



BUILDING COMMUNITY, GROWING LEADERS

2016 Annual Report

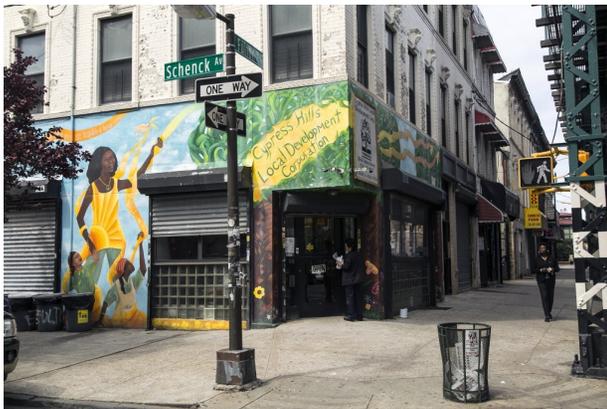
## Who We Are:

The Cypress Hills Local Development Corporation provides comprehensive services to more than 10,000 Cypress Hills/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.

Through this programming, we strive to create positive change in Cypress Hills and East New York. Our vision is for a community with neighbors of all backgrounds working together for an affordable, clean, safe and vibrant neighborhood.

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.



## Our Mission:

With community residents leading the way, the mission of 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.

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Dear Friends,

We've had an eventful and productive year in Cypress Hills and East New York with many accomplishments, which I am pleased to share with you in this report.

Our programming continues to change the lives of 10,000 community members a year, and keeps growing every day! I am particularly excited this year about beginning construction on Cypress Hills Senior Housing and Pitkin-Berriman, which together will bring 114 units of affordable housing to the neighborhood. And our other programs are having similar successes: this summer we expanded our Summer Youth Employment Program so that 700 young people secured their first jobs, and we've added extended programming in the fall so that local young people can continue to gain valuable work experience throughout the year. We are also continuing to expand the cohort of college students enrolled in College Persistence programming, and look forward to seeing them earn their degrees and enter the workforce.

As many of you know, this past spring, the City Council passed a rezoning plan for Cypress Hills and East New York. We worked tirelessly throughout the year—in coalition with other community-based organizations, houses of worship and residents—to advocate for expanded affordable housing and services for residents and policies to prevent displacement of our neighbors and small businesses. Thanks to the inspiring response from the community, there were a number of important victories that were won in the rezoning plan. Yet our work is far from over, and in this report you will learn more about our plans for continuing to work towards a more just and inclusive community in the years ahead.

We are looking forward to another exciting and rewarding year of change, growth, and progress. Thank you for your continued support and partnership as we build a strong, revitalized Cypress Hills.

Sincerely,

Michelle Neugebauer

Executive Director

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### 2016 Board of Directors

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### Affordable Housing

After many years of work designing, planning, and arranging finances, we are thrilled to have started construction on two new affordable housing developments: Cypress Hills Senior Housing and Pitkin-Berriman.

Together, these developments will provide 114 new units of affordable housing to the Cypress Hills community.

Senior Housing, where we broke ground in December, will provide 54 units of deeply affordable housing for senior citizens. These units are specially designed to meet the specific lifestyle and service needs of its senior residents.

Pitkin-Berriman will contain 60 environmentally sustainable units of affordable housing and will include a ground-floor supermarket, further supporting our efforts to increase healthy food access in the neighborhood. Through these affordable housing projects we are also promoting local hiring and use of local suppliers and subcontractors.

Beyond the construction of these new affordable housing units, we are continuing to meet the community's needs for healthy, safe, affordable housing through our work in tenant organizing and counseling and mortgage foreclosure prevention counseling.

### Economic Opportunity

35 local employers have joined Cypress Hills Business Partners, a group of small businesses that commit to hiring locally.

Local hiring connects small businesses to the neighborhood and provides employment opportunities for neighborhood residents, making the local economy stronger.



*“In my 29 years here, CHLDC is the only organization I have seen that represents the interests of small businesses on a daily basis.”*

Felix Bello, Cypress Hills Business Partner and owner of Bello Travel Services

## Youth Development

We provide a multi-faceted support network to students in our community, creating a pipeline of resources and opportunities for young people from kindergarten to college. Our services strengthen young people's social and emotional capacities and provide high school and college access and persistence counseling.



Our College Persistence program provides year-round support services to help college students continue their studies and graduate. These services provide critical extra resources to first-generation college students, ensuring that they achieve their goal of a college degree.

Through advisement from College Persistence Counselors and peer College Coaches, our students learn how to succeed academically and are placed on a path to meet their educational goals. The cohort of students that we serve has grown dramatically, now serving close to 600 young people.



*"After getting to college, most people are alone. The people at Cypress are still there to help you out."*

Mohammed, City Tech student in Mechanical Engineering and College Persistence participant at CHLDC



**Community Development** — Through our Cypress Hills Verde initiative, we have continued to make Cypress Hills a greener, healthier, and more sustainable place to live.

Our Pitkin-Verde Farmer's Market has been a great success, returning for a second season of offering healthy food at affordable prices. Our efforts in promoting healthy food and lifestyles extend to our youth programming as well.

This year, our Beacon Community Center launched a new and immensely popular afterschool kids' soccer league. The program included a strong focus on healthy eating, physical exercise and hydration to 120 students in kindergarten through 8<sup>th</sup> grade. And our Youth Food Justice program educates local young people about nutrition and healthy eating and raises awareness of healthy food access in Cypress Hills and East New York.





## Leadership and Advocacy

This past year, we anchored a neighborhood-wide coalition of houses of worship, not-for-profit organizations, and residents focused on the rezoning of Cypress Hills/East New York—*The Coalition for Community Advancement: Progress for East New York and Cypress Hills*. The Coalition mobilized thousands of community members to advocate for a fair and just rezoning through rallies, petitions, and testimony at hearings. The Coalition fought tirelessly for deeply affordable housing that reflected the incomes of community members and anti-displacement policies to protect current residents. They also advocated for economic opportunities through local hiring and preservation of small businesses and manufacturing and for accountability measures to ensure that city agencies follow through on their commitments. While the rezone plan passed by the City Council in April did not meet all of the Coalition’s demands, the plan included a number of important victories for the neighborhood, which were due in large part to the Coalition’s relentless advocacy for its Alternative Plan.

These victories include a scaling-back of the rezone area to help preserve manufacturing and small business sites. Other successes include the creation of a Workforce 1 Center to aid East New York residents in earning a living wage and a \$12 million small homes preservation fund to ensure that homeownership stays in reach for current community members.

While the rezone plan does not include as many new housing units for low income residents as the Coalition’s alternative plan proposed, we will continue to work towards keeping our neighborhood affordable and to make certain that our neighbors won’t get displaced.

## **Our Reach in the Community:**

### **Youth and Family Services**

1,734 students attended afterschool programming and summer camp

190 students applied to high school with help from the Middle School Student Success Center

983 people participated in free programs and activities at our Beacon Community Center

240 people counseled through Beacon Family Place

### **Career and Education Programs**

888 people received career and educational advancement services through Employment Solutions

220 English-language learners improved their English in our ESOL classes

### **College Success Programs**

3,218 high school and college students prepared for college and pursued a degree through College Success Programs

### **Community Development**

477 people participated in community gardening and healthy eating activities through Cypress Hills Verde

554 families resided in CHLDC-managed affordable housing

### **Housing Counseling**

135 local homeowners received help through Foreclosure Prevention Services

253 aspiring homeowners received First Time Homeownership Services

733 community members participated in Financial Literacy education and counseling

### **Community Organizing**

122 tenants received counseling and 44 organized to improve their buildings through Tenant Organizing and Counseling

260 community members participated in Rezone Organizing

33 young people worked to improve their schools through Youth Organizing



In FY'16 , CHLDC was supported by over one hundred private and public funding sources. The following funders provided support.

**Corporate and Foundation Support:**

Alliance for Educational Justice  
Association for Neighborhood and Housing Development  
Bank of America  
Bank United  
Capital One  
Charles Hayden Foundation  
Clark Foundation  
Con Edison  
ExpandedED Schools  
GrowNYC  
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Urban Youth Collaborative

## Government Support:

Council Member Rafael Espinal—discretionary grant  
NYC Department of Education  
NYC Dept. of Housing Preservation and Development  
NYS Affordable Housing Corporation  
NYS Commission on National & Community Service  
NYS Higher Education Services Corporation  
NYS Office of Children and Family Services  
State Senator Martin Malave Dilan - discretionary grant  
US Department of Education

Dormitory Authority of the State of New York  
NYC Dept. of Health and Mental Hygiene  
NYC Dept. of Youth and Community Development  
NYS Attorney General's Office  
NYS Education Department  
NYS Homes and Community Renewal  
NYS Department of State  
US Department of Agriculture

We also received generous support from our Board of Directors and individual donors.

Here are some of the year's most generous supporters:

Judith and Alan Appelbaum  
Edward and Carol Burke  
Joseph Brown III  
Emily Estevez  
Thomas Kahn  
Lynn Neugebauer  
Marisol Quiñones  
Jason Villodas

Lynn Appelbaum  
Jason Brown  
Central Soup Society  
William Friedman  
Patricia Mullane  
Michelle Neugebauer  
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