Welcome to CAMBA’s 2022 Annual Report

Dear Friends,

We are pleased to present you with CAMBA’s 2022 Annual Report.

Thanks to our supporters, CAMBA has consistently responded to the critical needs of our communities throughout the year. From the increase in neighbors relying on our emergency food pantry, to families living on minimum wage and struggling to stay in their apartments due to increasing rents, and from the hundreds of students who benefitted from our after-school programs as they continued to recover from the impact of the pandemic and remote education, to Ukrainian refugees trying to rebuild their lives after fleeing a devastating war, CAMBA remains dedicated to the success of its clients. We’re also incredibly proud that 2022 marked 17 years of CAMBA Housing Ventures (CHV) developing and operating much-needed supportive and affordable housing throughout NYC, in order to respond to the City’s ongoing affordable housing crisis.

While we were able to continue helping people through incredibly trying times, many remain at risk. Our homelessness prevention programs successfully helped more than 99.7% of households (representing more than 8,200 individuals) remain housed in their communities and out of the shelter system – but there are still many more people who need our help today. During 2022, CAMBA met the urgent needs of nearly 1,500 Ukrainian asylees, with new refugees arriving each day. Many had spouses serving on the frontlines back home. Most had close relatives still at risk in Ukraine. All are trauma survivors. Throughout the year, we still saw nearly twice the pre-pandemic level of clients at our Beyond Hunger Emergency Food Pantry, and as the economy shifts, the numbers continue to rise.

In the following pages, you’ll meet a few of the people CAMBA helped during the year as well as some of the dedicated CAMBA staff who work tirelessly each day to help our clients grow and thrive. You’ll meet a family who fled the war in Ukraine and are settling in Brooklyn; two of our dedicated social workers who are continuing their education thanks to one of our great partnerships; local Brooklyn residents who rely on one of our food pantry programs; and two children who are benefitting from our community center programming. Through their eyes, you’ll witness the impact of the innovative programs CAMBA launched in 2022 to better address the unique needs of our clients.

Thanks to the continued generosity of supporters like you, some of the burdens resting on the shoulders of our clients can be lifted. Our programs, made possible by each and every one of you, give the more than 65,000 New Yorkers CAMBA serves each year the support they need to build stable and self-sufficient futures for themselves and their families.

On behalf of CAMBA’s leadership, board, staff, and volunteers, thank you for all you have done to help your fellow neighbors who need it most.

Joanne M. Oplustil  Katherine M. O’Neill
President/CEO Chairwoman
CAMBA/CAMBA Housing Ventures CAMBA
CAMBA’s HomeBase program helped more than 99.7% of households at-risk of homelessness (representing more than 8,200 individuals) remain stably housed in their community.

To date, CAMBA Housing Ventures (CHV) has created, partnered to create, or has in construction or predevelopment 16 developments providing 2,770 units of affordable and supportive housing for vulnerable New Yorkers. These developments represent over $1 billion in public-private investment and over 2 million square feet of housing for 7,000+ individuals in four of the five boroughs.

CAMBA Legal Services assisted more than 8,100 individuals with citizenship applications, foreclosure prevention, debt expungement, and eviction prevention.

CAMBA Workforce Development programs provided 2,354 individuals, including 1,940 refugees and asylees, with guidance and support in search of employment. 66% of refugees and asylees who were connected to employment retained it for at least 90 days. CAMBA Small Business Services helped 629 clients start, grow, and manage small businesses. 100% of business owners who received our COVID-19 Disaster Relief Technical Assistance remained in business.

CAMBA Education & Youth Development provided more than 19,000 students at our Beacon and Cornerstone Community Centers with educational and recreational activities throughout the year. 468 Learning to Work students earned more than $1.5 million through internships.

CAMBA’s anti-gun violence program Brownsville In, Violence Out (BIVO) working in a high-impact area of Brownsville, Brooklyn, tracked 243 consecutive days without a shooting incident during the program year.

Nearly 119,000 clients and household members were provided emergency pantry assistance at our Beyond Hunger Food Pantry (nearly twice the pre-pandemic average). Our new Brooklyn Drive Down Diabetes (Brooklyn 3D) program helped 149 people learn new ways to prevent and/or treat their diabetes, with 92% of clients making meaningful changes to their diet three months into the program.
Antonia, a Healthy Families program participant, says the program has helped her son Max with reaching development milestones.

“When Max was four months old, we did an ASQ (Ages & Stages Questionnaire) assessment,” said Rosa Rivera, Antonia’s CAMBA Case Manager. “With each assessment or home visit, we’re able to see how that individual child is doing, because every child develops differently. And we’re able to give them customized support. For Max, we tracked each developmental stage and recommended activities that Antonia could do with Max at home to help him continue reaching the milestones. And if a child is having any issues with any area of development like motor skills, etc., we can refer them to early intervention programs to get additional support.”

Antonia has also received additional support from CAMBA beyond the Healthy Families program. “I feel very happy ever since I joined the program because they’ve been able to help with whatever my needs have been,” says Antonia. “I’ve been connected to SNAP benefits, the food pantry, and I’ve been offered GED and ESL classes.”

Sometimes, all new moms need is someone to talk to. “She has also been grateful for the support provided by my home visits and being able to share her concerns and goals,” said Rosa. “Sometimes new mothers just need someone who will listen to them and make them feel comfortable. She’s learned so much. She’s a great mom.”

Antonia says she would love to be able to take everything she’s been given and pay it forward some day. “My goal is to one day work for CAMBA so I’ll be able to help others – especially Haitian people who come here who don’t have any resources, don’t know where to go and are feeling lost,” says Antonia. “CAMBA has helped me so much and I want to be part of it.”

During the 2022 program year, the Healthy Families program conducted 1,651 home visits with 129 families receiving at least one home visit

86% of mothers breastfed their children for at least 3 months from the child’s birth

97% of children were connected to primary care physicians

83% of clients obtained employment, education, and/or training by their child’s second birthday

96% of children showed age-appropriate developmental milestones or were referred to further services if needed
Family & Community Support, cont’d.

CAMBA Enters Third Year of Partnership with Brooklyn Diaper Project

In 2022, the Brooklyn Diaper Project (BDP) and CAMBA entered into the third year of a partnership to help alleviate diaper need among NYC residents, including many CAMBA clients. BDP, a project by The Moore Family Charitable Foundation, is dedicated to providing as many children as possible with clean diapers.

With diapers costing an average of $75 a month, lack of diapers is an often-invisible need faced by one in three children in the U.S. Without clean dry diapers, children run the risk of diaper rash, infections and other significant health problems. Since they are exposed to more potential health risks, they are less likely to be accepted to daycare programs, making it more difficult for parents to work. BDP and CAMBA aim to help eliminate this cycle through their continued partnership.

Our partnership with Brooklyn Diaper Project has been a lifeline for the mothers we serve. Receiving these generous donations of diapers over the last two years has enabled our clients — who are on a very limited income — to focus on taking care of their babies instead of the stress of affording basic necessities.

By lifting that burden, Brooklyn Diaper Project has tremendously helped these women as they navigate motherhood and create a happy, healthy life for their families.

To date, the partnership has helped more than 2,000 families including those being served by CAMBA in Brooklyn, providing more than 81,000 diapers to diaper-aged children.

Economic Development

Family Fleeing War in Ukraine Finds Support From CAMBA in Brooklyn

As a long-standing affiliate of the U.S. Committee for Refugees and Immigrants and a New York State Refugee Services provider, CAMBA provides ORR (Office of Refugee Resettlement) eligible populations from all over the globe the essential case management and employment services needed to rebuild their lives in this country. The majority of our clients are refugees, asylees, humanitarian parolees, or special immigrant visa holders.

Hanna and her husband and seven year old daughter arrived in the U.S. in May 2022 after fleeing the devastating war in Ukraine.

“When the war began, the military front moved very quickly into our city. On the first day of the war, we went to stay with friends in a private house, and we thought it would be safer there, but it turned out to be the opposite. We saw a line of Russian tanks rolling in, and then they blew up a gas station in our city and we began hearing street fights near the house where we were staying.”

“It was very scary to fall asleep because I thought that the Russian military might come to our house– they had already landed in our local park.”

A week and several panic attacks later, Hanna and her family decided to leave Ukraine under the incessant sounds of explosions and with a bridge that had already been taken over, blocking their return to the city.

“We didn’t have anyone we knew in any of the other countries of Europe, so we just went into the unknown,” recalls Hanna. “This was my first trip outside of Ukraine.

Even since arriving in the U.S. my family and I still feel a little stressed.”

Once they arrived in New York City and were connected with a CAMBA caseworker, things began to settle down a little for Hanna and her family.

“CAMBA has helped us very much. When we first visited CAMBA, they talked to us and helped us arrange insurance coverage. They signed us up for a grant program that enabled us to afford a motel while we were homeless. They helped us navigate food stamps and assistance when we had no money for food. When we found an apartment and signed a rental agreement, CAMBA helped us pay for a couple months of rent until we had steady income. CAMBA even helped my husband prepare a resume and find a job. I also took a course on writing a fast-track resume.”

Since settling in NYC, CAMBA has also given Hanna and her husband advice on how best to help deal with what they’ve been through, including support for their young daughter.

“Right now, we’re living as immigrants who were not prepared for immigration,” says Hanna. “We understand that everything will work out, but we still need to work a lot on our health and well-being. I am very grateful to everyone who has helped us adapt to everything new.”

If she could give advice to anyone adjusting to a brand new life here, Hanna said she’d recommend not being afraid to ask for help. “Yes, it’s scary, and you might feel ashamed, but you have to go forward, ask and act,” says Hanna.

“When you change your country to live better, that is one situation. But when your homeland is torn apart and killed, and you have to run to live – this is different,” admits Hanna. “We are very grateful that in a state of depression and a complete lack of strength and internal devastation, you’ve helped us with basic things like money, housing, and moral support. We will remember this for a very long time and endlessly thank you for it.”

During the 2022 program year, CAMBA Workforce Development and Refugee & Asylee Services helped 2,354 individuals, including 1,940 recently arrived refugees and asylees.
Elinora has been a home health aide for close to 20 years, and through that profession, she has found that she gets even more out of it than she puts in. “Every time I went to do a job for somebody and I left and I knew that I did something really nice, it just changed my mood completely. I was happy because I was helping somebody.”

“Helping others helped me to feel good about myself, because I got to love the people that I work for,” says Elinora. “It becomes a very close relationship because you’re with them all the time and you know what they like. And when they have difficulty expressing themselves or doing something, you are right there. It’s really very fulfilling.”

Elinora has cared for about 15 different clients during her years as a home health aide – but the journey she’s been on with one of her former clients, Marguerite, has developed into a landmark court case in New York for rent-controlled apartments and the close relationships home health aides develop with those in their care. “Marguerite had very bad health, including cancer of the stomach. When her doctor saw Marguerite was getting better while I was working with her, he would always tell me, ‘she’s here because you’re here.’”

Once Marguerite came to need full-time care in 2014, Elinora gave up her own home to move in with Marguerite while caring for her around the clock. Elinora became so close with Marguerite that the two were often mistaken for mother and daughter. “Wherever I went, she went. Whatever she did, I did. We were together all the time. Whatever family gathering we had, she was there, and she grew to love my mother, my sisters, and my son. She became family.”

Immediately after Marguerite passed away in 2018, Elinora was served with an eviction notice. “I had no place to go when I gave up my own home. And when I told the landlord that Marguerite passed away, he said, ‘Oh, okay. I want you out of there immediately.’”

“It’s very rare and difficult to inherit an apartment like that unless you meet certain requirements,” recalls Elinora of the initial response she got from Claunick a.k.a. Nick Duronville, Staff Attorney at CAMBA Legal Services. “I said, ‘I have them all.’ He said, ‘Really? Bring them in. I want to see.’”

Nick went over all of the legal standards Elinora would have to meet in order for them to have a case, and she checked off all the boxes.

Elinora also had support from family members including Marguerite’s uncle, who testified via Skype from France during the trial, reinforcing how well Marguerite had been cared for. “When I got the call from him to say that we won – that was huge.”

“I’m still here in the apartment, but the landlord never accepted the decision. He appealed and won’t give me a lease,” says Elinora. “He wants me out, but the CAMBA lawyers are doing such a great job with helping me fight this.”

“We participated in oral arguments in the landlord’s appeal of the Housing Court’s decision. The Appellate Term is reviewing our papers, considering our arguments, and will be making a decision soon,” adds Kevin Li, Esq., Assistant Program Manager of the Housing Unit at CAMBA Legal Services. “While we’re confident that we’ll prevail in Elinora’s case, there’s always a chance that the Appellate Term rules against us and orders a new trial or outright overturns the lower court’s decision to grant succession. We hope to get a decision soon, but it could take a few months.”

“Right now we’re waiting to find out whether the appeal will be heard or not. I can’t even imagine what I would do if I had to look for a place right now,” says Elinora. “I feel so lucky in the apartment that I’m in, so I hope I never have to leave it.”

In the meantime, Elinora feels like she is in good hands with the CAMBA Legal Services team handling her case. “I am so thankful, so grateful,” says Elinora. “They’ve done a wonderful job for me each time, from the beginning. They make me feel really comfortable. Whatever I’m afraid of, I can talk to them about everything. I feel like I’m with family when I’m with them.”

During the 2022 program year, CAMBA Legal Services helped 8,115 individuals and 3,102 households
CAMBA’s Partnership with Adelphi School of Social Work Recognizes Vast Experience of Shelter Leaders – and Translates That Experience into Advanced Degrees

In 2023, The New York Community Trust awarded CAMBA a two-year grant to invest in the future of social work. Through the grant, CAMBA developed a partnership with the Adelphi University School of Social Work to address the pressing social needs of the homeless community.

CAMBA has made tuition assistance available to support its staff members in completing an internship program – for those working in either CAMBA’s Single Adult Shelters or Family Shelter Services – to attain their Bachelor’s or Master’s degrees in Social Work.

Two such CAMBA staff members – Christine Moore and Shemala Lovell — who’ve both brought tremendous experience to their roles in CAMBA’s shelters, are now able to turn that experience into advanced degrees through this partnership.

Christine Moore, who celebrated her eighth anniversary in August 2022, first started at CAMBA in 2014 as a per-diem shift supervisor.

“After positions at CAMBA’s single person adult shelters, Christine made the switch over to CAMBA’s family shelters, where she now serves 274 families (totaling 1,000 residents) in her facility alone.

“I started with Adelphi when the program first started, in August of 2022, and I should be finishing up my Bachelor’s in January 2024. After that, I’ll continue and get my Master’s degree.”

“Being a student again has been an eye-opening experience,” says Christine. “The things we’ve learned about social work, how it relates to people’s backgrounds, and your lifetime trajectory from before birth, understanding that was a really strong piece for me, especially working with families.”

Shemala Lovell will celebrate her 20th anniversary in February 2023. She currently serves as CAMBA’s Vice President of Atlantic House Men’s Shelter, where she oversees direct care of nearly 800 clients. Her studies at Adelphi have given her a unique insight into understanding what her residents might be going through, which has helped inform how she handles certain situations.

“One of my key takeaways from the Adelphi program has been learning about the different stages of development and the long-term impact of early experiences. For example, even if you’re working with a 30-year old male client – if he was traumatized earlier in his life – deep down you might really be speaking to an eight-year-old boy. Now when you see the person, you see the trauma, you see the life experience – and that might be why they don’t have trust at first. You have to build it.”

As Shemala reflects on her 20 years at CAMBA, the connections she’s made have resonated with her the most.

“To me, the most important thing over my 20 years at CAMBA has been the relationships. Being on a first-name basis with the staff, including leadership all the way up to Joanne [Oplustil, CAMBA President & CEO] provides connection and support which drives success. Just being at the program on a day-to-day basis can be challenging at times but also incredibly rewarding. Especially when you see clients transition from being homeless to obtaining housing, or seeing staff transition from being a frontline employee to a supervisory role. Those are the positives. And I’ve also seen the transition in myself, returning to school.”

Through her experiences with Adelphi, Shemala has learned a great deal about herself in addition to learning about those in her care.

“Going back to school has also made me look at my own biases, my own stereotypes, my life experience, why I think the way I think, why I respond the way that I do. It really opens your eyes.”

Shemala is really excited for what’s next in her education journey and how it will further enhance her work at CAMBA.

“I will be graduating with a Master’s degree in 2025. It’s a two-year program, and I’ve been taking classes part-time while I’ve been working at CAMBA full-time. After I get the MSW, I plan to go for my LMSW. My ultimate goal is to be in a position where I’m helping make policies and procedures for those that reside in shelters – and those that work in shelters – to advocate for them, too.”

In 2022 alone, CAMBA served more than 7,000 individuals at its single adult shelters, family shelters, drop-in centers, and respite bed program.

More than 1,000 individuals were placed into permanent housing.
Health Services

CAMBA Adds New Component to its Food FARMacy Program to Help Improve the Diets of Those Most At-Risk

In 2020, during the height of the COVID-19 pandemic, CAMBA unveiled the Food FARMacy program in partnership with NewYork-Presbyterian Brooklyn Methodist Hospital, Columbia University, and the West Side Campaign Against Hunger. The goal of the program when it was first developed was to connect those experiencing both food insecurity and health issues to healthy groceries and other services.

In 2022, CAMBA introduced a new component to the program by creating Food FARMacy at Home. By offering home delivery of groceries in addition to the in-person food pick-ups at 19 Winthrop Street in Brooklyn, the program was able to address barriers to picking up food for families that were challenged by health and transportation issues.

The addition of home delivery was critical for Food FARMacy at Home program participant Sandra, who is still dealing with lingering effects from surgery she had years ago to repair a foot injury. “With my foot, I cannot walk too far. It’s been a long time since I had the surgery, but it still bothers me.”

On days when she was in too much pain to pick up her groceries, the Food Farmacy at Home team would deliver them to her apartment.

Despite her own struggles, Sandra volunteers at a local church food pantry and shares what she receives from the Food FARMacy at Home program with her family members. “My mother, my sister, my brother, my nephew – all of them live in the same building as me, so I share food with them.”

Among the more than 100 people who participated in the program in 2022, more than 78% of participants reported eating more vegetables, and more than 73% of participants reported eating more fruit, compared to when they were surveyed at the beginning of the program.

Monique, a Food FARMacy program participant, shared that the weekly supply of healthy groceries like eggs, milk, good vegetables, and rice has helped her family of six tremendously over the last two years.

“Thanks to this program, I can make nutritious meals for my family. We have less stress about where our food is coming from and how we’ll afford it.”

The Food FARMacy program staff have also witnessed the improvements in their clients over the two year period. “You could see a difference in so many of the clients we helped,” said Melisa Clarke from CAMBA’s Food & Nutrition Services team.

“Even though the pandemic is over, which everybody is grateful for as they get out and back to work, people are still struggling with the increase in food prices,” says Melisa. “Everything has gone up, the price of living, the price of food, everything is up. A case of eggs is still so expensive. Hopefully the price of the food will go down soon but for right now, there’s definitely still a need.”

100% of the clients in CAMBA’s Food FARMacy at Home program reported being either “satisfied” or “very satisfied” with the program during the 2022 program year.
CAMBA Launches Brooklyn Drive Down Diabetes (B3D) Program to Help Local Residents Improve Their Health

In 2022, CAMBA launched Brooklyn Drive Down Diabetes (B3D), a culturally relevant program that provides diabetes prevention services in communities of color in Brooklyn that are disproportionately impacted by Type 2 Diabetes.

B3D provides diabetes self-management education and other services that lead to lasting changes in diet and exercise for pre-diabetic and diabetic clients.

During the first year of the program – which included personal training sessions for 28 participants, eight gardening workshops attended by 144 participants, and nearly 100 nutritional pantry assessments – 149 people learned new ways to prevent and/or treat their diabetes. Three months into the program, 92% of clients had made meaningful changes to their diet.

In a post-program survey, when asked at random if they had eaten fruits and/or vegetables the day before, more than 78% of participants in CAMBA’s Brooklyn 3D program reported having eaten vegetables, and nearly 74% of participants reported having eaten fruit.

92% of participants in CAMBA’s Brooklyn 3D program reported having made positive changes to their diet at the three-month assessment.

74% of clients in CAMBA’s Brooklyn 3D program who saw a personal trainer as part of their three-month assessment reported an increase in physical activity.
Education & Youth Development

CAMBA’s Cornerstone Community Centers Give Students a Safe Place to Study, Play, Grow, and Thrive

Mikayla, a 12-year-old participant at CAMBA’s Pink Houses Cornerstone Community Center, has varied interests outside of school. “I love to play basketball and football. I also love cooking, shopping, and doing hair.”

Cornerstone Community Centers operate in New York City Housing Authority (NYCHA) developments and provide year-round programming during non-school hours, on weekdays, weekends and in the summer, representing a city-wide collaboration between the Department of Youth & Community Development (DYCD) and NYCHA.

The variety of services offered at Cornerstone Community Centers include academic enhancement, afterschool programs and summer camps, career awareness and school-to-work transition, civic engagement and community building, community events, culture and arts, leadership and mentorship programs, life skills development, recreation and health and fitness, and snacks, lunch and evening meals on weekdays.

Mikayla first started attending Pink Houses programming four years ago in 2019, and it’s been a positive experience so far. “It has been great!” shares Mikayla. “I met new friends and I enjoy going on the field trips [provided by the program]. I also enjoy the community events we have as well as participating in the SNL (Saturday Night Lights) and YMI (Youth Mentoring Initiative) programs.”

“The CAMBA program at Pink Houses has benefited me because the staff help with homework while I am at work,” adds Tamika, Mikayla’s mom. “I also appreciate the connections Mikayla has built with the staff and other kids. The staff really look after the kids as their own. The program also provides dance, step, field trips and interactive activities that keep the kids off the streets.”

Mikaiya, also a program participant at the Pink Houses Cornerstone, describes herself as fun and energetic. “I love to play sports.”

“I first joined the program three years ago when I was in the fifth grade; I am an eighth grader now,” says Mikaiya. “I really enjoy it, it’s a home away from home. My favorite part is participating in YMI. I love when we have group talks, and play football in the gym.”

Additional programmatic highlights of CAMBA’s Cornerstone Centers include: state-of-the-art computer labs, music recording studios, dance studios, fitness and workout facilities, giving students a variety of activities and programming to enhance their daily lives.

“The CAMBA program at Pink Houses allows me to work longer hours so that I am able to provide for my family,” says Ronny, Mikaiya’s mom. “For Mikaiya, the program opened her eyes to new things and friends. The program has also allowed her to come out of her shell. She experienced an overnight trip for the first time, and participated in other field trips like adventure parks and basketball games.”

During the 2022 program year, more than 8,296 program participants were served by CAMBA’s Cornerstone Community Centers.

More than 6,522 program participants attended community events during the 2022 program year.

Mikayla, a CAMBA Pink Houses Program Participant

Mikaiya, a CAMBA Pink Houses Program Participant

Mikaiya, a CAMBA Pink Houses Program Participant
CAMBA Housing Ventures (CHV)

Award-winning Supportive and Affordable Housing Development

CHV completed an exciting rebrand in 2022: We unveiled a new logo, website, and expanded mission and vision to reflect our focus on high-quality design and sustainability, as we reached our 17th year in developing award-winning supportive and affordable housing.

CAMBA Gardens II
At CAMBA Gardens II (293 units representing $100M in public-private investment) in Wingate, Brooklyn:
- CHV secured nearly $83K in Solar Tax Credits for a 96-kilowatt rooftop solar panel system that was completed in December 2020.

Clarkson Estates
For Clarkson Estates, Vital Brooklyn competitively-awarded Site L (328 units representing $238M in public-private investment) in Flatbush, Brooklyn:
- CHV secured over $12M in public-private capital financing and $1M in predevelopment financing—including $2.5M in FHLB-AHP funding with member bank HSBC, and nearly $10M from NYS HHAP—and began negotiating final underwriting terms with other project funders (NYS HCR and future bank/syndicator selections).
- Working with Brooklyn City Planning and NYS ESD, CHV increased the unit count from 291 to 328, in order to provide much-needed housing for youth aging out of foster care, homeless young adults, formerly incarcerated individuals, chronically homeless families, and low-income community members earning 30-70% AMI.
- CHV neared completion on design, and environmental and legal processes, in preparation for a Q1 2023 construction financing closing.

The Hart
At The Hart, Vital Brooklyn competitively-awarded Site C (57 units representing $40M in public-private investment) in Bedford-Stuyvesant, Brooklyn:
- CHV secured nearly $40M in public-private financing and completed all public approvals to complete a construction financing closing in February 2022 (NYS HCR, NYS HHAP, FHLBNY, with Enterprise Housing Credit Investment as LIHTC syndicator and Bank of America as construction lender).
- We commenced site excavation and pile work.
- When completed, The Hart will provide co-located medical care and housing for the frail elderly, formerly homeless families, and low-income community members earning 60% AMI.

The Bronx Grove
At CHV’s first Bronx development, The Bronx Grove (323 units representing $164M in public-private investment) in Bedford Park:
- Construction progress continued, and both buildings topped-out by end of 2022.
- CHV completed a selection process and installation of local art with ArtBridge on the construction fence, to beautify the site and support Bronx artists.
- When completed, The Bronx Grove will provide sustainable, stable housing for formerly homeless individuals and families, including vets, and for low-income community members earning 30-80% AMI.
- The Bronx Grove is financed through NYS HCR, NYC HPD, NYS HHAP, RBC, BNY Mellon, and JPMorgan Chase.

Buckingham
At Buckingham, CHV’s first Staten Island development (36 units representing $12M in public-private investment) in Port Richmond:
- We neared completion of leasing this award-winning, Superstorm Sandy-impacted, historic building that CHV completed a tenant-in-place resiliency rehab of in 2021.
- Over 7,500 applications were received for 14 vacant units.
CAMBA Housing Ventures (CHV), cont.

Hegeman
At Hegeman (71 units representing $29M in public-private financing) in Brownsville, Brooklyn:
- CHV completed the permanent financing conversion with NYC HPD, NYS HHAP, RBC, and JPMorgan Chase.
- CHV secured the Permanent Certificate of Occupancy.

Weeksvillage
CHV advanced in a highly competitive selection process for Weeksvillage—a proposed 200-unit, over $123M, senior development at the Kingsborough campus in historic Weeksville—as part the NYCHA/HPD Seniors First RFP.

CHV Grant Awards
CHV secured $25,000 in capacity grant funding from Capital One and $15,000 from HSBC.

For more information about CAMBA Housing Ventures:
www.CAMBAHousingVentures.org

2022 CAMBA Media Highlights

CAMBA Community Conversation Explores Solutions Around Black Maternal Health

The national health crisis amongst Black pregnant women and new mothers was the focus at a discussion at Kings Theatre in Flatbush during Black Maternal Health Week in July 2022. “Changing Outcomes: Moving Black Maternal Health Forward,” was organized by CAMBA and brought together New York State Health Commissioner Dr. Mary T. Bassett and UnitedHealth Group Chief Medical Officer Dr. Margaret-Mary Wilson, along with many other experts. The event, a community conversation to outline innovative and sustainable solutions around an ongoing crisis amongst Black women nationwide, was made possible thanks to generous support from the UnitedHealth Foundation and the Amazin’ Mets Foundation.

CAMBA Among Groups that Receive Portion of $13.6 Million to Fight Gun Violence

In July 2022, Governor Kathy Hochul announced $13.6 million to fight gun violence, aid victims and survivors and their families and communities, and bolster the state’s response to the ongoing public health crisis in communities that have experienced significant increases in shootings and firearm-involved crimes since early 2020. A total of $9.1 million will allow the state to continue supporting more than 30 nonprofit organizations including CAMBA’s Brownsville In, Violence Out (BIVO) program, and hospitals, so they can deploy gun violence intervention staff through 2023; $2 million will address the needs of victims, families and communities affected by violence in Queens; and $2.5 million will fund the state’s Office of Gun Violence Prevention’s public awareness and data analysis work.

CAMBA Receives $3.3 Million to Assist Displaced Ukrainians Stabilize their Lives

CAMBA received nearly $3.3 million to boost its refugee assistance program. Operating out of several locations across the city, CAMBA provides services to help new and struggling New Yorkers stabilize their lives and become self-sufficient through language and skills training. The organization’s Refugee and Asylee Assistance Program provides refugees with opportunities to obtain jobs and training and improve their English skills. “As the home to the largest Ukrainian population in the U.S., New York will remain unwavering in our support of the people of Ukraine. This federal funding is crucial to enabling refugee services providers to properly assist Ukrainian families as they adjust to a new life here in New York State,” Governor Kathy Hochul said on Nov. 15, while announcing the new funding.
Thank You to Our Generous Donors

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2022 Financials

Annual Revenue Fiscal Year 2022

Government Grants: 85% ($171M)
Developers’ Fees: 2% ($4.8M)
Contributions & Private Grants: 10% ($19.3M)
Program Reimbursements & Fees: 2% ($4.8M)
Rental Income: <1% ($560K)
Net Realized & Unrealized Gain On Marketable Securities: <1% ($53K)
Interest & Dividends: <1% ($10K)

Expenses by Program Area Fiscal Year 2022

Housing Services: 62% ($123M)
Development: 1% ($1.3M)
Economic Development: 1% ($2.2M)
Education & Youth Development: 11% ($21.9M)
Legal Services 4% ($8.2M)
Family Support Services: 3% ($6.4M)
Health Services: 4% ($7.6M)

Thank You to Our Generous Donors

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Kirsten Shaw and Neil Kittredge
Michael Shield
Rebecca Smolenski
Rachel Starkey
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Margaret Taddy
Geoffrey Thomas
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Michael Weinstein
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Laura Wertkin
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NYC Department of Homeless Services
NYC Department of Housing Preservation & Development
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NYC Department of Youth & Community Development
Mayor’s Office of Criminal Justice
Mayor’s Office of Immigrant Affairs
NYC Department of Small Business Services
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NEW YORK STATE
Dormitory Authority of the State of New York
Empire State Development Corporation
Hunger Solutions New York
IOLA Fund of the State of New York
NYS Department of Criminal Justice Services
NYS Department of Health
NYS Education Department
NYS Office for the Prevention of Domestic Violence
NYS Office of Addiction Services and Supports
NYS Office of Children and Family Services
NYS Office of Court Administration
NYS Office of Mental Health
NYS Office of Temporary and Disability Assistance
NYS Office of the Attorney General
NYS Office of Victim Services

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