




**Concern**  
for Independent Living

Concern for Independent Living, Inc.,  
P.O. Box 358, Medford, New York 11763  
phone: 631-758-0474 • fax: 631-758-0467  
[www.concernhousing.org](http://www.concernhousing.org)



Annual Report:  
Fiscal Year 2010



How To  
Get Involved

To join our mailing list,  
email your request to  
[info@concernhousing.org](mailto:info@concernhousing.org)

For more information,  
visit our website at  
[www.concernhousing.org](http://www.concernhousing.org)



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## Concern Board of Directors

Davis Pollack, President  
Karen Coburn, Treasurer  
Helen Pollack, Director  
Joan Rubinstein, Director  
Bernard Kirschbaum, Director  
Aretha Clarke, Director  
Francis Frey, Director  
Altoneal Jones, Director  
Lois Logan, Director

*"I'm extremely grateful that this program exists; without it my life would most likely still be in shambles."*

*-resident, Concern East Patchogue*

Ralph Fasano  
Executive Director  
Concern for Independent Living



Dear Friends,

This year was an exciting one for Concern marked by the expansion of our development into Brooklyn and awards for our existing Long Island housing. During a time when many for profit and not for profit businesses are downsizing, we are expanding at an unprecedented rate. Over the next year we will complete the development of 249 units of housing that will help individuals and families secure safe, affordable housing with the flexible services they need.



Perhaps more than any other time in history there is a recognition that supportive housing, for many people, is the most important component of their recovery process. Not only does it dramatically improve the lives of the individuals housed, but it permanently solves societal problems related to homelessness and high cost institutional care.

While it is easy to focus on the housing, it is essential that we recognize the importance of the services that are a vital component of helping people thrive in the community. At Concern, we are blessed with dedicated staff who do whatever is necessary to help people succeed. The guidance of a mission based, committed Board of Directors has enabled Concern to stay on track with achieving our goals.

We enjoy terrific working relationships with our government partners, other non-profit organizations and investors. Most encouraging has been the significant investments from for profit organizations that recognize our strengths and ability to sustain healthy operations into the extended future. Together with government, our investors have enabled us to secure approximately \$150,000,000 in capital to develop new housing.

Over the next year we will expand our work to include generic affordable housing for low income individuals and families, housing for people with substance abuse issues and veterans' housing. Thanks for taking the time to review this annual report. We hope you will join us in our efforts to ensure that everyone has a place that they can call home.

All the best,

Davis Pollack  
Board President

Ralph Fasano  
Executive Director



## To All Our Investors And Donors, We Thank You.

Concern for Independent Living, Inc. was founded in 1972 by a group of parents and friends of psychiatrically disabled persons in Central Islip State Hospital. From 1972 to the present, Concern has grown from a grass roots organization to a well respected housing developer and operator. Since those early years, we have expanded our focus to include homeless persons and families, survivors of trauma, low income individuals and families, persons with substance abuse disorders and veterans. With the support of our investors and donors we will continue to provide the highest quality housing and services to those in need. We are very thankful for your continued support.

*The New York State  
Office of Mental Health  
Homes and Community Renewal  
Office of Temporary and Disability Assistance  
Homeless Housing and Assistance Corporation  
Office of Alcoholism and Substance  
Abuse Services  
The Community Preservation Corporation  
Bank of America*

*National Equity Fund  
Richman Housing Resources  
Astoria Federal Savings  
Suffolk County Division of  
Community Mental Hygiene Services  
Suffolk County Department  
of Social Services  
The Enterprise Foundation*

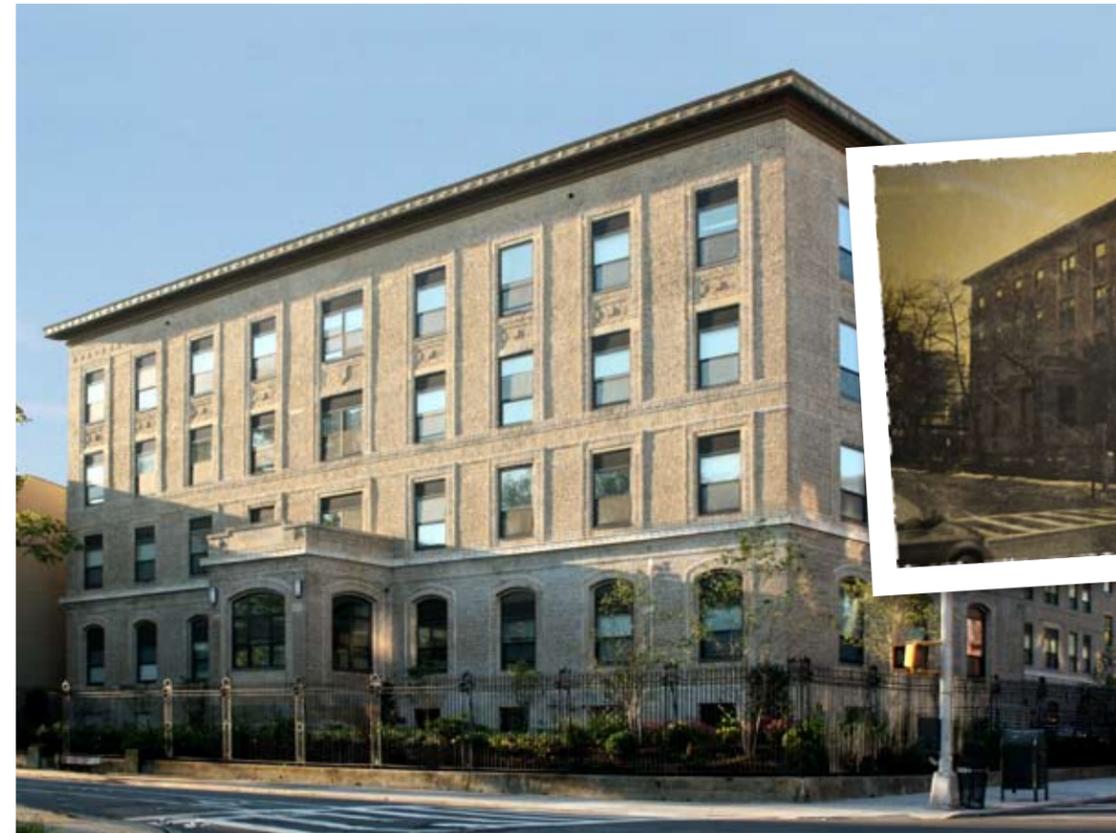
*The Michael W. McCarthy  
Foundation  
van Ameringen Foundation  
US Department of Housing and  
Urban Development  
Capital One Bank  
Federal Home Loan Bank  
of New York  
The Ann Allen Cetrino Family DAF*

## Helping Families

Every year Concern provides our families with the opportunity to gather and socialize through Supported Housing Family Program forums. Forums are held three times a year and include a summer picnic, holiday dinner and the first annual Thanksgiving luncheon. These are some of our families enjoying the annual summer picnic.

*"I am very lucky  
to have Concern  
in my life."*  
- Concern resident





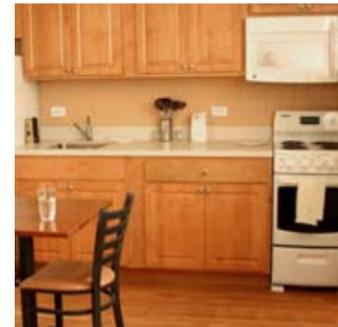
Before

The Rochester Avenue Apartments will have a grand opening in Fall, 2011.

## Concern Grows in Brooklyn

Concern began construction on our 65-unit Supportive Housing project located on Rochester Avenue in Brooklyn in the Summer of 2009. The opening of this beautiful four-story building will mark the first time Concern has operated housing outside of Suffolk County.

The Rochester Avenue Apartments will provide studio apartments for low-income individuals recovering from mental illness. Each studio apartment includes a kitchenette, bath and living area. The building will also include multiple lounges, a computer room, exercise room, dining room where breakfast and dinner will be served daily, and on-site laundry facilities. The building design also includes energy savings through the use of Energy Star appliances and photovoltaic panels on the roof. Concern thanks New York Homes and Community Renewal, New York State Office of Mental Health, Richman Housing Resources, Federal Home Loan Bank of New York, Bank of America, and The Community Preservation Corporation for helping make this project possible.



The Rochester Avenue Apartments have beautiful dining and laundry facilities.

*"I love Concern and its people. I have been happy which is rare for me. God bless you for accepting me into Concern. It was the best thing that has ever happened to me."*

- Concern resident



# Breaking Ground on Concern's First Mixed-Use Housing Project



Artist's rendering of Concern Heights

For the first time in its history, Concern for Independent Living is providing mixed-use housing for individuals recovering from mental illness and for low-income individuals and families. In Summer 2010, we broke ground on this innovative project located in the Crown Heights area of Brooklyn. Known as The Concern Heights Apartments, this building will provide 60 studio apartments for adults with psychiatric disabilities and 30 one- and two-bedroom apartments for low-income individuals and families in the community. This apartment building will be staffed 24 hours, 7 days per week and will include a rooftop garden, community room, computer room, laundry facilities and an exercise room. Funding for the Concern Heights Apartments was provided by New York State Office of Mental Health, New York State Homes & Community Renewal, New York State Office of Temporary & Disability Assistance, Federal Home Loan Bank of New York and The Community Preservation Corporation. The opening of the Concern Heights Apartments is anticipated in early 2012.



Formerly a vacant lot, The Concern Heights Apartments received the full support of the local Community Board.



Concern Heights Apartments under construction



# The New Susan Ryder Residence

In 2009, Concern began construction on the updated Susan Ryder Residence, frequently referred to as Shoreham East. The original Community Residence was acquired by Concern in late 1988 and a second residence was constructed in 1990. The two residences together house 20 individuals. Both dwellings are used as 24-Hour Supervised Community Residences, licensed through the New York State Office of Mental Health. The site known as Shoreham West was rebuilt after a fire destroyed the original building. While Shoreham West is a new building with extensive renovations resulting from the fire, Shoreham East had remained largely untouched.

In 2009 Concern reconsidered the model of Shoreham East and concluded that it was outdated and not

effective in its use. Prior to rebuilding, Shoreham East housed several adults in only a few bedrooms with as many as two or three unrelated individuals sharing sleeping quarters. In response to this problem, Concern tore down the original Shoreham East and constructed a beautiful new residence.

The new Shoreham East opened in 2010 and offers private bedrooms, greatly increased community and office spaces, central air conditioning and a patio for its 8 residents.

*"The housing which Concern provides is beyond words to describe it."*

*-Supported Housing resident*



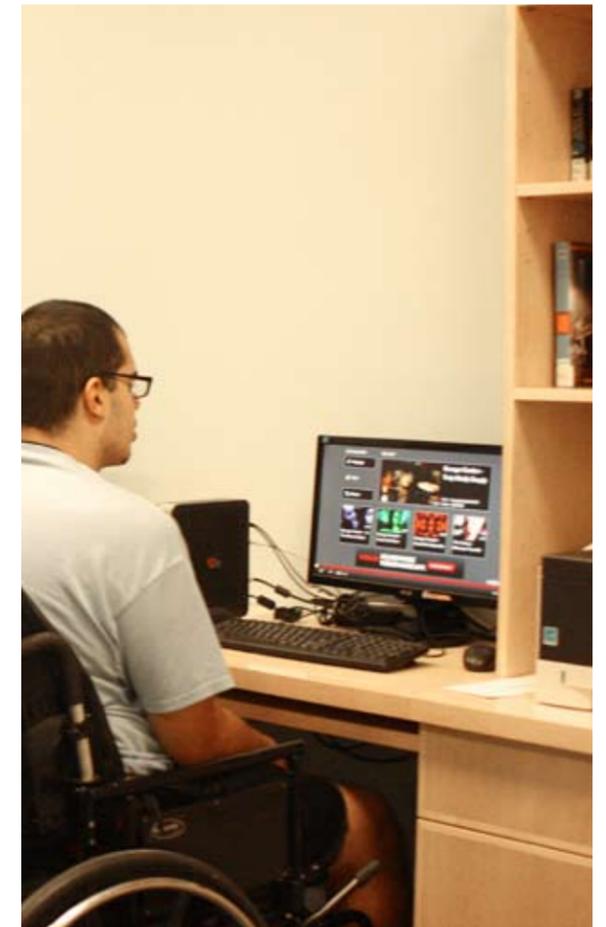
## New Website Launched

Through the years, Concern has always tried to remain at the forefront of new technologies that could assist us in our mission to provide safe, affordable housing and supportive services. In 2010, we gave our website a facelift in order to make information about our agency more accessible to clients, colleagues and the communities we serve. The site has been streamlined to make navigation simpler and includes interactive features, staff biographies, videos, information about our programs, and Agency news. By shifting responsibility for site maintenance to our Development Department, we are able to update the website weekly and ensure that the information provided is as current as possible. Concern's website can be found at

[www.concernhousing.org](http://www.concernhousing.org).



- ABOUT US
- PROGRAMS
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- HELPFUL AGENCIES
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- EMPLOYMENT OPPORTUNITIES
- STAFF ONLY
- HOME





Culinary Arts Graduates serving a meal that they prepared at their graduation ceremony.

## Culinary Arts Graduates Feeling Proud

Concern emphasizes the importance of competitive employment as part of the recovery process because it promotes self-sufficiency, increased self-esteem and empowerment. In 2009, through a partnership with Suffolk County Community College, Concern implemented a Culinary Arts Training Program. This 10-week program provided residents with the skills necessary to gain and maintain employment in the food service industry. This program has been an overwhelming success, with graduates obtaining employment positions within Concern's Single Site Supportive Housing programs and in private restaurants in the community.

This year, graduates of the program successfully catered and served a delicious Thanksgiving feast for over 100 people at Concern's First Annual Thanksgiving Luncheon. Graduates worked for hours to prepare a full Thanksgiving dinner and proudly served it to the families of Concern's Supported Housing Program. The feast was lauded as a delicious success by all who attended and will continue to be an annual tradition at Concern.



Culinary Arts Graduate proudly displaying her diploma.

*"I want to thank Concern for Independent Living for the opportunity for making my dreams come true."*

-graduate of Concern's Culinary Arts program



At Concern, a resident can learn a trade.



Families are supportive of our Culinary graduates



A resident proudly accepts a well-earned diploma.



Families enjoy Concern's First Annual Thanksgiving Luncheon catered by our Culinary Arts graduates.

## Concern Riverhead Receives Smart Growth Award

"In successful Smart Growth communities, it is important to have a range of housing choices within a neighborhood."  
- Vision Long Island

On June 18, 2010, Concern Riverhead received a Smart Growth Award for providing a range of housing choices. The award, administered by Vision Long Island, was given to Concern Riverhead for providing critical housing that often goes unmentioned in planning decisions.

Once a luxury hotel known as the Hotel Henry Perkins, this building, located on West Main Street in Riverhead, was converted into a dilapidated and institutional adult home in the 1970s. Concern purchased the building in 2004 and transformed it into a Single Site Supportive Housing program that retains the feeling of the high-end hotel it once was. Concern Riverhead provides housing and supportive services

for fifty individuals in their own studio apartments. Every room is fully furnished and wired for high-speed internet, cable and telephone. The building also includes shared amenities, such as an exercise room, laundry facilities, computer room/library, community dining room and multiple lounge areas.



Concern Riverhead in its refurbished state today.



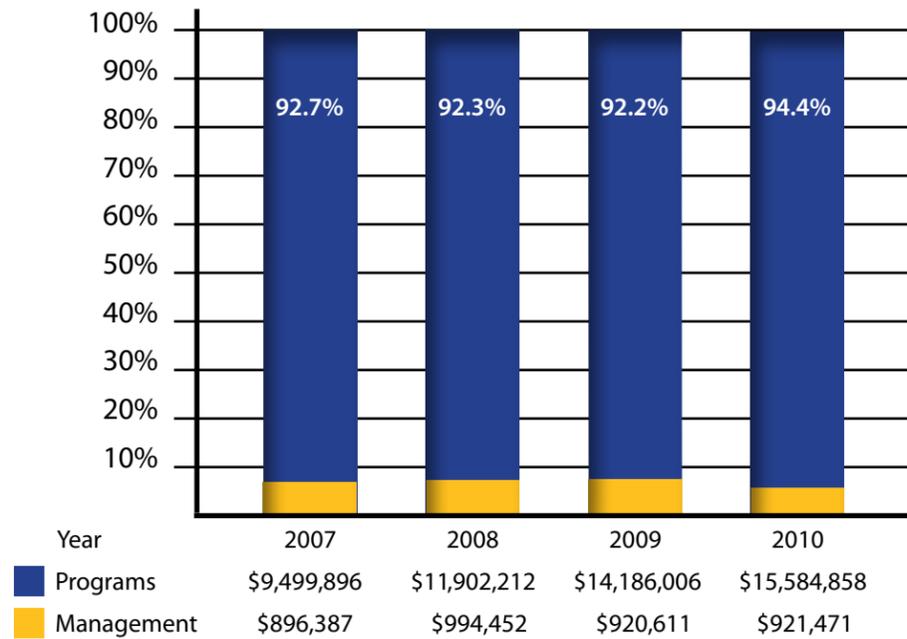
Concern board members and staff accept the Smart Growth Award.



An Artist's rendering of the historic Hotel Henry Perkins

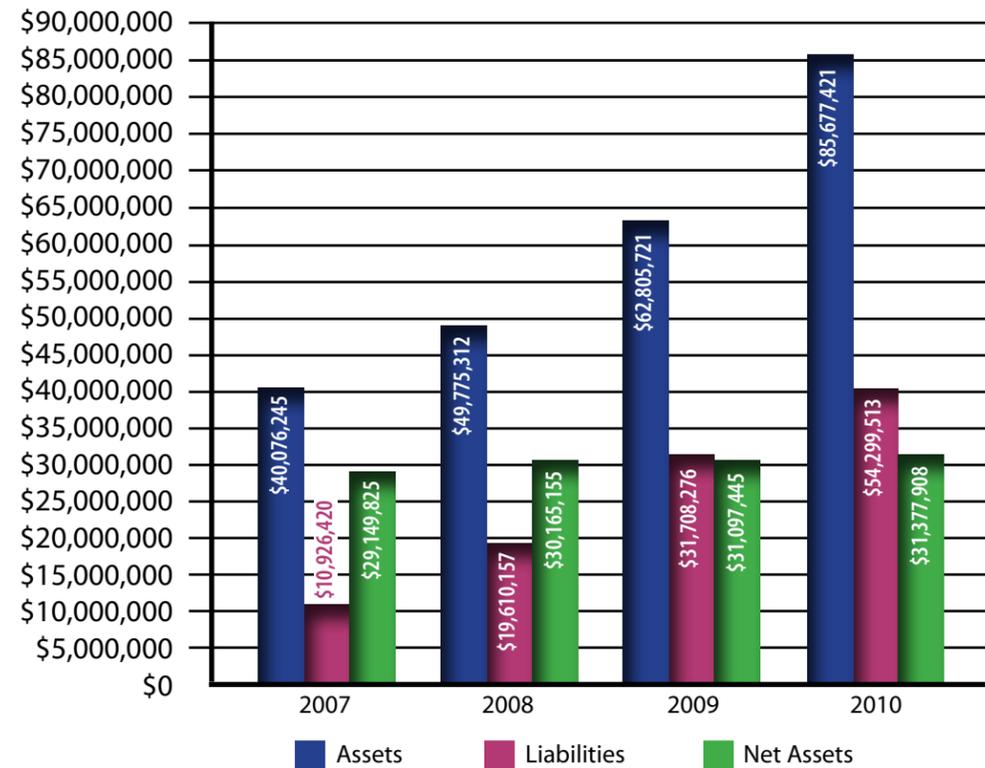
# Fiscal 2010: A Birds Eye View

## Expenses (Combined)

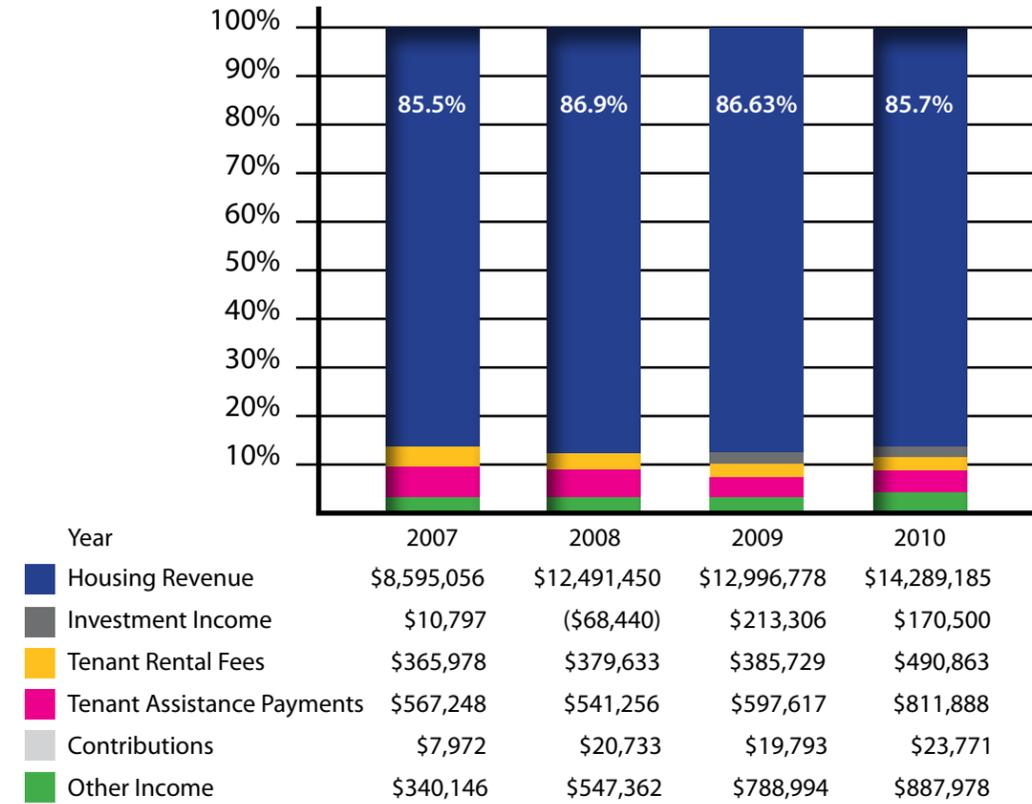


Concern's administrative costs are less than 8% of total expenses.

## Financial Position (Combined)



## Support & Revenue (Combined)



Note: Other income is comprised mainly of items such as MCFFA and Developer Fees.

## CARF Accreditation

Concern is accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF). In addition to receiving the maximum number of years CARF awards for adherence to their high standards, the organization commended Concern for exemplary performance as follows:

The governing board of Concern for Independent Living is commended for its strong involvement in the quality of the services delivered by the organization. As advocates, board members promote the value of the programs and services offered and thus help address stigma that exists, particularly for housing of persons with mental illness. In part, the board is successful in its advocacy role due to its recruitment of persons who serve on the board. Sixty percent of the board is composed of persons served by the organization. The recruitment efforts of these board members, who serve two year terms, involve soliciting names from all persons and electing persons served to fill the board openings. This ensures that persons served are significantly involved in leading the organization in fulfilling its mission.

Concern for Independent Living is commended for its leadership in securing financial resources to meet the housing needs of the mentally ill in the community. Executive management is very skilled at seeing community needs, identifying potential funding resources, and creatively matching needs with funding. The organization is truly a leader in securing financial resources to meet the independent living needs of the persons it serves.