REAL
Community
Change
Equity
Opportunities
Justice

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Our Mission

Fifth Avenue Committee is a not-for-profit, community-based organization in South Brooklyn. We are neighbors working together for a vibrant, diverse community where all residents have genuine opportunities to achieve their goals, as well as the power to shape the community’s future.

Our mission is to advance social and economic justice in South Brooklyn. We develop and manage affordable housing and community facilities, create economic opportunities, organize residents and workers, offer student-centered adult education, and combat displacement caused by gentrification.

Our Principles in Action

Combining organizing and development
We combine grassroots organizing and community development to achieve our vision. Through organizing, we bring people together to fight for justice. Through development, we take collective responsibility for the welfare of our community.

Local leadership and accountability
We promote accountability to our community by involving residents in all aspects of our work. Community residents comprise the majority of our staff and board. We believe that building local leadership is fundamental to ensuring that our efforts are sustainable over the long term.

Promoting community ownership
We believe in creating opportunities for residents and workers to participate in the ownership, control, and decision-making processes of the places they live and work.

Planning and acting strategically
We bring residents together to look critically at local and global trends that affect our community, and to plan strategically for our community’s future. We then seek effective, innovative, and entrepreneurial ways to achieve our goals.

Combating discrimination
We work in our organization and our community to overcome the barriers erected by racism, classism, sexism, and homophobia.

Valuing commitment
We depend on, honor, and aim to inspire the dedication, hard work, and commitment of active residents, our board members, and especially our staff. As a workplace, we strive to foster and support staff commitment by providing fair and flexible employment policies, good benefits, and opportunities for individual development. In addition, we aim to hire locally, build staff capacity, and promote internally.

Building partnerships
We recognize the need to work for change on a broader level, and we seek partnerships with organizations, in our community and beyond, that share our values and goals.
Fifth Avenue Committee 2007–2008
Three decades ago, Fifth Avenue Committee was formed as a volunteer-led organization of community members who had a vision for their neighborhood.

We imagined a world where individuals, regardless of race, income or other characteristics that separate us, would work together to build a vibrant and diverse community. We imagined a community where all residents have genuine opportunities to achieve their goals, as well as the power to shape their community’s future. We imagined a South Brooklyn with quality affordable housing rather than abandoned buildings; open space rather than vacant lots; a vibrant economy where people know the dignity that comes through work that is equitably compensated. We imagined a world where the poor, working class and people of color would live with dignity and respect. Through great collective effort, we have worked to make our vision a reality and have transformed communities and the lives of thousands.

What astonishing events the year of our 30th anniversary has brought. It is a time filled with enormous challenges and also with tremendous possibility. We face more pernicious forms of the problems we have battled for thirty years: extreme income inequalities, displacement of long-time residents, limited opportunities for success among the poor and working poor, and unaccountable development. We are also in the midst of a worldwide economic crisis—fueled in part by unbridled excess and greed trumping the values of prudence and equity—which has already caused tremendous hardship among people who have lost their jobs, homes and their essential sense of economic security. Indeed, as the economy worsens and safety nets contract and prove insufficient, those who are the least well off are in the greatest danger of being hurt and reversing progress that they have made.

In the midst of these difficulties, our country made history by choosing a former community organizer and its first African American to serve as President. The election of Barack Obama truly underscores that hope can overcome fear, that the needs of the many can conquer the desires of the few and that, as Dr. King said now 40 years ago, the moral arc of the universe bends towards justice.

Hope is a powerful concept. Have it and you see potential and almost limitless possibility. Hope is dreaming while awake. The collective hope of the people who created Fifth Avenue Committee 30 years ago—and of our dedicated Board, staff and volunteers today—is for the possibilities of a community dedicated to justice and equality. Hope is what allows us to stay ahead of the curve, respond creatively to ever-evolving challenges, and to introduce innovative programs like Developing Justice and our Made in NY Production Assistant Training Program. It is what helps fuel the vision of building green affordable housing through the Gowanus Green project. As with all of FAC’s work, these projects are inspired by our founding principles and point us to a better future.

We are at a watershed moment in our history—politically, economically and environmentally. It is a juncture at which we can meet the greatest challenges we have encountered with a renewed spirit and sense of collective purpose. We may have come upon the greatest opportunity in our lifetime to truly advance an inclusive vision of society. We at FAC are privileged and humbled by the steadfast commitment of so many to advance our mission of social and economic justice. We thank you for that enduring support. Know that as we face the challenges and opportunities before us, Fifth Avenue Committee will bring the same compassion, dedication and vision into the future that have characterized the past thirty years of our work.

Josh Wolf-Powers & Kali Ndoye – Co-Chairs
Michelle de la Uz – Executive Director
Affordable Housing & Community Facilities

Real Community

As the collapse in the housing market engulfs communities throughout New York and across the United States, the stability that having a home offers to families is under threat. Fueled in part by the sub-prime mortgage crisis and real estate speculation, this breakdown comes at a time when global climate change and energy independence weigh heavily on the minds of Americans. The current situation underscores the need for long-term solutions that stabilize families, communities and our environment. FAC continues to pursue innovative approaches throughout South Brooklyn to meet the needs of low- and moderate-income families, as well as those who were formerly homeless and individuals with special needs. FAC works with private partners and participates in the City’s many affordable housing programs, including Third Party Transfer, Supportive Housing and the Neighborhood Homes Program. Through these various programs, which create affordable rental and homeownership opportunities from the City’s dilapidated, tax-foreclosed housing stock or from the redevelopment of City-owned land, FAC has increased the number of housing units it develops more than fivefold in five years.

FAC’s current housing development projects focus not only on affordability, but also on environmentally sustainable design. Our green emphasis began years ago, when we designed the FAC Center for Community Development on DeGraw Street, and now represents a pipeline of over 1,000 new homes and a $400 million dollar investment in South Brooklyn. All of FAC’s newly constructed affordable housing projects are seeking Leadership in Energy and Environmental Design (LEED) certification—the national ‘green building’ rating standard.

Atlantic Terrace

Currently, we are constructing Atlantic Terrace, which will be the largest affordable LEED certified green building in Brooklyn. One of only a handful of affordable green developments in New York City, the project was highlighted in the “Brownfields” section of Mayor Bloomberg’s PlaNYC 2030: A Greater, Greener New York City. The building design features a contextual red brick façade and expansive windows. The development, located on Atlantic Avenue between South Oxford and South Portland streets, consists of ten floors offering 80 units for homeownership. Forty units will be affordable to residents making at or below 80% of Area Median Income (AMI) and 19 will be affordable to middle-income families at 165% and 175% of AMI. These affordable units are in part subsidized through the remaining market rate units.

The project’s green elements include a centrally powered heat pump and heat recapture system, a storm water management system, including a landscaped green roof, and the use of recycled materials for flooring, glass and countertops. In addition, we are installing kitchen cabinets made of recycled materials built by participants in our Brooklyn Woods workforce training program.

FAC manages and preserves 400 units of affordable housing and has over 1,000 units in development, representing $400 million in direct investment in South Brooklyn.

Construction at Atlantic Terrace
The severe economic downturn and the city’s affordable housing crisis are having a particularly strong impact on the most vulnerable members of our community. To maintain vibrant and diverse neighborhoods that offer opportunities to all, FAC has made supportive housing a priority. Supportive housing combines affordable housing with on-site social services to assist those who have additional barriers to maintaining stable housing. This population includes the elderly, those with health concerns, such as HIV and AIDS, youth aging out of foster care, and those who are in recovery from substance abuse or have been diagnosed with a mental health issue. These efforts now represent 15% of our housing development pipeline. FAC also manages over 100 units of existing affordable housing in various properties throughout South Brooklyn.

In 2007, FAC sought and won approval for 575 Fifth Avenue, our newest supportive housing development, which will offer 49 units to individuals with a diverse set of needs. Twenty-four units will be for formerly homeless individuals living with mental illness, five units will be for formerly homeless individuals living with HIV/AIDS, and the remaining 20 units will be for low-income community residents, including senior citizens and youth aging out of foster care. In order to qualify for tenancy, prospective tenants must earn at or below 60% of Area Median Income (currently $29,775). In addition, 575 Fifth Avenue will provide commercial space for a local small business. The Center for Urban Community Services will provide on-site supportive services to residents. Incorporating numerous green features, the development will be a LEED certified supportive housing project.

Despite being a successful model that has been replicated internationally, supportive housing is often misunderstood, and FAC’s 575 Fifth Avenue development was no exception. The project initially faced some public opposition, primarily based on misplaced fears of the types of individuals who benefit from supportive housing. FAC engaged in community outreach, democratic debate and compromise, ensuring a successful comprehensive approval process. In 2008, we broke ground, and construction is expected to be completed by early 2010.
Red Hook Homes

Construction is complete on Red Hook Homes, our 60-unit, affordable, mixed-income co-operative development for local low- and moderate-income families. The project is the largest affordable homeownership opportunity of its kind in the history of Red Hook, which remains one of Brooklyn’s more economically deprived communities. Designed to create a more economically inclusive building, the income mix includes two-thirds of the units sold to low- and moderate-income households and one-third to middle-income families. Residents of public housing have priority to purchase up to nineteen units in the project as well.

Ownership opportunities at Red Hook Homes were awarded by a housing lottery open to the public. To assist low- and moderate-income residents and first-time potential homeowners with their lottery applications, we conducted multiple outreach and homeownership trainings; 4,500 households ultimately applied. To better prepare the prospective co-op owners for eligibility to purchase, FAC is also providing access to homeownership and credit counseling through a partnership with the local non-profit mortgage counseling organization Neighbors Helping Neighbors and other end-loan partners.

713 Third Avenue

713 Third Avenue is a three-story, six-unit building located at the corner of 23rd Street in Sunset Park. This small multi-family building includes a two-bedroom ground floor unit as well as five one-bedroom units for tenants. FAC has renovated and is purchasing the building from the City in order to maintain the units as affordable rentals for neighborhood residents in perpetuity. Current tenants will have to pay no more than 30% of their monthly income towards rent, while vacant unit rents will be set so that families of moderate income can afford the units.

Profile

“I’m excited to be back in my neighborhood, and looking forward to staying put … thanks to FAC.”

Rachel Washington put up with a cramped and dilapidated studio efficiency apartment at 713 Third Avenue in Sunset Park, Brooklyn—that is until FAC acquired the building through the Neighborhood Homes Program. Neighborhood Homes is a public-private partnership, administered by the New York City Department of Housing Preservation and Development, and is designed to create affordable homeownership opportunities by granting properties that have been abandoned or foreclosed on to non-profit and affordable housing developers in the city.

When FAC acquired Rachel’s building, part of the process of improving her living situation involved relocating her to another of FAC’s affordable housing units. Rachel lived at 551 Warren Street while 713 Third Avenue underwent serious renovation, converting her former efficiency unit into a true one bedroom apartment. Rachel says “I’m excited to be back in my neighborhood, and looking forward to staying put—especially in an apartment which, thanks to FAC, is now safe, spacious and will remain affordable.”
In April of 2008, FAC was selected as part of the Gowanus Green partnership to redevelop the 5.8 acre site on Smith and Fifth Streets, along the Gowanus Canal, called Public Place. The partnership is a world class team of housing developers that includes the Hudson Companies, the Bluestone Organization, Jonathan Rose Companies and Fifth Avenue Committee. We are proud to have been chosen through a highly competitive proposal process by the City’s Department of Housing, Preservation and Development (HPD), a process which included substantive community involvement.

When complete, Gowanus Green is anticipated to be Brooklyn’s second largest affordable housing development. The project includes approximately 774 units of housing of which 70% will be permanently affordable, over two acres of public open space and retail and community facility spaces available to local businesses and non-profit organizations. Public Place is currently a brownfield site, and contamination will be cleaned up by National Grid prior to construction. To achieve the highest standards of sustainable design and low environmental impact, Gowanus Green— all eight residential buildings, the community facility and green spaces—will be a LEED certified neighborhood. The public approval process for the project is anticipated to begin in 2009.
FAC creates opportunities that empower low-income residents to be powerful agents of change by engaging tenants through counseling, rights-education and Housing Court assistance. Our work with new Latino immigrants in Sunset Park, fighting for workplace and economic justice, has led to the formation of La Unión, an organization with over 600 members. FAC also actively works to ensure that development processes are accountable to community residents through our South Brooklyn Accountable Development Initiative.

At the center of FAC’s impact is a long and successful history of community organizing.
Brooklyn’s high asthma hospitalization rates are due in part to the borough’s older housing stock. FAC helped introduce the Asthma-Free Housing Act, legislation that will improve the housing conditions for asthmatics city-wide.

Tenant Advocacy

In the face of increasingly sophisticated harassment tactics by landlords, FAC’s organizers engage low-income tenants through counseling and advocacy to address their most pressing housing needs. Through our advocates’ efforts, including providing Housing Court assistance, over 200 evictions of low-income families are prevented annually. To address the issue of unhealthy living conditions concentrated primarily in poor, immigrant communities, FAC launched the Breathe Pilot Program. To remediate vermin infestation, water damage and serious outbreaks of mold that exacerbate asthma and other respiratory problems, program staff took concrete steps where landlords refused to act, including obtaining professional environmental evaluations and calling the City’s Department of Housing Preservation and Development and Department of Health to make immediate repairs. We also supplied residents with HEPA vacuums to properly remove harmful particulate matter, and provided them with the tools to assess any recurring environmental hazards. The Breathe Pilot Program helped a host of families from Sunset Park realize the safe living environment that many of us take for granted.

We continue to successfully organize low-income tenants while working with hundreds of community residents to ensure that affordable housing is advanced in city, state and federal policies. Our organizing unit held a series of “Know Your Rights” clinics to identify and organize the immigrant families of asthmatics into the leadership of the Environmental Justice Committee. This committee was instrumental in developing the Asthma-Free Housing Act, a legislative proposal to improve the housing conditions that impact the health of asthmatics in New York City. The bill was introduced in the New York City Council in April 2008. Our advocacy efforts have also resulted in the formation of regular housing code enforcement inspections of properties and the Tenant Anti-Harassment Legislation, enacted in 2008 which allows tenants to take legal action when they have been harassed by their landlord.
La Unión
Reimagining Advocacy

As our nation’s policies towards immigration remain unresolved, the reality of life for those who recently emigrated from their native countries and now call the United States home is becoming increasingly difficult. Kept in a state of legal limbo, many immigrants are further marginalized. Today, Brooklyn’s Sunset Park neighborhood is home to the city’s fastest-growing Mexican immigrant community, a population that often experiences exploitation and harassment both in housing and in the workplace. Seeking to mitigate this unfair situation, FAC started La Unión, an organization comprised primarily of new immigrants from Mexico. Wielding decision-making power over all aspects of the organization, La Unión members gain valuable experience in leadership training and organizing around issues they choose to pursue, such as education and housing. In addition, members are provided with information and counseling to help them advocate for their rights as workers, tenants and community members.

Over the past two years, La Unión has spoken truth to some of New York City’s most powerful organizations, including the Department of Health, the Department of Housing Preservation and Development, Western Union, PTA boards and local small businesses that are mistreating their employees. The results are impressive: an international boycott of Western Union; success in obtaining over $100,000 in back wages for underpaid and unpaid workers; an initial acknowledgement from the City that housing violations are a matter of public health; and the introduction of the Asthma-Free Housing Act in the City Council, a bill that codifies mold remediation procedures. In addition, La Unión recently began Youth Action Changes Things (Y-ACT), a program for immigrant youth to develop their skills as community organizers and advocates.

Profile
“Knowing my rights is an enormous satisfaction.”

Elizabeth Mendoza is a founding member of La Unión, FAC’s immigrant organizing affiliate. Her involvement began when the hazardous conditions in her family’s home in Sunset Park became unbearable. Elizabeth and her children were experiencing health problems associated with infestations of mold, rust and rodents.

FAC staff members and La Unión co-founders Artemio Guerra and Leticia Alanis helped Elizabeth to understand her rights as a tenant and assisted her in accessing legal assistance through South Brooklyn Legal Services. With their help, Elizabeth was able to compel her landlord to remediate the unhealthy conditions, and today she and her family reside in their apartment without fear of unsafe living conditions.

Now one of La Unión’s most active leaders, Elizabeth fights for the rights of new Latino immigrants, especially those of women. She is also involved in La Unión’s transnational campaign to stop money transfer companies from gouging individuals who send money to family members in their home countries.

La Unión members rally in favor of the Asthma-Free Housing Act.

Elizabeth with her son Angel and daughter Adriana.

Elizabeth Mendoza is a founding member of La Unión, FAC’s immigrant organizing affiliate.
Public land use policies have enormous impact on our city’s residents. Unfortunately, the technical issues surrounding development—such as rezoning, tax-credits and the use of eminent domain—are often poorly understood by community members who stand to be affected by large-scale projects that provide questionable public benefit. FAC is committed to advancing the principles of accountable development in our own work and ensuring meaningful community participation in land use decisions. To that end, we founded the South Brooklyn Accountable Development Initiative (SBADI), a comprehensive project combining community outreach, education and media. SBADI works to ensure that the decisions made by elected officials regarding development advance the essential principles of affordability, equity, sustainability and transparency. Over the past two years, SBADI conducted a series of bi-lingual Demystifying Workshops that taught hundreds of residents about the ins-and-outs of the public land use process and engaged them in conversations regarding the future development of our South Brooklyn neighborhoods. In addition, SBADI distributed a bi-lingual Spanish/English comic book titled “Our Community Our Future: A Guide to Accountable Development Principles” to increase general understanding and awareness among community members.

In May 2008, FAC hosted the People’s Accountable Development Summit, which offered meaningful dialogue to over 200 community members through panel discussions on a range of development topics. The attending elected officials signed a pledge to advance principles of accountable development generally, outside the context of a specific project. The signatories included Congresswoman Yvette Clarke; New York State Senators Velmanette Montgomery, Eric Adams and Martin Connor; New York State Assembly Members James Brennan and Hakeem Jeffries; NYC Council Members David Yassky, Letitia James and Bill de Blasio; and Democratic District Leader Joanne Simon.
Since 2006, FAC’s Single Stop program has helped community residents access the public benefits and legal and financial services necessary to transition from poverty to self-sufficiency. Beginning with a one-on-one screening for benefits eligibility, Single Stop staff advocates for low-income participants and helps them with applications to public benefit programs like Food Stamps and Medicaid. The program also provides free access to legal assistance and financial counseling including credit counseling, and free on-site tax preparation services. A financial counselor from ACCION USA provides participants with advice on issues such as building good credit and negotiating repayment plans with creditors. Attorneys from South Brooklyn Legal Services meet individually with participants to provide advice and, if necessary, representation on housing and eviction prevention, consumer rights, employment benefits and government benefits.

Over the past two years our Single Stop program has enabled over 1,000 individuals to obtain more than $1.4 million in cash and cash-equivalent benefits to which they were entitled. During the 2008 tax season, our on-site tax preparation program served 275 low-income filers, who earned a total of $275,651 in refunds. Single Stop has been instrumental in strengthening FAC’s ability to assist community members who face a broad range of issues and barriers.
FAC’s Single Stop program has helped over 1,000 individuals access a full array of public benefits worth over $1.4 million.

Profile

“...empowered to establish a more secure life for myself and my family.”

Luisa Mendoza came to FAC’s Single Stop under desperate circumstances. Her husband had recently left Luisa to pay nearly $10,000 in rent arrears and to face eviction proceedings. A single mother of four children, including two who are disabled, Luisa had a fixed income that barely allowed her to cover her monthly expenses.

Single Stop staff helped Luisa to stabilize her life. Through the program, she applied for the public benefits to which she was entitled and received necessary legal assistance through South Brooklyn Legal Services (SBLS) to stop eviction proceedings. Single Stop and SBLS worked together to secure a rent subsidy that covered the full amount of the rent arrears and continues to help pay a portion of Luisa’s current rent.

Crediting Single Stop’s help to greatly reduce her crushing financial burden, Luisa says, “I’ve been empowered to establish a more secure life for myself and my family.” She now works full-time and is able to support her children as they attend school. Moving forward, Luisa knows that Single Stop will be there if she needs assistance in the future.
Workforce Development

Neighborhood Employment Services

In 2007 and 2008, FAC’s Neighborhood Employment Services (NES) operated two employment assistance centers where Brooklyn residents received career counseling, resume preparation assistance, referrals to skills training and education, computer training, access to job listings and job placement services. During this time, NES programs assisted hundreds of community members who were out of work, providing an annual average of 300 training referrals, 100 educational referrals and 120 direct job placements. In addition, NES provided free computer classes to 120 jobseekers.

Real Equity

FAC believes public policy should favor growth in sectors of the economy that benefit all workers. Too often our economic policy focuses on job creation at the highly-skilled and unskilled extremes. Individuals without specialized educational credentials face shrinking opportunities to earn a living wage. We support incentives and policies that provide poor and low-income New Yorkers, regardless of their educational attainment or a prior criminal record, with the chance to develop skills on the job and earn higher wages over time.

Through our affiliate Brooklyn Workforce Innovations (BWI), FAC offers sector-based workforce development programs that give unemployed and low-income New Yorkers the chance to find a new job and start a true career. Our programs are designed both to assist individuals who face barriers to employment, and to provide employers with a quality workforce. We offer job-readiness education, vocational counseling, sector-based skills training, licensing and certification at no cost to the participants. To create living-wage and career-path job opportunities, we investigate market opportunities, cultivate employer relationships, deliver state-of-the-art curricula, make careful placements and provide ongoing support services to all participants.

FAC and BWI’s workforce development programs bridge the gap between a lifetime of dead-end jobs punctuated by unemployment and the pursuit of a rewarding, family-supporting career.

The average starting salary of a graduate of our workforce development programs is over $13 per hour, nearly twice the national minimum wage.
Profile

“When one interview fell through, the staff helped me to find another opportunity. They were always there for me. I am so grateful!”

Tasha Perrin came to Brooklyn Networks in the spring of 2005 seeking a better life. When her $7 per hour job at a beauty salon ended, Tasha went on public assistance to support her young daughter and baby son. Tasha remembers feeling that “life was at a dead end. I didn’t see a future.” Tasha liked working on her feet and wanted to do field work, so she was an ideal match for our cable installation program. She performed well in her training and says she received fantastic support to find a job: “When one interview fell through, the staff helped me to find another opportunity. They were always there for me.” In October 2005, she found a position at Cablevision earning $12.95 per hour. Four years later, she’s with the same company and earns $17 per hour, receives health benefits and has a pension plan. Recently Tasha was able to purchase her own home, having saved through our Individual Development Account program, which matched her $1,600 savings with $3,200. This year, she participated in Single Stop’s free tax preparation service and discovered that she qualified for numerous tax credits, earning her a very sizeable refund. Tasha says that FAC and BWI “gave me a new start. I am so grateful!”

Brooklyn Networks

Brooklyn Networks provides intensive, hands-on training in network cable installation. Graduates enter the telecommunications industry as installers of the cabling infrastructure that runs behind walls and ceilings and connects to computer and telephone lines, security systems and home theatres. We utilize a nationally recognized curriculum and certification (BICSI Level 1 Installer). Classes are taught by a telecommunications veteran with over 26 years of experience. Her teaching techniques not only provide students with a solid theoretical foundation, but also create an environment that mimics actual working conditions.

Graduates complete additional training modules in workplace professionalism, customer service and job search techniques. The program’s vocational counselor and job developer work closely with participants to ensure job readiness and offer ongoing support to assist graduates in establishing a career. In 2007 and 2008, 109 participants of the 129 who enrolled received their certification. Of those, 88 are now employed, with the average hourly rate of $12.26. In addition, more than half receive benefits.
“Made in NY” Production Assistant Training Program

The “Made in NY” Production Assistant Training Program successfully connects young unemployed New Yorkers with ongoing paid work in TV and film leading to higher skilled positions. Participants are carefully screened and then complete four weeks of intensive hands-on training taught by industry professionals. After graduation they are placed into jobs on TV shows, films, commercials and music videos, and provided with two years of ongoing support as they build careers in this freelance industry.

The program is a nationally-recognized, award-winning model for leveraging public incentives to spur workforce diversity and create value for employers and beneficiaries. The program is offered in collaboration with the New York City Mayor’s Office of Film, Theatre and Broadcasting and makes extensive use of pro bono and volunteer services provided by crew members and production vendors. In 2007, the program won the Peter F. Drucker Award for Nonprofit Innovation.

In 2007 and 2008, the program certified 104 production assistants and placed 98% of them into paid production jobs. At the same time, previous graduates of the program continued to work and advance. In total, program participants have worked more than 22,000 days on NYC area productions, resulting in $2.8 million in earnings. In addition to set and office PA positions, BWI has helped participants obtain advanced positions in a variety of departments, including Assistant Production Coordinator, Second Assistant Director, Camera Assistant, Set Decorator, Location Scout and Assistant Editor.

Our sector-based employment training programs serve nearly 500 participants annually. Last year, 91% of graduates were placed in living-wage jobs.
Red Hook on the Road

Red Hook on the Road (RHOR) is the oldest and largest of BWI’s job training programs. RHOR recruits unemployed and low-income men and women and helps them establish careers as commercial drivers. In New York City, commercial driving jobs offer stability, good starting wages and opportunities to advance into union positions. RHOR has trained and placed more than 1,000 men and women as drivers with bus and trucking companies. In 2007 and 2008, 95% of the 495 participants who enrolled in RHOR received their NYS Commercial Drivers License. Of these, 422 were placed into employment with an average initial salary of $13.98 per hour and nearly all positions had benefits. Of those placed, 118 individuals had criminal records.

The large number of for-profit commercial driving schools operating in New York City is a testament to the strength of the sector and its ongoing need for new workers. Unfortunately, these schools are expensive, of inconsistent quality and offer no specialized support to individuals with barriers to employment. RHOR’s carefully developed training program fills an important niche. It is free to participants, efficient (trainees can earn a CDL in four weeks) and provides two or more years of job placement and support. RHOR’s curriculum combines hard and soft skills training, preparing individuals not only to pass the road test but to succeed as employees and to balance the demands of a new career with the other pressures in their lives. The program has built a reputation among employers for referring highly-qualified drivers who make excellent long-term employees.

Brooklyn Woods

Brooklyn Woods merged with Brooklyn Workforce Innovations in 2007, adding a fourth sector-based training program to our offerings. Brooklyn Woods provides intensive skills training and job placement in custom woodworking. In 2007, BWI completed a new training facility for Brooklyn Woods and our other skills training programs, located on Third Avenue and Seventh Street in Gowanus. The site includes 8,000 square feet of professional woodworking and training facilities furnished with state-of-the-art equipment.

More than 300 individuals have been trained through Brooklyn Woods since it began in 1999. In the past two years, Brooklyn Woods graduated 121 men and women with significant barriers to employment, placing 86 in jobs, more than half of which included benefits. Additionally, through its innovative curriculum design and hands-on skills training, Brooklyn Woods creates high quality green kitchen cabinets for NYC affordable housing developers, including FAC’s new housing projects, as well as Habitat for Humanity.
Today, the need for adult education and literacy skills is starker than ever. The average level of literacy of Americans older than sixteen barely allows them to comprehend a job advertisement. Fewer than half of the students entering the ninth grade in New York City public schools will graduate with a diploma. Nearly 40% of Brooklyn’s population is foreign-born, and many have limited English-language skills. This alarming absence of adequate education and literacy skills creates severe barriers for our community members and hinders their ability to access opportunities to fully enrich their lives.

FAC’s Adult Education and Literacy program offers a wide assortment of classes and services, engaging over 400 adult students each year from more than 28 countries of origin. FAC provides Adult Basic Education (ABE), English for Speakers of Other Languages (ESOL), General Educational Development (GED) preparation, basic computer skills and family literacy classes throughout South Brooklyn. Through these classes, adults and families develop the skills and confidence needed to achieve the dignity of a better life. They gain opportunities to find a living-wage job, to become more active in their children’s education and health care, to advocate for their rights and to participate more fully in their communities.

Through culturally sensitive programming, our student-centered classes address the varied literacy needs of South Brooklyn’s multi-racial, multi-ethnic and multi-lingual communities. We shape our programs around the unique needs of our participants through day, evening and weekend literacy classes for men and women. As the only adult literacy organization offering daytime women-only classes in Brooklyn, FAC provides a rare opportunity to learn for women whose cultural and religious beliefs prevent them from participating in co-educational activities. Classes take place at several locations, including at FAC’s satellite building in Carroll Gardens as well as in Sunset Park, Red Hook and various public schools throughout South Brooklyn. We even offered a GED class at ASTROLAND in Coney Island to help the amusement park workers gain the knowledge they need to broaden their employment horizons, as their livelihoods are being threatened by the planned transformation of this New York landmark.

As students’ skills improve, many make use of FAC’s vocational counseling, technical skills training, job placement programs and financial skills training to achieve economic stability for themselves and their families. For example, each year we help 20 to 25 adult education students pass their GED exam, allowing them to advance in their current employment. Then, through our Neighborhood Employment Services, we can help them transition from minimum wage jobs to employment with health benefits. Since our literacy curriculum encourages long-term planning and provides college counseling, many students are able to realize their ambition to apply to college and work towards their undergraduate degrees.

95% of students enrolled in FAC’s GED preparation classes pass the exam, far more than the 60% mandated by the State.
Increasing Health Literacy

Many studies indicate that health information—such as warning labels, dosing instructions and benefit access forms—is written at levels the average American does not understand. This fact is extremely concerning, particularly in New York City, where 47% of adults speak a primary language other than English, and even a high school diploma does not guarantee a high level of literacy.

FAC’s Adult Education and Literacy programs work with participants who face these challenges on a daily basis. In 2007, FAC participated in the New York City Health Literacy Fellowship, sponsored by the Mayor’s Office of Adult Education. Through the program, a medical student worked with a FAC ESOL instructor to create a curriculum teaching English through the context of discussing health problems, reading medication instructions, learning about healthy living and accessing health benefits. As a result, the class created an insightful series of educational videos about what they learned, which was then produced in-house by our own “Made in New York” Production Assistant Training Program.

FAC provides ESL classes to hundreds of individuals from over two dozen countries of origin.

Profile

“The FAC teachers were awesome … now anything is possible.”

Amparo Gonzalez and her daughter Valerie Perez-DeLeon never envisioned themselves as college students. Five years ago Valerie and Amparo were struggling to help support their families, taking care of children, working minimum wage jobs and juggling the demands of daily life. Both mother and daughter always had higher aspirations for themselves, but because of circumstance and poor experiences with previous adult education classes, those dreams always seemed just out of reach.

That all changed when Valerie signed up for a free General Educational Development (GED) prep class held by FAC’s Adult Education and Literacy program. FAC teachers were able to tap into Valerie’s will to succeed, and she soon convinced Amparo to join her. Today, both mother and daughter have not only passed the GED exam, but are both now working toward college in CUNY’s Transition Program, which prepares adult learners for the particular challenges of higher education.

Valerie plans to pursue a degree in social service counseling to help others like her “get their lives on track.” Amparo is working towards a certification as a medical assistant. As Valerie put it, “The FAC teachers were awesome—they really made me open up. When I asked questions I never felt stupid—I felt confident. I learned a lot and now anything is possible.”
Developing Justice

Many members of South Brooklyn’s most vulnerable neighborhoods pay a hefty price for poor criminal justice policies and inadequate programs for re-entry into the community. Currently, six precincts of South Brooklyn—including the neighborhoods of Gowanus, Red Hook and Sunset Park—account for 25% of the borough’s total population, but are home to more than 50% of the borough’s parolees. Individuals are released from prison without the proper supports to offer them a chance to succeed in poor communities already strained by inadequate resources. The current economic climate has raised concerns on both sides of the criminal justice debate. Advocates of reform look for effective policies that reduce the prison population, while others worry that the economic downturn will result in increased criminal behavior.

FAC’s Developing Justice program uses a two-pronged approach to offer solutions to this complex situation. It combines advocacy for criminal justice reform with provision of re-entry services that address the specific needs of individuals with criminal histories. The program leverages FAC’s traditional community development activities and provides access to employment training and placement services, adult education and benefit access assistance to its participants. With a seamless array of pre-release and community re-entry supports, Developing Justice opens opportunities for individuals with criminal histories to succeed and greatly decreases the chances of their recidivism. Combined with policy reform, this approach points the way to achieving real justice and security in our communities.

Developing Justice at Rikers Island

Developing Justice continued to provide its Employment Readiness Program to sentenced women incarcerated at the Rose M. Singer Women’s Facility at Rikers Island. This program teaches job readiness skills, offers placement services and service linkage opportunities and assists participants in gaining the skills necessary to succeed after their release. In the past two years, the program has hosted ten classes graduating a total of 70 women. In the future, Developing Justice expects to expand the program to New York State correctional facilities.

FAC’s Developing Justice program provides pre-release employment readiness training to over 70 women at Rikers Island annually.
In 2007 and 2008, Developing Justice assisted nearly 200 individuals returning from jail and prison to the community with a wide range of services, from securing suitable employment to assisting with family reunification. Recognizing that services often are needed beyond immediate release and re-entry, the program gave ongoing support to several hundred more formerly incarcerated individuals who live in our communities. Developing Justice engaged a wide range of stakeholders through our Community Justice Workshop series, encouraging conversations and activism surrounding criminal justice issues. The series focused on achieving more constructive interactions between community members and police through education on individual rights and police responsibilities. In addition, family members of currently incarcerated people gained an understanding of what they might expect when their loved ones return from prison. Developing Justice advocates also participated in the “Drop the Rock” Campaign to end mandatory minimum sentencing in New York State for non-violent drug crimes. The program has been active in the discussion around the future of the Brooklyn House of Detention, a correctional facility in downtown Brooklyn that the City might re-open.

Red Hook Community Justice Center

Developing Justice continued its longstanding relationship with the award-winning Red Hook Community Justice Center, which ensures that poor and indigent individuals receive the same legal consideration and level of social supports that are too often reserved for people in more affluent communities. To that end, a FAC staffer served as a bridge to jobs and services at the Center, assisting individuals there in accessing employment and other needed services. FAC also led a monthly interactive workshop called CHOICES, offered to recently sentenced individuals. Co-directed by graduates of the Developing Justice program who have successfully reintegrated into society following jail or prison, the workshops focused on the consequences of a criminal record. Only by working together can we offer individuals real opportunities and achieve true public safety.

Community Justice Workshop Series and Criminal Justice Reform Efforts

In 2007 and 2008, Developing Justice assisted nearly 200 individuals returning from jail and prison to the community with a wide range of services, from securing suitable employment to assisting with family reunification. Recognizing that services often are needed beyond immediate release and re-entry, the program gave ongoing support to several hundred more formerly incarcerated individuals who live in our communities. Developing Justice engaged a wide range of stakeholders through our Community Justice Workshop series, encouraging conversations and activism surrounding criminal justice issues. The series focused on achieving more constructive interactions between community members and police through education on individual rights and police responsibilities. In addition, family members of currently incarcerated people gained an understanding of what they might expect when their loved ones return from prison. Developing Justice advocates also participated in the “Drop the Rock” Campaign to end mandatory minimum sentencing in New York State for non-violent drug crimes. The program has been active in the discussion around the future of the Brooklyn House of Detention, a correctional facility in downtown Brooklyn that the City might re-open.

Profile

“Developing Justice changed my perspective about my future. I went from isolation to a real sense of belonging.”

Linda Malloy spent many years in and out of prison and first came into contact with Developing Justice in 2006 while incarcerated at Rikers Island. As a participant in Developing Justice’s first Rikers Island cognitive-behavioral trainings, Linda credits the program with being a key element in helping her overcome her lifelong drug addiction.

The important relationship the Developing Justice staff developed with Linda while in jail continued upon her release. Staff members helped Linda secure transitional housing and helped settle her into a life free from incarceration. Linda says she was inspired by the example of program staff who had been incarcerated themselves and had pulled their lives together. She says, “Developing Justice changed my perspective about my future. I went from feeling apart from society to being a part of a community, from isolation to a real sense of belonging.”

Linda now has been free from incarceration and drug addiction for over two years, the longest stretch of time for her in over twenty years. Today, she is active in her community and remains involved in Developing Justice’s work by participating in advocacy efforts to amend the harsh Rockefeller Drug Laws through the state-wide “Drop the Rock” coalition. She also participates in community education workshops, speaking on topics such as homelessness and domestic violence. In helping other formerly incarcerated people move from being marginalized and feeling excluded to integration, Linda found a crucial connection to herself, others and her community.
1970s
A full block of housing from Baltic to Butler Streets, between Fourth & Fifth Avenues, is razed by New York City to make room for a school to alleviate overcrowding at P.S. 133. After the demolition, construction plans are cancelled because of the City’s fiscal crisis. **There are over 200 vacant, abandoned buildings in the community and 159 vacant lots.** Abandonment and arson in lower Park Slope follow. Over 400 residents and merchants from throughout the Fifth Avenue corridor hold meetings to address issues of housing, tenants’ rights, commercial revitalization, crime prevention, parks and vacant lots.

1978
**FAC incorporates** as a nonprofit organization “to act as conveners and advocates, organizers and sources of technical assistance, and packagers and developers.”

1979
FAC helps the Berkeley Place & Lincoln Place block associations convert a rubbish-filled lot at 20 Lincoln Place into a *community garden*. FAC launches a campaign to prevent displacement of low- and moderate-income tenants.

1980
**FAC renovates its first building** at 104 St. Mark’s Place as part of its Sweat Equity program and hosts a tour for elected officials in order to pressure the City into expanding and streamlining the program. The first Fifth Avenue Tenants Union Conference is attended by 80 tenants from existing tenants’ associations. Operation Clean Sweep brings block associations together to share pride in their community and demand better sanitation services.

1981
FAC members organize two major hearings to rally for the creation of the Park Slope Village plan, involving 44 new three-family homes, a *Key Food Supermarket*, renovations to P.S. 133, and the creation of a permanent Baltic Street Garden. FAC wins support from Aetna Insurance to make the homes more affordable.

1982
The Park Slope Fifth Avenue Local Development Corporation, FAC’s sister organization for *commercial revitalization*, begins disbursement of facade renovation money to over 40 local businesses. The Key Food Supermarket holds its groundbreaking ceremony.

1983
**FAC’s Facade Improvement Program** completes work on 35 buildings. FAC’s tenant organizing team works with 130 families in City-owned buildings, helping them get into the *Tenant Interim Lease Program* and win building repairs.

1984
Working with the *New York City Housing Partnership*, FAC completed Park Slope Village. An entire section of our community is brought back to life.

1985
**FAC completes rehabs of 12 buildings** on Warren Street, producing 39 new units for moderate-income families.
1986
FAC holds ribbon-cutting ceremony for its first major affordable housing projects, on Warren and Baltic Streets, providing 44 three-family homes on Baltic and 37 new housing units on Warren.

1987
FAC leads community residents in the March Against Harassment by the Gardenia Organization, which is using unscrupulous real estate tactics to displace tenants from their buildings.

1988
Quisenbury Drive (behind Key Food in Park Slope Village, between Baltic and Butler Streets) is named in honor of Dorothy Quisenbury, FAC’s longtime president. FAC celebrates its 10th anniversary at Camp Friendship.

1989
FAC joins with five other local not-for-profit community organizations to launch the Park Slope Neighborhood Family Center at 199 14th Street. The Center offers affordable space to local family and service groups and serves as a locus for community development work in the neighborhood.

1990
After acquiring the vacant building at 571 Warren Street from the City and securing funds from the New York Housing Trust Fund, FAC renovates the building and sells all eight units to low-income families.

1991
FAC merges with its sister organization for commercial revitalization, the Park Slope Fifth Avenue Local Development Corporation, in order to develop job-generating businesses and community employment programs.

1992
FAC develops a 14-unit supportive housing complex at 573 Warren Street for formerly homeless individuals with mental illness. The building is later named Cromer House, in memory of longtime FAC leader Sarah Cromer.

1993
FAC wins the right to develop six abandoned buildings through the Vacant Building Program, winning Honorable Mention for their construction in a national housing excellence competition. The Housing Empowerment Law Project is launched to assist and organize tenants in over 15 distressed buildings facing mortgage foreclosures and landlord abandonment.

1994
The South Brooklyn Mutual Housing Association is officially created, as the deed to four buildings is handed over to South Brooklyn MHA President Barbara Bethel.

1995
FAC begins work at 329-345 50th Street, a 48-unit, City-owned complex in Sunset Park. By 1998, FAC’s work has led to a renovated building, the creation of a tenant-controlled Mutual Housing Association, and the development of a community/youth center with computers and Internet access. The Economic Empowerment Program is launched, offering assistance with job readiness and career development.
1996
FAC launches WEP Workers Together!, an association of workfare workers in NYC’s Work Experience Program (WEP), to help them organize for better jobs and decent working conditions. The Vacant Building Program is completed, creating 36 affordable apartments in six buildings. FAC moves into the storefront of 141 Fifth Avenue. More than 400 tenants mobilize as part of the FAC-organized South Brooklyn Coalition to Save the Rent Laws, in an effort to persuade elected officials to protect tenants’ rights.

1997
Ecomat, an environmentally safe dry-cleaning business and FAC’s first community enterprise, opens at 837 Union Street. FAC wins $1 million from New York State to enable the CHIPS soup kitchen to renovate its upper floors to create housing for homeless, pregnant women.

1998
Completion of renovations at 332 Bergen Street marks FAC’s 100th building and nearly 500 units of affordable housing in all since 1978. FAC celebrates its 20th anniversary with a gala at the Grand Prospect Hall attended by more than 450 supporters. Twenty “community builders” are honored for their long-term work in the South Brooklyn community.

1999
Father Whelan of St. Augustine’s Church issues a proclamation declaring a Displacement-Free Zone in lower Park Slope to prevent evictions of tenants due to massive rent hikes. Posters declaring the “no-eviction” zone are posted throughout the community. Fourteen families move into a new two-building development on Bergen Street, and nine pregnant, homeless women secure housing at CHIPS’s Frances Residency project.

2000
FAC merges with LEAP, Inc. to create Brooklyn Workforce Innovations. BWI takes charge of FAC’s two community businesses and LEAP’s acclaimed commercial driver training program, Red Hook on the Road. FAC launches Developing Justice, to engage former prisoners from South Brooklyn in advocating for criminal justice system reform and to assist them with community re-entry plans. FAC’s employment programs win a Harry Chapin Self-Reliance Award, and the organization is designated a Promising Practice for Racial Reconciliation.

2001
FAC begins to develop 20 units of housing for homeless families and others in Prospect Heights. FAC initiates an effort to win community approval for transitional housing for ex-offenders returning to the community from prison. BWI launches Brooklyn Networks, a job-skills training program in teledata cable installation.
2002
FAC’s executive director, Brad Lander, and board co-chairs, Michelle de la Uz and Linda Techell, are awarded the prestigious Leadership for a Changing World award from the Ford Foundation. FAC wins approval and financing for the Red Hook Homes project. All 545 Warren Street apartments are sold to families.

2003
FAC’s first Capital Campaign is launched to support the development of the FAC Center for Community Development, located at the corner of 4th Avenue and DeGraw Street. The Center will make space available to nonprofits and light manufacturing tenants, in addition to creating a sculpture garden and community mural. FAC merges with Carroll Gardens Neighborhood Women, adding student-centered adult education and literacy classes which serve over 300 people annually to its comprehensive offerings.

2004
FAC’s Developing Justice program launches the statewide Stop the Contract Campaign to stop MCI from price gouging on collect calls to family members from NY State prisons. FAC launches an organizing campaign focused on immigrant workers who are paid poverty wages and often exposed to very dangerous working conditions. Community Stability Tax Credit legislation is introduced to provide incentives to landlords to rent to low-income tenants below market rate.

2005
FAC breaks ground on 60 co-ops in Red Hook, which represent the community’s single largest affordable homeownership project. FAC leads the Locked in Workers Campaign that enacts Local Law #69, protecting retail workers from employers’ dangerous practice of locking them in overnight. La Unión de la Comunidad Latina, FAC’s immigrant-led organizing campaign for economic justice, is expanded and an international money transfer accountability campaign is formed. FAC moves into the FAC Center for Community Development and exceeds the $1.5 million goal of its first ever Capital Campaign.

2006
BWI launches the “Made in NY” Production Assistant Training Program in partnership with the NYC Mayor’s Office of Film, Theatre and Broadcasting, preparing low-income adults for careers in TV and film production. FAC’s Neighborhood Employment Services Program oversees the recruitment for 200 new jobs at Fairway Market in Red Hook. La Unión mobilizes more than 5,000 people for the National Day of Action for immigrants. FAC publishes a report on poor housing conditions and health risks in South Brooklyn. The Single Stop program is launched, offering access to public benefits counseling and legal services. The FAC Center for Community Development is awarded the Neighborhood Excellence Award by Mayor Bloomberg. FAC is a founding sponsor of Brooklyn Speaks, an organization to engage the public and elected officials in the controversial Atlantic Yards project while advancing accountable development.

2007–08
This annual report is a record of our achievements over the past two years. In 2008 we celebrated thirty years of serving our community.
30th Anniversary Gala

On October 2, 2008, Fifth Avenue Committee hosted a Gala to celebrate its 30th Anniversary.

The event honored FAC’s accomplishments and the dedication of our board, staff, program participants and community members who have helped to further our mission.

Pete Hamill was the evening’s Master of Ceremonies. He is a longtime Brooklynite, award-winning journalist and author, most recently of the novel North River. Steven Greenhouse was our special “Keeping it Real” award winner. He is the labor and workplace reporter for The New York Times and author of The Big Squeeze: Tough Times for the American Worker.

Master of Ceremonies Pete Hamill (left) and “Keeping it Real” award winner Steven Greenhouse (right)
A very special thank you to our generous Gala Sponsors

Brooklyn Navy Yard Development Corporation
Brooklyn Vascular Access
Louise Brooks
Brown Harris Stevens
Karen Burkhardt & Marilyn Rinsler
Jeannie & Wayne Burnett
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West End Graphics
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Frank Wolf
Yogasana
Ron A. Zak
“Fifth Avenue Committee is proud to acknowledge the many individuals and families whose generous contributions make our work possible. Thank you for your support. Gracias por su apoyo.”

—Michelle de la Uz, Executive Director
FAC gratefully acknowledges the following organizations for their crucial support, which makes our work possible. Thank you!

### FAC Funders
- The Atlantic Philanthropies
- Astoria Federal Savings Bank
- The Bank of New York Mellon
- Bernard F. & Alva B. Gimbel Foundation
- The BTMU Foundation, Inc.
- Capital One Bank
- Catholic Campaign for Human Development
- Charles Stewart Mott Foundation
- Citigroup Foundation
- Commerce Bank
- Consolidated Edison
- Consortium for Worker Education
- David Kimmel Foundation
- Deutsche Bank Americas Foundation
- E.H.A. Foundation
- Enterprise Community Partners
- Fund for the City of New York
- HSBC Bank USA, NA
- Hyde & Watson Foundation
- Independence Community Foundation
- JPMorgan Chase
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- Lily Auchincloss Foundation
- Local Initiatives Support Corporation
- M & T Charitable Foundation
- Massey Knakal Charitable Foundation
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- MetLife Foundation
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- National Cooperative Bank
- Neighborhood Opportunities Fund - Strategic Neighborhood Initiative
- Initiative for Neighborhood and Community Organizing
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- New York Foundation
- North Fork Bank Foundation
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- Presbyterian Committee on the Self-Development of People
- Public Welfare Foundation
- Ridgewood Savings Bank
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- SingleStop USA
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- Tides Center – LeaderSpring
- Tides Foundation – Starry Night Fund
- Union Square Award
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- Vincent Mulford Foundation
- Washington Mutual, Inc.
- Wells Fargo Housing Foundation

### FAC Public Support
- **Brooklyn Borough President**
  - Marty Markowitz
- **NYC Council Member**
  - Sara M. Gonzalez
- **NYC Council Member Letitia James**
- **NYC Council Member David Yassky**
- **NYC Department of Housing Preservation & Development**
- **NYC Department of Youth & Community Development**
- **NYC Economic Development Corporation**
- **NYC Department of Small Business Services**
- **NYCWorks: a NYC Council Workforce Development Initiative**, Administered by the United Way of New York City
- **NYS Assembly Member**
  - Joan Millman
- **NYS Assembly Member**
  - James Brennan
- **NYS Education Department**
- **NYS Department of Labor – Employment & Training Administration**
- **NYS Division of Criminal Justice Services**
- **NYS Division of Housing & Community Renewal**
- **NYS Division of Probation and Correcional Alternatives**
- **NYS Office of Temporary & Disability Assistance**
- **NYS Senator Martin Connor**
- **NYS Senator**
  - Velmanette Montgomery
- **US Department of Health & Human Services – Office of Community Services**
- **US Department of Housing and Urban Development**
- **US Department of Justice**

### Program Partners
- **ACCION USA**
- **Ariva**
- **Bronx Defenders**
- **Brooklyn Defender Services**
- **Center for Urban and Community Services**
- **Church Avenue Merchants Block Association**
- **Community Access**
- **Community School District 15 – Region 8**
- **Community Service Society**
- **New York Re-entry Roundtable**

### Brooklyn Workforce Innovations/LEAP Funders
- **Bernard F. & Alva B. Gimbel Foundation**
- **The BTMU Foundation, Inc.**
- **The Consortium for Worker Education**
- **CUNY/Research Foundation**
- **HSBC Bank USA, NA**
- **Independence Community Foundation**
- **Ira W. DeCamp Foundation**
- **JPMorgan Chase**
- **M & T Charitable Foundation**
- **Robin Hood Foundation**
- **Seedco**
- **The Scherman Foundation**
- **Tiger Foundation**

### Brooklyn Workforce Innovations/LEAP Public Support
- **Goodwill Industries of Greater New York and Northern New Jersey, Inc. – NYCWorks**
- **NYC Economic Development Corporation**
- **NYC Department of Small Business Services – Council Employment Initiative**
- **New York District Council of Carpenters**
- **NYS Department of Labor**
- **NYS Department of Probation and Correcional Alternatives**

### Brooklyn Workforce Innovations/LEAP Funders
- **Bernard F. & Alva B. Gimbel Foundation**
- **The BTMU Foundation, Inc.**
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- **JPMorgan Chase**
- **M & T Charitable Foundation**
- **Robin Hood Foundation**
- **Seedco**
- **The Scherman Foundation**
- **Tiger Foundation**

### New Loans or Equity Investments
- **Brooklyn Borough President**
  - Marty Markowitz
- **Citibank**
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- **Deutsche Bank Americas Foundation**
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- **NYC Mayor’s Office of Film, Theatre and Broadcasting**
- **MFY Legal Services**
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- **Neighbors Helping Neighbors**
- **Office of the Appellate Defender**
- **Red Hook Community Justice Center**
- **Silvercup Studios**
- **Sunset Park Alliance**
- **South Brooklyn Legal Services**

### Pro Bono Services
- **Dechert, LLP**
- **Double Triple, LLC**
- **Goodwin Proctor, LLP**
- **Hirschen, Singer & Epstein, LLP**
- **K&L Gates, LLP**
- **Lawyers Alliance for New York**
- **NYC Works: a New York City Council Workforce Development Initiative**
- **New York Affordable Housing Program**
- **New Partners for Community Revitalization, Inc.**
- **NYC Council, Brooklyn Delegation**
- **Richman Housing Resources Seedco**

### In-kind Gifts
- **The Chocolate Room**
- **Erica’s Rugelach & Baking Co.**
- **Graphicolor**
- **Marge Miller**
- **Phillip Niemeyer**
- **Shambhala Yoga and Dance Center**
- **Unnamable Books**
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Katherine Girgis, Program Assistant
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Reynel Santiago, Job Developer
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Nigel Franklin, Job Developer
Susan Vargas, Employment Specialist

FirstSource Staffing – Social Purpose Staffing Affiliate
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Nadine Heustis, Recruiter
Seth Pickens, Account Executive
Beverly Vaughn, Operations Manager
Financial Statements

FAC and Consolidated Entities for the financial year ending June 30, 2008, excerpted from audited financial statements prepared by the public accounting firm of EZKR, LLP, which issued an unqualified opinion on these financial statements. A full set of financial statements are available upon request.

### Statement of Financial Position

<table>
<thead>
<tr>
<th>Assets</th>
<th>2008</th>
<th>2007</th>
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<tr>
<td>Total Current Assets</td>
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<td>Net Fixed Assets</td>
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*FAC’s net assets and liabilities have grown due to the consolidation of other entities, primarily entities engaged in the development of affordable housing units, in which FAC was either a guarantor or co-guarantor on construction or pre-development loans, thereby giving FAC the right to exercise financial control over the entity.

<table>
<thead>
<tr>
<th>Liabilities, Net Assets and Stockholders’ Equity</th>
<th>2008</th>
<th>2007</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Current Liabilities</td>
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<td>Total Long-Term Debt</td>
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<td><strong>TOTAL LIABILITIES</strong></td>
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<tr>
<td>Total Net Assets</td>
<td>3,214,153</td>
<td>2,532,446</td>
</tr>
<tr>
<td>Total Stockholders’ Equity (Deficit)</td>
<td>38,353</td>
<td>(14,665)</td>
</tr>
<tr>
<td><strong>TOTAL NET ASSETS / STOCKHOLDERS’ EQUITY</strong></td>
<td>3,252,506</td>
<td>2,517,781</td>
</tr>
<tr>
<td><strong>TOTAL LIABILITIES, NET ASSETS &amp; STOCKHOLDERS’ EQUITY</strong></td>
<td>$38,856,673</td>
<td>$33,610,907</td>
</tr>
</tbody>
</table>

### Statement of Activities for fiscal year ending June 30, 2008

<table>
<thead>
<tr>
<th>Support and Revenue</th>
<th>Unrestricted</th>
<th>Temporarily Restricted</th>
<th>For Profit Subsidiaries</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Government Grants</td>
<td>$</td>
<td>$1,723,295</td>
<td>$</td>
<td>$1,723,295</td>
</tr>
<tr>
<td>Contributions – Corporations</td>
<td>390,940</td>
<td>158,893</td>
<td>—</td>
<td>549,833</td>
</tr>
<tr>
<td>Contributions – Foundations</td>
<td>2,977,009</td>
<td>615,000</td>
<td>—</td>
<td>3,592,009</td>
</tr>
<tr>
<td>Management Fees</td>
<td>682,060</td>
<td>—</td>
<td>14,802</td>
<td>696,862</td>
</tr>
<tr>
<td>Development &amp; Marketing Fees</td>
<td>669,592</td>
<td>—</td>
<td>—</td>
<td>669,592</td>
</tr>
<tr>
<td>Personnel Placement Fees</td>
<td>—</td>
<td>—</td>
<td>1,883,566</td>
<td>1,883,566</td>
</tr>
<tr>
<td>Program Services</td>
<td>26,318</td>
<td>—</td>
<td>—</td>
<td>26,318</td>
</tr>
<tr>
<td>Fundraising Income</td>
<td>47,308</td>
<td>—</td>
<td>—</td>
<td>47,308</td>
</tr>
<tr>
<td>Rental Income</td>
<td>864,628</td>
<td>—</td>
<td>—</td>
<td>864,628</td>
</tr>
<tr>
<td>Interest Income</td>
<td>1,869</td>
<td>—</td>
<td>269</td>
<td>2,138</td>
</tr>
<tr>
<td>Other Revenues</td>
<td>83,229</td>
<td>—</td>
<td>9,525</td>
<td>92,754</td>
</tr>
<tr>
<td>Net Assets Released from Restrictions</td>
<td>2,584,790</td>
<td>(2,584,790)</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td><strong>TOTAL SUPPORT AND REVENUE</strong></td>
<td>8,327,743</td>
<td>(87,602)</td>
<td>1,908,162</td>
<td>10,148,303</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expenses</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Program Services</td>
<td>2,905,552</td>
<td>—</td>
<td>—</td>
<td>2,905,552</td>
</tr>
<tr>
<td>Management and General</td>
<td>683,330</td>
<td>—</td>
<td>—</td>
<td>683,330</td>
</tr>
<tr>
<td>Fundraising</td>
<td>238,327</td>
<td>—</td>
<td>—</td>
<td>238,327</td>
</tr>
<tr>
<td>Subsidiaries Expenses</td>
<td>3,731,225</td>
<td>—</td>
<td>1,855,144</td>
<td>5,586,369</td>
</tr>
<tr>
<td><strong>TOTAL EXPENSES</strong></td>
<td>7,558,434</td>
<td>—</td>
<td>1,855,144</td>
<td>9,413,578</td>
</tr>
</tbody>
</table>

| Change in Net Assets/Net Income (Loss) | $769,309 | $(87,602) | **$53,018** | $734,725 |

Fifth Avenue Committee 2007–2008
Grew our affordable housing development pipeline to more than 1,000 units, representing a $400 million direct investment in South Brooklyn and a fivefold increase in less than five years.

Received the 2007 Union Square Award for building La Unión, a 600-member, immigrant-led, economic and social justice organization in Sunset Park.

Broke ground on Atlantic Terrace, an 80-unit, affordable, mixed-income co-op and Brooklyn’s largest affordable LEED certified green building.

Assisted over 1,000 individuals to obtain more than $1.4 million in public benefits and 275 tax filers to receive $275,651 in refunds through our Single Stop program.

Permanently preserved nearly 400 units of housing in South Brooklyn for low- and moderate-income families through our management.

Convened the People’s Accountable Development Summit, attracting over 200 participants to make South Brooklyn more equitable, affordable and sustainable.

Provided adult education and literacy classes to over 400 individuals from 28 different countries of origin.

Broke ground on 575 Fifth Avenue, an affordable, supportive housing project for formerly homeless and low-income residents.

Graduated 70 women from Rikers Island through Developing Justice’s Employment Readiness Program.

Introduced the Asthma-Free Housing Act, as a founding member of the Coalition for Asthma-Free Homes, to remove unsafe housing conditions.

Designated, as part of a team, to develop the Public Place site along the Gowanus Canal into Gowanus Green—a sustainable development with over 750 units of housing, 70% of which will be permanently affordable, and a public park.

Launched, as part of transnational campaign, a boycott against Western Union for their predatory remittance practices.

Received over 4,500 lottery applications and worked with first-time homebuyers for Red Hook Homes, our 60-unit, affordable, mixed-income co-op.

Prevented the eviction and displacement of over 200 families.

Trained and placed nearly 200 individuals with criminal histories into living wage employment through our sector-based employment training programs.

Built a new, green, custom woodworking training space for Brooklyn Woods, the latest addition to our sector-based workforce training programs.

Named a semi-finalist for the first New York Times Nonprofit Excellence Award.

Enrolled the 1,500th participant in our Red Hook on the Road commercial driving program.