At RiseBoro, everything that we do is in service of our communities and powered by the innovation, creativity, and passion of our committed staff.
As many New Yorkers emerged from isolation and returned to the familiar routines and rhythms of pre-COVID life last year, the dedicated staff of RiseBoro Community Partnership stood alongside our communities and fought to ensure that the city we returned to would be more equitable than the old normal we left behind.

When the end of COVID-19 era protections—including the citywide eviction moratorium and the emergency rental assistance program (ERAP)—left more than 50,000 families in Brooklyn alone vulnerable to eviction, our teams were prepared. We educated our communities about their legal rights, helped them locate more affordable housing, and mediated between landlords and tenants to protect the rights and interests of the most vulnerable. The individual impact of our work in this area cannot be overstated. Many families were able to stay out of our homeless shelters and in stable housing in the communities where they lived because of the determination and creativity of our Homebase and Empowerment staff.

Our housing team addressed the affordable housing crisis from another front, breaking ground on and unveiling several new affordable housing complexes in Long Island City, Bed-Stuy, East New York, and the Bronx. And we made headlines for our leadership in making affordable housing the most sustainable in the city, meeting passive house standards that lower costs for tenants while improving their quality of life and the sustainability of our housing stock.

Our community health workers canvassed neighborhoods and held workshops to educate our communities about the safety, efficacy, and necessity of COVID-19 vaccinations, dispelling disinformation with facts that saved lives. And our senior centers were able to resume in-person programming, bringing our older adults together for social events and activities that improved their mental and physical health, addressing the mental health crisis affecting older adults who had been among the most isolated throughout the lockdown period.

Our Next STEPS youth program in Brownsville won a participatory budget election, receiving a grant to expand its mentorship program for teens. Our long-running youth theatre program My Voice Theatre reunited alumni from across the country to celebrate its 25th anniversary, and our adult education classes held an in-person graduation ceremony to celebrate community members who completed their GED/HSE during lockdown.

Collectively, these accomplishments represent only a fraction of the impact RiseBoro Community Partnership has been able to make on our communities this past year because of your continued support. Our programs, advocacy, senior centers, and staff change lives every day, and together they strengthen our communities and our city. I thank you for your role in making these important activities possible.

In Partnership,

Scott Short
Chief Executive Officer,
RiseBoro Community Partnership
Making an Impact

Perhaps the most accurate measure of our community impact is in the individual lives made better by our programs and services. Following are excerpts from conversations we have had with the people who live in our buildings, grew up in our youth programs, belong to our senior centers, advance through our workforce trainings, and design the very community-centered programs we are known for. They represent the thousands of New Yorkers who are empowered to connect, engage, and thrive every day through our community development work.
In Their Own Words

“I just want to say, this is such a beautiful place. Continue building places like this because seniors need a place that is clean and nice and safe to live in. I thank you all because I am so happy to be in here.”

—Phyllis Chaney
Woodlawn Senior Living Resident

“It gives me a chance to mingle with people. We all sit down and talk to each other and to Sean about different recipes, what’s in season, and what’s going on in our lives. That’s what helps us maintain our sanity amidst everything that’s happening.”

—Dorothy McClain
member of the Saratoga Senior Center and longtime participant in the Saratoga Grows and Saratoga Cooks classes
Programs like this help a person for their entire life. We are helping people have a better head start in this county and challenging the idea of what it means to be an immigrant. The limitation of not knowing the language or not knowing the system shouldn’t mean that an immigrant needs to take whatever job is available. We have so much to give this country.

— Jenniffer Sánchez

financial coach at RiseBoro Community Partnership

Sánchez recently created HIPE (Helping Immigrants Professionally Excel), a new program designed to help immigrants validate their foreign-earned degrees.

Being a part of the program just expanded our reach, our insight into the real world and real issues that affected people on a daily basis, and it opened up my eyes personally to what life was really about and what to strive for.

— Sergio Barreira

alumnus of My Voice Theatre program

This was an amazing opportunity.

— Amy Gavilanes

culinary student

Gavilanes participated in the Hot Bread Kitchen culinary training program offered in Bushwick through a collaboration with RiseBoro Community Partnership.

I’ve been here in my apartment for about three years. From that time my life changed for me forever because I have my place. I have a family here. I find the people kind, and they try all the time to help me.

— Doina Mosteanu

Moffat Gardens Resident
We continue to execute against our strategic priorities to identify ways to make an even bigger impact in the lives of those we serve.

This is not a plan to be found sitting on a shelf in executive offices, but rather a roadmap for real action.

<table>
<thead>
<tr>
<th>OBJECTIVES</th>
<th>ACHIEVEMENTS</th>
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</thead>
<tbody>
<tr>
<td>CLOSE THE HEALTH GAP</td>
<td>Built partnerships to co-locate clinical health services within our social service and housing portfolio, including a new Center for a Program of All-Inclusive Care for the Elderly (PACE)</td>
</tr>
<tr>
<td>PRACTICE AND PROMOTE RACIAL EQUITY</td>
<td>Shifted the organizational culture by training and education and established processes and operations promoting equity and inclusion</td>
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<tr>
<td>REVERSE WEALTH INEQUALITY</td>
<td>Expanded financial coaching services making them more accessible to all RiseBoro programs and clients</td>
</tr>
<tr>
<td>INNOVATE AND BUILD CAPACITY</td>
<td>Advanced our ability to measure organizational health, impact and resiliency by establishing the roadmap for programs to track and share data</td>
</tr>
<tr>
<td>ACHIEVE LONG TERM FINANCIAL STABILITY</td>
<td>Developed and improved our housing and health related services and executed on our development pipeline</td>
</tr>
<tr>
<td>RB Seniors</td>
<td>RB Housing</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>2,740 MOW Meals Delivered Daily</td>
<td>2,980 Units in Development</td>
</tr>
<tr>
<td>1,504 Friendly Visiting Hours</td>
<td>615 Units Completed/Leased</td>
</tr>
<tr>
<td>6,751 Transportation Trips</td>
<td>10,274 Social Services Calls and Visits</td>
</tr>
</tbody>
</table>
### RB Health

<table>
<thead>
<tr>
<th>1,071</th>
<th>Homecare Clients Served</th>
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</thead>
<tbody>
<tr>
<td>900</td>
<td>Home Health Attendants</td>
</tr>
<tr>
<td>276</td>
<td>Homecare Client Surveys Conducted</td>
</tr>
</tbody>
</table>

### RB Empowerment

<table>
<thead>
<tr>
<th>1,127</th>
<th>Tenants assisted with the Emergency Rental Assistance Program</th>
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</thead>
<tbody>
<tr>
<td>831</td>
<td>Households that received housing legal services</td>
</tr>
<tr>
<td>357</td>
<td>Households that received direct financial assistance to address rental arrears</td>
</tr>
</tbody>
</table>

### RB Community

<table>
<thead>
<tr>
<th>307</th>
<th>Volunteers Recruited</th>
</tr>
</thead>
<tbody>
<tr>
<td>17,525</td>
<td>In-person COVID Education Sessions</td>
</tr>
<tr>
<td>1,357</td>
<td>Participants in Participatory Budget Initiative</td>
</tr>
</tbody>
</table>
Financials
RiseBoro Total Revenue

Total Revenue: $121,773,217

- **30%** Housing
- **14%** Seniors
- **12%** Empowerment
- **8%** Infrastructure
- **6%** Education

30% Health

RiseBoro Total Revenue
Financials

Social Services Revenue

Total $47,217,239

- 31% Empowerment
- 3% Community Health
- 16% Education
- 37% Seniors
- 14% Housing
Real Estate Revenue

Book Value

$29,148,099

53% LIHTC

22% HUD 202 Senior Housing

9% Property Management

16% Other Affordable Units (HDFCs)
Financials

Real Estate Assets

- **67%** LIHTC
- **19%** HUD 202 Senior Housing
- **13%** Other Affordable Units (HDFCs)
- **1%** Property Management

Market Value

$744,515,696