





# EXACTCAPITAL

## **PROUDLY SALUTES**

Harlem Congregations for Community Improvement, Inc. for 31 Years of Community Service

&

# CONGRATULATES THE 2017 "LET US BREAD TOGETHER" HONOREES

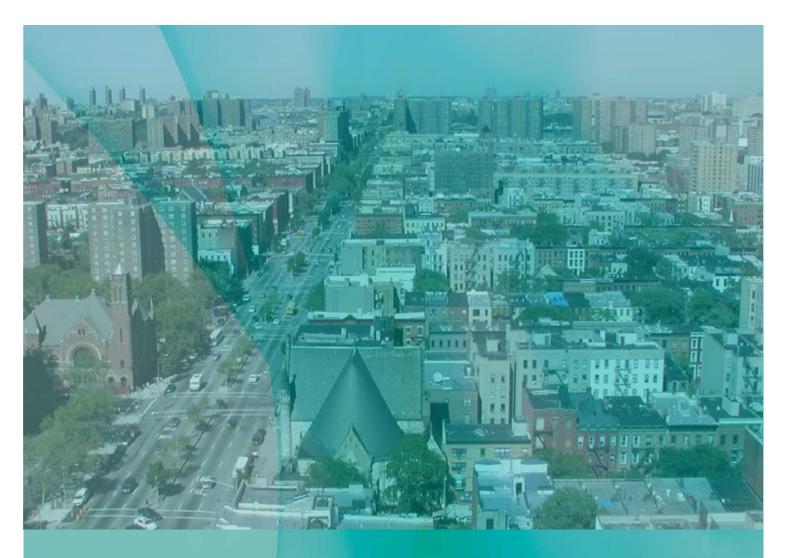
Honorable Inez E. Dickens

Ms. Leah Abraham

Ms. Barbara Askins

Mr. Parag Mehta, RA, AIA, LEED, AP

Honorable Patricia A. Williams



# MISSION

HARLEM CONGREGATIONS FOR COMMUNITY IMPROVEMENT, INC. (HCCI)
IS COMMITTED TO THE HOLISTIC REVITALIZATION OF HARLEM.
WE PROVIDE ECONOMIC DEVELOPMENT AND EMPOWERMENT
OPPORTUNITIES TO HELP HARLEM RESIDENTS
REBUILD AND SUSTAIN THEIR COMMUNITY.

# CHAIRMAN'S MESSAGE REV. CHARLES A. CURTIS, M.DIV., ED.D.

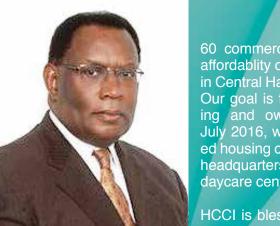
Our rich history of achievement over the last quarter century and our role as a catalyst for change as formidable leaders in the Harlem community, have resulted in economic development and empowerment opportunities for the community.

Harlem has come a long way. In the late seventies and eighties, it was an area of devastation, destruction and benign neglect. Drugs and blight ravaged Harlem.

Families and residents had to flee their homes and look for safety and shelter elsewhere. It was a dangerous place to live and raise a family.

However, Harlem was resilient because its ministers and residents refused to be defeated. In 1986, a coalition of more than 90 interfaith congregations came together to create HCCI, which is committed to the holistic revitalization of Harlem through social service, equitable development, commercial development and affordable residential housing. Hope replaced despair and a new era began to take shape as Harlem, like the proverbial phoenix, "rose from the ashes", with a new vision in which HCCI would play an integral part in the ensuing years.

Over the past 30 years, HCCI has created more than 3500 units of housing, including over 2000 units for low-income families. We have developed and marketed more than 800 co-op and condominium units, nearly



60 commercial spaces and extended affordablity of approximately 1000 units in Central Harlem, for another 40 years. Our goal is to ensure affordable housing and ownership opportunities. In July 2016, we completed a multi-faceted housing complex that includes HCCI headquarters, low-income housing, a daycare center and community space.

HCCI is blessed. When one considers the challenges and hurdles we continue

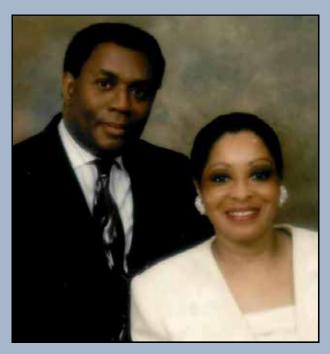
to encounter in our quest to build a better Harlem, providing decent affordable housing, creating employment opportunities and health education for our residents, it is evident that God's grace continues to make this organization stronger each day and enables us to carry out our mission.

We are fortunate to have a dedicated Board of Directors and a staff committed to our mission to rebuild Harlem. We are thankful for our community partners. We could not continue to achieve these goals without your support.

God Bless,

Rev. Dr. Charles A. Curtis

# Dr. and Mrs. Charles H. Curtis



And the entire Mount Olivet Church Family Salute this year's Awardees

Honorable Inez E. Dickens Honorable Patricia A. Williams Barbara Askins Leah Abraham Parag R. Mehta

Rev. Dr. John E. Carrington Rev. Dr. Adolph Roberts

We

Congratulate them for Transforming Lives and Building Better Communities.

3

9

Years
Honoring God and
Enriching Humanity
since 1878



"Pillar of Hope ~ Tower of Strength"

# MESSAGE FROM THE PRESIDENT MALCOLM A. PUNTER, PRESIDENT & CEO

Harlem Congregations for Community Improvement, Inc. continues to positively impact Harlem and surrounding New York City neighborhoods as we prepare to celebrate 31 years of service to our home community. HCCI was established in 1986, with the goal to revitalize Harlem's Bradhurst neighborhood. For too long, drugs, poverty, disinvestment, crime and despair devastated the community; and residents begged for community lead-

ers to take action to change its condition. As history reveals, the HCCI founders, along with public and private partners, answered the call. The Bradhurst neighborhood is now a sought-after Harlem enclave comprised of a mix of homeowners, renters, small businesses, community facilities and open space. We hope in the near future that the neighborhood will also benefit from waterfront access.

In approaching our 31st year of community service, HCCI celebrates many contributions to the Village of Harlem. We have created an 80-building affordable housing portfolio that yields more than 3,000 primarily affordable apartments and more than 60 retail spaces, which benefit the community and local small businesses. In the last 10 years, HCCl has successfully preserved more than 1,500 apartments in collaboration with the New York City Department of Housing Preservation and Development (HPD) housing preservation program. We most recently preserved 608 apartments in partnership with Exact Capital and Prestige Management, HCCI has maintained its own commitment to long-term Harlem residents by entering into 40-year regulatory agreements with both State and City housing agencies to continuously preserve affordable housing. We will not rest until Harlem residents can permanently reside in Harlem without fear of being priced out.

HCCI has dedicated considerable effort to creating



homeownership opportunities for existing and new Harlem residents. We are currently completing the rehabilitation of a 10-unit affordable Cooperative apartment building located on East 129th Street. We also anticipate recapitalizing and turning over to the existing residents a 23-unit affordable Cooperative apartment building located on Manhattan Avenue by Spring 2018.

In furtherance of our commitment to homeownership, HCCI was awarded a grant in 2016 from TD Bank to assist single parent households to become homeowners, a goal we will accomplish by utilizing our First Time Homebuyer program. This award-winning program has created more than 2000 new homeowners since its inception in 2003. Through these homebuyers HCCI has helped positively impact the local economy, creating more than \$50 million in mortgages. HCCI is truly a model worthy of replicating and it is our intention to implement our affordable housing/homeownership strategies in similar communities nationwide.

In 2016, we launched the HCCI Small Business Institute, which teaches and promotes entrepreneurship in the Harlem community. This seminar provides prospective business owners with the tools to start and operate a small business. HCCI Executive Staff with advance degrees give instruction in human resource management, tax compliance, real estate leasing and much more. More than 20 prospective business owners participated in these evening classes, and we are proud to announce that many of these participants formed the first graduating class in December.

In July 2016, HCCl opened the Rev. Dr. Charles A. Curtis Plaza, which completes the HCCl social service corridor including the Canon Frederick Boyd Williams

Early Childhood Center, a 10,000-square foot day-care facility which will benefit hundreds of neighborhood families. Developed in partnership with L + M Development Partners, Inc., this building, located at 260 West 153rd Street also includes 51 units of affordable housing and a centralized social service office for HCCI. Thanks to the hard work of our public and private partners, our dedicated Board of Directors and staff, Harlem community residents can now enjoy this safe haven which offers affordable housing, daycare and valuable assistance through our community social services offices.

Through our collaboration with the NYS Department of State's Brownfield Opportunity Area, which is supported by grants from the Harlem Community Development Corporaton, the NYC Brownfield Initiative Grant and volunteerism of local community stakeholders, we are envisioning a model for the Bradhurst area as a destination corridor for shopping, historical sites, open community space and Harlem River waterfront access. To memorialize what we have learned from community engagement meetings with local residents, HCCI has created an interactive website dedicated to the BOA study where we invite community stakeholders to explore and document their vision of the study area at www.bradhurstboa.com.

It is our hope that our friends and supporters embrace the history of our past as well as our vision for the future. Through your generous contributions, we invite you to continue to support our many impactful initiatives: affordable housing efforts, supportive housing for seniors, after-school and community literacy programs, initiatives for youth aging out of foster care, people living with HIV/AIDS, general health care and social service programs, financial literacy, small business and merchant organization and educational training, as well as community advocacy.

As the President & CEO, I pledge to continue to work with our Board and our staff to provide innovative solutions that meet the needs of the Harlem community, wherein "We Live, We Serve, We Work and We Love."

Thank you for your continued support and partnership.

Yours in Community Service,

Malcolm A. Punter

## Congress of the United States House of Representatives

Washington, DC 20515-3605

April 27, 2017

Malcolm A. Punter President and CEO Harlem Congregations for Community Improvement, Inc. 256 West 153<sup>rd</sup> Street New York, New York 10039

Dear Mr. Punter:

I am delighted to write this congratulatory letter to Harlem Congregations for Community Improvement in celebration of its 15th Annual "Let Us Break Bread Together" Awards Gala. For over thirty-one years, HCCI has led the revitalization of Harlem. HCCI's efforts have provided employment for over 2,000 residents; built 3,500 units of low to moderate income housing; provide supportive housing for seniors, and residents living with HIV/AIDS; as well as youth aging out of foster care. HCCI has led the way in cultivating small business entrepreneurship; and continues cultural and after school programs.

These dedicated Harlem residents from the interfaith, business and grassroots community has continued to transform Harlem. I am honored to represent the 13<sup>th</sup> Congressional District, which includes HCCI. I look forward to visiting you, and we will "Break Bread Together."

Sincerely,

Hon. Adriano Espaillat

United States Congress - NY 13



# Certificate of Special Congressional Recognition

Presented to

Harlem Congregations for Community Improvement, Inc.

15th Annual Awards Gala

in recognition of outstanding and invaluable service to the community.

April 27, 2017

DATE

MEMBER OF CONGRESS

#### KIRSTEN E. GILLIBRAND New York



#### UNITED STATES SENATOR

April 27, 2017

Dear Friends,

It brings me great pleasure to extend greetings to everyone attending the Harlem Congregations for Community Improvement, Inc.'s 15th Annual Awards Gala.

Since its founding in 1986, this coalition of interfaith congregations has been committed to the holistic improvement of the Harlem community. HCCI has played a vital role in implementing an array of comprehensive programs and collaborating with local organizations, elected officials and residents to reduce crime, improve public sanitation, beautify the community and offer services to Harlem's residents. New York City is a better place because of HCCI's work and it is my hope that your efforts inspire others.

On behalf of all New Yorkers, I congratulate tonight's esteemed honorees. Please accept my best wishes for a wonderful event, and many more years of HCCI's continued success.

Sincerely,

Kirsten Gillibrand United States Senator



1 Centre Street, 19th floor New York, NY 10007 (212) 669-8300 p (212) 669-4306 f www.manhattanbp.nyc.gov

Gale A. Brewer, Borough President



April 27, 2017

#### Dear Friends:

I join you in celebrating Harlem Congregations for Community Improvement's 15<sup>th</sup> Annual "Let Us Break Bread Together" Awards Gala and Dinner.

I congratulate founding members Rev. Dr. John E. Carrington and Rev. Dr. Adolph Roberts on their special awards tonight, along with the rest of the evening's honorees:

- The Honorable Inez E. Dickens, Member, New York State Assembly
- The Honorable Patricia Anne Williams, former Bronx County Supreme Court Justice
- Ms. Barbara Askins, President, 125<sup>th</sup> Street Business Improvement District
- Ms. Leah Abraham, President and Founder, Settepani
- Mr. Parag R. Mehta, Principal, PM Architecture

Since 1986, Harlem Congregations for Community Improvement, Inc. has built a legacy of improving life for Harlem residents of all ages by developing over 3,000 units of low- to moderate-income housing, helping 2,000 Harlemites find jobs, and running after-school programs that help young people focus on S.T.E.A.M. education.

Thank you for your contributions to the Borough of Manhattan—I wish you another year of success!

Sincerely.

Gale A. Brewer



# THE CITY OF NEW YORK OFFICE OF THE COMPTROLLER SCOTT M. STRINGER



April 27, 2017

Harlem Congregations for Community Improvement, Inc. 256 West 153<sup>rd</sup> Street New York, NY 10039

Dear Friends,

It is my pleasure to extend best wishes to all attending Harlem Congregations for Community Improvement's 15<sup>th</sup> Annual "Let Us Break Bread Together" Awards Gala.

For more than thirty years, Harlem Congregations for Community Improvement (HCCI) has done outstanding work to support and advocate for Harlem residents. Through its extensive network and strong partnerships with local businesses and elected officials, HCCI has made a tremendous positive impact on quality of life in Harlem. From financial counseling and job placement programs to youth activities and assistance with affordable housing, HCCI's member organizations work throughout Harlem to ensure New Yorkers have access to the vital resources they need.

Thank you to Harlem Congregations for Community Improvement for bringing us together to celebrate community and service. Please accept my best wishes for continued success.

Sincerely,

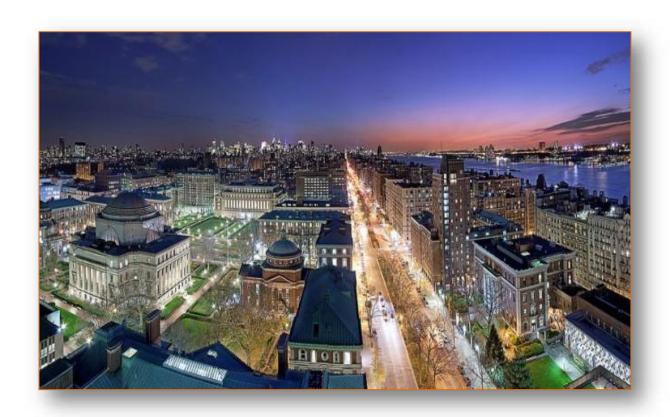
Scott M. Stringer

New York City Comptroller



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# COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK



#### Congratulates

Harlem Congregations for Community Improvement, Inc. on the occasion of their 15<sup>th</sup> Annual "Let Us Break Bread Together" Awards Gala

**Office of Government and Community Affairs** 

## HONOREE HONORABLE INEZ E. DICKENS



As a lifelong resident of the 71st Assembly District that includes Central Harlem, Morningside Heights, and Manhattanville, Inez E. Dickens is highly regarded as a tireless fighter for basic civil and human rights, social justice, wage equity, inclusion and diversity. She is committed to improving the quality of life for everyone in her com-

munity. For over 30 years beginning as a student activist at the side of her father and mentor, the late Harlem businessman and New York State Assemblyman, Lloyd E. Dickens, Inez has also assumed an active role in the political landscape of the Harlem community, leveraging it to spur economic development, especially small business with a focus on minority and women-owned businesses.

Ms. Dickens rose in party ranks to become the highest-ranking African-American woman in the New York State Democratic party serving as the First Vice-Chair of the New York State Democratic Committee. She also held three other posts within the county and state Democratic party.

Ms. Dickens stepped down as First Vice-Chair in 2006, after winning a hotly contested New York City Council race. Since that time, she has represented the 9th Council District serving Central Harlem, Morningside Heights, and parts of the Upper West Side.

As a newly elected Council Member, Ms. Dickens hit the ground running after she was appointed to the leadership position of Assistant Deputy Majority Leader and Chair of the Committee on Standards and Ethics, breaking another glass ceiling by becoming the first African-American woman in the history of the New York City Council to be ap-

pointed to a leadership position.

During her three terms at the NY City Council, Ms. Dickens brought millions of dollars in services and resources to the Harlem community -- her community -- and to economically distressed communities throughout the city of New York. A singular achievement of her stewardship in the City Council was the agreement to redevelop the 125th Street Corridor, river to river, amassing the highest infusion of funding to support this transformation. It set a precedent for the boroughs of Brooklyn and Queens to create their own development corridors as a result. She is the newly elected NY State Assemblywoman where she is able to continue to represent Harlem.

Ms. Dickens is a product of the New York City public school system, where she was educated at P.S. 133 and Julia Richman High School. She did undergraduate studies in real estate and land economics at New York University and later at Howard University.



## HONOREE LEAH ABRAHAM



Leah Abraham, co-owner of Harlem's Settepani restaurant, has seen much of the world and is proud to call Harlem home. A native of Ethiopia, her family left the country to escape political turmoil. She lived in Eritrea, Eden, Beirut, and Kenya before they moved to the United States when she was 16.

Her journey from Ethiopia to America

in 1976 reinforced her need to be courageous and to love, especially during the dark moments of her life. Having grown up on several continents, Abraham speaks numerous languages including Amharic, English, Trigrigna, French and Italian. Being immersed in different cultures throughout her journey reinforced the value of Leah's Ethiopian heritage.

After studying at the University of Connecticut and working for her father's travel company, Abraham married into the hospitality business, joining her husband Antonio 'Nino' Settepani in running their downtown restaurant, Café Bondi, and two more locations in Dobbs Ferry and Irvington. Antonio ran their bakery in Brooklyn, and the family lived in Westchester. It was during her nightly commutes between home and business that Leah discovered Harlem.

She noticed a store for rent and seized the opportunity to open a venue in Harlem. After securing a lease

from HCCI, Settepani opened in 2000 on Malcolm X Boulevard. Leah and Antonio soon fell in love with the community, and they sold their property in Westchester and moved to Harlem.

The privilege of a strong family dynamic has nurtured the indomitable mind, woman and entrepreneur that is Leah

Abraham. Her success is a combination of providing impact and solutions for community initiatives and families, while managing her multiple roles within her own business and family. Leah is a founding board member of Harlem Park to Park. She previously served on the board of the 125th Street Business Improvement District.

Today, Leah and Antonio still own that bakery in Brooklyn and the restaurant in Harlem. Having juggled being a wife, mother and businesswoman over the past 16 years, she is humbled to have children who are at the heart of everything she does, a husband who is the kindest and wisest person she knows, and a business that allows her to entertain and provide positive solutions daily. She admits that remaining positive in all circumstances has been the secret to her success.





n September 2016, Hands That Make A Difference was hired by HCCI to run the after school program at the David & Joyce Dinkins Gardens building in Harlem.

HCCI was extremely happy to work with a local organization that shared its goals for quality afterschool care. "We started with the vision that young primary school children in our buildings, as well as in the neighborhood, should have an opportunity to attend a safe, educational space after traditional school hours," said Malcolm Punter, President & CEO of HCCI.

"Our program is a combination of academics and creative expression," said Lisa Fields-Lillen founder of Hands That Make A Difference.

"At school, we don't get to do biographies like these," said Ndeye, 11, while holding her report on the great Rosa Parks. "I learned that she was born on February 4, 1913, and that Dr. Martin Luther King helped her with freedom." Ndeye said the program has inspired her greatly. "I'd like to be President of the United States. I would help homeless people find homes, and make an afterschool program, like Ms. Lisa."

This spring, a volunteer will provide free dance classes to the children on Tuesdays and Thursdays. HCCI also enlisted the New York Institute of Technology (NYIT) to work with Hands That Make A Difference to provide free STEM (science, technology, engineering and math) activities on Mondays and Wednesdays for Harlem students to engage in.

NYIT students were tasked with creating STEM lessons on their assigned days. According to NYIT's Amy Bravo, Senior Director of International & Experiential Education, "They made homemade ice cream using salt (not freezers) to freeze the ingredients, and they made bird feeders to give out to the community while learning about the environment and ecology."

The students also fostered strong relationships with the kids. Zakkiyah Carter, an NYIT student, continued on as an intern during the winter break with HCCI after she finished the fall after school program. Bravo said, "Zakkiyah, like other NYIT students, don't just teach cool lessons to get the kids excited about the STEM fields. They serve as mentors and encourage kids to go to college, and to remain lifelong learners."

The Hands That Make A Difference After School Program at HCCI currently serves 32 children, ages 5-12, from nearby Harlem public and charter schools. It runs from Monday-Friday, between 2:00pm-6:00pm. This free after-school program, picks up participating children from local schools and transports them safely to the HCCI facility. To learn more about the after school program, visit http://www.hcci.org/.

## HONOREE BARBARA ASKINS



Barbara Askins serves as President & CEO of the 125th Street Business Improvement District in Upper Manhattan (Harlem) in New York City. She has more than 20 years of experience in the fields of urban development and renewal. Ms. Askins specializes in transportation, environmental and facility planning projects, and has worked on

major projects in several cities that include the reconstruction of highways and city streets, upgrading rail and bus systems, improving sewage treatment facilities, creative public spaces, and sports and convention centers.

Ms. Askins successfully created the 125th Street BID, the first and only Business Improvement District in the Harlem community. She has served as the Chair of the International Downtown Association, Vice Chair and Treasurer of New York City's BID Managers Association, Chair of Manhattan Community Board 10 in Central Harlem, and as an adjunct professor at New York University teaching urban tourism development. She has participated in a TED Talk series. She serves as a member of the Editorial Advisory Board for the Journal of Place Management and Development (United Kingdom) and Global Urban Development. Ms. Askins is highly respected in the downtown management industry and her advice and sharing of best practices has been sought after in the establishment and operation of BIDs globally.

She has guided the 125th Street BID's vision to become a multi-dimensional regional center through organization, public improvement, infrastructure and design, marketing, retail, and real estate development activities. Under her leadership, Harlem has been the recipient of many pioneering projects including the first cultural bonus incentive in

NYC to be used to shape the future of 125th Street as a cultural destination; the first LED streetlight system to be used in a commercial district; the second pedestrian footfall counter in the country bringing real time pedestrian count data; the first community-based app in the United States to connect those who live, work, visit, and invest in Harlem, and a banner project designed to showcase the artistic talents of the Harlem community. The BID has continued its efforts to create conditions that allow for more events such as Harlem Holiday Lighting and other programs which foster collaboration among community groups and leaders in Harlem.

Although Ms. Askins has received numerous proclamations, citations, and awards, the overall effectiveness and impact of her efforts were realized worldwide when the American Planning Association named 125th Street the "Main Street of Black American Culture" in 2007.

Barbara is also an artist at heart. Her work can be seen @barbaraaskins or #askinsart.





or the past five years, Miriam V., 71, has lived at Dr. Muriel Petioni Plaza, one of two new senior housing complexes in Harlem.

A religious woman, when the superintendent brought Miriam to her spacious 1-bedroom apartment, located in a brand new state-of-the-art building, she knew that it was divine intervention—a sign from heaven. "We got off on the last floor, the eighth floor, and I saw 8G... "G" for God!" shouted Miriam.

According to Miriam, she walked in and literally fell to the floor, excited about calling this new apartment home. "It's beautiful, it's big, it's comfortable," said Miriam with great enthusiasm. "The kitchen is comfortable, the bathroom is comfortable, the living room is comfortable. When the Lord gives you something, He gives you brand new! He doesn't give you second hand things!"

HCCI offers senior housing at two different locations—Dr. Muriel Petioni Plaza, which has 85 units; and Victory One, which is a 110-unit building.

"Senior housing fits into our mission very succinctly because we want to serve people from the cradle all the way up to their golden years," said Malcolm Punter, President & CEO of HCCI. "These are independent living facilities; seniors who voluntarily moved into the building, and bear the same responsibilities as a non-senior resident. They're not dependent on anyone else."

However, HCCI does provide senior residents with on-site case management, recreation and social activities.

"We provide services that encourage our senior residents to live independently and cater to the residents who cannot," said Tara Bramble, Senior Services Coordinator. Approximately 75 percent of the seniors are currently active residents and do not require special care.

However Bramble also coordinates recreational activities to foster community and to encourage the seniors to maintain active lifestyles. "We offer movies, coffee, tea & donuts in the morning and potluck lunches. We're also starting aerobics and these activities all work to bring them together."

"Not all of our residents have support or caregivers. I am their professional daughter."

Miriam offers sound advice to other seniors who are looking for affordable housing: "Don't give up and don't give up on God. Don't lose your faith because it will happen."

## HONOREE PARAG R. MEHTA, RA, AIA, LEED, AP

Parag R. Mehta, the founder of PM Architecture, has more than 25 years of experience in real estate development and design. Prior to founding PMA in 1995, he worked at Ellerbe Becket and Perkins and Will, on large-scale healthcare projects such as the Wyckoff Heights Hospital in Brooklyn and the New York Psychiatric Institute.

His extensive experience includes residential construction, numerous HPD, HDC, Port Authority, DHCR and federally funded projects, as well as corporate interiors, medical offices and restaurants.

Parag has taken a special interest in affordable housing and the revitalization of cities and urban areas, and incorporates sustainability into his work. In 1999, he developed and designed a project on a mostly abandoned block at 127th Street and Frederick Douglass Boulevard in Harlem. This project yielded 20 housing units and a ground-floor commercial space, which was occupied by a fine dining restaurant. At the time, the development was a bold statement in a neighborhood where most businesses operated behind bullet-proof glass. Since then, Parag has designed almost 400 buildings in all 5 boroughs, and has developed condo and retail buildings in Harlem.

He has also developed several award-winning affordable housing projects in depressed cities outside of New York including downtown Waterbury, Connecticut, where he built the first LEED-certified residential build-



ing and received an award for Excellence for Adaptive Reuse of a Building from the State of Connecticut, and a Beautification Award from the Waterbury Litter Control and Beautification Commission. Parag is a LEED Accredited Professional and is in the process of becoming a Certified Passive House Consultant. Mehta rehabbed the First

Federal Savings and Loan Associated building in Davenport, Iowa and due to his efforts, the building was listed in the National Registry of Historic Places in 2016.

Known for a unique design style that creates eye-catching and memorable spaces without sacrificing usability and cost, Parag is also a strong proponent of sustainability and energy-efficiency and believes that long-term sustainability is tied to cost effectiveness and stability of projects.

Parag has volunteered his time and services for many local and international organizations. He has worked with the Association of Brooklyn Clergy for Community Development, working on the renovation of the Stuyvesant Heights Christian Church as well as with a local religious organization to assist in the rebuilding of their temple in Queens, NY. Parag has also provided funds for the construction of a school in India. He has also provided student scholarships, school supplies, and funded surgeries for those in need.





native of Harlem, Frederick "SO" H. owns and manages ESO Restaurant & Bar, an upscale sports bar and lounge that offers a unique twist on American & Caribbean cuisine. Currently, SO manages a team of nine employees. "Every employee at ESO comes from the Harlem community. I try to employ people who live within a 10-20 block radius of the restaurant."

SO is a member of the HCCI-established Bradhurst Merchants Association (BMA). Formed to bolster commerce in Harlem's Bradhurst community, the BMA supports businesses, like ESO Restaurant & Bar, that help stimulate economic growth along the commercial corridors in the Bradhurst neighborhood.

"We are very concerned about small businesses and local business ownership in this community," said Malcolm Punter, President & CEO of HCCI. "In the economic development portion of our mission, HCCI's goal is to maintain revenue within the community that it's derived from."

"They helped a lot of minorities in the community and I figured that I had a chance—being a young entrepreneur. They welcomed me with open arms."

ESO, SO's latest venture, has now been open for about eight months. Before opening his restaurant, SO was the owner of Harlem's Denim Library, a flagship store and hub for Premium Jeans, in 2004.

"I gained a name from that store, which pushed me into the music industry because of our customers. Teyana Taylor and A\$AP Ferg actually worked at the store. And that's how I got into artist management." This inspired SO to transition into the food industry.

"Food brings people together. In our community, I wanted to fill a void, atmosphere-wise. We always knew how to cook, but the atmosphere felt like Harlem didn't like good things. That's what made me take so long to grow the restaurant. I wanted to change that image—I was adamant about that."

ESO Restaurant & Bar is located at 2906 Frederick Douglass Blvd., at the corner of 154th Street. For more information, visit http://www.esoharlem.com To learn more about the Bradhurst Merchants Association, visit http://www.bradhurstmerchants.org.



# HONORABLE PATRICIA A. WILLIAMS

A former New York State Supreme Court Justice, Patricia Anne Willams graduated from Cornell University in 1965, with a concentration in government. Justice Williams graduated from Columbia University in 1967, where she earned a master's degree in International Relations with a certificate in Africana Studies. She received her law

degree from Yale Law School in June 1972.

Upon graduation she joined Willkie Farr & Gallagher, where she drafted Federal appellate briefs and arguments. From 1977 to 1986, she was an assistant United States Attorney for the Southern District of New York, where she worked as a prosecutor on criminal cases, including narcotics, tax and securities.

Described as smart, open-minded, and empathetic, Williams was appointed a Criminal Court judge by Mayor Edward I. Koch in 1986 and named an Acting Justice of the State Supreme Court by Governor Mario M. Cuomo in 1989. Justice Williams who, according to the New York Times, was one of the most prominent African-American jurists in the city, was picked at



random from a pool of a dozen judges for the racially charged Diallo case, in which four white police officers were charged with second-degree murder in the killing of Mr. Diallo, an African immigrant.

Justice Williams was a recipient of the Recognition Award of the Criminal Jus-

tice Section of the New York County Lawyers Association in 1996. She was the first recipient of a Fellowship to the Aspen Institute's Justice and Society Seminar in Aspen, Colorado in 1997. She gave one of three keynote speeches on "The Magistrate's Oath: Blueprint for Justice", at the first National Conference of Magistrates held in Capetown, South Africa, in 1998, and she has acted as a moot court judge for various schools in New York City as well as at the Association of the Bar competition in 1987.

Justice Williams is an adjunct professor at New York Law School, and has taught courses at numerous institutions including Hofstra University Law School, University of Washington in Seattle, Emory Law School and Harvard University School of Law.



# **HOMEOWNERSHIP**

or nearly 31 years, the mission of HCCI's Office of Real Estate Development (ORED) has been to create affordable rental housing and ownership opportunities for low to moderate income families living in Harlem.

"From the inception, HCCI aimed to enable longtime Harlem residents to own their homes," said Malcolm Punter, President & CEO of HCCI. "Our goal is to empower these residents to be the controllers of their destiny. And the best way to do that is through homeownership."

Known as limited equity cooperatives, HCCl's affordable homeownership projects are made possible by private investors, such as Boston Capital, and government partners including New York State Homes and Community Renewal (NYSHCR), New York City Housing Preservation and Development (NYC HPD) and New York State Housing Trust Fund.

In its effort to facilitate homeownership, Sherill Henry said, "HCCI's development portfolio comprises three limited equity cooperatives apartments, that are currently under the affordable housing tax credit program. This type of housing structure allows the tenants to learn the Cooperative housing model and manage the administrative affairs of the buildings within their capacity as board members and shareholders."

Angelou Court is one of two low-income HCCI buildings, currently undergoing the conversion process. Named in honor of Maya Angelou, who attended the ribbon cutting 18 years ago, this development yields 23 units and is located on 121st Street and Manhattan Avenue.

A proud Harlem resident, Rod W. has resided in his well-appointed 2-bedroom home in Angelou Court since the building opened. He now serves as president of the cooperative board.

"My responsibilities mainly include coordinating the efforts, communication, actions, and goals between HCCI, Angelou Court's board which will assume full ownership of the building, and all of the different stakeholders, which include HPD, the Housing Trust, and the NYS Attorney General's office."

HCCI is currently carrying out gut rehabilitation at another location, 46-48 East 129th Street. This property will also be converted to a Housing Development Fund Corporation. "While construction work is being carried out, residents participate in ongoing training to be able to operate their building," said Henry. "Once it becomes a co-operative, residents have all the rights and responsibilities as board of directors, and shareholders."

The building's target date to become a limited equity co-operative is by the end of 2017.

To date, HCCI has converted eight co-op buildings and one condominium, creating 736 Harlem homeowners.



#### SPECIAL HONOREES

#### A SPECIAL THANKS TO OUR FOUNDING BOARD MEMBERS

REV. JOHN E. CARRINGTON, B.S, M. Div., D. Min.



"We have a marvelous story to tell of changed buildings and changed lives."

The Rev. Dr. John E. Carrington is an ordained clergy member of the New York Conference of the United Methodist Church. Since 2015, he has served as the senior pastor of two historic Manhattan United Methodist Churches, Mount Calvary and Saint Mark's that merged in 2015. A former New York Conference district superintendent, he has served as pastor of several churches throughout New York City and New Jersey.

Having interest and expertise in real estate management, construction and financial investments, Dr. Carrington was a valued founding director of HCCI who always stepped in where needed. He served as HCCI's chairman of the Finance Committee. Treasurer and President.

A dedicated spiritual leader and community builder, Dr. Carrington has led numerous initiatives to build communities and better lives. One of his many roles was serving as Chairman of the Board of Trustees at New York Methodist Hospital for 36 years. The Hospital honored his contributions by naming a new building after him, the Carrington Pavilion.

Dr. Carrington holds earned degrees from New York University, The School of Theology at Drew University and New York Theological Seminary. He has completed additional graduate studies at Union Theological Seminary, New York University, and the Graduate School of Management at UCLA. He has served as a lecturer at Union Theological Seminary, studied property management at New York University and was a member of the National Association of Home Builders and a Registered Apartment Manager.

#### **REV. DR. ADOLPH ROBERTS**



"I pray that within the total development of Harlem that consideration be given to those on the lower economic rung of the ladder and give greater consideration to the needs of HCCI. Its formation has made sure that their work for those that are less fortunate will continue."

Dr. Adolph Roberts is pastor of Mt. Calvary Baptist Church in Harlem. He holds a Master of Divinity degree from the New Brunswick Theological Seminary and received a Doctor of Ministry degree from Drew University.

Dr. Roberts serves on several boards. He was a founding director of Harlem Congregations for Community Improvement; a member of the National Baptist Convention, the American Baptist Convention, The Sage-Garden Academy for Gifted Children, and the Baptist Ministers Conference of New York.

Dr. Roberts retired from the New York City Transit Authority where he served as Deputy Director of Community Relations.





tis G., 42, returned to New York City just two and a half years ago, after living in Berlin for over 15 years. During his time in Germany, Otis discovered that he was HIV-positive, but he hasn't let his diagnosis limit his life.

Otis has traveled across the globe as far as Thailand, speaks German fluently, and continues to look for work as an actor and musician. "Music is my life," he shouted with great enthusiasm.

Before HCCI, Otis lived in various SRO (single room occupancy) units throughout the city. "That experience opened my mind as to how living with HIV can affect people in so many different ways, and how lucky I am."

With persistence and the support of his family, Otis was determined to better his living situation. He first learned about HCCI in April 2016. After months of filling out paperwork and interviews, Otis was accepted into their program by the summer of that year.

Since 1992, HCCl's Scattered-Site Housing Program (SSHP) has provided housing to people living with HIV/AIDS, who are either homeless or in danger of losing their homes. Today, 60 residents like Otis have affordable housing and intensive case management services, thanks to SSHP.

As part of the program, SSHP residents receive either full or partial financial assistance for rent, utilities and a landline. Each resident who enters the program is assigned a case manager, like Farooq Kazi, who builds a close relationship with the residents, and is an invaluable resource and support system for those who need it the most.

"Otis has been in our program for less than a year," said Kazi. "Overall, we have a good therapeutic alliance. I feel that we're a good team in that I respect his privacy and I always make sure that I'm not being intrusive. In turn, he pays his portion of the rent, and more importantly, he's compliant with SSHP regulations."

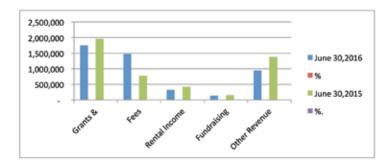
"You are judged by your own presentation of yourself," said Otis. "I always try to put my best foot forward and make sure they don't forget me. That's why I'm here right now."

To learn more about the Scattered-Site Housing Program and other initiatives offered by HCCI's Office of Health and Wellness Services (HWS), please visit their website at http://www.hcci.org/health\_wellness\_strategies.aspx.

# FINANCIAL HIGHLIGHTS

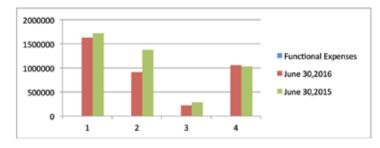
#### Sources of Revenue

Revenue	June 30,2016	%	June 30,2015	%
Grants & Contribution	1,750,254	37.76%	1,959,222	41.78%
Fees	1,475,213	31.83%	772,224	16.47%
Rental Income	327,109	7.06%	417,262	8.90%
Fundraising	138,221	2.98%	156,309	3.33%
Other Revenue	944,005	20.37%	1,384,450	29.52%
Total Revenue	4,634,802		4,689,467	



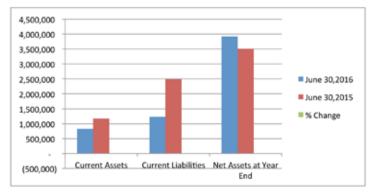
#### **Functional Expenses**

Functional Expenses	June 30,2016	June 30,2015
Scatter Site Housing Program	1,630,980	1,718,269
Other Services	912,361	1,371,711
Fundraising	220,176	284,766
Management and General	1,053,493	1,032,631
	3,817,010	4,407,377



#### **Financial Position**

	June 30,2016	June 30,2015	% Change
Current Assets	825,231	1,175,676	-30%
Current Liabilities	1,230,383	2,491,247	-51%
Net Assets at Year End	3,925,730	3,510,282	12%



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Carlisa Brown-Simons Vice President Corporate Relations



Sheila Sturks Executive Assistant to President & CEO

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Clive Clarke Financial Controller



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**Sherill Henry** Associate Deputy Director Real Estate Development



Karen James, LMSW Program Manager Scattered-Site Housing



Moikgantsi Kgama Director Communications



J. Donald Lawrence Senior Case Manager Workforce Development Coordinator



**Donald Mack** Director, Resident & Community Services



**Dawn Miller** Director Human Resources



At BNY Mellon, we are proud to support HCCI and celebrate the commitment of those who help others.

We congratulate the Honorees:

The Honorable Inez E. Dickens, New York State Assembly, 70th District

The Honorable Patricia A. Williams, Supreme Court Justice (Ret.)

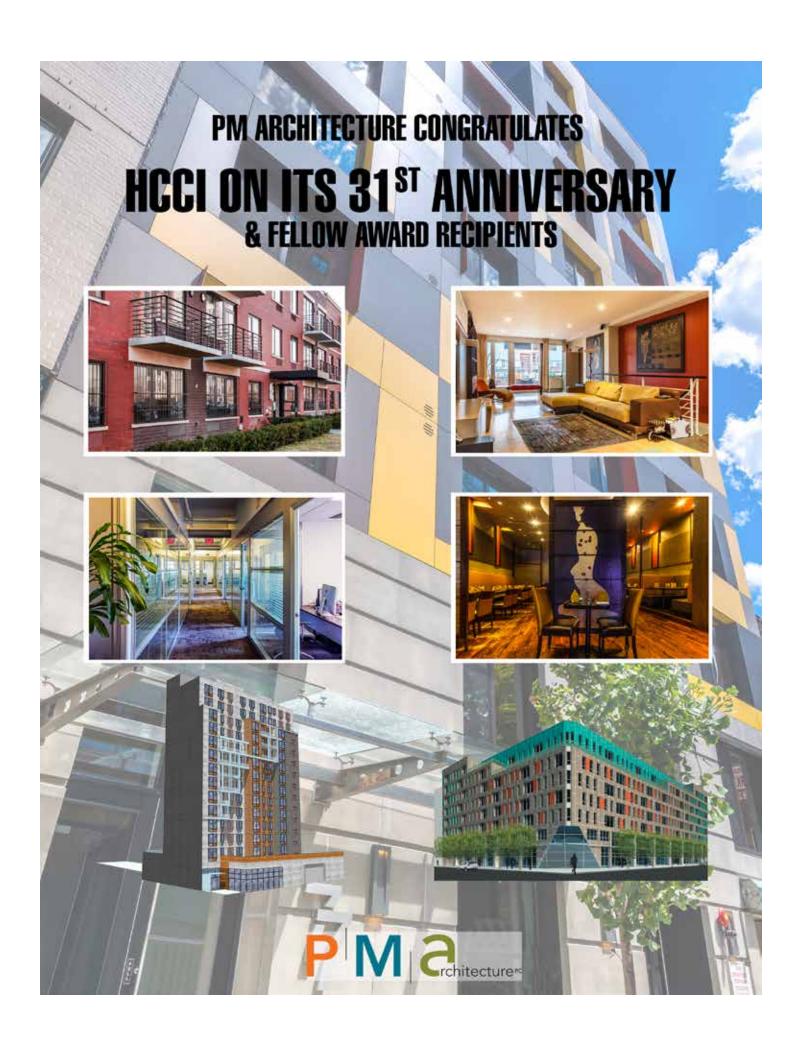
Ms. Leah Abraham, President and Founder, Settepani

Ms. Barbara Askins, President & CEO, 125th Street BID

Mr. Parag Mehta, RA, AIA, LEED, AP, Principal, PM Architecture

And a Special Congratulations to Rev. Dr. John E. Carrington and Rev. Dr. Adolph Roberts, Founding and Former HCCI Board Members







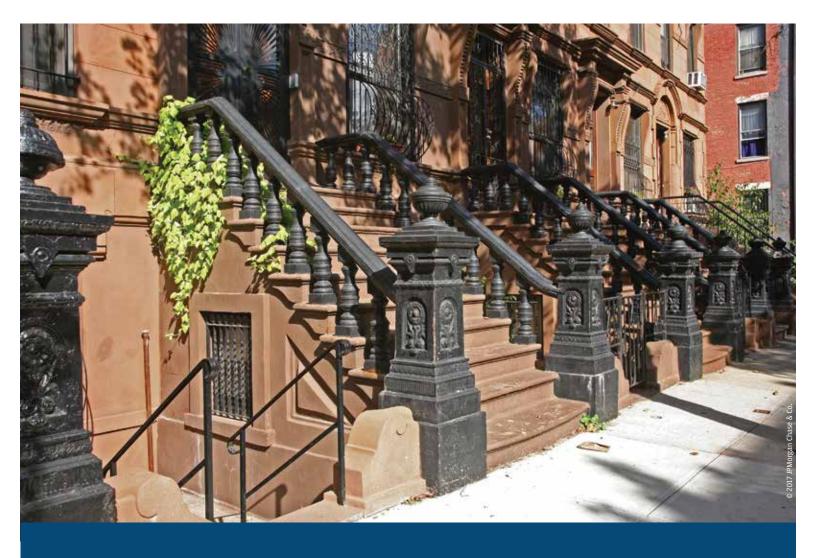
# **Proudly Salutes**

Harlem Congregations for Community Improvement, Inc. for 31 Years of Community Service

and

# Congratulates the 2017 "Let Us Bread Together" Honorees

Honorable Inez E. Dickens Ms. Leah Abraham Ms. Barbara Askins Mr. Parag Mehta, RA, AIA, LEED, AP Honorable Patricia A. Williams



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Congratulations to all of the 2017 honorees.



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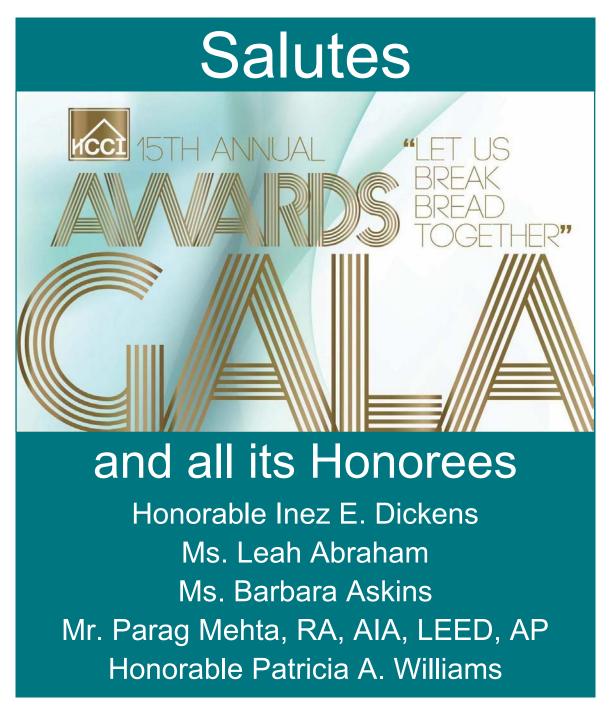


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FOR THE

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#### TO THE HONOREES

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Ms. Leah Abraham

Ms. Barbara Askins

Mr. Parag Mehta, RA, AIA, LEED, AP

Honorable Patricia A. Williams

ON THEIR RECOGNITION BY

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## School of Nursing Office of Diversity and Cultural Affairs

HCCI continues its legacy of transforming lives in the Harlem Community!

Thank You!

We congratulate the 2017 Distinguished Award Honorees for their extraordinary service and commitment to our community!

The Bradhurst Merchants Association

Congratulates The Honorees &

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#### Congratulations to

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OUR LOVE, PRAYERS, AND PRAISE FOR
THE HAPPY 31ST ANNIVERSARY OF
HARLEM CONGREGATIONS FOR COMMUNITY IMPROVEMENT, INC.



Remember saint matthew 6:33-34

## Congratulations

Harlem Congregations for Community Improvement, Inc.

and Awardees of the

15th Annual
"Let Us Break Bread Together"
Awards Gala

Rev. Dr. Adolph Roberts

Now faith is the substance of things hoped for, the evidence of things not seen.

Hebrews 11:1



And we know that all things work together for good to them that love God, to them who are the called according to his purpose.

Romans 8:28

We thank God for your steadfastness and faithfulness in ministry and the Harlem Community.

#### **NEW MOUNT ZION BAPTIST CHURCH**

Rev. Dr. Carl L. Washington, Jr., Senior Pastor and Moderator of the United Missionary Baptist Association of Greater New York City and Vicinity

## THANK YOU

to Harlem Congregations for Community Improvement and tonight's honorees for your exemplary service for the Harlem community!

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In the name of Allah, the Beneficent, the Merciful

On the occasion

of the

15<sup>th</sup> Annual "Let Us Break Bread Together" Awards Gala

of the

Harlem Congregations for Community Improvement, Inc. (HCCI)

On behalf of the Mosque of Islamic Brotherhood, Inc. (MIB) Community,
the MIB Board of Directors

Extends its congratulations to the Honorees

and

Salutes Harlem Congregations for Community Improvement, Inc. (HCCI) for its contributions to the revitalization of the Harlem Community May you continue your vital work for another 31 years

The 25+ years service of our Imam, Talib Abdur-Rashid, on the HCCI Board, attests to MIB's support of HCCI's worthy endeavors.



And tell them, (O Prophet): "Keep working: Allah will behold your works and so will His Messenger and the believers; and you shall be brought back to Him who knows that which is beyond the reach of perception and that which is within the reach of perception. He will then declare to you all that you have been doing." (Al-Qur'an 9:105)

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## Proudly Salutes Harlem Congregations for Community Improvement, Inc. for 31 Years of Community Service

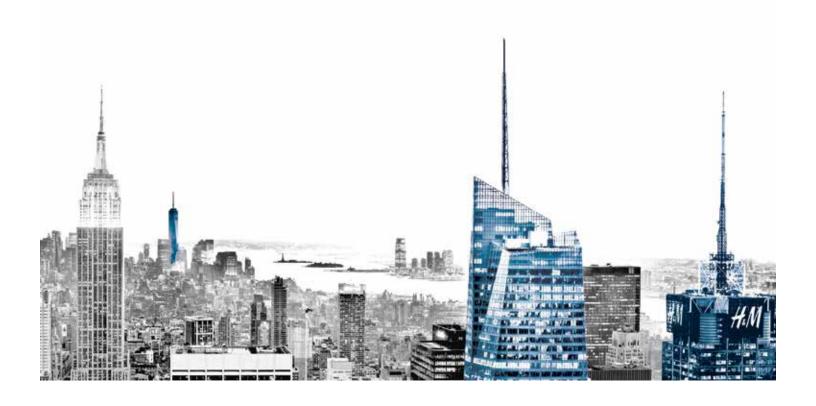
and Congratulates the 2017 "Let Us Bread Together" Honorees

Honorable Inez E. Dickens
Ms. Leah Abraham
Ms. Barbara Askins
Mr. Parag Mehta, RA, AIA, LEED, AP
Honorable Patricia A. Williams



The Durst Organization is pleased to join HCCI in honoring

Leah Abraham
Barbara Askins
Honorable Inez E. Dickens
Parag Mehta
Honorable Patricia Anne Williams



## CONGRATULATIONS TO THIS YEAR'S HONOREES

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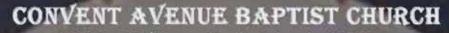
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## MERATULA

HARLEM CONGREGATIONS FOR COMMUNITY IMPROVEMENT, INC.

ON

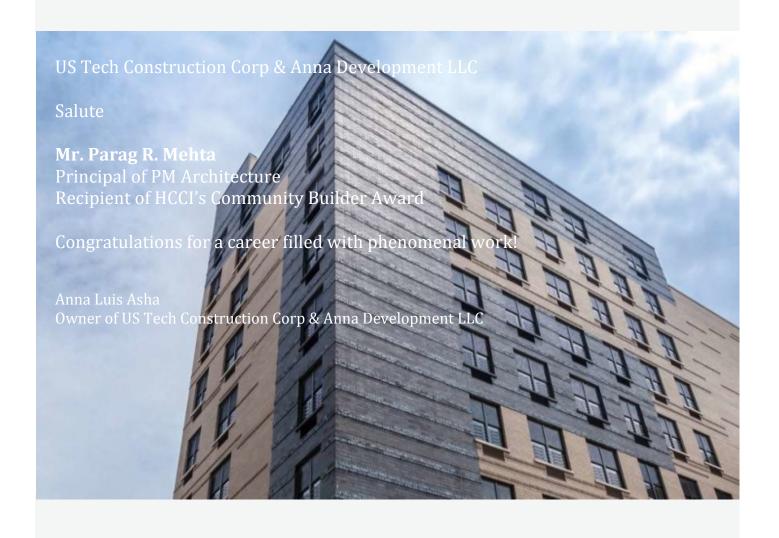
**31** YEARS OF DEDICATED SERVICE TO THE HARLEM COMMUNITY

As we have therefore opportunity, let us do good unto All men

especially unto them who are of the household of faith.

Galatians 6:10

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salutes

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On 31 years of service to the historic Harlem community, and providing affordable housing, revitalizing the community, reducing crime, preservation and transformation of open space, and more.

The Rev. Patrick Williams Interim Pastor



#### We are pleased to support

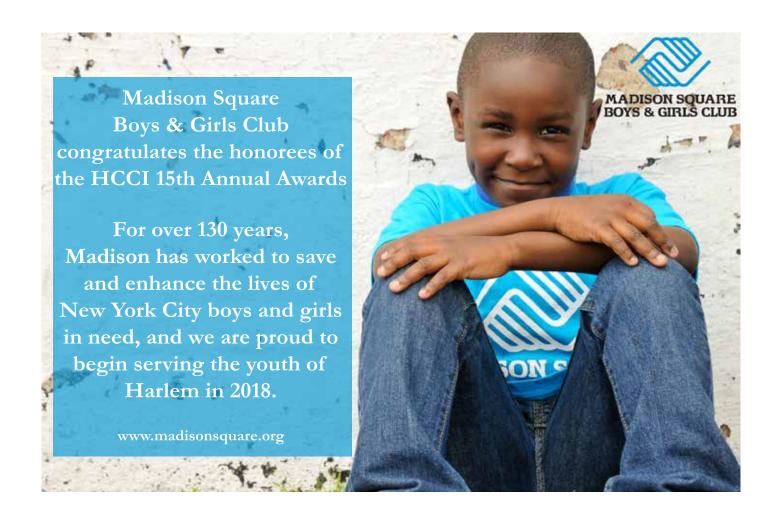


On Their 15th Annual Awards Gala

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We congratulate all the honorees



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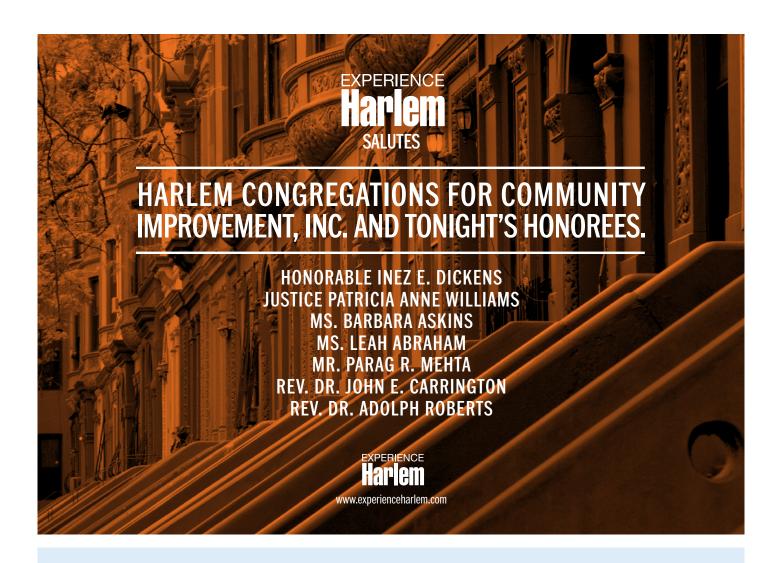
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on its

31st Anniversary

#### Remember:

"... and we walk by faith and not by sight"

2 Corinthians 5:7

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#### HARLEM CONGREGATIONS FOR COMMUNITY IMPROVEMENT, INC.

Rev. Charles A. Curtis, Ed.D., Chairman of the Board

Malcolm A. Punter, President & CEO

#### With Sincere Thanks to Staff and Volunteers For your hard work and dedication to the Harlem community!

Andres Lopez\*\*
Carlisa Brown-Simons
Carolyn Paul\*
Clive Clarke
Davon Burnett
Dawn Miller-Nedd
Deborah Leslie
Donald Lawrence
Donald Mack

Erik Jean Ernie Sanchez Enad Farooq Kazi Hasan Green Jordan Silvera Joseph Seido\*\* JoAnne Telleria Karen James Kim Ferguson

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**WRITER** 

Shannon Effinger

**AD SALES** 

Carlisa Brown-Simons, Carolyn Paul

**COPY EDITOR** 

Shellie Willams

**PRINTING** 

The Printing Company

CREATIVE INTERN

Steven Rios

<sup>\*</sup>Consultant

<sup>\*\*</sup>Volunteers

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