



Fiscal Year 2014 Annual Report

Our Mission Statement: With community residents leading the way, the mission of CHLDC is to build a strong, sustainable Cypress Hills/East New York, where youth and adults achieve educational and economic success, secure affordable housing, and develop leadership skills to transform their lives and community.

Our History: Activist residents and merchants formed Cypress Hills Local Development Corporation (CHLDC) in May 1983 to revitalize their community. CHLDC is a 501(c)(3) nonprofit community-based organization, serving more than 9,000 residents each year through a continuum of services and neighborhood development projects.

Career and Education Programs

CHLDC's Career and Education Programs Division provides High School Equivalency instruction, English as a Second Language (ESOL) classes and employment services. We help participants to identify and achieve their educational and employment goals.

Employment Services

During this past year, we provided employment readiness and job placements to 91 participants. Of those, 92 percent retained employment for at least three months—a record high for the agency. Nearly 2 out of 3 (61%) remained employed for at least a year. 21 participants have gained an industry recognized credential, helping them develop and sharpen profitable skills which can help them gain employment. These strong results are due in part to the CHAMPION Network for Logistics and Transportation, which we launched this past year. The CHAMPION Network represents a new approach to work readiness, which focuses on preparing young adults ages 18-24 for jobs in the logistics and transportation sectors that give them opportunities to advance. We've partnered with several employers in those sectors to design a training that prepares participants for jobs with those employers. The CHAMPION Network also gives participants peer support and skill building opportunities to help them advance their careers.

ESOL Classes

We enrolled 161 community members in our classes, and 96 people continued in the program through post-testing. In addition our students made above-average educational gains: 68% of the students who enrolled advanced a course level during the year, compared to the NY State standard of just 51%.

High School Equivalency Instruction

We helped 24 young people in Cypress Hills earn their high school equivalency diploma and develop career skills through our Youth LEAD program. We provided the participants with instruction and pretests to help prepare them for the exam, as well as one-on-one tutoring and counseling. In addition to preparing for the exam, we also provide participants with career skills training to help them plan for their futures. Participants also have access to a peer support group to offer them a forum to problem solve around various personal challenges that may hinder their career preparation.



Students in our high school equivalency classes.

Community Development



Community members prepare the foundation for the greenhouse at the People's Garden.

The Community Development Division develops and maintains affordable housing and community facilities. This Division also oversees our Cypress Hills Verde initiative, which makes the community a greener, healthier, more sustainable place to live for all of its residents.

Cypress Hills Verde

This year we completed the research and planning process, supported by a grant from New York State Department's Brownfield Opportunity Areas (BOA). During that process, we studied more than 30 suspected and known brownfields in Cypress Hills/East New York. We conducted a series of workshops to engage community residents in the planning and visioning around the redevelopment of these sites. Through the workshops and resident surveys, we selected several priority brownfield sites to transform into affordable housing, commercial development, and green spaces for the community.

We also continued our work in developing healthier food options in the neighborhood and worked closely with local restaurants and bodegas to identify existing healthy options and to incorporate new healthy offerings. One of the new offerings is an affordable, healthy meal at six different restaurants. These "Power Plates" encourage customers to eat more vegetables and whole grains, while encouraging economic development through increased business at these restaurants. We partnered with GrowNYC to run a Cypress Hills Youth Market. The market ran from July-November, serving more than 1,330 customers.

We are building urban gardens across the neighborhood, and added new features to our first garden, the People's Garden. The garden now includes a greenhouse, which extends the growing season, and provides gardeners the opportunity to grow their own seedlings and thus reduce the cost of buying plants. We also hosted our third annual Tree Giveaway, during which we distributed 250 fruit trees to residents. The event included cooking demonstrations provided by a local community educator, Supplemental Nutrition Assistance Program registration, and a presentation on sugar and

obesity from Cornell Cooperative Extension, as well as information tables from Divas for Social Justice, Bike New York, East New York Farms, The Food Bank, Prominis Medical Services, Bed-Stuy Restoration Project, Make the Road New York, and New York State Energy Research and Development Authority.

Affordable Housing Development

CHLDC continued work on three affordable housing projects. These include our Senior Housing project, Pitkin-Berriman, and Cypress Village. Collectively, these will create 143 affordable apartments for community residents.

CHLDC continues to push ahead in its predevelopment efforts of our Senior Housing development project, to provide 54 units of affordable senior housing to tenants at 50% of Area Median Income (AMI) and below. This brand new, four-story structure will be sustainable, energy efficient, aesthetically pleasing, and designed to meet the specific lifestyle and service needs of its residents. The project will be completed in 2016.

At Cypress Village, two of the three buildings in the project are now finished and all the apartments are scheduled to be fully leased by the end of 2014. We and our property management company conducted a Department of Housing Preservation and Development-supervised lottery for the apartments and received 3,154 applications for the 29 rental units. We have partnered with Capsys Corporation in the Brooklyn Navy Yard, which has produced pre-fabricated modules, an innovative approach to construction that also provides living wage jobs to the workers in the factory. Construction in the factory and on the sites continued throughout 2013.

Our Pitkin-Berriman project will bring 60 affordable apartments to the neighborhood and has been cited in New York City Mayor Bill de Blasio's housing plan as a model for community development. We successfully secured a zoning map change to allow us to build more apartments (60 units) at the site. The site will also include 8,600 square feet of commercial space, and we reached a tenant agreement with a supermarket operator to bring much needed healthy food access to the neighborhood. We envision this development as a catalyst for reviving commercial life along Pitkin Avenue, a transit corridor that has historically been a major commercial strip in the neighborhood. The site is currently an empty lot and we partnered with Arts East New York, a local arts organization, to build benches, a stage and a gazebo at the location, and then held outdoor music and dance performances on weekends. We have also displayed paintings on the lot's fence created by young people in our Intergenerational Services Program.



Rendering of Senior Housing Development Project

Community Organizing



FOT members commemorate the 60th anniversary of Brown vs. Board of Education in the nation's capitol.

CHLDC's Community Organizing Division works to develop the leadership and organizing skills of Cypress Hills residents. Through organizing trainings, workshops, community meetings and days of action, we support residents to fight for a better community. We support youth organizing through Future of Tomorrow (FOT) and parent organizing through Cypress Hills Advocates For Education (CHAPE). We also help residents to enroll in health benefits, and help tenants seeking to organize for building improvements.

Tenant Counseling

We provided individual tenant counseling to more than 200 residents and helped 52 of them resolve their housing problems. Most of the tenants we work with contact our office for help when they are facing a crisis, such as eviction or belief that they will lose their housing subsidies. Our counselors meet individually with tenants to help resolve their housing issues and follow up with them regularly until their problems are solved. In addition, many tenants come to us looking for housing. To address this need, we offer free bi-weekly apartment seekers workshops in English and Spanish to orient residents to the housing landscape. In these workshops, we challenge myths and give out housing lottery applications when available, and inform them about their fair housing rights. In the past year, more than 200 people completed our apartment seekers' workshops.

Tenant Organizing

Our tenant organizers help solve housing issues by organizing tenants in their buildings to bring about positive changes. We work at buildings where crises need to be addressed, such as repair, safety or landlord concerns, and help tenants form tenant associations and launch campaigns to win improvements. This year, we helped create five tenant associations in the neighborhood and helped them advocate for needed repairs. Issues of concern to tenant groups we worked with were getting landlords to provide needed repairs to individual apartments and buildings, and resisting pressure from landlords to vacate their apartment buildings.

Youth Organizing

In the spring of 2014, FOT launched the *Restorative Justice Campaign*, which seeks to implement best practices at the Franklin K. Lane High School campus regarding school safety and discipline. The campaign aims to move the school from punitive practices like suspensions to more positive

school disciplinary practices that don't lead to students missing pivotal instructional time. Restorative justice practices include peer mediation and small group and school-wide town-hall style meetings that are student-led and offer a venue for student leadership and expression. In the last year, FOT gained support for their platform from principals on the Lane campus, and led a training session for School Safety Agents, which dealt with youth development and communication between agents and students.

Health Navigator

In the last year, CHLDC began assisting uninsured or under-insured residents in enrolling for health benefits as part of the requirements of the Affordable Care Act. Our Health Navigator assists residents in maneuvering the complex system. The navigator helps residents assess their eligibility for government subsidies or government-run insurance programs like Medicaid or Medicare. She also helps residents to enroll in New York's fledgling health insurance marketplace, known as New York State of Health. In all, CHLDC helped nearly 200 people in Cypress Hills seek out and find health insurance coverage.

Parent Organizing

In 2013, CHAFE launched its *Safer Schools, Safer Community* platform, which called for more social/emotional supports for students, and respectful and peaceful schools where students and adults learn conflict mediation and resolution, and nonviolent communication. CHAFE hosted a workshop series for parents to learn about "cultures of peace" – an approach to preventing violence and conflict that is based on peace education and tolerance. Parents learned about positive conflict resolution, and about CHAFE's platform to bring similar approaches to local schools.

Advocacy

In 2012, CHLDC made formal the expectation that all full-time staff members in the organization would incorporate leadership development of residents, community organizing, or advocacy into their work. To equip staff with these skills, the CHLDC advocacy committee offered three staff development workshops. The workshops included: community organizing as a strategy for social change, a panel about opportunities for organizing in the new political landscape in New York City, and integrating a social justice framework into youth development practices.

College Success Programs



Students at the Student Success Center have gone to colleges across New York and beyond.

Through our College Success Programs, we help young people in our community prepare for, apply to, gain acceptance to and succeed in college. We serve community members at our storefront office and our Student Success Center on the Franklin K. Lane High School campus. In 2013-2014, we served 1,640 people.

College Access

We provided individual college counseling to 284 juniors and 297 seniors in 2013-2014. As a result, nearly 80% of the seniors we worked with were accepted to college. In addition, we helped 79% of graduating seniors complete the Free Application for Federal Student Aid (FAFSA).

College Persistence

Our College Persistence program provides ongoing support to college students who have graduated from our college access programs, to help them persist in college and graduate. Eighty-two percent of our participants retained their enrollment in college from the fall of 2013 to the spring of 2014, exceeding our goal of 75%.

Financial Literacy

This past year we were pleased to launch a financial literacy program to help families plan financially for their children's college education. Our financial counselor led workshops and provided individual counseling to help families create college financing plans. He conducted 42 workshops and reached

846 participants. Results included \$10,094 in total savings increase, \$32,937 in total debt reduction, and an average credit score increase of 31 points for those who received counseling.

Housing Counseling



Residents learn about home inspections as part of the first-time homebuyers series.

CHLDC's Housing Counseling division helps families purchase their first homes and assists current homeowners in Cypress Hills through foreclosure prevention counseling, and homeowner workshops.

Foreclosure Prevention

Our foreclosure prevention staff work with homeowners and their banks to help them avoid losing their homes. During the past year, CHLDC counseled 117 new clients seeking foreclosure prevention support. Our staff worked with the banks to obtain loan modifications, trial payment plans, forbearance agreements and refinancing, in order to help families remain in their home. Of our 117 participants, we helped 66 avert foreclosure through a range of measures that included obtaining permanent loan modifications, and even mortgage debt forgiveness on a second mortgage. We also continued working with the remaining clients in seeking alternatives to foreclosure.

Homeownership Counseling

During the past year, CHLDC counseled 175 new homeowner clients who were seeking support securing their first house. Of the clients we supported, 39 were able to purchase their first home. We also assisted 40 residents secure loan commitments who we'd worked with beginning in previous year. We are continuing to work with many of the homeowner clients to help them apply for loans or take necessary steps, such as improving their credit, to qualify for a home loan.

Youth and Family Services



PS 89 students have fun reading books.

CHLDC's Youth and Family Services division provides Cypress Hills youth and families with afterschool programs, summer camps, and family counseling, as well as fitness activities for youth and adults. We also help middle school students and their families to navigate the high school choice process.

Afterschool and Summer Camp

During the past year, we served 1,200 children daily in our afterschool programs. Our programs offer academic enrichment, arts, athletics, and community service opportunities. At the end of the year, our students were proud to show off their hard work, from theater to visual art to culinary skills. Students at IS 171 put on a production of 'En El Barrio,' adapted from the hit Broadway musical 'In The Heights,'. The production was a partnership with Arts to Grow. Afterschool students at PS 65 put on a production of 'Annie' and held their first art installation, which featured colorful rectangular flags made of cloth. The vibrant flags were installed at the garden at PS 65. Our Chefs of the Future group in our afterschool program at IS 302, meanwhile, created a pop-up restaurant for which they planned the menu, cooked, plated and served the food. And during the spring semester, students at PS 7 took part in a Green Cart project as part of our Food Justice Program. Green Carts are mobile vendors that sell fresh produce in neighborhoods with limited access to healthy food. In May, the students made the salsa for sampling at a Green Cart event near the school that sold packets with the recipe and all the produce to make the salsa.

This year, we served 880 children in our summer camp programs. We were selected by the New York City Department of Education as one of only seven middle schools in New York City to operate a

Summer Quest program. The intensive five-week, full-day summer program is designed to make sure the learning the middle school students made during the academic year are not lost during the summer months. A substantive body of current research has demonstrated that summer learning loss contributes substantially to the achievement gap between low-income and high-income students. Our Summer Quest program mixed strong academic support with fun, hands-on enrichment activities. We served 150 students in the comprehensive program.

Beacon Community Center

Our Beacon Community Center provided arts, sports, and recreation activities for youth and adults. We served more than 1,400 people over the year, exceeding our enrollment and participation targets.

Beacon Family Place

The Beacon Family Place, our family counseling program, provided services to 75 families, and ran two cycles of The Parenting Journey, one each in Spanish and English. The Parenting Journey is a nationally-recognized curriculum to help parents whose own childhoods did not provide them with a solid foundation for nurturing themselves or others to become strong, nurturing parents.

Middle School Student Success Center

In the fall of 2013, CHLDC launched the Middle School Student Success Center at IS 171. The first of its kind in the city, the MSSSC is a youth-led center in a youth-designed space that assists students at IS 171 with the high school choice process. The MSSSC replicates the successful youth leader model that we've used at the Student Success Center. Staff and the six youth leaders at the center help seventh and eighth graders navigate a process that involves choosing among more than 400 high schools, and eight different methods of getting admitted into a school. MSSSC staff help students to gain admission to selective and high performing high schools, raising expectations among low-income students and their families about their futures. In its first year of operation, the MSSSC served more than 800 students, and 99% of the students who worked with MSSSC were matched to high schools in the first round of placements. In addition, the MSSSC hosted the inaugural "Road 2 Success: High School Fair" attended by 126 students, 43 parents, 21 high schools, and 38 community members.

Cypress Hills Local Development Corporation 2014 Board of Directors

<u>NAME</u>	<u>ADDRESS</u>	<u>PROFESSION/ AFFILIATION</u>	<u>COMMUNITY RESIDENT</u>	<u>YRS ON BD</u>
Grace Angela Basile Member White	585 Lincoln Avenue Brooklyn, NY 11208-3214	Banker	Yes	3
Florence Celestin Member Haitian-American	236 Atkins Avenue Brooklyn, NY 11208-2428	Tax Accountant	Yes	3
Clarissa Gomez Member Latino/Hispanic	197 Grant Avenue Brooklyn, NY 11208-1811	Attorney/ The Legal Aid Society of NY	Yes	1
Harold Green President African-American	43 Crosby Avenue Brooklyn, NY 11207-1921	Retired Residential Manger/ Brooklyn Legal Services Board	Yes	15
Melodye Harvey Member African-American	693 Wyona Street Brooklyn, NY 11207-7109	Analyst/ NBMBA, HCCA	Yes	1
Lamont Lawes Treasurer African-American	919 Glenmore Avenue Brooklyn, NY 11208-2532	Metallic Lather/ Beacon Advisory Council	Yes	6
Michael Lawes Member African-American	122 Doscher St. - #1D Brooklyn, NY 11208-2746	College/Employment Specialist Beacon Advisory Council	Yes	6
Marisol Quiñones Vice President Latino	61 Richmond Street Brooklyn, NY 11208-1322	Special Education Teacher P.S. 202	Yes	9
Jason Rodriguez Member Latino/Hispanic	197 Grant Avenue Brooklyn, NY 11208-1811	Real Estate Appraiser	Yes	1
Mirian Rodriguez Member Latino	37 Schenck Avenue Brooklyn, NY 11207-2205	Homemaker/ Former Investment Banker JP Morgan Chase	Yes	4

Alexis Sanchez Member Latino	310 Cornwell Avenue Malverne, NY 11565-1841	Assistant Vice President Member Services Health First	No	2
Amory Sanchez Member Latino	310 Cornwell Avenue Malverne, NY 11565-1841	Operations Manager Assembly Division UX Specialized Logistics	No	2
Hamilton Sterling Member Latino	76 Sunnyside Avenue Brooklyn, NY 11207-2001	Retired Corrections Officer	Yes	6
Sylvia Stovall Secretary African-American	One Miller Place Brooklyn, NY 11207-1916	Retired Educational Admin. Alpha Kappa Alpha Sorority Inc.	Yes	19
Teresa Toro Member White Hispanic	127 Milton Street Brooklyn, NY 11222-2501	Public Involvement Consultant/ Former Community Outreach Coordinator/Sam Schwartz E.	No	1

Cypress Hills Local Development Corporation FY 14 Financial Summary

Item	Amount
Revenue	
Total Revenue	\$9,974,106
Expenses	
Youth and Family Services	\$4,559,729
College Success Programs	\$1,742,783
Housing Counseling	\$519,457
Community Organizing	\$473,465
Community Development	\$750,249
Management & General Operating	\$596,156
Total Expenses	\$9,878,009
Net Assets	
Beginning Fund Balance	\$2,332,797
Ending Fund Balance (Net Asset)	\$2,439,040