



30th Anniversary

# Let Us Break Bread Together

Awards Dinner



HONORING THE PAST ~ ENVISIONING THE FUTURE

HARLEM CONGREGATIONS FOR COMMUNITY IMPROVEMENT, INC. • 2016 ANNUAL REPORT

**L+M DEVELOPMENT PARTNERS  
PROUDLY SUPPORTS  
HCCI  
IN ITS 30 YEARS OF SERVICE  
TO THE HARLEM COMMUNITY**



[www.lmdevpartners.com](http://www.lmdevpartners.com)

# 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 achievements 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 tax credits for approximately 1000 apartments in Central Harlem. Our goal is to ensure affordable housing and ownership opportunities. We are currently working on a new multi-faceted housing complex that will include 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, combined with 30 years of community service, 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 without your support.

God Bless,

A handwritten signature in red ink, appearing to read "Charles A. Curtis". The signature is fluid and cursive, with a long horizontal stroke at the end.

Rev. Dr. Charles A. Curtis

# THE MOUNT OLIVET BAPTIST CHURCH

201 Lenox Avenue, New York City

## in the Village of Harlem

*salutes*

HARLEM CONGREGATIONS FOR COMMUNITY IMPROVEMENT, INC.

For 30 Years of Building the Community and Enriching lives

*And*

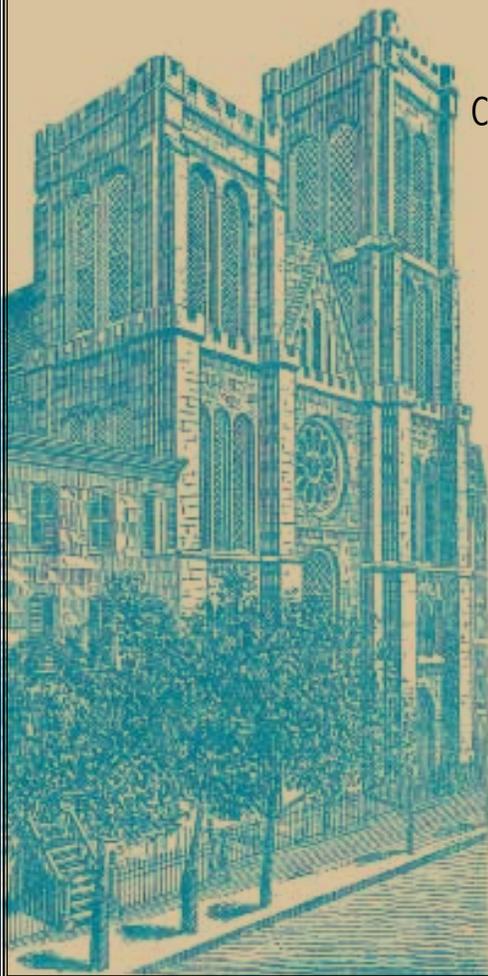
Congratulates all this year's Honorees

*And*

Our Beloved Pastor

**Rev. Dr. Charles A. Curtis**

Board Chairman



**COMMUNITY SERVICES OFFERED BY  
MOUNT OLIVET:**

COMMUNITY MEALS

CLOTHING DISTRIBUTION

FOOD PANTRY

SOCIAL SERVICES FOR THE ELDERLY



## PRESIDENT'S MESSAGE

### MALCOLM A. PUNTER, MBA, JSM

It is my distinct honor and privilege to welcome you to the 30th year anniversary celebration of Harlem Congregations for Community Improvement, Inc. ("HCCI"). HCCI was established in 1986, with the goal to revitalize Harlem's Bradhurst neighborhood. This community, once devastated by drugs, poverty, disinvestment, crime and despair, begged for community leaders to take action to change its condition. And you -- HCCI's founders, Board Members, executives, staff, public and private partners -- answered the call. As a result, the Bradhurst neighborhood is now a sought-after enclave comprised of a mix of homeowners, tenants, and small businesses.

In our 30-year history, HCCI has created a 75-building portfolio, which boasts more than 3500 units of primarily affordable housing and nearly 60 commercial spaces. In the last five-years HCCI has successfully preserved more than 1,000 apartments in collaboration with the New York City Department of Housing Preservation and De-

velopment's (HPD) housing preservation program. This effort guarantees long-term Harlem residents the opportunity to continue to live affordably in the Harlem community for at least another 40 years. We will not rest until they can permanently reside in Harlem without fear of being priced out. HCCI is truly a model worthy of replicating; it is our intention to be an agent of change in communities similar to Harlem nationwide.

With the completion of the 153rd Street Development, HCCI offers a social service corridor which includes Canon Frederick Boyd Williams' Center for Child Enrichment, a 10,000 square foot daycare facility which will benefit neighborhood families. Developed in partnership with L + M Development Partners, Inc., this building also includes 51 apartments of affordable housing and a centralized social-service office for HCCI. The schedule for the completion for this project is June 2016.

Through our work with NYS Department of State's Brownfield Opportunity Area ("BOA"), the NYC Brownfield Initiative Grant and 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. The BOA revitalization planning report will be a contribution to the effort.

It is our hope that our friends and supporters embrace the history of our past as well as our vision for the future. If you believe in the mission of HCCI, we implore you to continue to support our affordable housing efforts, social-service programs, educational training and community advocacy through your generous contributions.

On behalf of the staff of HCCI, we congratulate the Board of Directors, the Gala Committee and especially our honorees for a job well done.

As the Interim President/CEO, I pledge to continue to work with our Board, our staff and the community to provide innovative solutions that meet the needs of the Harlem community, a community in which *We Live, We Serve, We Work* and *We Love*. Thank you for your continued support and partnership.

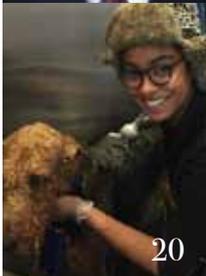
Yours in Community Service,

A handwritten signature in black ink, appearing to read "Malcolm A. Punter".

Malcolm A. Punter  
Interim President & CEO



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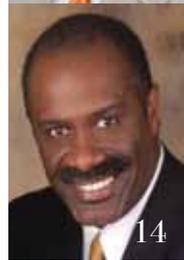
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**COLUMBIA UNIVERSITY**  
**IN THE CITY OF NEW YORK**

Congratulations to

Harlem Congregations for Community Improvement, Inc.  
30th Anniversary “Let Us Break Bread Together” Awards Dinner

Honoring

**Anthony Harmon**  
**Bishop Gregory G. M. Ingram**  
**Ron Moelis**  
**Preston D. Pinkett, III**  
**Vivian A. Taylor, Ed.D.**  
**Honorable Herman Denny Farrell, Jr.**

*Thank you to HCCI, Inc. for its continued  
commitment and contribution to the Harlem Community*

Office of Government and Community Affairs  
<http://gca.columbia.edu>



HONOREE

## HON. HERMAN D. FARRELL, JR.

Assemblyman Herman D. Farrell, Jr. was elected to the State Assembly in 1974 and continues to represent West Harlem, Washington Heights and Inwood.

Mr. Farrell is Chair of the NY State Assembly Ways and Means Committee. He also serves on the Rules Committee, and is a member of the Black, Puerto Rican, Hispanic and Asian Legislative Caucus, as well as the New York State Assembly Puerto Rican/Hispanic Task Force. From 1979 until 1994, Mr. Farrell was Chairman of the Assembly Banks Committee. In 1983, Governor Cuomo appointed him to the Temporary Committee on Interstate Banking. From 1981 to 1984, he conducted a course at the New School for Social Research on Banking in New York. In 1981-82, he was Chairman of the Subcommittee on Financial Institutions of the National Conference of State Legislators.

Among the legislation Assemblyman Farrell is proud of is the passage of the Omnibus Consumer Protection and Banking Legislation Act. The provisions of this landmark act include consumer protections in the auto leasing industry.

Assemblyman Farrell also initiated legislation that enables the state to fund community groups to provide



tenant advocacy and fight housing abandonment in their neighborhoods and strengthened anti-redlining laws by requiring stricter enforcement of community reinvestment provisions. He supported the passage of check clearing legislation that requires banks to clear checks in a shorter period of time and to notify depositors of the time it takes to clear checks. He also sponsored legislation requiring banks to disclose their interest rates and other pertinent information

in chart form. These two state banking laws became the model for federal legislation. Assemblyman Farrell served as Democratic State Committeeman in 1970. In 1981 he was elected NY County Leader and Vice-Chair of the NY State Democratic Party where he served for over a decade. He was Chairman of the NY State Democratic Committee from 2001-2006. He has also served as a member of the Democratic National Committee since 1988 and has been an Elector in the Electoral College on three occasions. Assemblyman Farrell is currently District Leader for the 71st AD.

Mr. Farrell is the father of three children, Monique Farrell-Guidry and Herman Farrell, III and Sophia Ilene, and the proud grandfather of two granddaughters, Simone Adele Guidry and Madeleine Jones-Farrell.



HONOREE  
RON MOELIS

As Chairman and CEO of L+M Development Partners Inc., Ron Moelis co-founded a company that has been responsible for creating or preserving more than 15,000 high-quality residential units in the tri-state area, the west coast and gulf coast regions.

Mr. Moelis demonstrates a personal commitment to the issues of affordable housing and community development through a variety of initiatives and programs that improve the lives of thousands of individuals and families across the tri-state area. Mr. Moelis is also a co-founder and Vice Chairman of the New York State Association for Affordable Housing, a nonprofit organization that advances the policy agenda for affordable housing. In 2010 he helped launch New York University's Moelis Institute for Affordable Housing, an academic research center devoted to improving the effectiveness of affordable housing policies and programs. In 2008, Mr. Moelis also helped initiate a construction trades training program, Building Skills, which provides training and employment opportunities for inner-city youth.



He also serves on the Board of Trustees of New York University School of Law, Board of Trustees of John Jay College, the Board of Governors of the Real Estate Board of New York, the Citizens Budget Commission, the Board of Trustees of Civic Builders, Board of Trustees for New Yorkers 4 Parks and has served as a member of the New York panel for White House Fellows. He is on the National Advisory Board at the Netter Center for Community Partnerships at the University of Pennsylvania and the Advisory Board at the Furman Center/Moelis Institute at New York University.

Mr. Moelis graduated from the University of Pennsylvania with a B.A. degree in history from the School of Arts and Sciences and a B.S. degree in economics from the Wharton School in 1978. He also received a J.D. degree from New York University in 1982. He is married to Kerry Sperling and they have three children, Andrew, Madelyn and Kate.



## 153RD STREET SERVICE CORRIDOR

This year marks the 30th anniversary of HCCI, which has been dedicated to serving the Harlem community through revitalization, rebuilding, transforming the lives of its long-time residents. To commemorate this historic milestone, in November 2015, HCCI broke new ground on the 153rd Street Development. This landmark development will be completed by June 2016.

Located at 260 West 153rd Street, this new seven-story facility will include 51 units of affordable housing, eight of which will be reserved for people living with HIV/AIDS. The development will also house an onsite 10,000 square foot child care center. Named Canon

Frederick Boyd Williams' Center for Child Enrichment, after HCCI's first Chairman, will serve up to 120 children. Developed in partnership with L+M Development Partners this site will also provide new community service headquarters for HCCI. Having a central base of operations was originally part of the Bradhurst neighborhood development plan.

"This project is a hallmark achievement for this neighborhood," said HCCI's interim President and CEO Malcolm A. Punter. "It will convert vacant land into a usable facility designed to serve neighborhood needs. We are creating a comprehensive corridor of service."



HCCI currently operates from several storefronts throughout Harlem. Punter says now that HCCI has a new home, these storefronts will be vacated to make room for commercial rentals. “The commercial rentals will generate more revenue for the existing buildings. In general, HCCI and its buildings will benefit because there will be increased employment within the community.”

According to Rev. Dr. Charles A. Curtis, Chairman of HCCI, the new development will be a boon to the Bradhurst neighborhood in other ways. “The primary objective of the corridor is to remove all the blight from the neighborhood. We want to create a safe zone with emphasis on education, technology and daycare that will afford parents with kids the opportunity to leave them in a safe, well protected area as they head to work.”

In the past 30 years, HCCI has been dedicated to improving the quality of life at every level for Harlem residents. Case management, benefit enrollment, social service referral services, financial literacy, housing assistance and tenant organizing will all be offered in the new development, to be





named the Rev. Charles A. Curtis Plaza after our current chairman. West 153rd Street is also home to the David & Joyce Dinkins Gardens -- New York City's first low-income green building -- which houses the Young Adult Supportive Services (YASS), The Clubhouse (a technology program for youth), and the HCCI/ Mission Society Power Academy.

Through its varied services, HCCI continues the tradition and sense of community that is Harlem, while also adopting new ideas to ensure that its residents will continue to thrive in the community for decades to come. "HCCI is intertwined with the Harlem community's future," said Dr. Curtis. "As we move up, we bring the community up with us."

This project was made possible with support and partnership from the NYC Department of Housing Preservation and Development, L+M Development Partners, NYS Homes and Community Renewal, the Community Preservation Corporation, Wells Fargo and Assemblyman Herman Denny Farrell.



HONOREE

## ANTHONY M. HARMON

A dedicated leader and community activist, Anthony M. Harmon leverages his many roles to improve society, and benefit the greater good. As the United Federation of Teachers (UFT) Director of Parent and Community Outreach, Director of Dial-A-Teacher, the union's homework help service, Director of the Albert Shanker Scholarship Fund and Chair of the UFT African Heritage Committee, and President of the New York City branch of the National Association for the Advancement of Colored People (NAACP), Anthony balances his priorities with amazing efficiency.

In his capacity as the union's point person for parent and community outreach, Harmon acts as the UFT's ambassador to many grassroots parent and civic organizations as well as cultural and religious institutions.

Mr. Harmon began his educational career in 1987 at the School of Graphic Communications Arts where he taught graphic arts and leadership to students in grades 9-12. During that time, he served as the school's Coordinator of Student Affairs, Senior Advisor, School-to-Work Coordinator and yearbook



advisor. In 2002 Anthony joined the UFT staff full-time as an assistant to the Vice President for Elementary Schools and in 2009 became the UFT Director of Community and Parent Outreach.

Mr. Harmon's UFT duties keep him very busy, but he finds time to serve in numerous capacities including: President of the New York Chapter of the A. Philip Randolph Institute, a member of the National Board of Directors of the Coalition of Black Trade Unionists, a delegate to the Central Labor Council, a member of the New York State United Teachers (NYSUT), a member of the Board for the Greater New York Labor and Religion Coalition and a delegate to the AFL-CIO convention.

Mr. Harmon's enthusiasm and drive make him a model for what a 21st Century educator and trade unionist can be. He is happy to be part of a labor movement that recognizes the need to partner with the community it serves and he is equally proud of the UFT's long tradition of supporting civil and human rights and fighting for social and economic justice.



## THE CLUB HOUSE

Since 2002, HCCI's Clubhouse has provided children with a safe environment where they can learn the latest technology and foster their creativity. Though the Clubhouse has had a new home since last December at David and Joyce Dinkins Gardens in Harlem, their mission and impact remain the same.

Formed by the Boston Museum of Science and the M.I.T. Media Lab, HCCI's Clubhouse is part of a global network of similar Clubhouses. Our Harlem-based after school program gives young people the chance to work with advanced software and digital audio/video equipment.

This year the Clubhouse's Digi-Kids program has added game programming and coding to its offerings! This program is led by Lu-

ther D. Isler, a group facilitator and tech instructor at the Mission Society Power Academy.

"We actually first started working on programs like Makey Makey, which teaches kids to work with external controllers, not just on a keyboard," said Isler. "With programs like Scratch, now you're able to play a game that you're actually creating yourself. It gives kids a way to be interested in the inner workings of how computer programs are created, in a simple, almost Lego puzzle style way."

Isler worked closely with Fred Riedel, Coordinator of the Clubhouse to create the Digi-Kids model. The program has a rotating pool of kids who work in small groups at the Clubhouse every week.

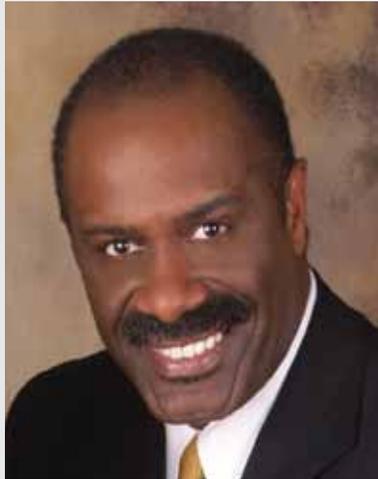
With the popularity of their YouTube channel, which passed the 1,000,000 view mark in December, averages over 2,000 views daily, and has 1600 subscribers, the Clubhouse has attracted the interest of a new partner. This summer will mark their first collaboration with the 3T's Summer Style Workshop at the New School, a free, immersive theater program designed for NYC high school students. "It will be a joint theater and film-making workshop with 3T bringing new kids into the Clubhouse who wouldn't normally have access to or even an awareness of us," said Riedel.

HCCI's Clubhouse is a free after school program open to children ages 10 to 18. To learn more about the Clubhouse, please visit [www.hcci.org](http://www.hcci.org) and see Youth Programs.



HONOREE

## BISHOP GREGORY G. M. INGRAM



Bishop Gregory G. M. Ingram was elected and consecrated the 118th Bishop of the African Methodist Episcopal Church in 2000. His first appointment was to the Fifteenth Episcopal District, which comprises Angola, Namibia and most of South Africa. His second appointment was to the Tenth Episcopal District, which encompasses the State of Texas. His recent appointments include serving as presiding prelate where he leads seven annual conferences comprised of Delaware, New England, New Jersey, New York, Pennsylvania and the British Overseas Territory of Bermuda.

Prior to his election to the Episcopacy, Bishop Ingram served as the Senior Minister of Oak Grove African Methodist Episcopal Church in Detroit, Michigan. During his 13-year pastorate 2,400 people united in membership, more than 1,400 were inspired to become tithers and a \$2.3-million building and expansion project was undertaken and paid off in five years. Before being assigned to Oak Grove, Bishop Ingram served as pastor of A.M.E. churches in Chicago, Springfield and Alton, Illinois. He also served two years on the religious staff at Southern Illinois University-Edwardsville Campus.

A dynamic preacher, lecturer and author, he has penned numerous celebrated publications such as: *Equipping the Saints for Service*, *The Joy of Giving More Than Enough* and *The S.A.T. Manual on African Methodism: A Study Guide on the Faith, Beliefs, History and Structure of the World's Oldest Denomination Founded by Blacks*, an acclaimed instructional tool for new members that has been updated and

expanded.

Bishop Ingram holds a Bachelor of Arts degree from Wilberforce University, a Master of Arts degree in Teaching from Antioch College, a Master of Divinity degree from Garrett Evangelical Theological Seminary and a Doctor of Ministry degree from United Theological Seminary. His affiliations include: the Ecumenical Center for Stewardship Studies in North America (executive board member), the Christian Communication Council (board member), Community Foundation for Southeastern Michigan (advisory board member) and the National Association for the Advancement of Colored People (life member). He is a member of Kappa Alpha Psi Fraternity and is a Thirty-Third Degree Mason-Prince Hall Affiliation.

## YOUNG ADULT SUPPORTIVE SERVICES



Ebony Parchment, now 27, learned about the YASS program after aging out of foster care back in 2009. Her father was jailed for sexually abusing her when she was 15, her mother lived in Jamaica, and Ebony was without a home. “I grew up in Jamaica, then I moved to NYC in 2004. I lived with my father for a while, and later went into foster care. I bounced around a couple of homes, then independent living, and later, I found out about HCCI.”

The goals of the program are to help young people achieve social, emotional and mental well-being. It also trains them to become economically independent, and

build sufficient support systems.

Each year, nearly 1,000 young adults “age out” of New York City’s foster care system by their 21st birthday. These young people are often unprepared to live on their own, and are more likely to drop out of high school or become homeless.

Since 2008, HCCI’s Young Adult Supportive Services (YASS) has helped young adults who age out of the foster care system become more self-sufficient and lead productive lives. The program is housed in HCCI’s renowned David & Joyce Dinkins Gardens (Dinkins Gardens) on West 153rd Street, the first affordable green housing in New York City. Of the 85 low-income units, 26 apartments were set aside specifically for youth in the YASS/ISAH program. Program participants are referred by local foster care agencies, the Department of Homeless Services (DHS) and the Agency for Children’s Services (ACS).

From helping her fill out her apartment lease to applying for college, Ebony felt that Robin Brown, former Life Skills Coordinator and Program Administrator for YASS, was like a “mother” to her and the other YASS residents. “When I met Robin, she walked me through the entire program. Everything that we needed, she was always there.”

Ebony has a part-time job as an assistant at CUNY’s College Now Program. She also attends City College’s downtown campus in Bowling Green. Ebony’s ultimate goal is to become a social worker: “I’m going to follow in Robin’s footsteps.”

To learn more about HCCI’s Youth Adult Supportive Services Program, please visit us at [www.hcci.org](http://www.hcci.org) and see Supportive Housing.

HONOREE  
VIVIAN A. TAYLOR, ED.D.

Since January 2013, Dr. Vivian A. Taylor has served as Associate Dean for Diversity and Cultural Affairs at Columbia University School of Nursing, and for 28 years served in multiple roles at Barnard College. At Columbia Nursing, in conjunction with Dr. Bobbie Berkowitz, the Dean of the Nursing School, Dr. Taylor has developed and implemented programs and activities that promote a workplace and academic environment that supports a culture of respect and engages the faculty, staff, and students in community and educational initiatives aimed at reducing health disparities and celebrating diversity. Dr. Taylor works closely with faculty, staff, and students to coordinate health literacy programs, health screenings, and health career fairs in the local community. Dr. Taylor seeks to increase nursing workforce development for groups under-represented in the nursing profession and supports Columbia University Medical Center's LGBT Health Initiative and outreach. Dr. Taylor's office also supports efforts to serve homeless men, women, and families. She is a strong supporter of the College and Community Fellowship, an organization that seeks to eliminate individual and structural barriers to higher education, economic security, and civic participation for formerly incarcerated women and their families.

At Barnard College, Dr. Taylor served as the Vice-President for Community Development working with



numerous community and non-profit organizations throughout New York City and Harlem. She provided oversight for the Barnard Higher Education Opportunity Program (HEOP), the Collegiate Science and Technology Program (C-STEP), The Liberty Partnerships Program, and the Science and Technology Entry Program (STEP). For many years, she served as the Sophomore Class Dean, Administrator for Barnard's Andrew Mellon Mays Undergraduate Fellowship Program, Associate Director of the Intercollegiate Partnership Program, and Dean for Multicultural Affairs. She

also held an adjunct position in the Communications Department at LaGuardia Community College.

Dr. Taylor holds a Bachelor of Arts and a Master of Education degree from the University of Pittsburgh, and a Doctorate of Education from Teachers College, Columbia University. She currently serves on the Manhattan Regional School Board for the Archdiocese of New York, and is a Board Member of De la Salle Academy, the only private, independent and non-sectarian middle school in New York City for academically talented girls and boys from low-income and working class families. She is a member of the Delta Sigma Theta Sorority New York Alumnae Chapter where she co-chairs the Nursing Home Committee.



## HEALTH & WELLNESS STRATEGIES

The Office of Health and Wellness Strategies (HWS) was established to combat health disparities such as HIV, diabetes, and immunization coverage. HWS exists to improve the holistic wellness of the Harlem community and provides the most comprehensive and diversified spectrum of care possible through education, support services, referrals and partnerships.

Through direct services, seminars and community events HWS attempts to positively affect individual attitudes and norms. The division frequently utilizes the institutions that community members already trust, namely congregations of faith-based groups and houses of worship. HCCI works with these institutions to deliver an inspirational, motivational message that promotes the importance of wellness and affirms behavior that leads to wellness.

Since 1992, HWS has managed HCCI's Scattered-Site Housing Program (SSHP) which provides housing for people living with HIV/AIDS, who are either homeless or in danger of losing their homes. While HIV/AIDS still largely affect the Black and Hispanic communities, it no longer carries an immediate, automatic death sentence. In treating disease, the overall quality of one's life is just as important as having regular access to medical treat-

ment. To serve this population, HCCI has set aside 60 apartments for the SSHP.

Funded by NYC's Human Resources Administration (HRA), SSHP participants receive either full or partial financial assistance for rent, utilities and a landline for phone service after being accepted into the program. Each person is also assigned a case manager like Emmanuel Asse.

"On a monthly basis, I schedule regular home visits with them to check on things," said Asse. He builds a close relationship with the residents, stays on top of everything, and is an invaluable resource and support system for those who need it the most. "I make sure that their homes are maintained, that they are taking their medication regularly, keeping up with their doctor appointments, and that their medical charts are up to date. Our main priority is their health."

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 our website at [www.hcci.org](http://www.hcci.org) and see Health and Wellness.

HONOREE  
PRESTON D. PINKETT, III



Preston D. Pinkett III is Chairman and CEO of City National Bancshares Corporation and the City National Bank of New Jersey. Preston previously served as Vice-President at Prudential Financial, and Senior Vice-President of Community Development at PNC Bank and Chemical Bank, New Jersey. Preston also served as Senior Vice-President of the New Jersey Economic Development Authority and Senior Planner with the Council on Affordable Housing.

Through his commitment to community development, Preston serves as Vice Chairman of the Geraldine R. Dodge Foundation and board member of Uni-

versity Ventures. He also serves on the board of directors and trustees for a number of nonprofits including Montclair State University, Lead New Jersey, Cityworks, Penn Institute for Urban Research, Gill St. Bernard's School and the Global Impact Investment Network. He is the appointment chairman of the National Bankers Association and also a committee member of the OCC Minority Depository Institutions Advisory Committee. Preston holds a Bachelor of Science degree in economics from Cornell University and a Master of Business Administration from the Wharton School at the University of Pennsylvania.

# EQUITABLE DEVELOPMENT

Since 2003, HCCI's Office of Equitable Development (OED) program has helped thousands of NYC residents realize their dream of owning their own home. In addition to their homebuying workshops, OED also provides financial sustainability programs through small business development and financial literacy.



"This past year, we started an exciting new initiative called Lending Circles," said Rev. Dr. Charles Butler, Vice President of Equitable Development. "To date we have three circles, with 6 to 12 people in each one. Once they join the circle, they can determine how much money they want to save each month." Savings plans can start with just \$50 per month.

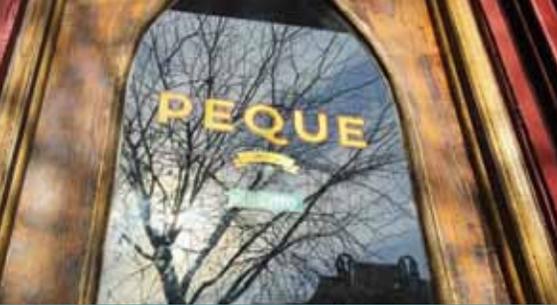
According to Rev. Butler, each month, an automatic withdrawal is made from everyone's bank account in the circle. And every month, the designated person receiving the contribution in the circle will receive an automatic deposit into their account.

"The two benefits of the Lending Circle are that it shows up on your credit score as an installment loan. So each month that you make the payment, your score goes up. Two, it also works as a savings program so it helps folks save money." Participants in the program have noticed an increase of between 60-70 points in their credit scores.

OED continues to offer homebuying courses that include first-time homebuyer education, a pre-purchase workshop that tells potential homebuyers the steps needed to purchase their first home. Since the program's inception, approximately 2,000 participants have purchased new homes.



HCCI's Equitable Development workshops are run year-round and are open to everyone. Classes are also offered in Spanish, and online. To learn more about the programs, visit our website at [www.hcci.org](http://www.hcci.org).



# BRADHURST MERCHANTS

Small businesses are the cornerstone of the Harlem community. To bolster local enterprises, HCCI incubated the Bradhurst Merchants Association (BMA), which supports local businesses to stimulate economic growth along commercial corridors in the Bradhurst neighborhood.

Now a fully established, independent organization, the BMA seeks to not only further the growth of small local business owners but to also position the neighborhood as one with viable, competitive merchants that can rival other well-known shopping and commercial districts. Many of the members offer specialized services which strengthen neighborhood appeal.

LaChena Clark, President of the BMA, is owner of Mia's Bathhouse for Pets, which opened in November 2014. She currently has two staff members. "We are the only self-service pet wash in New York City, which means that you (the pet's owner) can come in and give your dog a bath." Despite being in its infancy, Clark says that the bathhouse has been well received in the community, due to the large number of dog owners in the city. She named the store after her family pet who passed away several years ago.

In 2006, while working in banking, Clark purchased Sudsy Water Laundry & Dry Cleaning. But when the recession hit in 2008, Clark lost her job and that's when she decided to develop the pet bathhouse concept. "It seemed like a natural fit because it was a self-serve wash concept, much like how laundry is self-service."

Marla Rose and Paul Mordone, co-owners of Peque Vino + Tapas Restaurant which offers a departure from neighborhood fare serving classic tapas, delicious sangrias, specialty wines and craft beers, first opened in September 2015. They are both first-time business owners. While Marla is a retired NYPD lieutenant, Paul's background is in design and development.

Rose's unorthodox journey led her to start a restaurant. "I retired from the NYPD in 2007. Prior to that, I attended culinary school because I knew that I wanted to cook and food was my passion." While the transition from a retired cop to a restaurateur has been a hectic one, Rose said that it is still very rewarding. "I'm still adjusting to it, but I'm also living my dream."

"The best thing about being a part of the BMA is going to the networking events," said Peque's co-owner Mardone. "I've met and collaborated with people who live and work in the neighborhood, who also offer great products and services." At one of the meetings, Mardone met Charmaine DaCosta, owner of Limation drinks, and Peque now serves these beverages at their restaurant.

As president of BMA, Clark has worked closely with HCCI to ensure the sustainability of local small businesses. "My work at BMA is to keep businesses local and support other small business owners. We have a great opportunity to grow and thrive here in the Bradhurst district and I'm proud of that accomplishment."

Mia's Bathhouse for Pets is located at 247 West 145th Street at Frederick Douglass Boulevard. Peque Vinos + Tapas is located at 237 West 145th Street. To learn more about the Bradhurst Merchants Association, visit [www.bradhurstmerchants.org](http://www.bradhurstmerchants.org).



# HCCI

## FINANCIAL HIGHLIGHTS

### Harlem Congregations For Community Improvement Financial Highlights

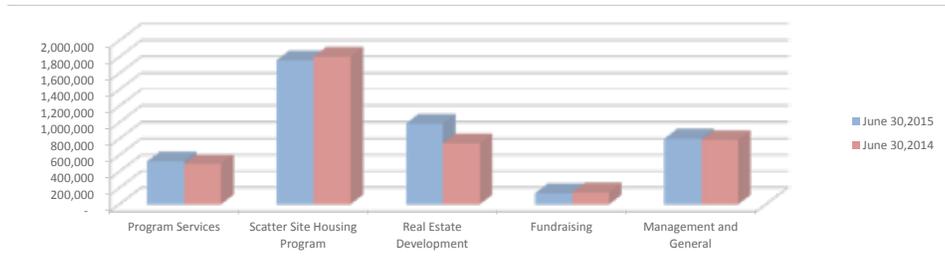
#### Sources of Revenue

| Revenue               | June 30,2015     | June 30,2014     | % Change     |
|-----------------------|------------------|------------------|--------------|
| Grants & Contribution | 1,959,222        | 1,831,371        | 7%           |
| Fees                  | 772,224          | 1,816,750        | -57%         |
| Rental Income         | 417,262          | 526,772          | -21%         |
| Fundraising           | 156,309          | 159,296          | -2%          |
| Other Revenue         | 1,383,950        | 29,533           | 4586%        |
| <b>Total Revenue</b>  | <b>4,688,967</b> | <b>4,363,722</b> | <b>4513%</b> |



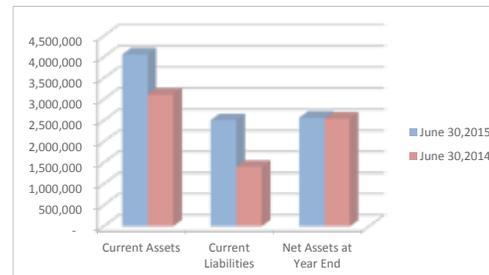
#### Functional Expenses

| Column                       | June 30,2015 | June 30,2014 |
|------------------------------|--------------|--------------|
| Program Services             | 525,421      | 492,810      |
| Scatter Site Housing Program | 1,757,408    | 1,803,077    |
| Real Estate Development      | 985,581      | 745,741      |
| Fundraising                  | 138,032      | 145,266      |
| Management and General       | 802,811      | 787,439      |



#### Financial Position

|                        | June 30,2015 | June 30,2014 | % Change |
|------------------------|--------------|--------------|----------|
| Current Assets         | 4,064,573    | 3,114,518    | 31%      |
| Current Liabilities    | 2,513,535    | 1,407,217    | 79%      |
| Net Assets at Year End | 2,571,856    | 2,546,667    | 1%       |



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**Indi Mohan**  
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Director, Resident &  
Community Services



**Sherrill Henry**  
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**Clive Clarke**  
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We congratulate the Honorees.

**Anthony Harmon**, President, NAACP New York Branch and Director, Community and Parent Outreach-United Federation of Teachers

**Bishop Gregory G.M. Ingram**, Presiding Prelate, First Episcopal District, African Methodist Episcopal Church

**Ron Moelis**, CEO & Founding Partner, L&M Development Partners, Inc.

**Preston D. Pinkett, III**, Chairman & CEO, City National Bank of New Jersey

**Vivian A. Taylor, EdD.**, Associate Dean for Diversity & Cultural Affairs, Columbia University School of Nursing

**The Honorable Herman Denny Farrell, Jr.**, New York State Assembly, District 71.

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Bishop Gregory G.M. Ingram  
Ron Moelis  
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Vivian A. Taylor, Ed.D.

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& Congratulates Ron Moelis of L+M Partners  
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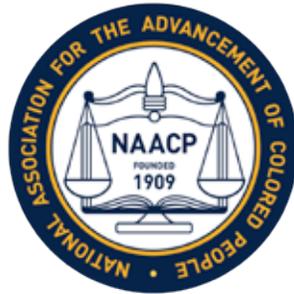
## IN THE CITY OF NEW YORK

**Office of Diversity and Cultural Affairs**

**Thank you HCCI for 30 years of impactful service  
to the Harlem Community!**

**Congratulations  
to  
Vivian Taylor and the 2016 Anniversary Award Honorees!**

# The New York Branch NAACP



*Congratulations to  
H. C. C. J. on the occasion of your  
30<sup>th</sup> Anniversary*

*We congratulate all the honorees  
and we Salute our very own*

*Anthony Harmon  
President*



The African Heritage Committee  
of the  
United Federation of Teachers

Salutes

All the H.C.C.I. Honorees and we

Congratulate our Chairman

**Anthony Harmon**



**BENCHMARK**

**SALUTES**

**RON MOELIS**

**CEO & FOUNDING PARTNER  
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**AND**

**ALL OTHER HONOREES**

**AT HARLEM CONGREGATIONS FOR COMMUNITY  
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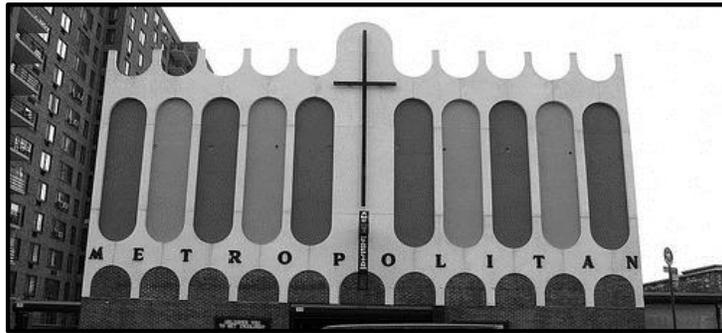
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*Congratulations to all of the HCCI Honorees*

*We are especially proud of our Presiding Prelate*

*Bishop Gregory G. M. Ingram*



*"How very good and pleasant it is when kindred live together in unity!"*

*(Psalm 133:1 - NRS)*

*Thank you HCCI for your outstanding commitment to  
the Harlem Community!*

*Metropolitan A.M.E. Church*

*58 W. 135<sup>th</sup> Street*

*New York, NY 10037*

*Rev. Dr. Kim W. Anderson, Pastor*

# **The Metro New York Chapter of the A. Philip Randolph Institute**



**Salutes HCCI and the honorees**

**On the occasion of your 30th Anniversary**

**And we congratulate our**



**Anthony Harmon, President  
Metro NY Chapter  
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AND A SPECIAL CONGRATUATIONS TO

**RON MOELIS**

FOR HIS INCREDIBLE VISION & LEADERSHIP IN

BEING A COMMUNITY BUILDER & INNOVATOR

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**Remember saint matthew 6:33-34**

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*ON*

*30 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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The Dial-A-Teacher Program & Staff Salutes

HCCI

On your 30<sup>th</sup> anniversary

&

We Congratulate all the honorees

And our very own

**Anthony Harmon**

Director



Ellenoff Grossman & Schole LLP is proud to support  
HCCI's 30<sup>th</sup> Anniversary Awards Dinner

Congratulations to all of the honorees!

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بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

***In the name of Allah, the Beneficent, the Merciful***

***On the occasion***

***of the***

***30<sup>th</sup> Anniversary Gala "Let Us Break Bread Together" Awards Dinner***

***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 30 years.***

***The 20+ 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)***

*Mount Calvary Baptist Church  
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*Reverend Dr. Adolph Roberts, Jr.  
Senior Pastor*



*Congratulations  
To  
Harlem Congregations for Community  
Improvement, Inc.*

*On The Occasion*

*Of Your 30th Anniversary Celebration*

*It is with extreme pleasure and delight that we extend to you  
our heartfelt congratulations on this momentous occasion*

*May God continue to bless your commitment  
to the Harlem Community*

*~ God's Blessings To You ~*

*Mount Calvary Baptist Church Family  
Reverend Dr. Adolph Roberts Jr., Senior Pastor  
Deacon Gene Griffith, Chairman, Board of Deacons  
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# *Congratulations!*

To the Honorees

**The Hon Herman D. Farrell, Jr.**

**Anthony M. Harmon**

**Bishop Gregory G.M. Ingram**

**Ron Moelis**

**Preston N. Pinkett, III**

**Vivian A. Taylor, Ed.D.**

*Neil Falcone*

*The Church of Saint Charles Borromeo Chapel of the Resurrection*

*Harlem, New York*



Congratulates

Dr. Vivian A. Taylor

of Our Church Community

And

Harlem Congregations for Community Improvement, Inc

for

30 Years of Exemplary Service



Congratulations to  
Ron Moelis  
on being named an Honoree

by

Harlem Congregations for Community  
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**CONGRATULATIONS  
TO THIS YEAR'S  
HONOREES**

**And to the  
Harlem Congregations for  
Community Improvement, Inc.  
For 30 Years of Outstanding  
Service To the Harlem Community**

*My name is David Barlow and my role as a Family Service Counselor is to assist families with their personal "End of Life" Planning. This "planning" I do with my families is truly priceless and is provided free of cost or obligation by The Woodlawn Cemetery. I do work by appointment, so please feel free to contact me:*

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The Woodlawn Cemetery  
dbarlow@thewoodlawncemetery.org  
718-408-5642; cell: 347-386-0822**



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**Rev. Shepherd Lee, Sr.**  
Senior Pastor

**Mrs. Deloris Lee**  
First Lady

**Salutes  
HARLEM CONGREGATIONS FOR  
COMMUNITY IMPROVEMENT, INC.**

**on its**

*30th Anniversary*

**Remember:**

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

*2 Corinthians 5:7*

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*Congratulations to my sister in  
Delta  
Dr. Vivian A. Taylor  
On being an honoree at  
HCCF's  
30<sup>th</sup> Anniversary Awards Gala*



*Love  
Bernie Pallender James*



The Bradhurst Merchants Association  
salutes

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

*30 years of Community Service*

& congratulates all of this year's  
stellar honorees!

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The Office of Real Estate Development coordinates the development of low to moderate income housing in the Harlem community. HCCI has developed over 3500 units of housing comprised in over **77 apartment buildings** and more than 120,000 square feet of commercial spaces including a 45,000 square foot Pathmark supermarket. HCCI manages over 40 corporate entities and their real estate assets in partnership with governmental agencies, partner CDCs and local property management firms. HCCI has leveraged over \$ 500 million dollars in private and public funding over **30 years**.



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

**Farhana Begum**, Acting Asset Manager

**Karl Porter**, Community & Resident Coordinator

**Mary Guillermo**, Real Estate Admin.

**Sandra Druitt**, Senior Services, Director /Victory One

**Rev. James Booker**, Senior Services, Coordinator /Dr. Petioni Plaza

**Albert Reefer**, Project Manager/Consultant

**Patreinnah Acosta-Pelle**, PR/Business Services Consultant



## HARLEM CONGREGATIONS FOR COMMUNITY IMPROVEMENT, INC.

Rev. Charles A. Curtis, Ed.D., Chairman of the Board | Malcolm Punter, Interim President & CEO

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

Patriannah Acosta-Pelle\*  
Rev. Emmanuel Asse  
Farhana Begum  
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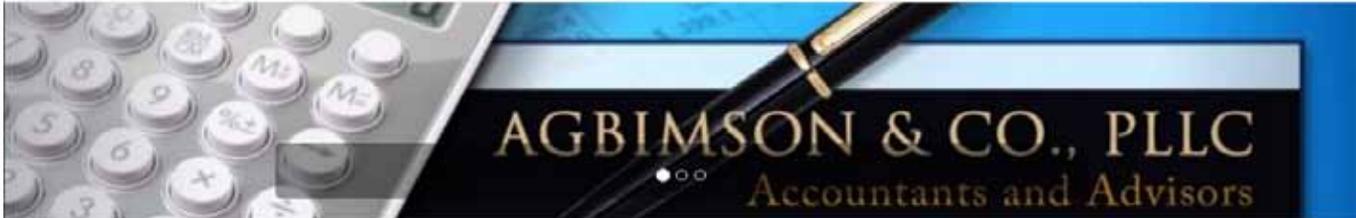
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