




Concern for Independent Living, Inc.,
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Annual Report:
Fiscal Year 2013-2014



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Concern Board of Directors

- Karen Coburn, Treasurer
- Francis Frey, Director
- Kristie Golden, Director
- Bernard Kirschbaum, Director
- Lois Logan, Director
- Raphael Morgan, Director
- Lisa Piazza, Director
- Davis Pollack, President
- Helen Pollack, Director
- Joan Rubinstein, Director



"Concern has been a blessing for me"

- resident, Supported Housing



Dear Friends,

As you can see from this current edition we have been busy doing what we love to do – developing housing. We have over 400 units of housing in development with new projects in the Bronx, Brooklyn and Long Island. Our board and staff are committed to developing this housing in a manner that is consistent with the quality that we are known for.

Opening our first Veterans' Residence was one of the most rewarding experiences we have ever had. This project was a difficult one to move forward but we had some terrific partners who helped make this possible (listed later in this report). Celebrating the opening with some of the happiest veterans you will ever meet was a joyous occasion. At a Veterans Day luncheon at the site one veteran described how he had been in 12 homeless shelters in the past two and a half years, most of them not being able to handle his need for accessibility given the fact that he uses a wheel chair. With tears in his eyes he let us know that he now lives in the best place he has ever lived. We are so happy to be a part of our region's effort to end Veteran homelessness, reducing the number by 60 in one month with this opening. Our Ronkonkoma project will take another 30 homeless veterans out of homelessness.

On behalf of our Board of Directors, Staff and Residents we would like to thank all of our supporters for helping us accomplish all of the things illustrated in this annual report.

All the best,

D Pollack & *Ralph Fasano*

Davis Pollack
Board President

Ralph Fasano
Executive Director



To All Our Investors And Donors: We Thank You.

On behalf of our Board of Directors, staff and the people we serve, thank you to our 2013/2014 financial supporters. With your assistance, Concern provided safe housing and supportive services to over 1,000 adults and children in 2013/2014.

*New York State Homes and Community Renewal
New York State Office of Mental Health
New York State Office of Temporary and Disability Assistance
New York State Homeless Housing and Assistance Corporation
Federal Home Loan Bank of New York
Astoria Bank
County of Suffolk
National Equity Fund
Richman Housing Resources
Bank of America
The MAXIMUS Foundation*

*New York City Housing Preservation and Development
NYSERDA
Local Initiatives Support Corporation
Ann Allen Cetrino Family Donor Advised Trust
Charles C. and Margaret W. Spencer Charitable Fund
American Endowment Fund
Carol Peres
Citi Group
Northrop Grumman
Capital One*

*The Home Depot Foundation
Long Island Community Foundation
United Way of Long Island
Metlife Foundation
David Golub and Lisa Piazza
The Laura B. Vogler Foundation, Inc.

Eric Herschtal
Maty Herschtal
Katherine Zucker
— made in memory of
Kamara James.*

Very Grateful Families

Every year Concern gives hundreds of people a second chance at living a better life. Through our housing and services programs we are able to provide a safe, clean, nurturing environment where they can thrive and enjoy productive, happy lives.

Take a look at just some of the happy faces of the individuals and families whose lives we have changed.

"Concern is a caring and life changing agency."

- Concern resident



Concern residents telling their stories of recovery and success in their lives thanks to the help Concern afforded them.

Enjoying the 2013 summer picnic.

Concern awarded the Bank of America Neighborhood Builders Award

In 2012, Concern was pleased to have been awarded \$200,000 in grant funding and leadership development through Bank of America's 2012 Neighborhood Builders Award. The award is in recognition of Concern's contributions to the economic and social health of our communities and the agency was one of only 60 agencies nationwide to receive this prestigious award in 2012.

Concern's mission is to provide housing and services that enrich lives and strengthen communities. Our mission is achieved by developing high quality, attractive housing together with the provision of services that help people thrive in the communities of their choice. Bank of America recognized Concern as an innovator in progressive, recovery-oriented housing in New York.

Bank of America's Neighborhood Builders program helps address local challenges in community development, workforce development and education, and other critical needs.



The program, an invitation only process for nonprofits addressing these three areas, provides high-performing nonprofits with \$200,000 in unrestricted grant funding and leadership development for their executive directors and emerging leaders. Bank of America developed the program in response to the need for strong leaders to face the challenges of local communities.

Concern awarded Agency of the Year

On May 17, 2013 Concern was honored with the Agency of the Year Award from the New York State Chapter of the National Association of Social Workers Suffolk Division. Awarded annually, the Agency of the Year Award honors human service organizations that demonstrate a strong commitment to the community; that meet and exceed expectation of human service organizations; improve the quality of life in the community; develop innovative approaches for the provision of more effective services; make a demonstrable difference in areas such as advocacy for clients, impact on social policy, exceptional practice, program creation, administration development; and make a significant contribution to an area or population of concern to the social work profession.

Founded in 1955, the National Association of Social Workers (NASW) is the largest membership association for professional social workers in the world, with 160,000 members in the United States and overseas. The mission of the New York State Chapter of NASW is to promote and advocate throughout New York State for the strength,

unity, identity and status of the social work profession; the enhancement of social work practice; and policies, services and programs that promote social justice.



Executive Director, Ralph Fasano; Board President, Davis Pollack; Board Secretary, Karen Coburn

A Grand Effort, A Grand Opening Liberty Village in Amityville



Senator Charles Schumer cuts the ribbon at the opening ceremony.

In 2011 President Obama, Department of Defense Secretary Eric Shinseki and HUD Secretary Shaun Donovan announced a five year plan to end veteran homelessness in the United States. The creation of permanent affordable housing with flexible services is an important component of this plan and Concern is thrilled to have contributed 60 units towards that end. On September 29, Concern was joined by Senator Charles Schumer, NYS Homes and Community Renewal Commissioner Darryl C. Towns, Suffolk County Executive Steve Bellone, and many others to celebrate the Grand Opening of Liberty Village in Amityville, Long Island.

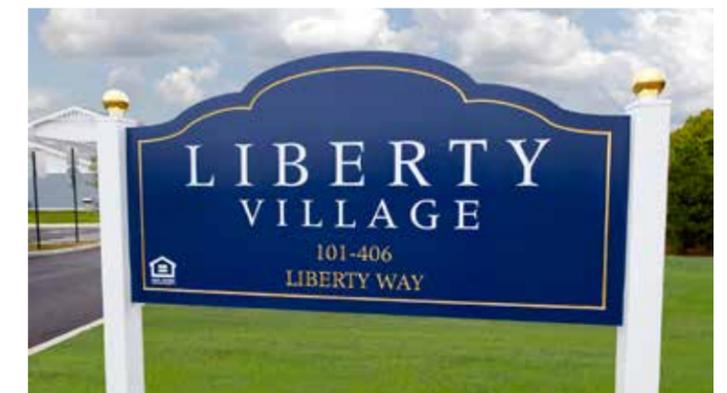
Formerly the North Amityville Armed Forces Reserve Center, the site was identified for closure and reuse by the community under the Base Closure Community Redevelopment and Homeless Assistance Act of 1994. With the assistance of Federal, state and local leaders, Concern acquired the site in late 2012 and began construction immediately thereafter.

This site, which formerly housed Nike Missiles, now includes 48 one-bedroom and 12 two-bedroom apartments for 60 formerly homeless veterans and their families. Residents receive supportive services on-site from Concern staff, and

have access to a computer room and exercise room located in an adjacent 40,000 sq. ft. Community Center that is owned by the Long Island Coalition for the Homeless. The Community Center will house approximately 10 nonprofit agencies that will be joined together under one roof and will focus on coordinating our regional efforts to end veteran homelessness.

Liberty Village was made possible by the strong collaboration of Federal, State and Local governments. The support of

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Liberty Village in Amityville

(continued from page 6)

Governor Andrew Cuomo, Senator Charles Schumer, Senator Kirsten Gillibrand, the Long Island Regional Economic Council, Suffolk County Executive Steve Bellone and Babylon Town Supervisor Rich Schaffer made this housing possible.

"The grand opening of Liberty Village is great news for Long Island veterans, who willingly risked life and limb for our country," said U.S. Senator Charles E. Schumer. "One homeless veteran is one too many, and now 60 vets and their families will thankfully be provided with a comfortable place to live. This new housing complex has been a long time coming, and we overcame many obstacles to get here, but I am so thrilled that Liberty Village is finally opening its doors and I'm thankful to Concern for Independent Living for seeing this project to fruition."

"It is great to see Liberty Village becoming a reality," said Senator Gillibrand, a member of the Senate Armed Services Committee. "Liberty Village will be a supportive housing development for veterans and their families. It is a welcome addition to Amityville, and will be an example of how to do it right that can be replicated across New York and our country. Veterans and their families have sacrificed for all of us and we owe them for their incredible service."



Darryl Towns, Charles Schumer and Steve Bellone

"Liberty Village takes a significant step in addressing the pervasive problem of veteran homelessness, and should serve as a model for future efforts. The level of intergovernmental cooperation, in conjunction with private sector was exemplary," said Assemblyman Bob Sweeney.

"Our nation's veterans have given a great deal to this nation so that we can enjoy the freedoms that we cherish on a daily basis. We owe it to them to see that they and their families

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Liberty Village in Amityville

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U.S. Marine Corps Color Guard raises the American flag

have a roof over their heads and beds to sleep in. Liberty Village provides vital services to our veterans and will help us continue our mission to provide them with the utmost care.” said Babylon Town Supervisor Rich Schaffer.

Funding for this project was provided by NYS Homes and Community Renewal (HCR), NYS Office of Mental Health (OMH), NYS Office of Temporary and Disability Assistance (OTDA), Suffolk County, Bank of America, National Equity Fund and The Federal Home Loan Bank of New York.

Darryl C. Towns, Commissioner/CEO of New York State Homes and Community Renewal said, “New York’s veterans deserve to live in comfortable, affordable homes with the support services they need to live independent lives. Congratulations to Concern for Independent Living and to the veterans and their families who will have a new place to call home.”

“Liberty Village is providing a place to live and, equally importantly, services that can help veterans who have honorably served our country address the underlying



Senator Charles Schumer and Suffolk County Legislator DuWayne Gregory

issues that have contributed to them being homeless,” said OTDA Commissioner Kristin M. Proud. “Supportive housing is an essential step in assisting families and individuals facing issues such as mental illness, physical disability, and alcohol and drug dependency, to build foundations for a better future.”

“The New York State Office of Mental Health is proud to support Concern for Independent Living’s Liberty Village project to provide high quality, safe, and affordable housing to homeless Veterans and their families in Suffolk County. New York’s Veterans deserve



Marine Corps Color Guard



our support on the home front and today they receive it, with a place to call home.” said Commissioner Ann Marie T. Sullivan, M.D. - New York State Office of Mental Health.

“Concern for Independent Living is an innovative, results oriented organization that has demonstrated their commitment to ending veteran homelessness,” said Phillip Moschitta, Director of the VA Medical Center at Northport. “They are a significant partner agency, and have been working closely with Northport VA Medical Center staff to provide quality services and housing to Veterans in need.”

Home Of The Free ★ Because Of The Brave



Concern’s executive director, Ralph Fasano presides over the opening ceremony

In the Pipeline

Concern is pleased to have started/continued development on several projects in 2013. We look forward to opening these programs and providing high quality housing and supportive services across Long Island and New York City:

Concern Bergen



Artist's rendering: rear view of Concern Bergen

Concern Bergen will be Concern's second mixed-use apartment building located in Brooklyn. This seven story building will include 90 apartments, in addition to a community room, laundry facilities, exercise room, lounges, rooftop gardens and outdoor seating areas. Demolition on the existing building began in late 2013 and construction on the new building began in 2014.



Artist's rendering of Concern Bergen

Location:	Brooklyn, NYC
Development Cost:	\$28,854,873
Number of Units:	90
Financing:	HCR Low Income Housing Tax Credits, NYS Office of Mental Health, The Community Preservation Corporation, NYSEDA
Construction Start:	February, 2014
Occupancy Date:	September, 2015 (anticipated)
Architect:	Dattner Architects
Contractor:	HLS Builders

Concern Ronkonkoma



Artist's rendering of Concern Ronkonkoma

Located near Lake Ronkonkoma, this project will provide 59 units of safe, affordable housing to our nation's veterans. Construction on Concern Ronkonkoma began in 2014.



Location:	Lake Ronkonkoma, Suffolk County
Development Cost:	\$23,092,795
Number of Units:	59
Financing:	Low Income Housing Tax Credits, NYS Office of Mental Health, Suffolk County, Bank of America
Construction Start:	August, 2014
Occupancy Date:	February, 2016 (anticipated)
Architect:	DeLaCour, Ferrara & Church
Contractor:	Jobco Inc.



Artist's rendering of Concern Ronkonkoma

Norwood Terrace



Artist's rendering of Norwood Terrace

Norwood Terrace represents Concern's first Joint Venture project. Through a partnership with B&B Supportive LLC we will construct a 115-unit mixed use apartment building in the Bronx. Construction on this project began in late 2013 and will be completed in 2015.

Location:	Bronx, NYC
Development Cost:	\$30,805,173
Number of Units:	115
Financing:	NYS Housing Finance Agency Medicaid Redesign Team Initiative NYS Homeless Housing & Assistance Program NYC Housing Preservation & Development Federal Home Loan Bank of New York Astoria Bank NYSERDA
Construction Start:	September, 2013
Occupancy Date:	September, 2015 (anticipated)
Architect:	MHG Architects
Contractor:	HLS Builders



Concern Middle Island



Artist's rendering of Concern Middle Island

Representing our largest project to date, Concern Middle Island will include 123 units on over 20 acres in Middle Island. Located near to community amenities, this site is the perfect location for singles and families. Concern purchased this site in late 2013 and anticipates construction to begin in late 2014.



Artist's rendering of Concern Middle Island

Location:	Middle Island, Suffolk County
Development Cost:	\$39,749,577
Number of Units:	123
Financing:	NYS Housing Finance Agency Medicaid Redesign Team Initiative NYS Homeless Housing & Assistance Program Federal Home Loan Bank of New York Astoria Bank Bank of America Suffolk County NYS Office of Mental Health
Construction Start:	December, 2014 (anticipated)
Occupancy Date:	February, 2016 (anticipated)
Architect:	DeLaCour, Ferrara & Church
Contractor:	Belfor Long Island

Expanding Employment Opportunities

Concern recognizes the need to implement programs that go beyond providing safe, affordable housing to individuals living with disabilities. For many people, work is an important part of the recovery process. Evidence Based Supported Employment (SE) or Individual Placement and Support (IPS) programs assist individuals living with disabilities with obtaining and maintaining employment while providing individualized support. Successful employment placements provide individuals with increased self-esteem and self-worth, decreased symptoms, socialization skills, productivity, improved mental health and great financial stability.

Concern began expanding its Employment Department in 2008 with the addition of a Full-Time Employment Specialist. In 2009 Concern implemented a Culinary Arts Training Program through a partnership with Suffolk County Community College.



Resident William Curry is working 2 jobs that he can manage

“I’m blessed that I am able to work two part-time jobs. It gives me self-esteem and money to treat myself, my family and my friends.”

-William Curry

Concern is a Member Agency of the New York State Industries for the Disabled (NYSID), which pairs non-profit agencies that provide employment services with for-profit companies. In 2012, Concern entered into a Corporate Partnership with a local landscaping company, which has a 5-year contract to perform ground maintenance and landscaping services at the Stony Brook University South Hampton Campus.



Graduates of Concern's Culinary Arts training cater their own graduation Ceremony.



“I attribute my success at work to Concern for Independent Living. Having a regular work schedule has helped my recovery a great deal.”

-James Goddard

Through our Corporate Partnership, Concern works collaboratively with this organization to identify employment opportunities for our residents.

Concern currently employs several of its residents in positions throughout the organization, including clerical, maintenance and peer counselor positions. In addition, participants of our programs receive educational and vocational employment assistance, training and placement through Concern and its linkages and all of our facilities provide computer training and employment assistance.

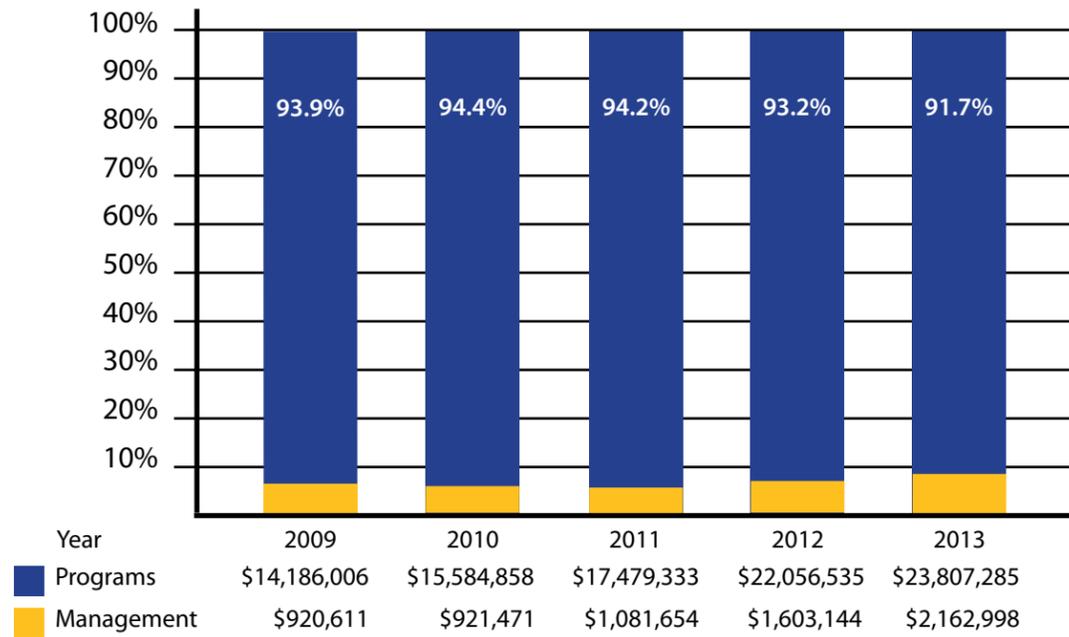
Concern for Independent Living believes that all persons who want to work can work when provided with the appropriate vocational and support services. Since its inception, Concern's Employment Department has had great success in working with individuals with psychiatric disabilities. The Department works with 45 to 63 residents annually, and has had a job placement and/or volunteer success rate of 20% to 30% since 2009.



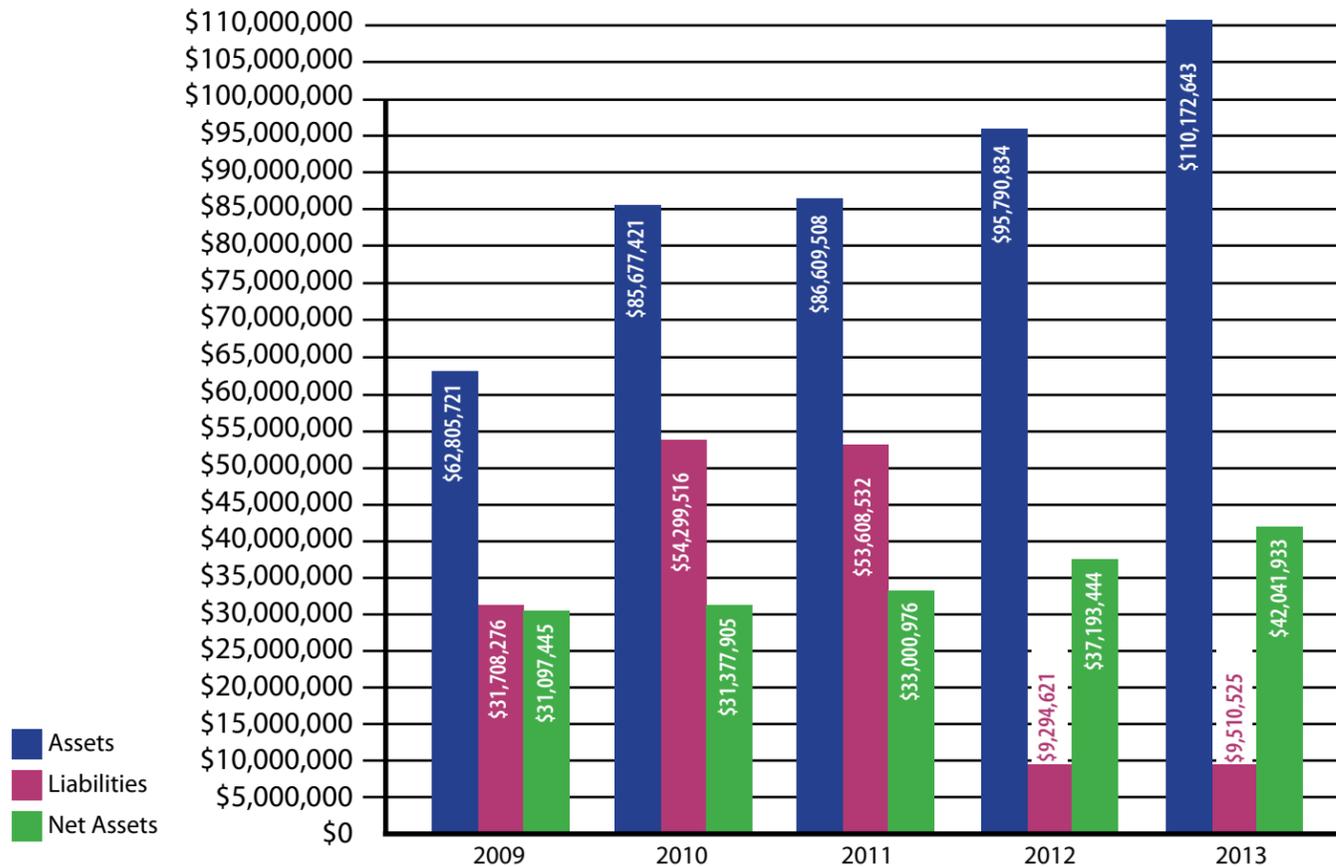
This season, Concern residents have been contracted for landscaping and maintenance on Southampton College's campus. Above is the refurbished light house which is a landmark and part of the campus.

Fiscal 2013: A Birds Eye View

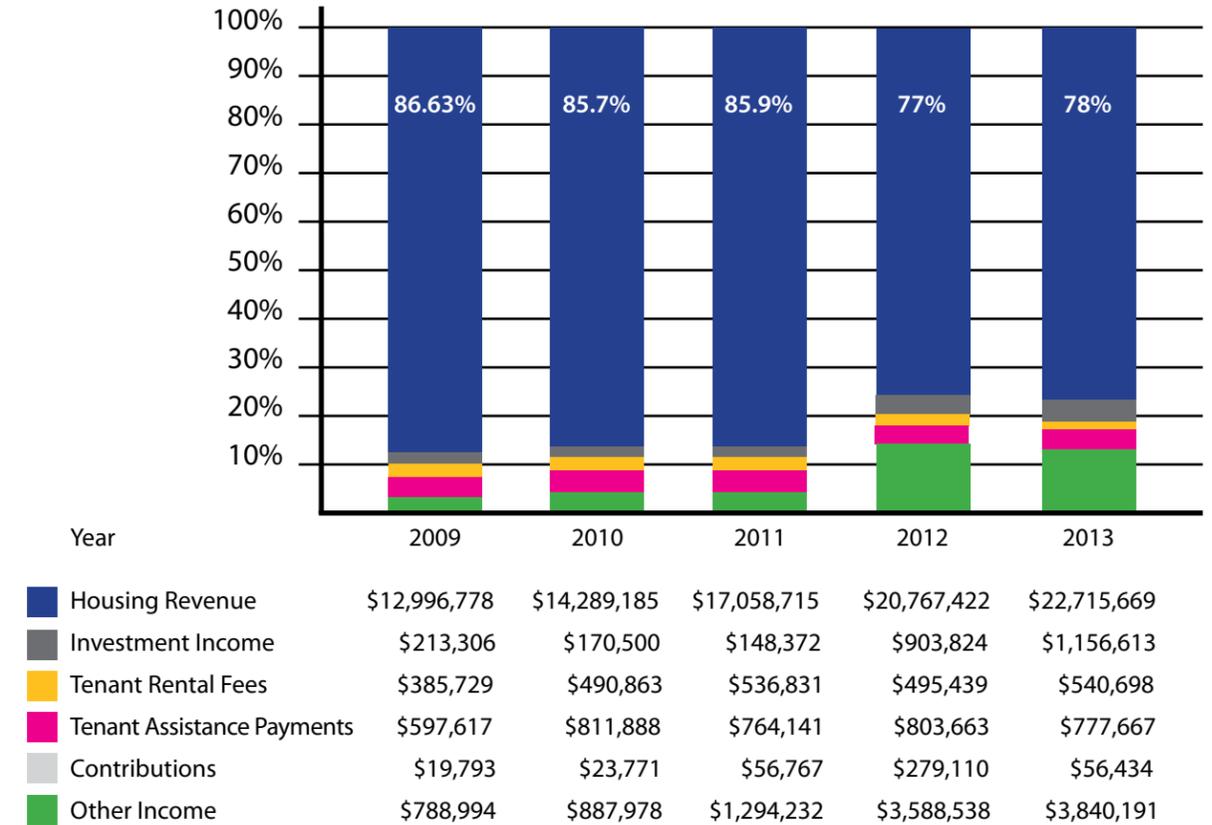
Expenses (Combined)



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.

- 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.