sight. The drum’s debut led to later appearances on Gloria’s trips to Albany and Washington, DC marches and other demonstrations, often seen in newspaper photos and TV coverage.

Gloria also worked closely with legendary housing activists Jane Wood and Metropolitan Council on Housing founder Jane Benedict (and formed lasting relationships with many other dedicated activist.) At Met Council, she conducted the weekly tenant drop-in center for over 10 years and answered the tenant hot line phone for many years. The anti-warehousing battle resulting in empty apartments that helped fill shelters and park benches took her from the Lower East Side to Upper West Side. In Chelsea, Gloria was part of a yearlong struggle to try to prevent eviction of tenants living at Leo House, a church-run home for single women.

Organizing events, speaking at hearings, stuffing envelopes and leafleting, Gloria is always dependably out there for her community. Easy to spot with her signature white pouf of hair and thrift-shop fashion ‘finds’, she remains deeply committed to the cause of affordable and livable housing. “Is this retirement” marvels Gloria. “If so, I’ll take it—what a life!”
Emily Jane Goodman graduated from Midwood High School in Brooklyn, earned her B.A. at Brooklyn College while working full-time, and later attended Brooklyn Law School, where she received her J.D. in 1968. Goodman began her notable legal career at the Legal Aid Society and early on showed a dedication to feminism.

In 1972 she founded the Women’s Law Center and represented women in divorces while litigating high profile cases concerning gay rights and defending the rights of artists. She also represented countless tenants in court during this time publishing her first book, The Tenant Survival Book and coauthored, with Phyllis Chesler, Women, Money and Power, about how women manage life under patriarchy. Goodman also contributed to and edited other books lending a feminist view on matrimonial law, battered women and abortion rights. In 1980, she earned a master’s degree in journalism from Columbia University.

In 1983, Goodman began her career as a jurist, campaigning successfully – while pregnant with her daughter, Justine – for the position of Civil Court Judge. During her tenure, Goodman ruled in Gelman v. Castaneda (1986) that the surviving domestic (gay) partner of a rent-controlled tenant had the legal right to stay in the apartment he and the tenant had shared after the tenant died.

This landmark succession rights case armed legal services attorneys to further gay rights in the arena of housing law. In 1990 voters elected Goodman a Justice of the New York State Supreme Court and she made her progressive mark in numerous decisions, for example by ordering the city to provide same-day emergency housing for homeless persons with HIV/AIDS stating that “a night on the streets for persons living with our modern plague of AIDS is medically inappropriate.”

Two years later, Justice Goodman enforced the decision by finding city officials in contempt and awarded 17 plaintiffs $250 for every night they were denied shelter. More recently, she presided over a lawsuit by community groups challenging the city’s Broadway Triangle housing development plan in northern Brooklyn, issuing a preliminary injunction and finding that the project fostered unlawful discrimination.

Justice Goodman retired from the bench last February and is now of counsel to the law firm of Siegel Teitelbaum & Evans, LLP. She continues to write for various publications including The Nation and Gotham Gazette.
Bob Kalin was born in the suburbs of Chicago to a large Catholic family. As a teen, Bob was exposed early to politics from his father, a Saul Alinsky lieutenant, and former Catholic seminary student. Bob joined HCC’s staff in 1979 as an organizer – his first real job after graduating from NYU.

Hell’s Kitchen was a different place in the late 70s and 80s as it is today. Populated with peep show shops and open air drug markets on many blocks, the rent-regulated housing stock suffered from divestment and abandonment. Abandonment was accompanied by the degradation of tenant lives and crime. HCC and Bob often sued landlords to get repairs and would need to properly serve owners to take them to court. “While we waited to serve court papers on landlord Peter Comiso, his wife served us drinks in his kitchen. He walks in only to see us drinking beer with his wife. I serve him court papers. Enraged he chases us around the table and we run out the door into our car.”

Bob’s war stories are legendary. Bob canvassed buildings full of crack and heroin addicts as many buildings became drug dens and houses of prostitution. After one tenant meeting where tenants expressed deep frustration with their slumlord owner, “two tough kids asked me after the tenant meeting if I wanted them to murder the landlord because their mom lived in the building. One of those two kids was shot to death in front of the building the next day.” Bob led the organizing push to turn abandoned tenements into low-income cooperatives owned by the tenants – his efforts paid off and created thousands of units of affordable housing.

Tumult in the neighborhood extended into HCC. Bob along with Nancy Kyriacou and other HCC employees led the unionization effort and HCC became the first neighborhood based legal services shop to organize in the early 80s.

The tide turned in the 90s and capital poured back into the neighborhood. Bob’s fight is now to keep rent-regulated tenants in their apartments and organize tenants to strengthen the rent laws in the face of gentrification.

Bob’s work ethic and commitment is unparalleled. He approaches his work today, whether it is helping an elderly client to clean his cluttered apartment or organizing a tenant association to obtain services, with the same compassion and dedication that he brought to HCC in 1979.
Pat Whitcomb Hooper

Pat Whitcomb Hooper, as both a longtime Hell’s Kitchen resident and an HCC employee since 1978, is a familiar sight on the streets of the neighborhood. Since she arrived at HCC in 1978, Pat has held a number of positions, working first in the tenant self-management program, then managing HCC’s food cooperative, providing assistance to the legal program and preparing financial reports for 7A managed buildings, but she is best identified with her years as the Program Coordinator for the Boiler Maintenance and Home Repair courses.

Pat became the Program Coordinator of HCC’s Boiler and Home Repair Course (one of the first hands-on training programs in the city) in the 1980’s. During her tenure, she has helped train a generation of New Yorkers in building system operations and energy conservation. In the 80’s and 90’s, Pat focused her energy and outreach efforts on enrolling tenants living in neglected City-owned buildings who, with the help of HCC’s tenant organizers, were in the process of forming limited-equity cooperatives and becoming tenant-shareholders through the Tenant Interim Lease (TIL) Program.

Pat became a strong advocate of affordable home ownership and neighborhood HDFCs.
Her fondest memories at HCC include the camaraderie among co-workers, the youthful optimism, and willingness to find solutions to the many societal issues that plagued the neighborhood in the 70s and 80s. “It was exciting to be part of a citywide effort to preserve affordable housing and create home ownership. The most rewarding part of my job: coordinating the technical training program for 32 years. Our teachers were extraordinarily gifted - their students always enthusiastic and appreciative of hands-on training.”

Pat and her husband Enoch John Hooper have been together for 42 years. John is also a well-known neighborhood guy – he opened Enoch’s Bike Shop on Tenth Avenue and 48th Street in 1982. Pat & John raised their son, Cary, in Hell’s Kitchen as well.
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We give tribute to the woman who was both the HCC Founder and our Mother, Gloria Walker Milliken

Inspired by the community
Driven to seek fairness and justice
Unmatched determination
A deep sense of caring

With love and admiration,
Your son, Arthur
Your daughter-in-law, Lynn
Your grandchildren, Andrew & Amanda
**Left to right:** Honorees: The Honorable Emily Jane Goodman, Bob Kalin, Gloria Sukenick, Pat Whitcomb Hooper and Arthur Knapp (who accepted the award given in memory of his mother, HCC’s founder Gloria W. Milliken).
Happy 40th Anniversary
To Our Partners in Preservation
Housing Conservation Coordinators, Inc.

Congratulations
Honorable Emily Janice Goodman
Former NYS Supreme Court Justice

Bob Kalin
Tenant Organizer

Gloria Sukenick
Community Activist

Pat Whitcomb Hooper
Class Coordinator

Recognizing in Memoriam
Gloria W. Milliken
HCC Founder

From Joe Restuccia and The CHDC Staff

403 West 40th Street, New York, NY 10018
Left to right: NYS Assembly-member Richard N. Gottfried, Sarah Desmond, HCC’s Executive Director, and Arthur Knapp who accepted the award for his mother, Gloria W. Milliken (in memoriam).
Congratulations HCC for 40 years of serving the Hell’s Kitchen community.
Left to right: Sarah Desmond, Gloria Sukenick, honoree and NYS Senator Tom Duane.
When our community succeeds, we all succeed.

At M&T Bank, we know how important it is to support those organizations that make our communities better places to live and work. That’s why we offer both our time and resources and encourage others to do the same.
Left to right: Sarah Desmond, Emily Jane Goodman, honoree and Saralee Evans, presenter.

Left to right: Yesenia Zuñiga, HCC Board member, Nicole L. Cicogna, Executive Director of Hartley House and Tom Cayler, WSNA member.
Thank you for your hard work and dedication!

St. Malachy’s-The Actors’ Chapel
239 West 49th Street
New York, NY 10019
212-489-1340
GALA PHOTOS

Top: Sarah Desmond and Pat Whitcomb Hooper, honoree.

Bottom, from left to right: Liz Angleton, Cary Hooper, Pat Whitcomb Hooper and Sarah Desmond.
Congratulations
to Housing Conservation Coordinators on their 40 Anniversary

A.S.K. Construction Inc.
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**GALA PHOTOS**

*Top:* Bob Kalin, honoree and Sarah Desmond.

*Bottom, from left to right:* Marianne Rosenfeld, Marie Epstein, David Brown, Miriam Rabban
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Thank you for your support on our newest development

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Top, left to right: Judy Rosch, Barbara Davis, Sarah Desmond, Kathleen Treat, and Sarah Meier-Zimbler.

From left to right: Trever Mangaroo of Beckmang Consulting, Joseph Blatt of Loeb & Troper, and David Hepinstall of the Association for Energy Affordability (AEA).
Top, left to right: Vito Mustaciuoio and Deborah Rand.
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Housing Conservation Coordinators

From Brian Tivnan & Joe ‘O Brien

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GALA PHOTOS

Top: Representing Edison Properties, from left to right, Jason Miller, Director of Business Development, Anthony Borelli, Vice President of Planning and Development and Gary DeBode, Chief Executive Officer.

Center: Alexander Dilone, Energy Auditor at HCC and Ana LoBiondo Executive Assistant at HCC.

Bottom, left to right: Irene Baker, Madison Square Garden Company, Christine Berthet, NYS Senator-elect Brad Hoylman and John Raskin.
From left to right: James B. Fishman of Fishman & Mallon, LLP, Stuart Lawrence, HCC staff attorney and David Hershey-Webb of Himmelstein, McConnell, Gribben, Donoghue & Joseph.

Bottom, from left to right: Barbara Lowry, Executive Director at Northern Manhattan Improvement Co., Ken Rosenfeld, NMIC’s Director of Legal Services, and David Hepinstall, AEA’s Executive Director.
Congratulations
HCC and the
Honoree Bob Kalin

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Edison Properties congratulates
Housing Conservation Coordinators
for 40 years of service to the community.
GALA PHOTOS

From left to right: Karen Jackson-Campbell, HCC Weatherization Director, Adele Nieves and Bob Gardella of AEA.

Center, left to right: Jeff Warda and David Korman.

Bottom: Fred Cohrt and Jenny Marrone.
Congratulations HCC for 40 years of serving the West Side community

ARCO MANAGEMENT CORP
200 W. 57th Street, Suite 702
New York, 10019
Phone: 212-765-7900
Top, from left to right: José Melendrez, Outreach & Education Coordinator at HCC, Shawn Blumberg, HCC staff attorney, Ivette Nuñez, Intake Coordinator and Jelani Mangaroo.

Rebecca Symes and Ryan Casci.

From left to right: Kate Seeley-Kirk, Sarah Desmond, NYS Senator-elect Brad Hoylman.
From left to right: Monica Morante, HCC Intake Coordinator and Mara Cates, HCC intern.

From left to right: Jeanine Cahill, HCC legal fellow and Rachel Jaffe, HCC staff attorney.

Bottom, from left to right: Martha Sickles and Aurore C. DeCarlo, HCC Director of Legal Services.
GALA PHOTOS

Guest Auctioner
Lark Mason of
Antiques Roadshow.

Raúl Larios, HCC Board Member &
Monica Morante, HCC.
All the best to HCC and continued success

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Congratulations HCC on your great work!

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CONGRATULATIONS
TO OUR FRIENDS AT
HOUSING CONSERVATION COORDINATORS
FOR 40 YEARS OF SERVING NEW YORKERS
David Czyzyk, presenting a Proclamation on behalf of the Manhattan Borough President Scott Stringer, to Sarah Desmond.

Mary Fox and Christine Halvorson.

Elisabel Ascencio and Hilda van Rhyn.
Goddard Riverside’s Family Council and SRO Law Project salutes Housing Conservation Coordinators for its’ 40 years of leadership in Hell’s Kitchen relentlessly fighting to preserve affordable housing and advancing social and economic justice!

Goddard Riverside Community Center also commends the honorees: the Honorable Judge Emily Jane Goodman, tenant organizer Bob Kalin, community activist Gloria Sukenick and Gloria Milliken, who together represent almost 200 years of service to the community! The Hell’s Kitchen community has been well served by these incredibly dedicated and persevering West Siders.

www.goddard.org
GALA PHOTOS

From left to right: Deborah Rand, Kenny Schaeffer, Hon. Marcy Friedman and Sam Himmelstein.

NYS Assemblymember Linda Rosenthal.

From left to right: HCC Staff; Ana LoBiondo, Matt Klein, Yesica Suarez (Intern), Brunilda Reyes and Karen Jackson-Campbell.
Congratulations to Emily, Bob and Gloria for your years of dedicated service

Himmelstein McConnell Gribben
Donoghue & Joseph
Attorneys At Law
15 Maiden Lane, 17th Floor
New York, NY 10038
www.hmgdjlaw.com

BRAVO!
Thank you for 40 years of service to our Members!

Nick Wyman, President Mary McColl, Executive Director
GALA PHOTOS

Jairo Fuertes and Hnin Phyú with their children.

Emcee, Joe Mulligan.

Arthur Knapp, honoree, with his wife Lynn Roesch (right) and Miranda Nelson (center).

Nancy Kyriacou and Zenaida Mendez.
Congratulations and much love to 

Gloria Sukenick, 
forever a part of the 
Met Council on Housing family. 
- From your fellow board members  

Keep fighting! 

metcouncilonhousing.org 

HCC! 
Darlings, You put the ZING in organizing and 
the IT in litigation. Keep rolling those heads 
in housing court and making those greedy de-
velopers cry! 

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And it takes good affordable housing to make good neighbors.

CRDC joins HCC in honoring our longtime Housing Chair

Gloria Sukenick

Keep fighting, Gloria!

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Heartfelt thanks for all you have done over the past 40 years for Hell’s Kitchen and all our neighbors.

Without your efforts, HK is a different, and not a better, place to live.

HK 50/51 Block Assoc Co-Chairs

Almost thirty years ago, HCC helped us invent our low/moderate income coop.

We’re still here, self-managing our 125-year-old tenement into the 21st Century.

Many Thanks.

Anonymous
The Board and Staff of NMIC Congratulates Housing Conservation Coordinators on its 40th Anniversary Benefit Celebration
MNN
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CONGRATULATES
HCC
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40th
ANNIVERSARY CELEBRATION!

We Also Commend The Honorees
Bob Kalin
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With much appreciation & gratitude to the great efforts of Bob Kalin & Pat Whitcomb-Hooper, it has been our honor to serve the H.D.FC. community since 1983.

Mark Zuckerman, Alan Zuckerman & Staff

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OF OUTSTANDING COMMUNITY SERVICE

From HCC Board Chair, & Director of ActKnowledge, Helène Clark & the staff of ActKnowledge
On the occasion of HCC’s 40th Benefit Gala, our heartfelt thanks to Mr. Bob Kalin from the Henry Hudson residents, on the occasion of HCC’s 40th Anniversary Benefit Gala. You have made a real difference in our lives, and we are forever grateful. We look forward to your continued involvement in our community for many more years to come.

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