





2025 ANNUAL REPORT

Dear Friends,

In 1975, a group of neighbors came together in response to a devastating fire. They supported 18 families who had lost their homes, which underscored the dramatic neighborhood decline, which nonetheless laid the foundation for what would become St. Nicks Alliance.

Fifty years later, that spirit of neighbor-to-neighbor support drives St. Nicks Alliance!

We've grown from an emergency response effort into a civic institution that serves more than 18,000 people each year with transformational services with measurable impact across housing, workforce development, youth and education, elder care, social services, and community advocacy.

We meet immediate needs, empower residents and build a stronger, more equitable North Brooklyn — a place where families can put down roots, where opportunity is passed from one generation to the next, and where the wellbeing of each neighbor contributes to the health of the whole.

As you read through our Annual Report, you'll see the depth of that impact: children growing into confident adults, enabling formerly homeless to be housed and rejoin community, workers gaining financial stability, and elders aging with dignity in the communities they've helped shape.

Thank you for standing with us across these past five decades. With your continued support, we'll continue to grow opportunities in ways that are lasting, measurable, and rooted in community strength.

Warmly,

Joseph Robles, Chair
Michael Rochford, Executive Director

MEASURING SUCCESS

“
We can only be effective if we are able
to measure our work to determine if we
are making an impact!”

— Jose Leon
1st Deputy Executive Director

3,790

paid internships and
job placements

1,574

seniors served

2,200

adults attending community center offerings

3,912

residents served in
affordable housing

5,348

children and youth attending
afterschool and summer camp

2,696

Workforce clients served in training,
employment and education

19,706 clients
served

ONE MISSION, MANY PATHS

At St. Nicks Alliance, we believe strong communities are built through cooperation and relationships — not in silos, but side by side. That’s why our Transformational work spans six key areas: affordable housing, social services, elder care, youth & education, workforce development, and civic engagement.

Each strand of our work meets a specific need, but together they form a support system that helps people in North Brooklyn thrive across every stage of life. This transformational approach provides holistic, impactful services

through intentional coaching, care, opportunity, measurement/evaluation, and trust. All made possible by donors like you.

This is what impact looks like when we make a difference in a person’s life:

- A child learning to read.
- A senior aging safely at home.
- A job seeker finding stability.
- A family in safe, affordable housing.

Together, it adds up to something bigger: a more vibrant, resilient community for us all.



TOP LEFT

Father Walter Vetro, Jennings Hall construction, 1976;

TOP RIGHT

Groundbreaking 11 Ten Eyck, 1981

CENTER

The Greenpoint Renaissance Enterprise Corp., GREC, members and residents protest 1989

BOTTOM

GREC members celebrate 1990





AFFORDABLE HOUSING

At St. Nicks Alliance, affordable housing is where our mission takes root. We develop, manage, and preserve homes for families, seniors, and low-income residents, ensuring they can remain in the neighborhoods they've helped build.

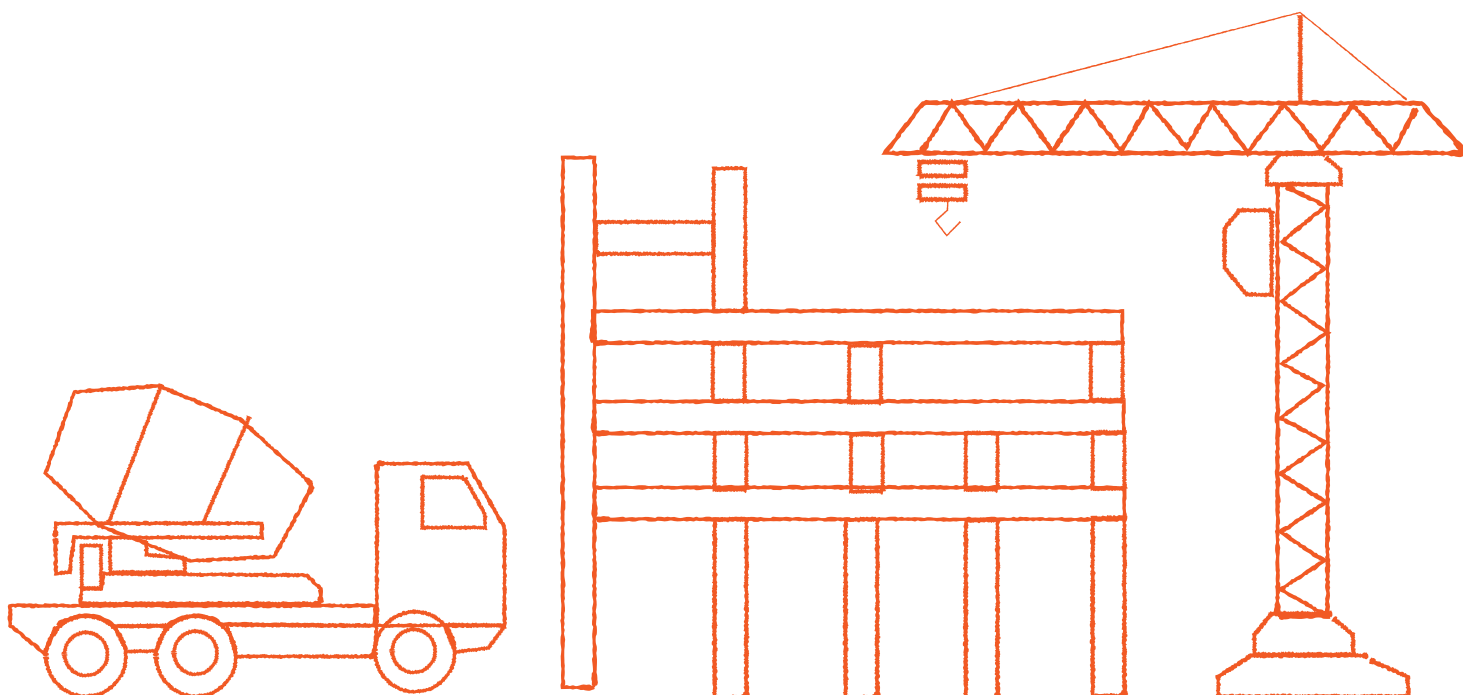
But housing is more than a roof. It's the foundation for stability, opportunity, and intergenerational progress. That's why our housing work is deeply connected to everything we do, from case assistance to job placement to elder care. When residents stay housed and supported, entire communities grow stronger — because stable housing is the foundation for a stronger community.

BOTTOM LEFT:

Kingsland Commons Phase
2 groundbreaking 2024

“
When people have a safe
and affordable place to
live, everything improves
– health, education, and
economic outcomes.

– Frank Lang
Deputy Executive Director for Housing





Happy family in one of our affordable housing apartments. In addition to providing and advocating for affordable housing we are a resource for residents who experience: illegal eviction, landlord harassment, etc., or need assistance applying for affordable housing.

Tiffany Farrow and her family live in affordable housing at 695 Grand Street.



HOME, STABILITY, AND BELONGING:

TIFFANY'S STORY

Tiffany Farrow is a happy resident of 695 Grand Street in Williamsburg. She grew up in the Bushwick/ East Williamsburg area with her family. When she was ready to be independent and pursue housing for herself, she applied for affordable housing in the area through Housing Connect. A little over a year later, Housing Connect reached out and she followed with all necessary documents to secure her apartment, where she has lived for seven years.

Tiffany credits our property management team for keeping the quality of her residence. Her building's super Eddy is reliable, responsive, and helpful. He is trusted to follow up on all issues. The office staff are trusted to resolve problems and push through urgent requests as needed. On one occasion, Tiffany noticed splintering on her wood floor and reported the issue thinking it was a simple repair. When checked, they discovered that this was not a surface level issue and gave her advanced notice for woodworking to be done on her floor. This repair fixed the heart of the problem and is an example of great customer service provided by our property management team.

Today, Tiffany balances building her career, raising her young son, and pursuing her passions. She enjoys singing, hiking, outdoor activities with her son, and is a member of a bike club. With her busy life, Tiffany makes great use of the amenities available at her apartment building and the opportunities available in her area. Her building's laundry facilities and Foodtown grocery store (located on the first floor) are convenient and essential for caring for herself and her son. Tiffany hosted her gender reveal party in her building's reservable community room, keeping the event affordable compared to what would be offered in venues nearby. The room leads to a spacious garden balcony, which provides beautiful views with a well-maintained flower garden and the opportunity for residents to plant their own vegetables. Bike storage is available, which allows her to keep her bike safe and take full advantage of her apartment space. As for the neighborhood, Tiffany appreciates accessibility of parks, tree-lined blocks, the balance of residential life and nightlife right outside her door, and the proximity to her family in the neighborhood she has always known as home.

ST. NICKS ALLIANCE



ABOVE: Ribbon cutting for 88 Throop Avenue sponsored by St. Nicks Alliance, Southside United HDFC—Los Sures, United Jewish Organizations of Williamsburg and North Brooklyn, RiseBoro, and JOE NYC.



150+

illegal evictions
prevented

1,630

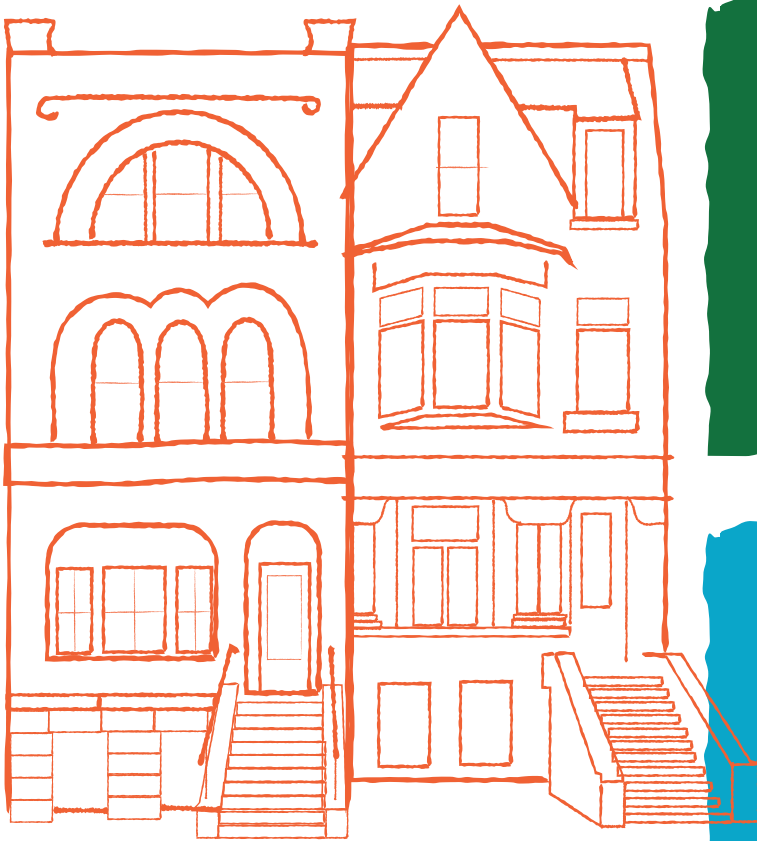
affordable units
under management

1,400

new units in the
construction pipeline



ACHIEVEMENTS



Opened a 140 unit building with four local non profits

Created 27 new apartments with RiseBoro

Acquired a commercial property that will add 185 units of senior housing at Jennings Hall

Created 85 new apartments with Bedford Stuyvesant Restoration Corporation

Saved properties with 149 units after Covid-19 Financial set back

Renovated 106 Gerry Street, training 55 YouthBuild young people

St. Nicks Alliance Property Management is growing



SOCIAL SERVICES

Housing alone isn't always enough. That's why our Social Services team walks alongside residents facing complex challenges — from chronic health conditions to housing instability — ensuring they don't fall through the cracks.

We deliver intensive one to one support, rental assistance, and wellness support across our affordable housing sites, helping tenants remain housed and connected. In 2024, we expanded our supportive housing program with new units and

launched our first congregate site with 24/7 on-site staff.

Social Services is where our commitment to stability becomes personal, offering long-term support that helps families, seniors, and individuals thrive in place.

In 2025, St. Nicks Alliance supportive housing added 169 people in new housing by expanding services and we opened our first congregate supportive housing funded by New York State.

“

**We’re enabling
people to live
stable, engaged,
and healthy lives
in the community.”**

— Amy Berg
Deputy Executive Director for Social Services



1,370

at risk clients served in 2024

515

adults at risk
for homelessness
provided with
housing and
services

ACHIEVEMENTS



Expanded Social Services to two new properties

Launched New Social Care Network leveraging services and enhancing measurable outcomes

**Placed 142 new HIV-
positive individuals in
supportive housing**

**Launched
new initiative to
house formerly
homeless families**

Jennings Hall ALP caregiver tends to a tenant by overseeing some hand stretching exercises.



ELDER CARE

Our elders are the foundation of North Brooklyn, and their well-being reflects the overall health of the community. We help seniors age safely and with dignity, whether in their own homes or in affordable senior housing developed and managed by St Nicks Alliance.

From our home care, assisted living and social adult day care to our senior centers and Naturally Occurring

Retirement Community (NORC) at Lindsay Park, every service is built on compassion, respect and trust. In 2024, we celebrated the 45th anniversary of our Home Care services –a testament to our long-standing commitment to compassionate, high-quality care.

St. Nicks Alliance and School Settlement Association Home Care are consolidated in 2025 to create an 819 member home care service team.

“
Integrated services and community partnerships create a supportive and transformative environment for seniors, leading to improved health outcomes and a sense of belonging.”

— Simone Mayhew,
Director, Elder Care



Recent health fair at Swinging Sixties Older Adult Center provided vaccination to seniors.





AGING WITH DIGNITY:

NORA'S STORY

Nora, 89, has been part of the St. Nicks Alliance community for nearly two decades. When her health declined due to dementia, her daughters arranged for home care through St. Nicks Alliance Elder Care services. This decision has allowed Nora to remain safely in her apartment, a St. Nicks Alliance senior housing building, surrounded by familiar faces and daily support.

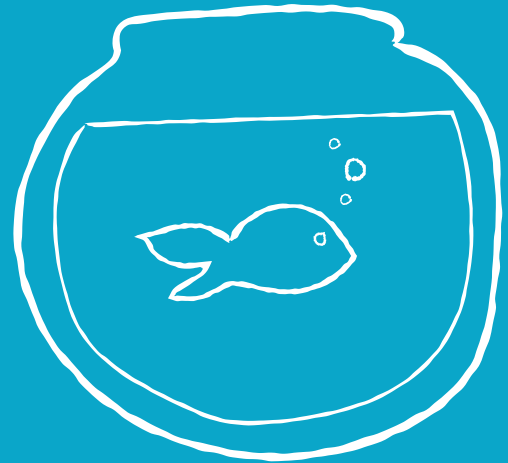
With the help of her long-time personal care attendants, Nora receives round-the-clock assistance with daily tasks like bathing, dressing, and meals. Their careful supervision has helped her avoid serious falls and hospitalizations — a key goal for Nora's family. This network of support has made it possible for Nora to remain safe, supported, and surrounded by the rhythms of home.

LEFT: St. Nicks Alliance Home Care provides necessary services to help seniors age in place so they can stay in their homes among the comfort of memories made there.



650

residents living in affordable
senior housing



LEFT: Seniors in the Assisted Living Program enjoy a communal meal at Jennings Hall

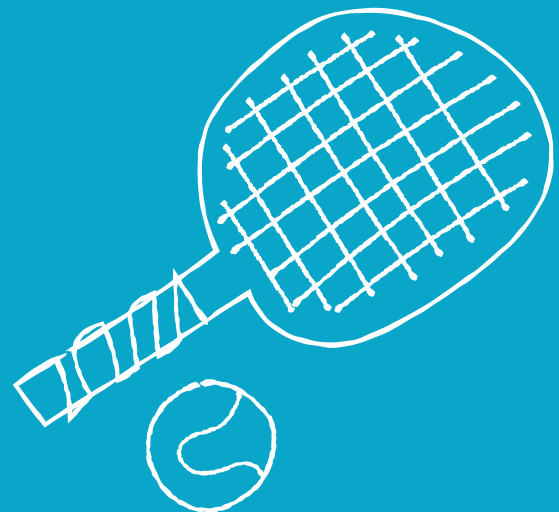


1,500+

older adults served annually

400+

seniors receiving home care



ACHIEVEMENTS



Reduced
senior falls by

24%

Launched Social
Adult Day Care

Expanded services at Lindsay Park Naturally Occurring Retirement Community

St. Nicks Alliance and School Settlement Association Home Care consolidate into a single home care service team

Attendance at Swinging Sixties Senior Center grew by **50%**

ST. NICKS ALLIANCE

Principal Eliza Figueroa of P.S. 147 with students. St. Nicks Alliance has provided after school at P.S. 147 for many years. In the inaugural year of the NYS LEAPS initiative, St. Nicks Alliance was selected to provide its educational and social benefits.



YOUTH & EDUCATION

Each year, our Youth and Education programs serve more than 8,700 children and teens, from toddlers starting school to young adults preparing for life beyond graduation.

Our School Success and Career GPS models build literacy, emotional resilience, and job readiness. These services are designed to grow with our students and respond to challenges they face, ensuring every child has a path forward. Many young people stay with us for years, moving from after-school programs to summer camps and teen mentorships led

by staff who know their names and stories. In a community where families navigate housing instability, income fluctuation, and employment shifts, we offer consistency and care.

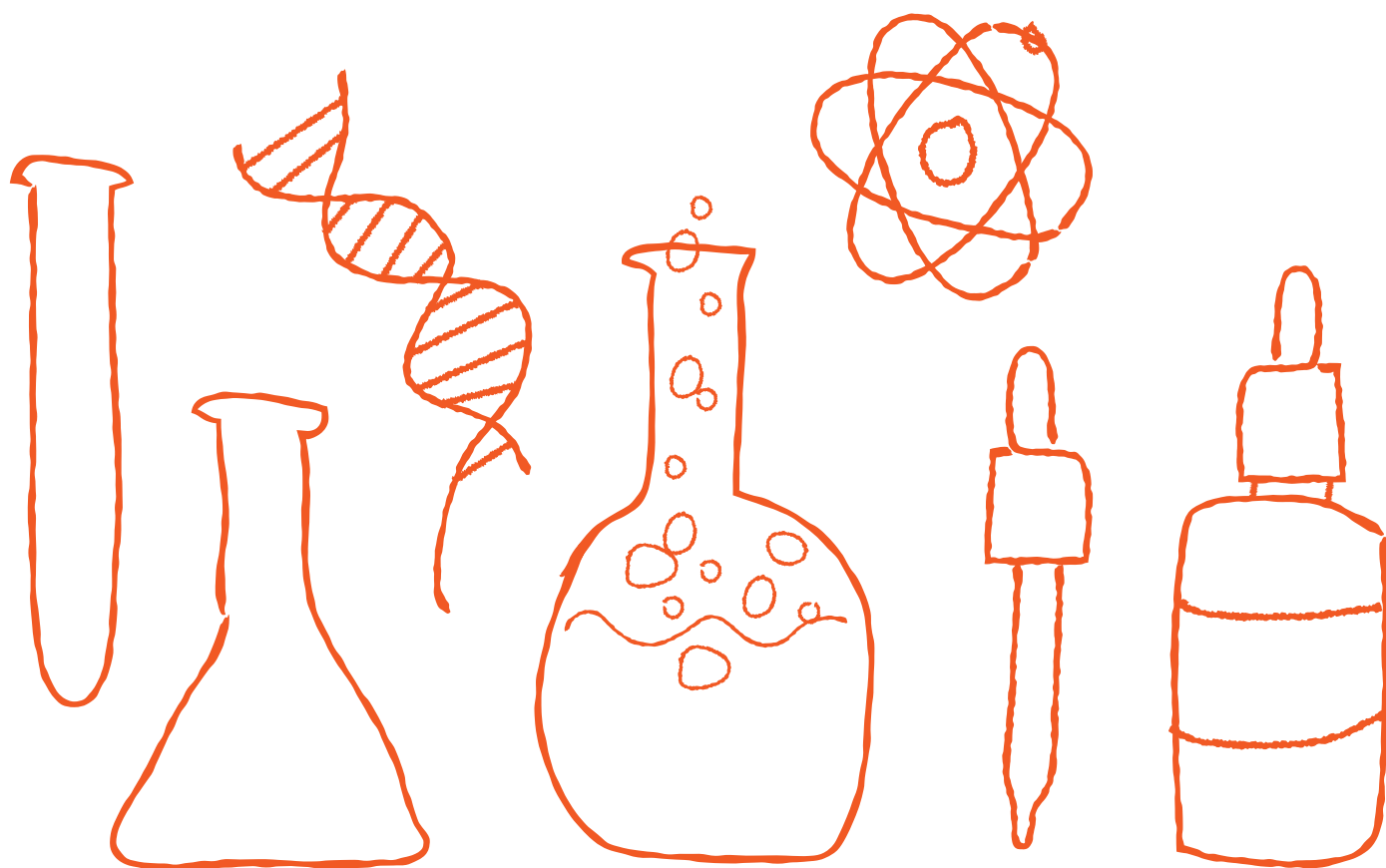
When youth feel safe and supported, they grow into adults who give back to the neighborhoods that raised them.

Special thanks to the Guru Krupa Foundation for their support of our school success model and the BK Story Voyager.

“

Our community is stronger and healthier because they know that children are learning, growing, and safe.”

— Debra Sue Lorenzen
Director of Youth and Education





Our after-school students have benefited from homework help and transformational coaching that help them follow a path to success.

ST. NICKS ALLIANCE

Working with the St. Nicks Alliance staff, Jeneis established routines that supported consistent attendance and high academic performance.



A NEW PATH FORWARD:

JENESIS' STORY

Jenesis D. is a graduate of the Williamsburg High School of Art & Technology. She began her journey with our school as a 10th grade transfer student. Upon her transition to our WHSAT, Jenesis was undercredited, showed signs of disengagement from the academic process, and due to her transitional status she was considered at-risk within the WHSAT community.

Through her work with her case manager, mental health staff, success mentors, and development specialists, she was continuously engaged in her schooling. She transformed from a chronically absent student with a 43% attendance rate to acquiring one of the highest attendance averages in the school (98%) after the St. Nicks Alliance team's attendance interventions.

During her first year, Jenesis worked diligently in her career exploration class to get caught up in classes and credits. Working with the St. Nicks Alliance staff, Jenesis established routines that supported consistent

attendance and high academic performance. Jenesis received guidance from case management and staff to pursue leadership opportunities and her dream of becoming a business owner. Jenesis joined several work programs available to students and young adults starting in high school. She did so while maintaining high academic excellence and graduated high school six months early. Jenesis was part of the recent cohorts of Work, Learn, Grow (WLG), the Americorps program where she had worked at a St. Nicks Alliance-affiliated elementary school site, and Summer Youth Employment Program (SYEP) as a site monitor.

Jenesis attended St. Nicks Alliance college tours, gaining critical feedback on postsecondary educational pathways that directly informed her college decision-making. As of Fall 2025, she is attending Morgan State University, which was one of the colleges she visited with St. Nicks Alliance.



8,683

youth served annually



LEFT: Children at Small World Early Childhood Center sing a song for the Lieutenant Governor and seniors.



4

new after-school centers opened in 2024

900

additional children served this year



ACHIEVEMENTS



1,305

high school
students
guided toward
graduation,
career and/or
college

Reading proficiency more than doubled, growing from **20%** to **45%** of students served

*Sept-June comparison for focus group of 124 K-5th graders

11

afterschool
Pre-K
programs
launched

ST. NICKS ALLIANCE

St. Nicks Alliance Workforce

St. Nicks Alliance
Employment
Training
Education

92

OFFICE HOURS
Monday-Friday
9:00am - 4:30pm

Alliance
's Development

#wastobest



WORKFORCE DEVELOPMENT

Our Workforce Development Center serves both adults and young people who are unemployed or underemployed. We provide education, hands-on training, mentorship, and job placement in high-demand industries.

Each participant is matched with a transformational coach. These coaches don't just offer advice; they help people navigate real-life barriers like childcare and

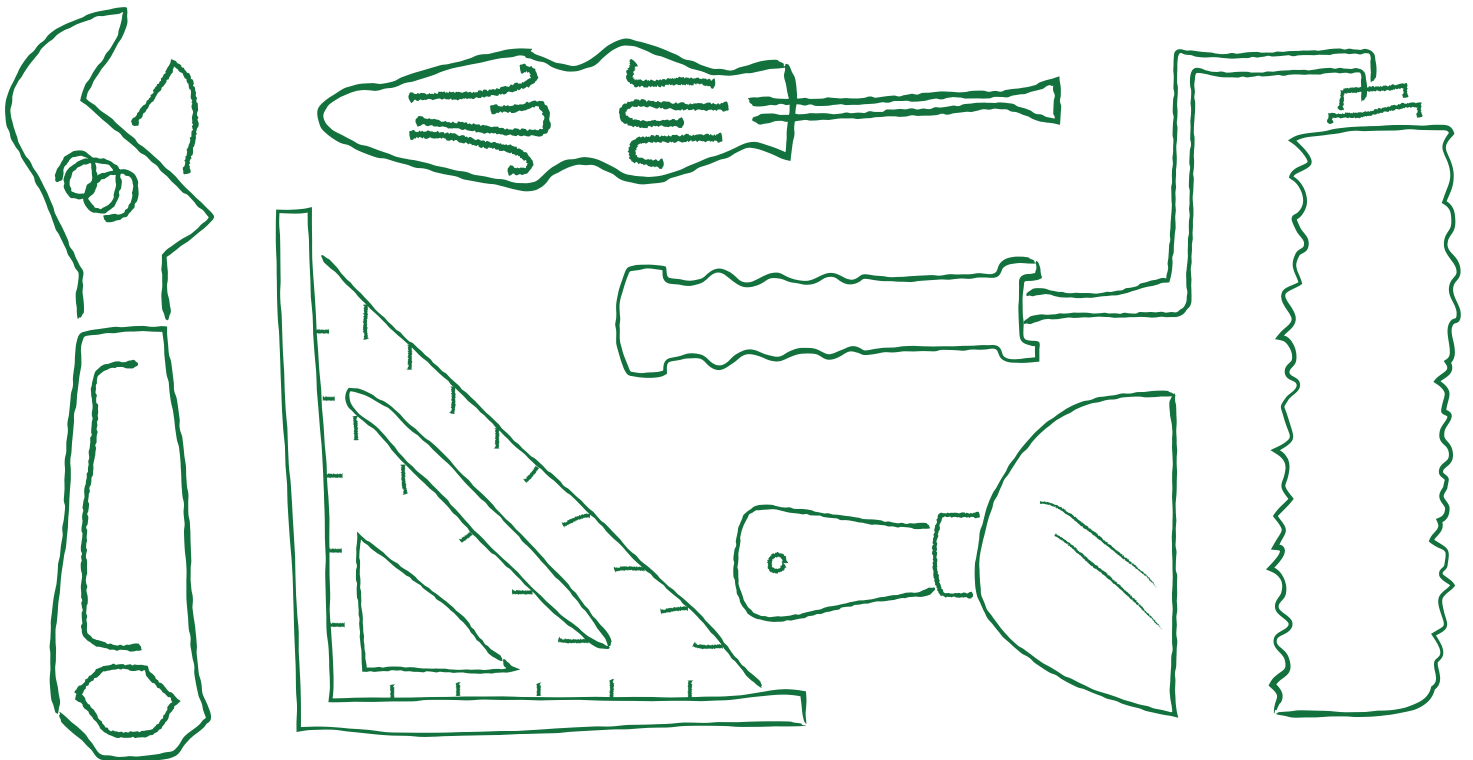
transportation. We also work closely with employers to provide paid internships and mentorships, often led by alumni who've been through the program themselves. Our Career GPS program builds on this model for teens, creating a direct path from school into the workforce. It's all connected, and it's working.

When our neighbors find stable, meaningful work, the whole community benefits.

LEFT: Our new Workforce Development Center at 92 Throop Avenue will allow us to support the community's growing needs for training and job placement in tech, healthcare, green trades, and financial services sectors.

“
We’re successful because our Workforce staff build a strong relationship with our clients, provide transformational coaching, and support skill development that leads to long-term economic stability.”

— Larry Rothchild
Senior Managing Director, Workforce Development



ESGROTTES APARTMENTS
106 GERRY STREET



Construction trainee in St. Nicks Alliance's North Brooklyn YouthBuild program outside 106 Gerry Street where recent renovations were done.



Marie came to St. Nicks Alliance Workforce Development Center for help in finding employment. She enrolled in technology training and became successfully employed in this field.

FINDING FRESH STABILITY:

MARIE'S STORY

When Marie arrived in New York City, she was looking for a fresh start. Having grown up in foster care and experienced years of housing insecurity and unstable jobs, she knew she needed more than temporary fixes. She needed a path forward.

While living in a shelter, Marie learned about the life-changing opportunities available through the Workforce Development Center at St. Nicks Alliance. She enrolled in the Data Analytics Immersive training and was soon connected with housing and a part time job to keep her afloat. With guidance from her mentor and transformative support from the Workforce team, she focused on building skills, preparing for interviews, and imagining a different future.

Today, Marie is thriving. She has secured stable housing and full-time employment as a field technician, earning \$23.50 an hour. Her story is one of determination, talent, and what's possible when real opportunity meets real commitment and supportive team.

“I can finally breathe, and things will be okay.”

— Marie



18%

first year wage growth for
construction sector trainees



560

Adult literacy learners



LEFT: Data Analysis training
at St. Nicks Alliance Workforce
Development Center

557

job placements

185

internships

ACHIEVEMENTS



286
young
adults to
be trained
in 2025 in
high skilled
growth sector

Raised average starting wages to \$42K-\$50K for entry level graduates from our specialized trainings

Expanded training to banking, tech, construction and healthcare

Opened New Training Center at 92 Throop Avenue



CIVIC ANCHOR

Community isn't just something we serve — it's something we build together.

As a civic anchor, St. Nicks Alliance brings together residents, grassroots leaders, and local partners into shared work: creating a more just, sustainable, and inclusive community.

Whether it's supporting tenant organizing, advocating for anti-violence or environmental

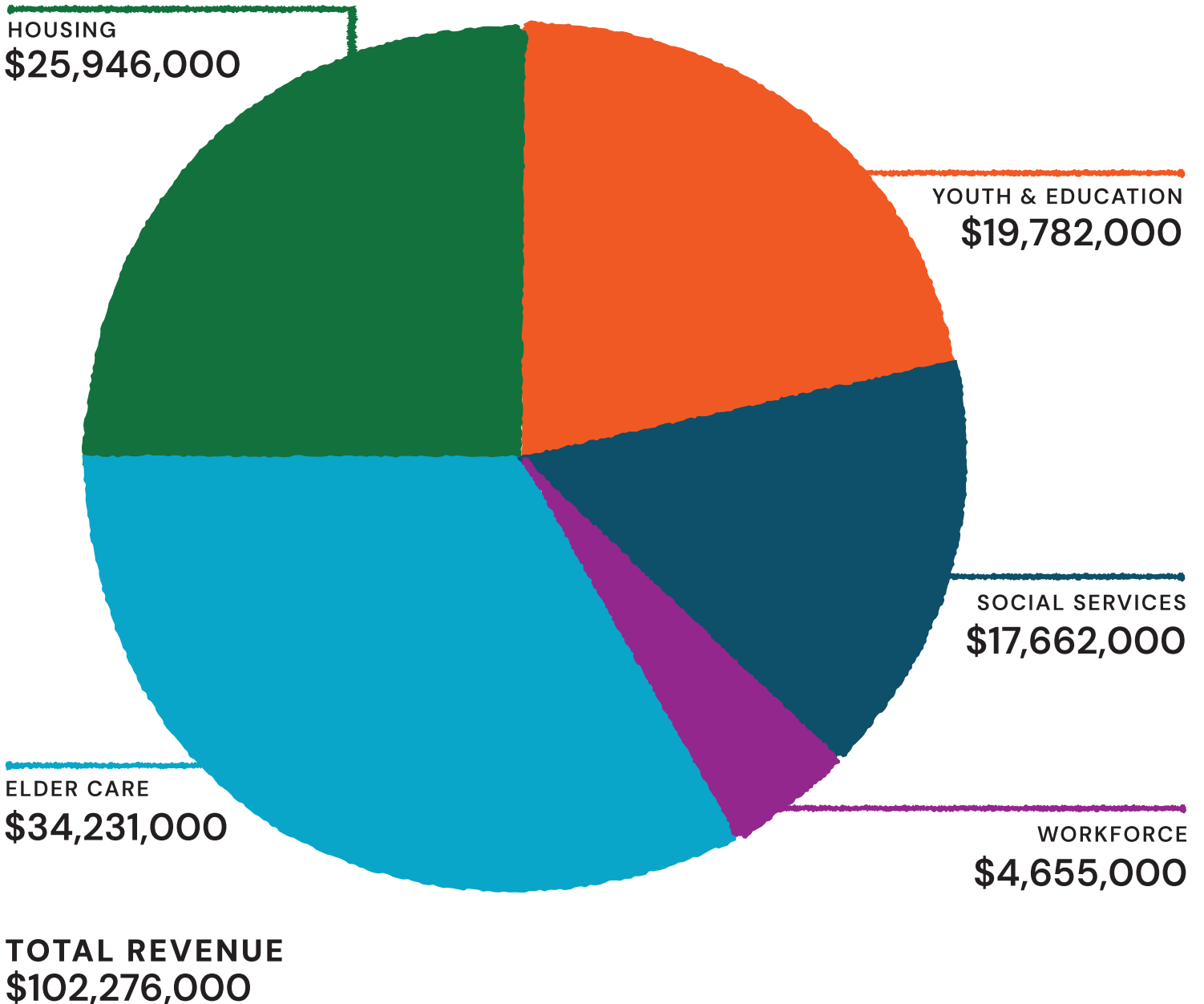
justice, or co-creating green spaces and community plans, we help neighbors shape the future of North Brooklyn and celebrate legacy cultures.

These efforts strengthen every other part of our mission. Advocacy helps preserve affordable housing. Community partnerships expand health and safety efforts. Local leadership ensures our work reflects the people it's meant to serve.

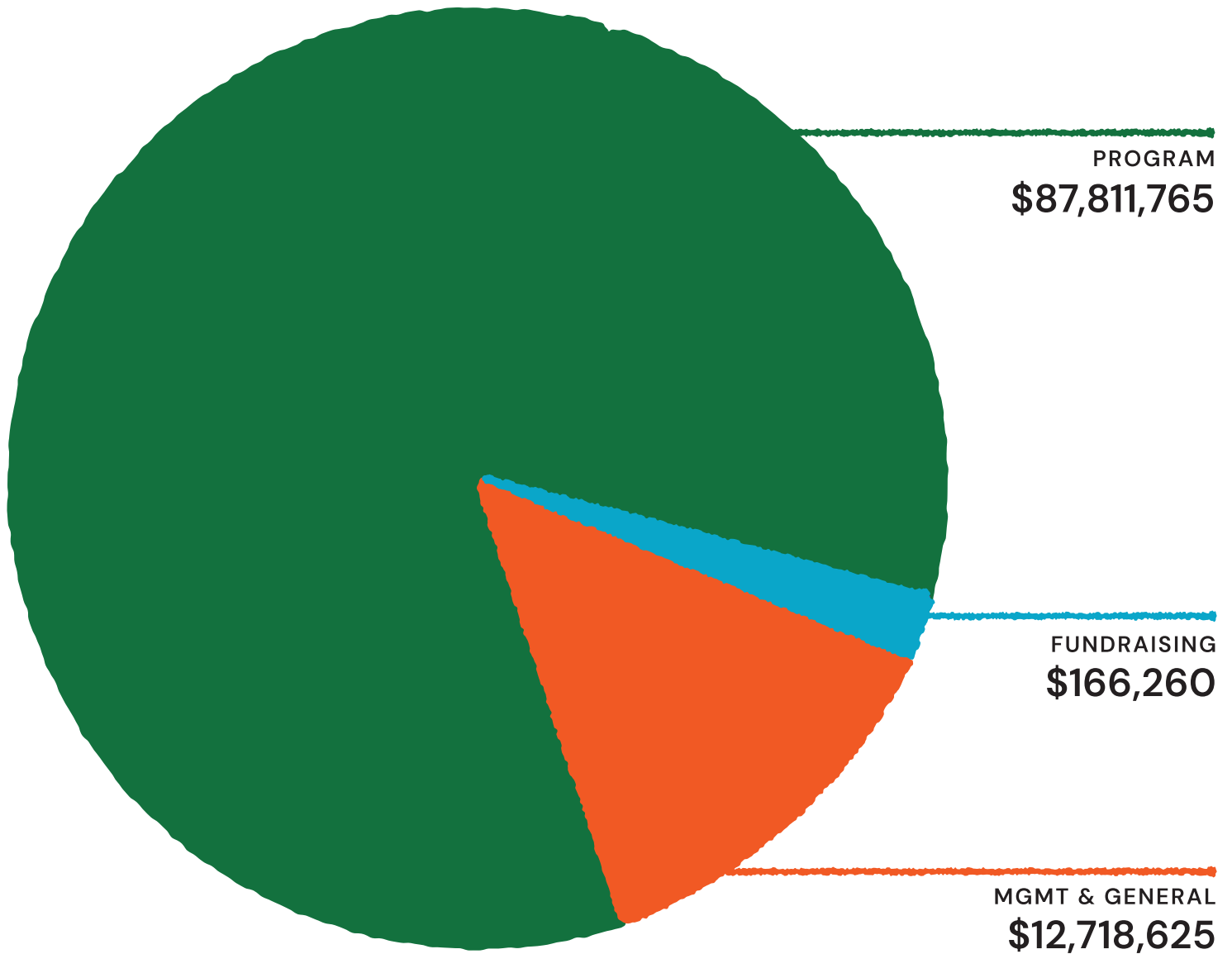
LEFT: Cooper Park Houses' and Unity Prep's drumlines, which we support via after school, combined to perform at St. Nicks Alliance's 50th Anniversary Celebration.

FINANCIALS*

*BASED ON AUDIT YEAR ENDING 12/31/2024



TOTAL EXPENSES
\$100,696,650



NET INCOME
(REVENUE-EXPENSES)

\$1,579,350

CONTRIBUTORS

\$200,000+

Robin Hood Foundation
The Heckscher Foundation for Children
The Pinkerton Foundation

\$100,000 – \$199,999

Bank of America Charitable Foundation, Inc.
MacMillan
Mother Cabrini Health Foundation
United Neighborhood Houses of New York, Inc.
United Parcel Service (UPS)

\$25,000 – \$99,999

Broadway Builders LLC
Citizens Philanthropic Foundation
Consolidated Edison, Inc.
Guru Krupa Foundation
Hudson Companies, Inc.
JPMorgan Chase
Lamb Insurance Services
The M&T Charitable Foundation

\$10,000 – \$24,999

CGMR Compliance
Hudson Housing Capital
Magnusson Architecture and Planning
Mega Contracting Group, LLC
National Standard Abstract
Regal Title Agency
Shamas Contracting
Stainman Family Foundation Inc.

\$5,000 – \$9,999

A.A.D. CONSTRUCTION CORP.
Amalgamated Foundation
Bryan Cave Leighton Paisner LLP
Federated National Land
Galaxy General Contracting Group, LLC
Goldstein Hall
Hirschen Singer & Epstein LLP
Maximum Security
Procida Contracting
Promax Supplies
Richman Housing Resources LLC
The Community Preservation Corporation

\$1,000 – \$4,999

1199SEIU United Healthcare Workers East
 AMS Risk Management & Consulting, Inc.
 Anonymous
 Anonymous
 AZ Billing
 Bay Ridge Home Improvements
 Big Apple Occupational Safety Inc
 Bousquet Holstein PLLC
 Edward Brittenham
 Builders Patch
 Building Cleaning Corp.
 Catalpa Special Inspections, Inc.
 Collado Engineering
 Control Electropolishing Corporation
 CREA, LLC
 Cross County Savings Bank
 Curtis + Ginsberg Architects
 Danny's Pizzeria & Cafe
 Bill Durgin
 Euro Inc.
 FOREWORK LLC
 Forsyth Street Affordable Housing
 Golenbock Eiseman
 Assor Bell & Peskoe LLP
 Green Oak Citizens Club
 HUB International
 JR Landscape of New York Inc.
 Laura James
 KPFF Consulting Engineers
 Frank Lang
 Leviticus 25:23 Alternative Fund, Inc.
 Low Income Investment Fund
 Meltzer Mandl Architects P.C.
 New York Safety and Training
 NY Best Medical

Quality Facility Solutions
 Eric Rachlin and Jessica Purmort
 RiseBoro Community Partnership
 Michael Rochford
 Rockabill Consulting & Development
 Roux
 Spot On Networks
 Sunnyside Community Services
 United Maintenance Supplies
 Vincent Viola

Philip Habib & Associates, P.E., P.C.
 RDC Development
 Sam the Glazier
 Sazon Perez
 Lisa Summa
 Sunkeeper Solar
 Tuttle Yick LLP
 United Maintenance Supplies

\$500 – \$999

Allstate Sprinkler LLC
 Design AIDD
 Aura Bobadilla
 Blue Ocean
 Broadway Stages
 Holly and Jackson Dowell
 Driscoll Foods
 Empire Lock
 Evergreen Exchange
 Cathy Franquinha
 Graham Ave Pizza Corp.
 (Carmine's Pizza)
 GZA GeoEnvironmental
 Hercules Corp.
 Michael Hirschhorn
 Joseph
 Marilyn Kelly
 Brian Malfettone
 Metric Consulting & Inspection
 Miguel's Locksmith and Security Corp.
 Nancy Lasher
 Olive Branch Consulting Ltd

\$250 – \$499

Michael Andrews
 Alexandra Blacker
 CABS Home Attendants Service, Inc.
 David Carreiras
 Jacqueline Chachoua
 Vena Cooper
 Arthur Danskin
 Ward Dennis
 Emerson Gacusana
 Daniel and Rumi Georges
 Lisa Gutting
 Michael Johnson
 Annie Moore
 Lea Borel Netter
 NYCEEC
 Tiffany Parnes
 Quarry Ridge Architecture PC
 Saint Theresa Guild of Saint Francis of Paola
 Clara Schuhmacher
 Solar One
 Maximillian Suderow
 Kerry Stokes
 Margaret Whang

OUR TEAM



ABOVE: St. Nicks Alliance Board & Executive Director (left to right): Laura James, Ben Robles, Felicia Pecoraro, Joe Robles, Michael Rochford (executive director), Lisa Gutting, Ray Kairys, Debra Benders, Ed Brittenham, Bertha Watson, and Pastor Philip J. Waldvogel

BOARD MEMBERS

Joseph K. Robles
Chair

Laura James
Vice Chair

John D'Arienzo
Treasurer

Pastor Philip J. Waldvogel
Secretary

Michael Andrews

Debra Benders

Ed Brittenham

Philip Caponegro

David Fagan

Kim Gabriel

Alirio Guerrero

Lisa Gutting

Ray Kairys

Sal Meli

Felicia Pecoraro

Ben Robles

Lisa Summa

Bertha Watson

Theresa Womble

ST. NICKS ALLIANCE SENIOR MANAGERS

Michael Rochford

Executive Director

Jose Leon

First Deputy Executive Director

Karina Taveras

Executive Assistant

Frank Lang

Deputy Executive Director for Housing

Amy Berg

Deputy Executive Director for Social Services

Debra Sue Lorenzen

Director, Youth and Education

Larry Rothchild

Senior Managing Director, Workforce Development

Simone Mayhew

Director, Elder Care

Cindy Ross

Director, Finance & Administration

Vena Cooper

Director, People & Culture

THE ALLIANCE

AFFILIATES

Conselyea Street Block Association

School Settlement Association

STRATEGIC PARTNERS

United Neighbors Organization

Organizations United for Trash Reduction and Garbage Equity

Greenpoint Renaissance Enterprise Corp.

Grand Street Business Improvement District

Evergreen – North Brooklyn Business Exchange

Lindsay Park Cooperative

NYCHA Cooper Park Houses Resident Council

NYCHA Williamsburg Houses Resident Council

The work doesn't stop here, and neither do we.

BELOW: St. Nicks Alliance staff at 2 Kingsland Avenue



As we look to the future, St. Nicks Alliance remains deeply committed to growing opportunity across North Brooklyn. Block by block. Generation by generation.

We invite you to be part of what comes next.

To learn more about St. Nicks Alliance or to make a donation to support our work, please visit our website:

stnicksalliance.org

Follow us on social media:

[@stnicksalliance](https://www.instagram.com/stnicksalliance)

ADDRESS

St. Nicks Alliance
2 Kingsland Avenue
Brooklyn, NY 11211
718 388 5454

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to support our mission:





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2 Kingsland Avenue
Brooklyn, NY 11211
718 388 5454