



Building Community &
Growing leaders

Cypress Hills

Local Development Corporation

Annual Report
Fiscal Year 2018



**CYPRESS
HILLS** LOCAL
DEVELOPMENT
CORPORATION
1983-2018

Who We Are.

With community residents leading the way, the mission of Cypress Hills Local Development Corporation (CHLDC) is to build a strong, sustainable Cypress Hills and East New York, where youth and adults achieve educational and economic success, secure healthy and affordable housing, and develop leadership skills to transform their lives and community.

CHLDC provides comprehensive services to more than

11,000

Cypress Hills and East New York
residents each year.

Together, our programs strengthen the area's physical and economic infrastructure, provide quality educational and social services, and foster local leaders.



We preserve and expand the community's affordable housing stock and strengthen the local workforce by partnering with local employers and matching residents with living-wage jobs.



We make Cypress Hills a greener, more environmentally sustainable neighborhood and act as a resource to local businesses.



We support youth development, and foster leadership and engagement among neighborhood residents so that they can make the changes they want to see in their community.



A Letter from Our Executive Director

Dear Friends:

This year marks the 35th anniversary of Cypress Hills Local Development Corporation. We are super proud of all we've accomplished over the past three and a half decades-- 500+ affordable housing units built, hundreds of young people helped to secure their college degrees and enter the workforce, thousands of children cared for and educated in high quality after-school programs, community centers and summer camps and many generations of community leaders supported in fighting for safe and affordable housing, just and equitable land use policies and greater bank reinvestment and an end to school overcrowding and the school to prison pipeline.

In this past year alone we completed the first ever senior housing development in the neighborhood, started work on bringing a community center to Cypress Hills along with 275 units of deeply and permanent affordable housing and expanded our college access and youth development programs. Thanks to our partnerships with elected and public officials, private supporters and the residents, houses of worship and small businesses of Cypress Hills and East New York, we've made great strides in revitalizing the community.

Yet, so much more remains to be done. New York City is in grips of a period of hyper-gentrification which threatens to displace low and moderate income residents, small businesses and manufacturers. We need to find the policies and approaches that will stem the tide. Nationally and in our neighborhood, families are being torn apart due to this federal administration's cruel immigration policy. We need to educate, organize and remain united to realize our vision of Cypress Hills/East New York as a bastion of opportunities and supports for all people!

CHLDC will remain steadfast in our goals to assist low-income families secure quality affordable housing, help develop adults and youth into future leaders of the neighborhood, protect small businesses and ensure young graduate for college. We hope that you enjoy the highlights of our work and the success stories in this annual report.

Thank you all for our continued support!

Sincerely,

Michelle Neugebauer

Board of Directors

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Our 35th Anniversary

1983 - 2018

In the late 1970s and early 1980s, Cypress Hills underwent a period of rapid neighborhood changes: systemic disinvestment by city government and banks, the flight of long-time residents and the loss of local businesses-- devastating Fulton Street, the main commercial street in Cypress Hills. Schools were tremendously overcrowded, and there were no afterschool programs or publicly funded daycare centers in the community. Crime, drugs, and gun violence were also problems in the neighborhood-- crack was sold openly on Fulton street corners. Cypress Hills Local Development Corporation

(CHLDC) was founded by local residents and merchants in response to these changes. The community members sought to revitalize and improve Cypress Hills and East New York through a community development approach, providing services for families from early childhood through the golden years with strong community leadership and advocacy. Over the decades, our organization has gone from a one-program organization with an annual budget of \$35,000 to one with a budget of over \$16,000,000 with seven program divisions.

In the past 35 years,

We...

supported
790+ families
in becoming
homeowners

won
the creation
of three new school
buildings

developed
550 units
of affordable
housing

helped
save 600+
homeowners save
their homes from
foreclosure

started
the Cypress Hills
Child Care Corporation
with high-quality early
childhood education to
500+ children a year



pioneered
a peer counseling
model for
college access and
persistence, helping
1,6000+ young
people a year

implemented
Verde, a long-
term plan to build
a green and healthy
neighborhood

At our 35th Anniversary Spring Gala event, we raised a record-breaking total of over \$115,000 for our youth programs, college access and support services, job training initiatives, community organizing work and efforts to build and preserve affordable housing.

developed
afterschool
programs, serving
1,700+ students a
year

reduced
vacancies on
the Fulton Street
commercial strip by
2/3

helped
10,000+ young
people gain first work
experience through our
Summer Youth
Employment program

Economic Opportunity

The CHAMPION Network is our employment program that serves young adults ages 18-30, focusing on the transportation culinary and construction industries. The program begins with an intensive 10-day group process of initiation and work readiness training. The training strengthens participants' skills in listening, speaking, organization, respect, feedback, problem solving, goal setting, confidence and motivation. The second part of the CHAMPION training focuses on sector specific skills. With our program, our students' workforce retention rate is double that of the general population being hired.

Over the past year, the Cypress Hills Business Partners grew to 50 business owners from across the neighborhood. Business Partners is a merchants association with the mission to connect, support, and promote small business in Cypress Hills/East New York, strengthening the local economy and expanding workplace opportunities. CHLDC provides supplementary business and support services to its members that address needs such as security, marketing, sanitation/beautification, leasing/

793

young people got work experience through the Summer Youth Employment Program and Work, Learn, Grow

We expanded Cypress Hills Business Partners to

50

members

102

participants in our workforce development programs gained employment, with 81% retaining employment for 3 months and 66% for one year.

purchasing mixed use and retail space and withstanding the pressure of gentrification. One of these business leaders is Chief, pictured below. He is the owner of Roti on the Run, a Caribbean cuisine restaurant located on 3140 Fulton Street.

As a business owner of 15 years, he joined the Business Partners association several years ago to facilitate positive change in the neighborhood and his business. Since he joined, he's helped get trash cans for street corners, more murals on buildings, more frequent street cleanings, and drastically reduced the graffiti issue. Chief remarks that it's a good feeling to give back to the community.

"It's a win-win situation for the merchants, because we are getting a more comfortable area for our customers and our businesses through what we do."

Recently, the Business Partners are working to resolve unfair storefront-awning code violation fines. They are currently working with Council Member Rafael Espinal to introduce a bill in the City Council that would provide education and warnings before merchants are fined for thier awnings.

Chief

Youth Development

CHLDC's College Success Programs help local young people get into college and support them as they continue on their path to a college degree. Our programming includes College STEPS, a college access center; two Student Success Centers (SSCs) based at the Franklin K. Lane High School campus and the Thomas Jefferson campus in East New York; and our College Persistence Program, which works with graduates of our access services who are now in college. We provide individual counseling, group workshops, SAT prep classes, college trips, academic enrichment, and parent engagement activities.

Jerry (pictured below) is a former participant of our College STEPS program and current Cesiah Toro Mullane Scholarship recipient for academic excellence and demonstrated commitment

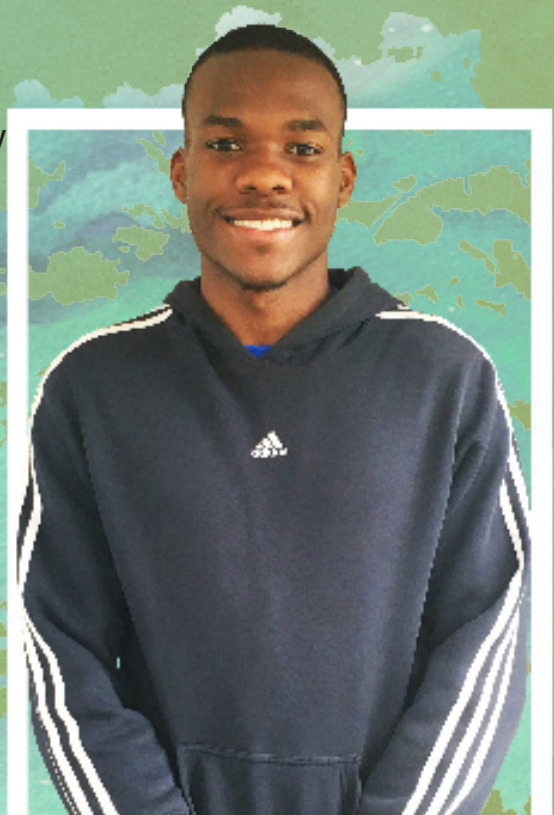
We helped
550
students
gain admission
to college

78%
of highschool seniors
enrolled in our College
Access programs will
attend college within six
months of graduation

We served
over
1,600
students in our
afterschool programs

to community service. He is a current senior at Binghamton University, studying for a degree in Philosophy, Politics, and Law. Jerry remarks that the STEPS counselors taught him how to tell his story to colleges, and afterwards helped with filling out his applications and fee waivers, and particularly emphasized the SAT exam preparation. STEPS' services were very crucial for him. Before, he felt a sense of doubt in his skills when testing for the SAT among other high schoolers from "elite" high schools. However, his engagement with College STEPS helped him grow confident in his abilities and pride in his roots. He says, to this day, the community he developed within College STEPS provides him with a support system to finish up his last year of college.

"They saw something in me when I necessarily didn't see something in myself, and it just meant a lot to me. Throughout the three years I've been in college, they have been really supportive of me and it's part of the reason I've gotten this far."



Jerry



Leadership & Advocacy

CHLDC's youth organizing group, Future of Tomorrow (FOT), campaigns for restorative justice practices and reform in schools in our community and beyond. Pictured below is Matthew, born and raised in Brooklyn, current senior in high school and a student leader of FOT. Since joining FOT in sophomore year, he realized that the issues at his school are not unique, but that they can be issues schools citywide, even statewide, face. "As a student," Matthew says, "we have the ability to change that, and it was eye-opening to me as a sophomore kid." He describes FOT as precursor to all the opportunities he's gotten, and a favorite experience of his was when he flew out to New Mexico for free to attend the Funders Collaborative on Youth Organizing (FYCO) community and movement building conference. There, he participated in workshops on education reform with various different organizations across the country who do similar work as FOT.



402 tenants received counseling and 274 tenants organized to improve their buildings through Tenant Organizing and Counseling.



"I'm more vocal on issues that I would normally pass by. It made it easier to talk to people, it made it easier to make connections with people and help me grow and become more mature. I think outside myself, and not think only in my head. I can really thank FOT for that opportunity."

At the moment, FOT is tackling many projects, but a large focus is on advocacy for the New York State legislature to the Safe and Supportive Schools Act. If passed, this act would shift New York schools' policy away from punitive, disciplinary measures-- like suspensions and detentions-- and towards restorative and remediation practices-- like restorative circles and peer mediation.



Matthew



Community Development

A Greener Community

For the past eight years, we've worked to develop our community into a greener, healthier place to live through our sustainability initiative Cypress Hills Verde. Through Verde, we manage two fresh food markets, support low-income residence in applying for Supplemental Nutrition Assistance Program (SNAP), provide cooking demonstrations and nutrition education workshops, and promote healthy food access in local bodegas and grocery stores.



2,315

neighborhood residents participated in healthy eating and cooking workshops at our neighborhood events

We helped

579

households receive SNAP benefits.

We helped

42

homeowners avoid foreclosure through mortgage foreclosure prevention counseling

Our youth-run farm stand, located outside the Cypress Hills Senior Center on Fulton Street, provides a wide variety of locally grown produce to residents. The youth receive training on how to plan and operate a farm stand business, the benefits of eating locally produced fruits and vegetables, and how to think critically about the food in their bodegas and supermarkets. Our Pitkin Verde Farmers Market outside of NYC Health & Hospitals/Gotham Health East New York further expands the access to healthy and natural food. The health center provides families with nutrition education classes, as well as "prescriptions" to eat more fruits and vegetables.



Youth working at the youth-run farm stand

An Affordable Community

Through our partnership with MHANY Management and the Urban Builders Collaborative, we announced the development of Chestnut Commons in November 2017. This huge project will bring 274 new units of affordable housing and a new community center where we will expand our workforce development programming. This CHLDC facility will include classrooms, a teaching kitchen and computer lab for our job training programs and adult education classes, and office and confidential meeting spaces for college counselors, job developers, case managers, and social workers.



One of these senior residents is Soledad, pictured on the left. A resident of Cypress Hills for 28 years, her previous living situation was very taxing on her physically, due to the six-flight-walk upstairs to her room and the surrounding noise never allowing her to “get the rest [she] really wanted to get”. Referred to our Affordable Senior Housing application by a family member, she applied immediately. Soledad recounted how thrilled she was when she discovered she’d received housing:

“I couldn’t sleep when they sent me the first letter. ‘You have an apartment’. I just couldn’t believe it. I felt like I won the lotto, though there was no money involved but an apartment, this is like winning the lotto to me.”

Now living in the Senior Housing, Soledad feels at peace in the quiet and relaxing atmosphere, and enjoys connecting with the other residents through sharing homemade food, and the activities held on the first floor-- like movie nights, celebrating birthdays, and barbecues.



Soledad



Corporate, Foundation, and Government Support

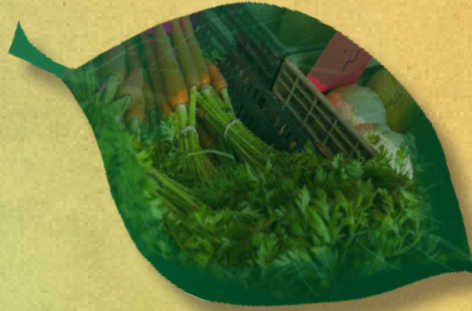
In FY '18, CHLDC was supported by over one hundred private and public funding sources. The following are sources of corporate and foundation support:

Association for Neighborhood and Housing Development | Astoria Savings Bank | Bank of America | Bank of New York Mellon | Bank United | Beachwold Partners, L.P. | Booth Ferris Foundation | Brooklyn Community Foundation | Carl Marks Foundation | Capital One | Center for New York City Neighborhoods | Charles Hayden Foundation | Change Capital Fund | Clark Foundation | Citi Foundation | Dime Savings Bank | Deutsche Bank | DP Group | Dunn Development Corporation/ L&M Development Partners | ExpandEd | FOA and Son Corporation | Ford Foundation | Graduate NYC! | Henry Street Settlement House | Hearst Foundation | HSBC | JP Morgan Chase | Kahn Brothers Advisors LLC | Lettire Construction Corp. | Lily Auchincloss Foundation | Local Initiatives Support Corporation | M&T Bank | Mary J. Hutchins Foundation | MUFG Bank | My Best Bets | National Economic and Social Rights Initiative | New York Community Bancorp, Inc. | New York Community Trust | Phipps Houses | Pinkerton Foundation | Robin Hood Foundation | Rosenback Fund | Santander Bank | Seth Sprague Educational and Charitable Foundation | Sterling National Bank | Valley National Bank | Tiger Foundation | T.U.C. Management Company, Inc. | TD Charitable Foundation | The Victor Perley Fund | Tiger Baron Foundation | TJX Foundation | UnidosUS | University Settlement House | Urban Youth Collaborative

The following are sources of government support:

NYC Department of Education
NYC Department of Housing Preservation and Development
NYC Department of Small Business Services
NYC Department of Youth and Community Development | NYC District Council of Carpenters | NYS Affordable Housing Corporation | NYS Attorney General
NYS Department of State | NYS Dormitory Authority
NYS Education Department | NYS Homes & Community Renewal | NYS Office of Children & Family Services | United States Department of Education | United States Commission on National and Community Service

Donor Support



We also received generous support from our Board of Directors and individual donors. Here are some of the year's most generous supporters:

Robert Abbot | Lynn Appelbaum | Judith and Alan Appelbaum | Emily Blank and Alec Appelbaum | Jason Brown | James Brown and Mary Moore | Joseph Brown, III | Richard Burton, III | Ismael DaSilva | Emily Estevez | RD and Sara Gentzler | Max Howard | Alexa Jervis and Greg Racz | Michael and Jessica Lawes | Jean Lince | Betsy Maclean | Ken and Marlene Markison | Mike Mullane | Michelle Neugebauer | James Northrup | Roy Pingel | Marisol Quinones | Ryan and Cynthia Reich | Lynn Neugebauer and Lawrence Riggs | Anthony Rossabi | Tyrone Seller | Peter Selman | Hardeep Uppal | Emily Van Ingen | James and Alicia Weinstein | Edwin Zapata



Building communities.

Want to get involved?

If you'd like to become a partner with us in our work, consider donating financially or with your time by volunteering!



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