



# St.Nicks Alliance

*Where Opportunity Grows*

**ANNUAL REPORT  
2020-2021**



MEASURING  
SUCCESS IN  
2020-2021

16,000

Average of North Brooklyn residents that look to St. Nicks Alliance every year

5,500

residents in St. Nicks Alliance Housing

5,846

North Brooklyn youth and families are served by 16 after school centers, 3 community schools, 3 community centers, and 7 high schools

1,833

new affordable units in construction or planning by St. Nicks Alliance

1,321

seniors receive homecare, housing, NORC, or attend the Senior Center

587

adults and young adults obtained living wage jobs or advanced education

20,803

bags of groceries delivered to seniors in quarantine, 1,204 vaccines for seniors, and in coalition with partners, opened Swinging Sixties to provide over 10,000 vaccinations

2,737

youth completed internships



## WELCOME

The years 2020 and 2021 were like no other. Our shared experiences will always find a place in our collective memory. In March 2020, the impact of COVID-19 became clear. Our civic leaders mandated a stay-at-home order tremendously affecting school-aged children, non-essential workers, and especially seniors, who became isolated fearing contact with the outside could lead to infection. Hospitals were overwhelmed and were not able to cope with all of the people who were sick. The experience had a devastating impact, particularly on seniors and those in nursing homes.

In the pages of this report you will see a resilient community respond. Through the extraordinary efforts of our amazing staff and the broad support of community leaders and local businesses, we rose to unprecedented challenges. One of our incredible heroes is Greg Mejia, St. Nicks Alliance Facilities Manager. When facilities and schools closed, Greg quickly mobilized to help isolated seniors. Rolando Guzman, Deputy Director of Community Preservation, began to reach out to seniors in his care. Jose Leon, Deputy Executive Director, led the opening of two call centers, eventually reaching all 3,000 seniors in St. Nicks Alliance's care. He engaged Los Sures who shared limited supplies with us. Supplies were supplemented by Trinity Human Service. North Brooklyn Angels asked us to help feed Cooper Park residents, and Citibank stepped in with daily meals. Over the next four months we served almost 3,000 seniors each week. Local businesses and Evergreen members supported the effort. Martin Greenfield Clothiers provided masks and Lucky's Real Tomatoes provided high-quality produce. It was an incredible outpouring of support.

Youth and Workforce Development staff adapted to virtual learning quickly. They provided remote programming to children in day care, elementary, and teens. Nearly every service provided took on a remote hybrid format.

More than 600 St. Nicks Alliance staff were called to duty as "first responders," providing home care to the frail elderly and building services to hundreds of properties served by St. Nicks Alliance. Our social workers continued to meet with clients of affordable senior and supportive housing. It was all quite extraordinary!

As we faced and overcame these new challenges, we continued to move our affordable housing production pipeline of 1,600 units forward. After a brief suspension, construction work resumed on JOE Central Brooklyn, a collaborative of four organizations including Bed-Stuy Restoration, IMPACCT Brooklyn and Bridge Street Development. The development of the Broadway Triangle, together with United Jewish Organization of Williamsburg, Los Sures, Riseboro, and Mega Construction, continued to move forward through the review process. The Greenpoint campus with its projected 510 new units and a new homeless shelter also continued to move through the urban land use review process. We hope that it will be finalized by the end of 2021 with construction to begin in the early part of 2022.

We continue to move forward despite COVID in our school success literacy initiative and Career GPS school-to-career efforts while expanding on our Transformational Approach and use of metrics to illustrate impact, scale and opportunities. While we have much work ahead in this new Covid-19 environment, we have much to be thankful for, in particular for our supporters and friends who have stepped up during this crisis. With this support, we look forward to the coming year, and to a healthier, prosperous, and united community.

Sincerely,

Michael Rochford  
Executive Director

Joseph K. Robles  
President, St. Nicks Alliance Board

# CIVIC ANCHOR



*Cooper Park leaders Debra Benders and Karen Leader distribute food.*



*Residents from Greenpoint Mutual Aid help distribute fresh produce from Lucky's Real Tomatoes.*



*Tod Greenfield (r) manufactured PPE masks when they were unavailable.*



In 2020 and 2021, through its work as a Civic Anchor, St. Nicks Alliance emerged as one of the North Brooklyn community's great strengths. Working together with our strategic partners - Evergreen Exchange, Grand Street BID, Greenpoint Renaissance Enterprise Corp. (GREC), United Neighborhood Organization (UNO), Martin Greenfield Clothiers, Greenpoint and Williamsburg Mutual Aid - St. Nicks Alliance made a difference. At the outset of the mandatory quarantine period, St. Nicks Alliance immediately leveraged its deep community partnerships to take action to meet the needs of the most vulnerable. We launched a Senior Wellness Campaign to support the needs of older residents and immunocompromised individuals. The top priority was making sure our quarantined neighbors had food on the table. We repurposed the Swinging Sixties Senior Center to serve as a food pantry, partnered with local food emergency providers, and redeployed staff to deliver healthy food to people's doorsteps. We made thousands of calls per week to address social isolation and support the mental and physical health of our neighbors. For more than four months, the Senior Wellness Campaign helped North Brooklyn persevere through one of the darkest stretches in our community's history. St. Nicks Alliance was responsible for distributing nearly 21,000 grocery bags, making 40,000 wellness calls to local seniors, and providing more than 55,000 PPE supplies to neighbors.



*Sr. Victoria of Trinity Food Pantry with St. Nicks Alliance Facilities and Youth staff.*



*Youth staff adapted and began helping to pack bags of groceries.*



*Our Wellness team manned two Virtual Call Centers created by St. Nicks Alliance to maintain contact with seniors.*

## Leveraging Deep Community Partnerships

St. Nicks Alliance does not have a history as an emergency food provider, but has always had close working relationships with local groups with deep and extensive emergency food networks. Los Sures and Trinity Human Services provided food. North Brooklyn Angels, which runs a local emergency food truck, connected us with food providers, like Evergreen Exchange business Lucky's Real Tomatoes, a North Brooklyn based food distributor of top quality fresh food produce. With their help, St. Nicks Alliance was able to set up its own pantry and assist in meeting the vast demand for food for thousands of quarantined seniors.

## Distributing Food to North Brooklyn

In March 2020, St. Nicks Alliance launched the Senior Wellness campaign to meet the needs of older residents and immunocompromised individuals. The top priority was making sure clients and neighbors had food. We partnered with local food emergency providers and redeployed staff to deliver healthy food to peoples' doorsteps with help from Los Sures, Trinity Human Services Council, Lucky's Real Tomatoes and others. The City of New York closed down many of the institutions people depend on for nutritious meals, such as the Swinging Sixties Senior Center at 211 Ainslie Street and the community centers at NYCHA developments. In collaboration with Los Sures and Trinity Human Services Council, St. Nicks Alliance repurposed the Swinging Sixties Senior Center into an emergency food pantry and deployed our van for transporting seniors as a food delivery truck. Seventeen staff from our Youth Services division were reassigned and were responsible for organizing and distributing 3,000 pantry bags per week to residents in need.

## Supporting our Seniors with Wellness Checks

Many of the seniors served by St. Nicks Alliance became isolated due to the COVID-19 quarantine. To address this potential crisis, St. Nicks Alliance staff made wellness calls to support the physical and mental health of vulnerable older residents. We created two Virtual Call Centers, adapting advocates, accountants, receptionists and youth workers to join in making Wellness Calls. A Registered Nurse advised on medical and mental health care. Calls were structured to ensure meaningful engagement, good health, basic food delivery and to mitigate social isolation.

# Success Stories



*Gregori Mejia (r) is Facilities Manager at St. Nicks Alliance but never imagined he would be running an emergency operation. During the quarantine period, Greg played a pivotal role!*

## Stepping Up to Help Feed Community

A few days after the COVID-19 pandemic struck, St. Nicks Alliance reached out to its partner organizations Los Sures and Most Holy Trinity Food Pantries. Although food was in short supply, these organizations stretched to help while St. Nicks Alliance converted the Swinging Sixties Senior Center to a food pantry and adapted its senior and youth busses to become food delivery vehicles.

When the State of New York implemented a quarantine, St. Nicks Alliance staff immediately began calling each of the 2,000 seniors we serve. Checking on the health and well-being of home-bound seniors and ensuring basic food delivery became a hallmark of the St. Nicks Alliance team's pandemic response.

The St. Nicks Alliance team reached out to its friends at Los Sures, Trinity Human Services and North Brooklyn Angels for help. Each of those organizations responded with assistance.

In just a few weeks, Gregori Mejia, St. Nicks Alliance Facilities Manager, had a team of 17 St. Nicks Alliance staff members, reassigned from other parts of the organization, working for him full time. At first, deliveries took place twice per week, but shortly thereafter they ramped up to every day in order to meet demand.

Fortuitously, St. Nicks Alliance and the Conselyea Street Block Association had come together in 2018 to save the Senior Center at 211 Ainslie Street. The Center was transformed into an emergency food distribution pantry in the spring of 2020. Every inch of the walk-in kitchens was filled and the primary community room was used to store dry goods. Jose Leon, Deputy Director at St. Nicks Alliance, forged partnerships with Trinity Human Services, Los

Sures, City Harvest, United Neighborhood Houses, North Brooklyn Angels, Citibank, and Lucky 's Real Tomatoes, to ensure that ample fresh food was coming into the Center every day.

Greg made sure food was delivered to the people who really needed it. He figured out how to efficiently pack pantry bags and deliver food to 3,000 people per week. Deliveries went primarily to the NYCHA Cooper Park and Williamsburg Houses, the Lindsay Park cooperative, St. Nicks Alliance housing developments, and any senior or family who needed it across Bushwick, Williamsburg, and Greenpoint. On Fridays, he opened up 211 Ainslie Street for nearby residents to come by and access extra pantry bags.

When asked why he wanted to help out, Greg replied "It's our community and the right the thing to do!" To this day, Greg has continued delivering PPE and nonperishable items to individuals in need across North Brooklyn.

## Doing Right by Our Seniors!



*Pauline is one of thousands of seniors that received emergency food regularly during the COVID-19 quarantine.*

Pauline, pictured above, a resident of St. Nicks Alliance affordable senior housing, is one of 3,000 seniors and vulnerable residents who received fresh produce and pantry goods delivered weekly by the St. Nicks Alliance Senior Wellness Team throughout the COVID-19 pandemic. "I don't know what I would have done without these young wonderful people checking in on me during this terrible and lonely period," shared Pauline.



# SCHOOL SUCCESS

FROM EARLY  
CHILDHOOD TO  
HIGH SCHOOL



*As the largest youth services provider in North Brooklyn, St. Nicks Alliance operates the Small World Early Childhood Center, 21 afterschool centers, 4 community schools, a large-scale Youth Employment program, and a comprehensive teens program.*



**W**hen the pandemic struck in March 2020, St. Nicks Alliance staff immediately adapted programming to continue essential academic, socioemotional and workforce services remotely. Community centers like School Settlement ramped up to help youth and their families navigate the great uncertainty and trauma of the COVID-19 pandemic.



*Despite COVID-19, students persevered with help from St. Nicks Alliance to complete the challenging school year and graduate on time.*

## School Success

St. Nicks Alliance joins with local schools to create “School Success” through embedded school partnerships with robust in-school and afterschool services. Every year, St. Nicks Alliance staff and teachers work together to improve reading and academic outcomes for 3,000 children. When in-person learning ended in March 2020, our Youth team adapted to the remote environment quickly, developing dynamic, interdisciplinary online learning modules rich in literacy and the arts. Socioemotional lessons and Transformational Coaching - in which trained staff help students identify and overcome barriers to achieve success - lent ongoing support for students and families alike. Schools depended on St. Nicks Alliance to conduct thousands of weekly wellness calls to youth and families to promote attendance and connect them to community resources. These services continued throughout the summer of 2020 as we operated three in-person and eight remote summer day camps, while continuing to help students and families address any and all obstacles. St. Nicks Alliance served almost 6,000 youth and families this year and helped them persevere, despite tremendous hardships.

## High Quality Early Childhood Education

In partnership with the Conselyea Street Block Association, the Small World Early Childhood Center provides 2-5 year old children and their families with high quality early childhood services that ensure children enter kindergarten ready to learn. With impressive rates of success, the Center made remote learning exciting for young children through maintaining routines, morning meetings, story

time, movement and academic lessons in math and literacy. Individual time with teachers and Transformational Coaching helped to further support students and families.

## Navigating Middle School

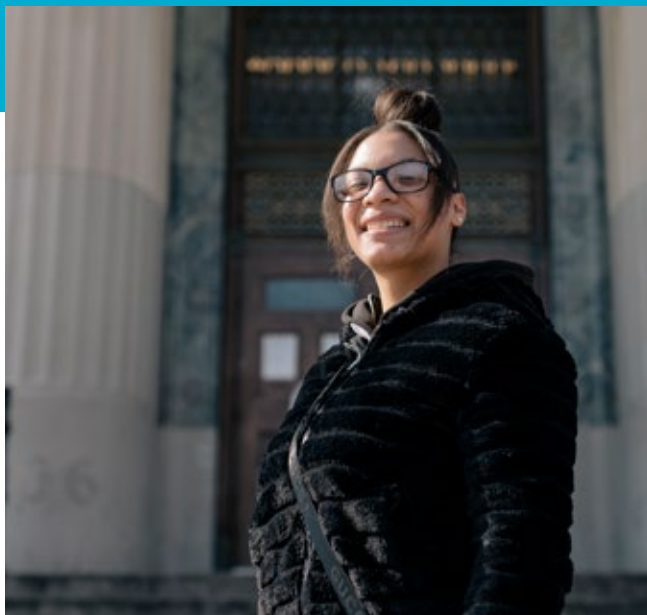
St. Nicks Alliance partners with five middle schools to operate a community school and afterschool centers. Through year-round youth development, academic support, enrichment activities and Transformational Coaching, early adolescents are able to succeed in middle school and go on to high school and graduation. A wide variety of remote learning options for kids, including a mixture of live and recorded enrichment in yoga, arts, musical theater, family literacy, cooking classes, and game and movie nights, maintained high levels of student engagement.

## Preparing for College and Career

Career GPS provides students in 11 high schools and community centers with a pathway to graduation and prepares them for college and careers. Each year, 1,500 students successfully complete college preparation, career exploration and internships. This year we began offering skills training in high demand sectors. Despite the ongoing COVID-19 pandemic, St. Nicks Alliance pushed forward with Summer Youth Employment Program (SYEP), securing valuable work experience for 2,300 young adults.



# Success Stories



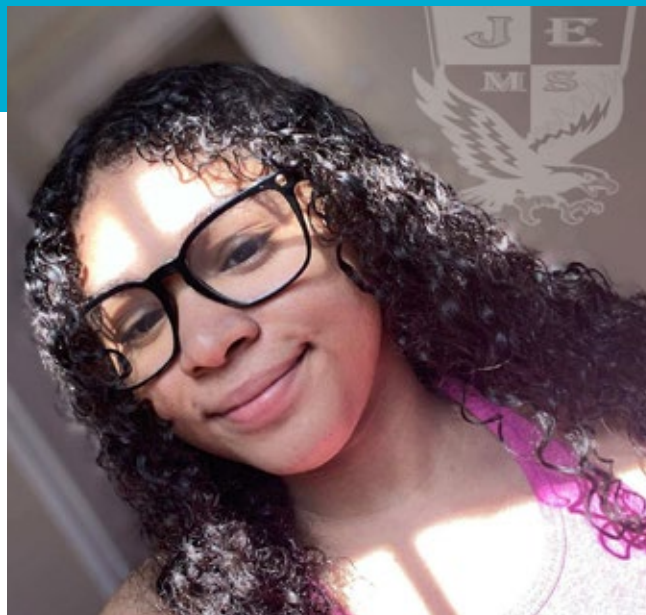
*Lucy, a former student, has transformed into a leader to help others.*

## A High School Student Flourishes

Lucy transferred to Williamsburg High School for Art and Technology (WHSAT) in 2017, under-credited. Her foster care background led to socioemotional and family challenges that negatively impacted her relationships with peers and as well as her school performance. Fights at school and arguments culminated in declining grades and high absenteeism.

As WHSAT's Community School partner, St. Nicks Alliance staff support Student Success. Lucy worked with Transformational Coaches in 1:1 counseling and restorative interventions to address the causes of her struggles and develop healthy tools to manage stressors. Group-based socioemotional support and extracurricular activities dramatically improved her interpersonal relationships and created opportunities for her to develop leadership skills. With support from the Community School team, Lucy developed an academic plan, permitting her to make up missing credits, receive intensive academic support, and earn enough credits to graduate after her junior year, a full year ahead of schedule.

Lucy was selected for the St. Nicks Alliance Community School Award in recognition of her leadership role, her academic excellence, and her own extraordinary personal growth. After graduation, Lucy was selected for St. Nicks Alliance's Americorps program and earned an Americorps education award. She will begin college after completion of her Americorps service.



*Middle school student Jeniyah had a rough start but with support from St. Nicks Alliance overcame many challenges to achieve success.*

## A Team for Support and Assistance

Jeniyah, a middle school student at John Ericsson Middle School (JEMS), had a really tough 2020. Beyond the COVID-related struggles of remote learning and social isolation, she had to navigate her parents' court custody battle and underwent knee surgery.

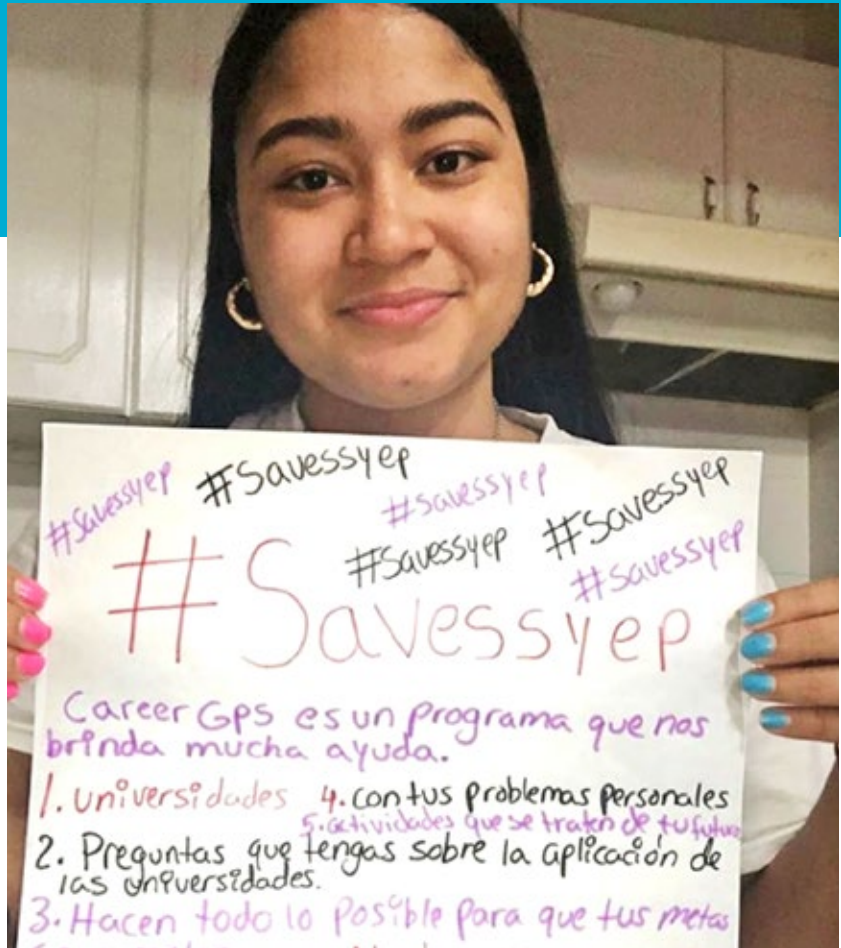
As JEMS Community School partner, St. Nicks Alliance staff provide academic and socioemotional support to help struggling students succeed. The St. Nicks Alliance team collaborated with JEMS staff, Jeniyah, and her family to create a plan to help her stay positive, focused and engaged in school. Key to this strategy were individual and group counseling sessions with a social worker from our mental health partner, Partnership with Children. The social worker provided Jeniyah with tools to help her stay organized and focused. The St. Nicks Alliance Success Mentor Coordinator arranged for her to receive extra academic support from teachers. Additionally, her family agreed to begin counseling outside of school to get them through the transition.

Jeniyah's perseverance and hard work, with support and encouragement from our staff, helped her raise her GPA from the last school year and she had an average daily attendance of 93%. Jeniyah's academic and social-emotional successes in a trying year are a reason for celebration.

## Summer Jobs and Summer Camp Advocacy

In April 2020 as COVID-19 and unemployment surged, NYC cancelled its Summer Youth Employment Program (SYEP) and Summer Camps in response to budget shortfalls and public health and safety concerns. The team at St. Nicks Alliance understood that children needed summer camp to stay active and teens and young adults needed opportunities to earn wages and employment experience. Our youth, their families, and St. Nicks Alliance staff sprung into “virtual action.” Among other efforts, they organized an online town hall on June 1 that had 2,800 attendees, launched an online petition that generated over 40,000 signatures, and submitted hundreds of youth testimonials that were deployed on social media and in the press. These efforts were part of a larger campaign supported by more than 150 community-based organizations and United Neighborhood Houses.

Ultimately, the Mayor and City Council listened to young adults and restored vital funding for summer camps and SYEP. During the summer of 2020, St. Nicks Alliance operated three in-person camps, 21 virtual camps, and SYEP for 535 teens and young adults.



*In the spring of 2020, in response to city and state budget cuts, St. Nicks Alliance teens and young adults mobilized to successfully advocate for the reinstatement of Summer Jobs and Summer Camp.*



# WORKFORCE DEVELOPMENT

*St. Nicks Alliance Workforce Development Center continued training and providing adult education courses after COVID-19 struck New York.*

The pandemic caused the most severe unemployment crisis in New York City in decades. St. Nicks Alliance Workforce Development immediately responded, creating a COVID Job Club to find employment for former graduates, who lost jobs due to the economic shutdown, to new “pandemic essential” jobs. Simultaneously, new clients continued in sector training in high demand areas of the economy. Since the onset of the pandemic, St. Nicks Alliance has made 237 job placements. We transitioned to an effective blended in-person and remote learning model as soon as public health dynamics permitted, so that we could conduct small group in-person training for vocational certificates that require it.



*St. Nicks Alliance Construction Training provides opportunity at living wage jobs.*



*St. Nicks Alliance Young Adult Healthcare Certified Nurse Assistant trainees interning at Woodhull Hospital.*

## Training for Careers

St. Nicks Alliance designs each sectoral training pathway in partnership with anchor employers, who help shape training curricula and guarantee job openings for graduates. Two Trees Management, our construction training program anchor partner, has hired more than 81 graduates in positions at a starting wage of \$20 per hour, providing significant opportunities for wage growth to salaries of \$40,000-\$45,000 per year. St. Nicks Alliance is in year three of bilingual financial services training in partnership with Unidos Financial Services. The anchor partner, Bank of America, informs and teaches the curriculum and has hired 16 graduates, starting at \$20 per hour, in career track jobs. These sectors have been resilient and have generated ongoing employment opportunities for St. Nicks Alliance workforce participants despite the economic downturn.

## Career GPS - Ready for Career

The pandemic has particularly exacerbated the socioeconomic challenges faced by young adults, ages 16-24, who are neither working nor in school. St. Nicks Alliance has doubled down on outreach to this population to ensure these students complete high school in preparation for a career. The St. Nicks Alliance Career GPS model provides paid internship opportunities and certification training in construction, healthcare, and technology for young adults. This year, 64 disconnected young adults were placed in paid internships and 45 young adults in sector-focused jobs.

## Completing High School is Key

A foundation for all well-paying careers is basic literacy and a high school diploma. To succeed in high quality, career-based sectoral training programs, English language proficiency is essential and high school equivalency is often needed. St. Nicks Alliance partners with the NYC Department of Youth and Community Development and NYS Education Department to offer Adult Basic Education, High School Equivalency, and English as a Second Language to hundreds of adults every year. When the pandemic struck, our classes immediately went remote and we have continued to provide dynamic online adult education courses.

## St Nicks Alliance Business Council Guides the Effort

The success of the St. Nicks Alliance Workforce Center is a direct result of close employer partnerships. St. Nicks Alliance board member, Ed Brittenham, created the St. Nicks Alliance Business Council, which has attracted more than 20 employer partners, including key 'Anchor Employers,' associated with each of our sectoral training programs. These employer partners guide the development and adaptations of St. Nicks Alliance's training programs and provide internships, so we are always able to meet the needs of the companies hiring our graduates. Business Council members also provide job shadowing, facilitate worksite visits, develop industry specific young adult mentor programs, generously donate financial support for sectoral training, and offer job placements for graduates.

# Success Stories



*A graduate of St. Nicks Alliance Financial Services Training, Rocio is now on a path to a career*

## Moving Forward and Flourishing

Rocio lives in a NYCHA development in Williamsburg and is a single mother of two children ages 7 and 12. She managed to secure her high school equivalency diploma through St. Nicks Alliance while working a part-time minimum wage job as a cashier. Shortly thereafter, she came to a St. Nicks Alliance outreach event and enrolled in Financial Services customer training. Within weeks of graduation, Rocio began working at Flushing Savings Bank, with a starting salary of \$18.25 per hour. Even after the pandemic caused widespread layoffs throughout the city, Rocio had so impressed her supervisors with her work ethic and customer service skills that they kept her on the team. She has been promoted and now earns \$19.25 per hour.



*St. Nicks Alliance Information Technology Training is providing young adults like Danilo with skills and a foot in the tech industry door.*

## Training for Tomorrow's Tech

Danilo came to St. Nicks Alliance in the fall of 2019 and joined the Workforce Information Technology training program at age 20. Through the Business Council, Danilo found an internship at Woodhull Hospital in the IT department.

In September, Danilo was hired by ICP, as a Systems and User Support team member earning \$22 per hour. Due to the success of Danilo's placement, ICP has expanded its partnership with St. Nicks Alliance to place more IT interns at their company.



## ELDER CARE

*The St. Nicks Alliance Senior Wellness Campaign made sure 3,000 seniors received meals and received weekly check-ins.*

St. Nicks Alliance Elder Care is critical to supporting more than 1,500 seniors with affordable housing, in-home care and assisted living. We operate a vibrant senior center that allows seniors to enjoy their golden years in the neighborhood they call home. 2020 and 2021 have been incredibly challenging years for seniors in our community and for the St. Nicks Alliance staff who serve them. Our home care workers are essential workers, and went out every day to keep our vulnerable seniors fed and healthy. Fifty-one of our Home Attendants contracted COVID-19 and tragically, four passed away.





*Carmine Gangone (r) of Carmine's Pizzeria personally delivered hot meals to seniors at Jennings Hall during the pandemic.*



*Janet, a resident of Jennings Hall, receiving routine wellness checkups.*

## **Preserving a Neighborhood Institution for Seniors**

St. Nicks Alliance joined with the Conselyea Street Block Association community residents and elected officials to create the "Miracle at 211 Ainslie Street." In 2018, this coalition successfully completed a three-year struggle to purchase the the site as a permanent home for the Swinging Sixties Senior Center and Small World Early Childhood Center. Today and beyond, the Swinging Sixties Senior Center will remain a hub for recreational and social activity for neighborhood seniors. Through a generous anonymous contribution, St. Nicks Alliance purchased a mini-bus to transport seniors with travel limitations to come to the Swinging Sixties Senior Center and take part in activities. Needless to say, the St. Nicks Alliance Senior Bus is fully subscribed. During the height of the COVID-19 pandemic in the spring of 2020, the bus was transformed into a food delivery vehicle when the Swinging Sixties Senior Center became an emergency food pantry.

## **Caring for Seniors at Home**

More than 400 of the seniors St. Nicks Alliance serves require regular assistance with daily activities. St. Nicks Alliance Home Attendants provide assistance with grooming, cooking, feeding, medication reminders, escorts and above all, caring and companionship. Comprehensive PPE has been provided to workers and clients alike. Even when schools shut down, our Home Attendants showed up and cared for our clients. Nurses continued to assess clients remotely throughout the pandemic via televisits.

## **Affordable Senior Housing**

Whether in St. Nicks Alliance residences at Jennings Hall, Monsignor Vetro Apartments, Metropolitan Houses, CABS Senior Housing or Ellery Court, 650 seniors live in safe, affordable housing and are able to call North Brooklyn home.

## **Offering Assisted Living**

For seniors who need help with the activities of daily living but want an apartment of their own, St. Nicks Alliance provides assisted living services and support for 25 residents in a safe, secure environment at Jennings Hall. The St. Nicks Alliance staff is proud that our meticulous precautions helped prevent a single client or worker in our Assisted Living Program from contracting COVID to date.

## **Starting a Naturally Occurring Retirement Community at Lindsay Park**

A Naturally Occurring Retirement Community (NORC) is a senior housing development that was not originally built for older adults, but is now home to a significant number of them. At Lindsay Park, a 2,709 unit, highly diverse, affordable cooperative development, 30% of residents are over the age of 60. The services of the NORC became critical during the peak of the COVID-19 quarantine. St. Nicks Alliance provides case management services, remote activities, food delivery, connection to healthcare services, and liaises with Lindsay Park management to address the issues of local seniors.

# Success Stories



*Personal Care Aide Rosanna walked ten miles each day over the Williamsburg Bridge for several months to care for her senior and reduce risk of COVID-19 exposure on public transportation.*

## Going Beyond the Call of Duty

Rosanna has been a Personal Care Aide (PCA) at St. Nicks Alliance Home Care since 1998. She lives in public housing in Bedford-Stuyvesant in Marcy Houses. During the pandemic, she was assigned to three clients to provide vital support.

One of her cases is an 89-year-old woman who resides alone in Greenwich Village. Her only family support is a nephew who lives out of state. As a result, the client is very much dependent on her daily home care services to be able to safely reside in her home and community.

Throughout the pandemic, Rosanna reported to work every day. When New York City went into lockdown mode, she was concerned that she might inadvertently carry the COVID-19 virus into her elderly client's home in Greenwich Village. She made the decision to avoid taking the subway and instead walked nearly five miles each way to and from her Brooklyn home, over the Williamsburg Bridge, to the client's home in Manhattan. According to Rosanna, on some days the combined walk time was longer than her hours of work, but she was always there for her client. Rosanna's client has remained COVID-19 free and turned 90 in March 2021.



*St. Nicks Alliance Personal Care Aides are carefully selected and trained to provide high quality, engaging and attentive care to those in need.*

## Providing Gentle Care as They Would for a Loved One

Frances S. became a client of St. Nicks Alliance Home Care in April 2017. At the time, Frances had end-of-life home hospice services in place. Frances was on oxygen and required pureed foods and round the clock continuous assistance with all activities of daily living.

St. Nicks Alliance Home Care assigned several workers to staff the case. According to the client's husband, Mr. S., the aides worked a miracle. They provided superb care for the client, kept her engaged by talking with her even if she could not speak, singing to her, and caring for her as they would for their own loved one. Frances's condition steadily improved.

Now three years later, and during the pandemic, Frances remains alive and well. Four of her original Personal Care Aides remain on the case, providing the same attentive and compassionate care, along with some newer workers.

Unfortunately, Mr. S. came down with COVID-19 in the fall of 2020. While he isolated elsewhere in their home, this placed significant strain on Frances and the St. Nicks Alliance aides. But every aide reported to work every single day despite the potential exposure to COVID-19 because they understood that Frances needed them more than ever.

According to Mr. S., had it not been for the St. Nicks Alliance Home Care aides, it would have been "a disaster." Thanks to Frances's aides, Mr. S. had peace of mind as he recovered and Frances continued having the capable care that she needed every day.

PCAs Deniece Diggs, Eveline Baptiste, Suzie Thelemaque, Danise Louis and Odegare Weche Eveillard are remarkable for the work they do, and even more as they put themselves at risk to care for others who cannot help themselves during the public health crisis.





# BUILDING AFFORDABLE HOUSING AND KEEPING TENANTS IN THEIR HOMES



Despite the upheaval of the pandemic, St. Nicks Alliance is moving forward on the most robust pipeline in its history, building 1,300 units across 11 new development projects. Additionally, there are currently more than 520 apartments being renovated to preserve them as low-income housing. And with more Brooklynites on the brink of homelessness than at any time since the Great Depression, each and every one of the 1,700 families in St. Nicks Alliance affordable housing is safely housed, while the St. Nicks Alliance Community Preservation Unit is providing counseling and advocacy for thousands more of our neighbors to keep them in their homes.



*Keeping St. Nicks Alliance Properties safe.*



*100% Affordable Housing coming soon to former Greenpoint Hospital Campus*



*Rendering of Dekalb Commons - New Affordable Housing Coming to Bedford-Stuyvesant*

## Keeping At-Risk Tenants Safe and Housed During COVID-19

For the thousands of Brooklynites in the 1,700 units of St. Nicks Alliance family, senior, and supportive housing, the property management and resident services teams have done everything possible to keep tenants healthy and safe during the pandemic. This work was critical because the organization houses about 1,000 individuals who are at especially high risk for COVID-19, including 650 seniors and about 350 individuals who are predominantly HIV+ and live in supportive housing. St. Nicks Alliance stepped in with personal protective equipment (PPE), such as masks, gloves, and hand sanitizer, intensive cleaning, and safety protocols. St. Nicks Alliance created two new Call Centers reaching 3,000 seniors each week and delivering food and fresh produce to seniors in quarantine.

## Redeveloping the Greenpoint Hospital Campus

After decades of tenacious advocacy, the Greenpoint campus redevelopment is moving forward. St. Nicks Alliance is a co-developer with Hudson Companies, following the Greenpoint Renaissance Enterprise Corporation (GREC) community plan, that will produce a 100% affordable housing project, including 550 units of new affordable housing – 109 of them designated as senior housing units – replace the 200 bed shelter with a brand new facility, and establish a health center in partnership with NYU Langone Family Health Centers. In 2021, we expect to complete the land use rezoning process to pave the way for this tremendous project.

## Community Coalition Developing the Broadway Triangle

For many years, the battle over the Broadway Triangle divided North Brooklyn. St. Nicks Alliance successfully provided leadership by convening a coalition of Los Sures, RiseBoro, and the United Jewish Organization of Williamsburg, to redevelop vacant publicly owned land into 390 units for low income, very low income and homeless families as well as a retail, job training, and community space. Construction will begin in 2021.

## Preventing a Tsunami of Evictions

Each year, St. Nicks Alliance provides hundreds of North Brooklyn families facing illegal eviction with concrete support, advocacy and tenant rights education, enabling families to remain in a neighborhood they call home. This work was even more important in light of the economic devastation brought about by COVID-19. St. Nicks Alliance never stopped empowering tenants, informing them about their rights, providing remote counseling, online workshops, and assisting with rent arrears.

## Partnering to Sustain Affordability

St. Nicks Alliance is a co-founder of the Joint Operating Entity (JOE NYC), a consortium of 11 community development corporations, who joined together to leverage new capital, expand scale and improve efficiency to permanently preserve affordable housing city-wide. Rehabilitation is underway on the first major project of the coalition, JOE Central Brooklyn, and tenants will move in next year. Meanwhile, JOE NYC is leading the effort to install new energy savings devices in its developments along with 72 new solar installations in North Brooklyn and across the city.

# Success Stories



*The Miramon Family is one of hundreds of North Brooklyn families St. Nicks Alliance has helped to understand their housing rights and fight to stay in their home.*

## Fighting Back Illegal Evictions

Catherine Miramón and her family have lived at 196 Huron Street in the heart of Greenpoint for 22 years. This is a six unit, rent stabilized building in a neighborhood that has become intensely gentrified and suffered extraordinary displacement. Recently, her building was put up for sale by the landlord who promised to deliver it vacant to the buyer.

Indeed, the landlord threatened unlawfully to evict the Miramón family on just two months notice. The conditions in the building began to deteriorate rapidly. The Miramón family reached out to St. Nicks Alliance, who jumped into action and helped them understand their housing rights and reassured the family. St. Nicks Alliance connected the Miramóns to free, high quality legal assistance from Communities Resist.

Things got even tougher for the Miramón family during the pandemic. Catherine's husband lost his job. All five members of the family were infected with COVID-19 and Catherine had an extended stay in the hospital. Fortunately, they are each now healthy, but throughout this tumultuous period, Catherine and her family have been extremely anxious about the threat of homelessness.

As rents rise in North Brooklyn, the Miramón family could never afford a market rate apartment if they were displaced. St. Nicks Alliance has joined the Miramón family in court, has organized rallies, and has secured the support of each and every local elected official to stand with them.

As Catherine said, "St. Nicks Alliance makes us feel like family and I thank you. I believe that without you, we would be on the street, really."



*With support from St. Nicks Alliance, Ms. Diane transformed her life and is now caring for her niece.*

## Strength & Determination = Transformation

In 2013, after struggling with homelessness, mental illness issues, and substance use, Ms. Diane was 33 and with few options. As part of her recovery she turned to St. Nicks Alliance supportive housing. She moved into a supportive housing apartment, a highly effective strategy that combines housing with intensive coordinated services to help people struggling with chronic physical and mental health issues maintain stable housing and receive appropriate health care.

St. Nicks Alliance provided Ms. Diane with quality affordable housing, consistent case management including bi-weekly visits, and active assistance to help her maintain her sobriety. As a result, Ms. Diane has been thriving for years. She has been a model citizen in every respect and a leader for her peers in supportive housing.

Early in 2020, Ms. Diane decided to pursue custody of her niece. St. Nicks Alliance worked closely with the attorneys to provide helpful information and ultimately, Ms. Diane succeeded. St. Nicks Alliance helped her find a new two-bedroom apartment in the same neighborhood where she had turned her life around.

On July 30, 2020, Ms. Diane and her niece moved into their new home together. Thanks to the extraordinary strength and determination of Ms. Diane and the housing and services provided by St. Nicks Alliance, she not only transformed her life, she was also able to take responsibility for a family member in need.

# FINANCIALS 2020

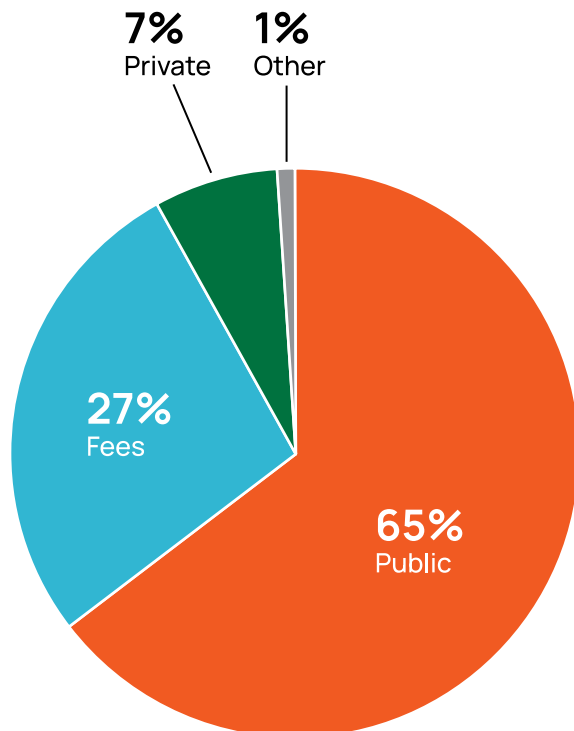
## Balance Sheet

Total Assets	33,387,000
Total Liabilities	10,996,000
Net Assets	22,391,000
Total Liabilities/Net Assets	33,387,000

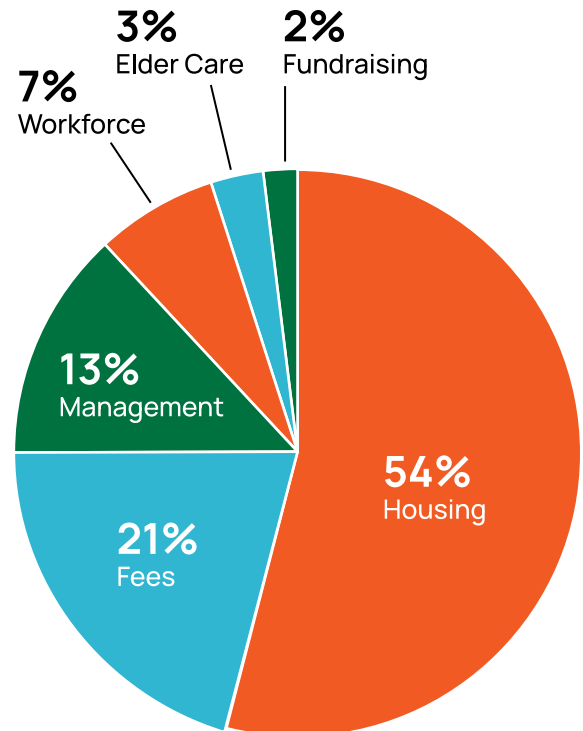
## Revenue & Expenses

Revenue and Support	30,588,000
Expenses	29,641,000
Net Income	947,000

## 2020 REVENUE



## 2020 EXPENSES



# Contributors

## **\$25,000+**

Capital One  
CTA Architects P.C.  
Dime Community Bank  
Gerstner Family Foundation  
Guru Krupa Foundation  
JobsFirstNYC for T2C  
New York Community Trust  
Walentas Foundation  
Robin Hood Foundation

## **\$10,000–\$24,999**

Brooklyn Community Foundation  
Goldstein Hall  
Helaine and Harvey Rosen Family Fund  
Joy of Giving Something  
Lamb Financial  
The M&T Charitable Foundation  
Magnusson Architecture + Planning  
National Equity Fund  
Rubenstein Partners  
Stainman Family Foundation  
UPS

## **\$5,000–\$9,999**

Allstate Sprinkler Corp.  
Ambrosino Construction  
Bank United  
Benchmark Title  
Champion Combustion Corp.  
Community Preservation Corporation  
Federated Title Services  
Galaxy Construction  
Gutman, Mintz, Baker & Sonnenfeldt LLP  
HUB International  
Mega Contracting  
National Standard Abstract  
Notias Construction  
Pristine Paint  
Richman Housing Resources LLC  
Stellar Management

## **\$1,000–\$4,999**

Advantage Wholesale  
AIG  
Allstate Sprinkler  
Michael Andrews  
Jim Armstrong  
Robert Baccigalupi  
Best Housekeeping  
Bordova Brand  
Bright Power

Edward Brittenham  
Broadway Stages  
Bryan Cave  
Catalpa Special Inspections  
Chase  
Citi Community Capital  
Collado Engineering  
Con Edison  
Control Electropolishing  
CREME/Jun Aizaki Architecture and Design  
Dagher Engineering  
Dexter Robert Creative Construction  
Dira Realty  
Edmund Dunst  
Elite Quality Construction and Waterproofing Corp.  
Empire Lock  
Epstein, Becker & Green, P.C.  
Equity Environmental  
ExxonMobile  
Erica Forman  
Lael Goodman  
Harvest Power  
Gary Hattem  
Angie Herrera-Sanchez  
Hirschen Singer & Epstein LLP  
Knights Collision  
Frank Lang  
Nancy Lasher  
Low Income Investment Fund (LIIF)  
LISC-NYC  
Loja Plumbing and Heating  
Lori LoPinto  
Lottia Corp.  
Manhattan Youth  
Maxie Building Services Corp.  
Greg Mejia  
Morgan Stanley: Global Sustainable Finance  
Lydia Morris  
NYC Partnership Foundation Inc.  
New York Water Management  
Michael Rochford  
Darci Sheena

## **\$500–\$999**

Chazen Engineering  
Comunilife  
Daniel and Rumi Georges  
First Choice Furniture  
Kim Gabriel  
Rosa Gil  
Glenwood Construction  
Carmine's Pizza

Judith Hanlon and Wayne Proudfoot  
Homecare Software Solutions LLC  
Homeserve USA  
JR Landscaping  
Sidney and Ruth Lapidus  
Gabriel Levitt  
Sal Meli  
Philip Habib & Associates  
Susan and Peter Restler  
Rockabill  
Silvagni & Como, Attorneys at Law  
Sontag & Hyman  
Steven Winter Associates  
Anthony Tesoriero  
Urban Form Studio LLC  
Urena Electrical  
Maryann Yang

## **\$250–\$499**

34 Linden Realty Company  
Nancy Zapata Acosta  
Capri Jet Realty  
Rosalie Cruz  
Curtis + Ginsburg Architects  
Driscoll Foods  
Lisa Gutting  
Marilyn Kelly  
Lincoln Restler  
Don Summa and William Finnegan  
Urena Electric

## **Greenline Advertisers:**

## **\$250–499**

Nuestros Ninos Child Development School  
Grand Street BID  
Benny's Roofing & Contracting

## **\$500–\$999**

WR: Arts  
Vincent D. Meliso D.P.M.

## **\$1,000–\$4,999**

Capri Jet Realty Corporation  
Loconsolo Paints  
Conselyea Street Block Association  
Watermark Retirement  
Bamontes  
Klenosky Paint  
Graham Avenue BID  
Empire Lock  
Arco Equipment Company

# St. Nicks Alliance Board

## St. Nicks Alliance and Affiliate Boards 2020

Joseph K. Robles, *Chairman*

Laura James, *Vice Chair*

John D'Arienzo, *Treasurer\*\**

Pastor Philip J. Waldvogel, *Secretary*

Michael Andrews

Lisa Bamonte\*\* (*Honorary Board Member*)

Debra Benders

Ed Brittenham

Phil Caponegro\*

Frank Citera\*

David Fagan

Kim Gabriel

Lisa Gutting

Ray Kairys

Sal Meli

Felicia Pecoraro\*\*

Lisa Summa\*\*

Bertha Watson

Theresa Womble

Brent Young\*

Nancy Zapata, *President Emeritus*

\* *Conselyea Street Block Association Board*

\*\* *School Settlement Association Board*

## The Alliance

The word "Alliance" in our name is very intentional. St. Nicks Alliance is connected, affiliated or partnered with local organizations at work in North Brooklyn.

### Affiliates

Conselyea Street Block Association

Evergreen: Your North Brooklyn Business Exchange

School Settlement Association

### Strategic Partners

Bedford Stuyvesant Restoration Corp.

Bridge Street Development

Communities Resist (CORE)

Consumer Action of Bed-Stuy (CABS) Corp.

Grand Street Business Improvement District

IMPACCT

JOE NYC

Riseboro

Social Action Committee of the Lutheran Church  
of St. John the Evangelist

Southside United HDFC - Los Sures®

Trinity Human Services Corporation

United Jewish Organizations

### Voluntary Organizations

Cooper Park Resident Council

Greenpoint Renaissance Enterprise  
Corporation (GREC)

North Brooklyn Angels

Organizations United for Trash Reduction  
and Garbage Equity (OUTRAGE)

United Neighbors Organization (UNO)

Williamsburg Resident Council



## **St. Nicks Alliance Board of Directors**

*Top Row, Left to Right: Pastor Phil Waldvogel, Kim Gabriel, Joseph K. Robles (Chairman), Ray Kairys, Phil Caponegro (Chair, CSBA), Michael Andrews, Sal Meli, Michael Rochford(Executive Director).*

*Bottom Row, Left to Right: David Dobosz, Lisa Gutting, Laura James (Vice Chairperson), Felicia Pecoraro, Ed Brittenham.*

*Not Pictured: John D'Arienzo (Treasurer), Debra Benders, David Fagan, Lisa Summa, Bertha Watson, Theresa Womble*

### ***In memoriam***

*We mourn the passing of David Dobosz, valiant community activist, dedicated resident, and engaged St. Nicks Alliance board member who served with honor as Chair of the Home Care and Assisted Living Quality Assurance Committee, as well as on the GREC and Broadway Triangle committees.*

*We also mourn the passing of Guido Cianciotta, a GREC member who devoted more than 30 years of volunteer activism to secure the community plans for the Greenpoint Hospital campus.*



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COVID VAX CENTER

Swinging Sixties