CAMBA

where you can

2024
ANNUAL REPORT

CAMBA
where you can®

We are pleased to present you with CAMBA's 2024 Annual Report.

Throughout the year, CAMBA was able to consistently respond to the critical needs of our communities. From helping nearly 5,000 individuals avoid homelessness, to providing health services and legal support to thousands more, we work in and for the communities we serve. Our workforce development and job readiness training programs provided the soft and hard skills for clients to find and build a career path providing stability and personal growth. Our youth development programs offer summer camps, after-school programs, and college and career preparation reaching 11,000 youth.

In 2024, we served over 80,000 clients throughout New York City. CAMBA remains dedicated to providing the services and opportunities our neighbors need to build stable and self-sufficient futures for themselves and their families. Our housing affiliate CAMBA Housing Ventures (CHV) continued developing safe, sustainable, supportive, and permanently affordable housing for New York's most vulnerable communities.

In the following pages, you'll meet a few of the people CAMBA helped during the year and learn more about the impact CAMBA's innovative programs accomplished in 2024.

On behalf of CAMBA's leadership, board, staff, and volunteers, thank you for all you have done to help New Yorkers in need.

With gratitude,

Valerie Barton-Richardson
President and CEO
CAMBA/CAMBA Housing Ventures

Richard Roberts
Chairman
CAMBA Board of Directors

CAMBA's Reach
2024

CAMBA served nearly 80,000 struggling New Yorkers, connecting them with services that help them stabilize their lives and become self-sufficient.

# of Clients Served by Program Area:

1,969
Family & Community Support

15,587
Housing Stability

22,733
Education & Youth Development

3,101
Economic Development

14,273
Legal Services

22,629
Health

CAMBA Housing Ventures Reach

7,500+
tenants housed in CHV's developments

Family & Community Support

100%

of children in CAMBA's Healthy Families Program were successfully connected to primary care physicians.

360

women were served by the Moving Mother's Health Forward program, resulting in reduced maternal morbidity and improved child health.

100%

of women in CAMBA's iCare program completed birth plans, attended postpartum visits, and initiated breastfeeding.

"My Community Health Worker helped me with everything from supplies for my daughters, to helping me find a new place to live, and she stayed in contact with me the whole time. Sometimes I felt like giving up and she would say, 'No, you've got this, girl. You're almost there.'"

— **Nalanie**
Moving Mother's Health Forward Program

Housing Stability

1,484

individuals moved into a permanent home through the work of CAMBA single and family shelters.

99%

of families from CAMBA's family shelters placed in permanent housing maintained it for at least one year.

4,925

individuals were served by CAMBA's Homebase homelessness prevention program.

"My family has lived at CAMBA Gardens I for 13 years, after spending five years in a shelter. Having a safe, stable home has changed everything. With the support of my CAMBA Case Manager, I was able to enroll both of my daughters in the same school, just minutes from home. The school even offers a program for children with special needs, so my younger daughter has the support she needs—and the comfort of knowing her big sister is right there with her."

— Amber (left), pictured with her daughters Ariah (middle) and Audriana (right)

Education & Youth Development

11,017

total students were served in afterschool, summer, and year-round programs.

72%

of college and career program graduates reported enrolling in college or a technical or vocational school; gaining employment; or enlisting in the armed forces.

$1.6M

was earned by the 600 students who also gained valuable work and career experience through CAMBA's Learning To Work (LTW) internship program.

"I'm excited to take the next step and ultimately to become a teacher. I want to teach either English, Math, or History. CAMBA College Bound has really been a blessing."

— Julian
CAMBA College Bound Graduate, Class of 2024

Economic Development

744

small businesses and entrepreneurs were assisted in the Small Business Services program.

594

individuals were connected to employment by Workforce Development services.

$23

average hourly wage earned by those connected to employment by Jobs to Build On (JTBO) program.

"We have been open almost seven years and just opened a second location! CAMBA helped me develop a roadmap and access the financing to start and grow my business. They helped me realize my dream."

— **Inoussa**
Owner of Zaca Cafe,
Small Business Services Alumnus

Legal Services

97%

of eviction cases were closed with a positive outcome by the Anti-Eviction Legal Services Team.

$350K

of debt was expunged by the Consumer Law Unit, helping those affected by domestic violence and identity theft.

168

individuals maintained their home through support from the Foreclosure Prevention Unit.

"We really appreciate everything CAMBA Legal Services has done for us. From day one when we first came in, you took the time to listen to our concerns, walk us through every step, and help us."

— **Gisela & Elvis**
CAMBA Legal Services (CLS) Clients

Health

1,843

clients were contacted through outreach for the Health Link program with 73% successfully connected to medical, psychiatric, behavioral, and social health services.

123%

increase in the total number of annual visits to the Beyond Hunger Food Pantry since 2020 when COVID began.

3,973

Naloxone kits were distributed to community members as part of the Opioid Overdose Prevention Program.

CAMBA Housing Ventures (CHV)

RECOGNITION AND LEADERSHIP

This year, CHV expanded its portfolio through both new construction and preservation deals and participated as a national leader to expand supportive and affordable housing strategies.

CHV was featured amongst esteemed fellow developers in the prestigious *Affordable Housing Finance (AHF)* magazine's **Top 50 Affordable Housing Developers of 2023**. CHV ranked 45th with 385 units started in 2023. We were one of only 12 nonprofits and one of only three New York-based developers to be included on the nationwide list.

CHV joined the Urban Design Forum's Global Exchange, whose inaugural year focused on global best practices to address the housing crisis.

David A. Rowe, Chief Administrative Officer, authored an affordable housing advocacy piece published in the ***DC Journal***, and was featured in an ***AHF* magazine 2024 Outlook Q & A** about the state of the affordable housing market.

CHV published a white paper titled **Dignity by Design: How Elevating Affordable Housing Brings Equity to Underserved Tenants and Neighborhoods**. The paper demonstrates the importance of mission-driven architecture, landscaped outdoor spaces, and local artwork.

COMPLETION OF FIRST CHV DEVELOPMENT IN THE BRONX

CHV substantially completed construction, reaching 99% complete and preparing for TCO at The Bronx Grove (323 units representing nearly $175M in public-private investment) in Bedford Park.

Once complete, **The Bronx Grove** will provide two buildings of newly constructed, sustainable, transit-oriented, affordable and supportive housing for local community families and individuals, as well as families and individuals referred by the New York City Human Resources Administration (HRA) that include the frail elderly and veterans.

The Hart construction site

DEVELOPMENTS COMPETITIVELY AWARDED THROUGH THE STATE'S VITAL BROOKLYN INITIATIVE CONTINUE ON SCHEDULE

CHV continued construction on two Vital Brooklyn awarded deals, representing 385 units and nearly $290 million in public-private investment:

The Hart: CHV reached 40% completion on The Hart (57 units representing $51M in public-private investment) in Bedford-Stuyvesant, Brooklyn.

When completed, The Hart will provide much-needed sustainable, permanently affordable and supportive housing with 5,000 square feet of co-located medical care for frail/elderly homeless seniors, homeless families living with serious mental illness, and low-income individuals.

Clarkson Estates: Clarkson Estates is more than 20% complete (328 Passive House units representing $238M in public-private investment) in Flatbush, Brooklyn.

CHV, the project team, and financing and government partners celebrated the groundbreaking of Clarkson Estates in December 2023.

Clarkson Estates groundbreaking

Clarkson Estates construction site

When complete, Clarkson Estates will provide sustainable, permanently affordable and supportive housing co-located with healthcare for low-income and formerly homeless populations.

Clarkson Estates will also offer CAMBA's onsite supportive services and over 30,000 square feet of impactful community facility space, including a full-court basketball gym.

PRESERVATION WORK ON CHV'S FIRST TWO DEALS FOR LONG-TERM AFFORDABILITY

With both **880 Willoughby** and **Morris Manor** completing their Low-Income Housing Tax Credit compliance periods, CHV continued working with NYC HPD to prepare each deal for future financing of moderate rehabilitations and investor exits in order to provide continuation of long-term affordability.

Thank You to Our Generous Donors

Foundation & Organization Support

Altman Foundation

American Eagle Outfitters Foundation

Charles A. Frueauff Foundation, Inc.

Clark Foundation

Corporation For Supportive Housing

Glenn W. Bailey Foundation

Harry & Jeanette Weinberg Foundation

Ichigo Charitable Fund,

James M. and Margaret V. Stine Foundation

Jill and Andrew Myers Fund

Joe and Clara Tsai Foundation

Kingsbridge Heights Community Center, Inc.

Lone Pine Foundation, Inc.

National Legal Aid and Defender Association

New York Community Trust

New York-Presbyterian Brooklyn Methodist Hospital

NYU Grossman School of Medicine

NYU Langone

Robin Hood Foundation

Social Justice Fund

The Church of Jesus Christ of Latter-Day Saints

The Service Collective

United Neighborhood Houses of NYC

United Way of New York City

Corporate Support

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Triumph Hospitality

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United Health Foundation

Webster Bank

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Public Support

NEW YORK CITY

NYC Administration for Children's Services

New York City Council

New York City Council Brooklyn Delegation

NYC Department of Homeless Services

NYC Department of Education

NYC Department of Health and Mental Hygiene

NYC Department of Health and Mental Hygiene/Public Health Solutions

NYC Department of Small Business Services

NYC Department of Social Services/Office of Civil Justice

NYC Department of Youth & Community Development

NYC Housing Preservation & Development

NYC Human Resources Administration

NYC Office of the Criminal Justice Coordinator

NEW YORK STATE

Empire State Development Corporation

NYS Division of Criminal Justice Services

NYS Department of Health

NYS Department of Health/AIDS Institute

NYS Department of Health/ Health Research, Inc.

NYS Education Department

Services provided to New Yorkers in need thanks to the generosity of our donors:

Mentoring & support to help students become the first in their family to go to college

Classes to teach valuable life skills to formerly homeless tenants now in supportive housing

Legal services for those at risk of eviction and homelessness

Healthy & nutritious groceries for hungry families struggling to put food on the table

Small business support to help entrepreneurs launch and grow their local business

NYS Office of the Attorney General

NYS Office of Addiction Services & Supports

NYS Office of Court Administration

NYS Office of Children & Family Services

NYS Interest on Lawyer Account Fund

NYS Office of Mental Health

NYS Office for the Prevention of Domestic Violence

NYS Office of Temporary & Disability Assistance

NYS Office of Temporary & Disability Assistance/

Office of Refugee & Immigration Services (ORIS)

NYS Office of Victim Services-Crime Victims

FEDERAL

U.S. Committee for Refugees and Immigrants (USCRI)

Individual Support

Douglas Apple

Nick Barone

Brad Bartolomeo

Dwayne Richardson and Valerie Barton-Richardson

Jonathan Willens and Julia Beardwood

Michael Berne

Zachary and Rachael Bernstein

Matt Botwin

Jason Bouchard

Henry Briance and Kenneth Hammeran

Jeremy Brown

Sharon Browne

Christopher Clement

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Andrew Wilshinsky

Nancy Woodruff

Chris and Leslie Zarra

Xiang Zhang

In-Kind Donors

Our work is strengthened by the kindness of our in-kind donors, whose contributions of clothing, toiletries, food, toys, and other essential items brought comfort, dignity, and joy to the individuals and families we serve throughout the year.

AMC Networks
AMDA College of Performing Arts
Arizent
The Bachrach Group
Beardwood&Co.
Benjamin Osofo
BG Foods
Brooklyn Montessori PTA
Central Queens Academy
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Student Council at IS 237
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SUNY Old Westbury
Teeny Tiny Toes
The Hydration Guy
The New York City Church of Christ
Tri Star Lighting
U.S. Customs and Border Protection
Uncommon Bed-Stuy Middle School
West Elm
William Ferdinand
Winston Retail

2024 Financials

- Government grants: **88.51%** ($206,445,871)
- Contributions & private grants: **7.61%** ($17,741,478)
- Developers' fees / administrative revenue: **1.49%** ($3,482,085)
- Program reimbursements and fees: **1.40%** ($3,264,596)
- Special events, net of direct expenses of **$54,448**: **0.21%** ($485,057)
- Interest and dividends: **0.46%** ($1,070,761)
- Rental income, net: **0.26%** ($609,125)
- Net realized and unrealized gain on marketable securities: **0.05%** ($112,245)
- Gain (loss) on investments: **0.00%** ($3,374)
- Unrealized gain on investments: **0.00%**

TOTAL REVENUE AND SUPPORT: $233,233,431

- Housing services and development: **62.18%** ($144,564,600)
- Education and youth development: **10.58%** ($24,608,648)
- Health services: **5.48% ($12,740,255)**
- Legal services: **4.00%** ($9,288,933)
- Economic development: **2.56%** ($5,941,186)
- Family support services: **2.55%** ($5,932,161)
- Development: **0.64%** ($1,481,627)
- Management & general operating: **12.02%** ($27,937,569)

TOTAL PROGRAM SERVICES: $232,494,979

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