SAY YES TO
THE
NORTH-
WEST
BRONX
N.W.B.C.C.
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Dear members, allies, friends, and supporters,

In 2018, the Northwest Bronx Community & Clergy Coalition (NWBCCC) took on visionary approaches and agendas to build the leadership and power of poor and working class people of color in the Bronx. We are planting seeds through intensive base building and deep leadership development. And we are cultivating inspiring futures through courageous action on every level and redesigning systems and solutions to work for our people.

We prioritized intentional leadership development through specialized training programs in all of our issues areas. Youth gained the multimedia skills to launch their own YouTube series and advanced manufacturing skills to launch their own future businesses. Formerly incarcerated individuals completed certification as Integrated Pest Management technicians through our job training pipeline with Hostos Community College and BPHC. Community members learned about social determinants of health and expanded the bench of paid health surveyors and trainers. New members joined the ranks of the Bronx tenant movement and took on advanced leadership roles through the Housing Justice training series. Residents underwent preparation to collectively own community assets and steward land through our Community Land Trust. In all these ways, NWBCCC is equipping leaders with deep political analysis and diverse skill sets to build power in visionary, innovative ways.

We advanced an ambitious agenda for policy change that is deeply connected to our grassroots work and the lived experiences of our members. Our leaders uplifted the voices and priorities of the Bronx in the fights for Universal Rent Control and Universal Healthcare in New York State. We introduced legislation to penalize landlords who keep commercial properties vacant in hopes of profiting from gentrification in New York City. Youth leaders led a walkout of 1,000 Bronx students and testified for holistic supports and restorative justice at the Federal Forum on School Safety in Washington, D.C.
And our hard work is bearing fruit. Our outreach and education efforts through Right to Counsel stopped illegal evictions in the Bronx--84% of tenants who got a lawyer through Right to Counsel were able to stay in their homes citywide. We won changes to support tenants who challenge permanent rent increases in the buildings. Our Bronx Healthy Buildings Program secured $3 million in state investment into NYCHA Bailey Houses and dramatically decreased asthma-related hospitalizations and emergency room visits through our building upgrades and health services. We are negotiating the transfer of vacant buildings in the Bronx into community ownership to our Community Land Trust. Whose Bronx? Our Bronx! We are fighting harder and stronger for poor and working class people of color--here and everywhere. We are building a future now where we own Our Bronx--in every way.

Sincerely,

Juan Esteban Nuñez
Board President
Board of Directors and Affiliate Members

Housing Committee, Juan Nuñez, President

Mekong NYC, Chhaya Chhoum, Vice President

Manhattan College, Margaret Groarke, Treasurer

Bronx Cooperative Development Initiative / MIT CoLab, Yorman Nuñez, Secretary

2785 Sedgwick Avenue Tenant Association, Sergio Cuevas

Fordham University, Jeannine Hill Fletcher

Fort Independence Park Neighborhood Association, Jack Marth

God’s Fellowship Temple, Pastor Edwin Pierce

Kingsbridge Heights Neighborhood Improvement Association, Elizabeth Thompson

Mary Mitchell Family & Youth Center, Wanda Salaman

Our Lady of Angels Parish, Brad Hinze

Sistas and Brothas United, Geovanny Ayala & Wesley Guzman

Additional Affiliate Members

New Day Methodist Church

St. Nicholas of Tolentine

St. Simon Stock

Fordham Manor
History, Mission and Vision

The Northwest Bronx Community and Clergy Coalition (NWBCCC) is a grassroots, member-led organization that has worked to transform the communities in the Bronx since 1974. Our mission is to unite diverse people and institutions to work for economic democracy and racial justice through intergenerational community organizing. We envision a Bronx where our people have all that is essential for our community to thrive including housing, education and work with dignity, as well as personal and environmental health, and is rooted in collective ownership and decision-making over our political, economic and social systems, in order to build a just, equitable and sustainable world.

For 45 years, the NWBCCC has supported Bronx residents to develop visionary leadership, build community power, and address issues that are important to our neighborhoods. Local clergy, lay, and community leaders founded our organization in response to the wave of disinvestment, arson, and abandonment that threatened to destroy the Bronx in the early 1970s. We have taken direct action to confront injustice and win concrete victories that change material conditions, giving people a sense of the power of our community. We invest in our members’ capacity to realize a shared vision for a Bronx where our people collectively own and govern the assets and political processes in our community.

Our organization has joined with other grassroots groups to found and participate in an array of coalitions to build a movement for justice on city, state, and national levels. Our membership guides our work around issues that deeply impact their lives and are aligned with our mission. Over the years we have fought for safe, affordable, and energy-efficient housing; healthy communities with green space; high-quality public schools where students can learn with dignity; community-led economic development; living wage green jobs, immigrant rights; and many other issues.

In all areas, we organize to win local victories and broader policy change that address the root causes of structural injustice around these issues. Where the private and public sector has failed our people, we build new institutions in our community and develop alternative models that put residents at the center of decision-making and ownership.
Civic Engagement

Building Civic Power
Building on the strong foundation of the work of the civic engagement committee in 2017, our members facilitated many trainings, door knocking and phone banking outreach events, community convenings, candidate forums and actions that has developed hundreds of grassroots leaders knowledgeable about and engaged in the political process.

Early last year, the NWBCCC invited then incumbent State Senator Jeffrey Klein and member of the Independent Democratic Conference, to a membership meeting for the opportunity to connect with his constituents about issues around which we were organizing. Although Senator Klein had been invited multiple times over the course of several years to NWBCCC community engagement events, he had never attended. Given the importance of the 2018 elections, the NWBCCC civic engagement committee wanted to spotlight the Senator and provide ample opportunity for local residents to share issues that were important to our community. Unfortunately, Senator Klein declined the invitation and did not attend the community meeting. In response, a bus load of NWBCCC members drove to Senator Klein’s district office and brought attention to the lack of interest by the Senator to hear from his constituents, learn about the issues facing his community members and connect in open dialogue around the NWBCCC issue platform.

NWBCCC Members picket outside of Senator Klein’s office after declining an invitation to engage with local residents about important community issues.
The NWBCCC continued to work to ensure that local residents understand and exercise their right to vote. We have conducted Get Out the Vote actions, have supported community members to vote and have ensured that local residents have access to information they need from their elected officials and challengers to make sound decisions. Given that the Bronx has one of the lowest turnout rates in New York City, the NWBCCC has been hard at work ensuring residents are actively engaged in the political process. We learned from the year before the importance of voter turnout to all elections including primary, special, and general election cycles, having impacted crucial local elections and 2018 was no different.

State Senator Candidates Forum
In August of the past year, the NWBCCC hosted a candidates forum at Monroe College for the incumbents and challengers for three state senate districts including District 34 with Senator Jeff Klein, District 33 with Senator Gustavo Rivera and District 36 with Senator Jamaal Bailey.

Through regular monthly Civic Engagement committee meetings, members and leaders from all of our organization’s issue areas consolidated a platform for State Senate candidates engagement, rooted in our campaign agendas and organizational values. Committee leaders from across our organization collaborated to create a shared agenda and set of questions to present the state senate candidates.

The state senate candidates’ forum convened over 250 voters and residents to learn about where the incumbents and challengers stood on critical issues of housing, health, economic development, education and climate change. Our leaders from our various issue areas challenged candidates to pledge their support to our legislative platform that we want to see passed in the State.
Housing Justice

Tenants at the final vote of the RGB in June, 2018, calling for a rent freeze!

This year the NWBCCC’s Housing Justice Committee built power through an intentional focus on leadership development, an expansive approach to community outreach, and a commitment to bold action!
Tenant Leadership Training Series
In the spirit of our commitment to leadership development, Housing Justice Steering Committee leaders worked with staff to launch a three-part training series that deepened the organizing skills and political analysis of twenty-three tenant leaders. Inspired by Paulo Freire’s ideals of popular education, our trainings created an egalitarian learning environment that challenged traditional top-down methods of education and elevated students as teachers and teachers as students.

Participants gained skills in facilitation, power analysis, relationship building through one-on-one conversations, and strategy development. In addition, they learned about the history of the tenant movement in NYC and the current landscape of housing policy. Now 23 existing and emerging leaders are applying these new skills in their tenant associations and policy campaigns! Participants were enthusiastic in their evaluations of the trainings, and we plan to expand this leadership development initiative in 2019.

Right to Counsel
In 2018, the Housing Justice Committee conducted extensive outreach about the new Right to Counsel law, which guarantees tenants the right to an attorney in housing court. This law was first implemented in 10457, 10467, and 10468—zip codes in our catchment area with the highest eviction rates in the Bronx. Several dozen residents attended our first community forum in November where we connected tenants with active housing court cases to vital legal services and identified leaders with an interest in organizing tenants associations in their buildings. Right to Counsel establishes a critical safety net to defend tenants from illegal eviction and will support us to take bolder action through eviction blockades in the coming year.
Housing Justice

Through our work with the citywide Right to Counsel Coalition across the city, we disrupted landlords’ ability to use eviction as a source of tenant harassment towards raising rents. Since the implementation of Right to Counsel in the fall of 2017, 84% of tenants who got a lawyer through Right to Counsel were able to stay in their homes. This is a powerful step towards the dream of families everywhere being free of the fear and trauma of eviction.

David David Coalition
Since last year, the campaign against one of the Bronx’s most notorious landlords, David David, has grown from two to five active buildings and advanced its strategy to pressure David David to change his predatory practices. Tenants came together to demand better living conditions, an end to tenant harassment, and responsive communication from management that is accessible to Spanish-only speakers. All five buildings sent letters demanding the landlord meet with each of the tenant associations.
Tenants did not receive a favorable response and in some instances received no response at all. Indignant at their landlord’s dismissal of their inhumane living conditions, these tenant associations united with tenant associations organized by Community Action for Safe Apartments to form a more powerful David David Tenant Coalition. Over the course of three short meetings, they formed a Memorandum of Understanding (MoU) to demand a respectful, responsive relationship with their landlord and developed a plan for a direct action for the coming year.

Citywide Tenant Union
In 2018, the vision of a Citywide Tenant Union became a reality. Emerging from the Stabilizing NYC Coalition, the Citywide Tenant Union is a tenant-led effort building an expansive campaign against predatory equity landlords who continue to purchase rent-regulated buildings at inflated prices and systematically drive out low-income tenants in order to turn a profit. Through the Citywide Tenant Union, we now have a unified force to push back against the forces of harassment and gentrification that are ravaging our communities.

Over the spring and summer, the Citywide Tenants Union built relationships with each other while assessing the political landscape and defining their focus. After much debate at the November Citywide Tenants Union convening, tenants agreed to fight for universal rent control, joining existing efforts to reform the current State policies on rent stabilization and tenants rights in anticipation of their expiration in June of 2019.

A group of NWBCCC leaders participated in a training in partnership with Met Council on Housing to understand the rent laws that protect affordable housing in NYC, and the ways they permit landlords to evade the law in the name of profit. Bolstered by this knowledge, tenants traveled to Albany to meet with representatives of Senator Gustavo Rivera and Assembly Speaker Carl Heastie’s offices. They shared their personal stories and were assured that they had the support of their representatives—promises we have been reminding them of this fall in preparation for the legislative session in January.
**Housing Justice**

*Universal Rent Control*

We marched with over 1,000 tenants for universal rent control in June, convening at a ceremony where Governor Andrew Cuomo was in attendance to ask that he fix the housing crisis and help pass rent reforms. Throughout the summer and fall, housing groups across the state aligned around a common platform to close loopholes in the rent stabilization laws in New York City and create new protections for rent stabilization and additional tenant rights to residents upstate, who have traditionally had few rights.

In the primary election on September 13th, voters shifted the state landscape dramatically. Six of the eight members of the Independent Democratic Conference, a group of Democratic Senators who caucused with the Republicans and effectively blocked pro-tenant reforms, lost elections to more progressive Democrats. With progressives in the majority of the Senate for the first time in nearly a decade, our members and leaders are excited to push our slate of housing policies to bring universal rent control to tenants across the state.

We took to the streets again with our newly-formed, statewide coalition to raise the demand for universal rent control before our state legislature. In the midst of the first snowstorm of the season which
accumulated nearly a foot of snow and sleet, many brave tenants traveled downtown to march with hundreds more on the office of the Rent Stabilization Association, the largest trade association in New York City that is dedicated to promoting real estate interests. Together, we shone a light on their abusive practices, highlighting the influence of their massive campaign donations on our representatives’ political decisions. We delivered an eviction notice and rallied outside in an action covered by many news outlets, including Democracy Now, Gothamist, and more! (Please see our website for details.)
No More MCIs Campaign
Northwest Bronx leaders also took on one of the most pressing threats to stabilizing our communities: Major Capital Improvements (MCIs). MCIs create a loophole in rent stabilization protections. Each time landlords make structural improvements to buildings, they apply for an MCI through the Department of Homes and Community Renewal (DHCR) in order to pass on the cost of the work to tenants in the form of a permanent rent increase. These rent increases are often much higher than the Rent Guidelines Board rent increase limits and are not affordable to the vast majority of tenants. Although MCIs are only supposed to be granted for renovations that go above and beyond the basic maintenance of a healthy building, landlords often apply--and are approved--for rent increases for necessary work for the upkeep of the building, for which tenants are not legally accountable.

Through the No More MCI Coalition with CASA, CDP, CAAV, and others, NWBCCC held three successful meetings with DHCR concerning amendments to the way DHCR notifies and receives responses from tenants affected by MCIs.

As a result, DHCR made the following changes:

1. Tenants now have 45 days to respond to MCI notices as opposed to the previous 30 days.
2. MCI notices must include detailed descriptions in more accessible language of what constitutes a room for MCI charges.
3. Tenants can now choose from and improved set of checkboxes to indicate reasons they disagree with the MCI.
4. Tenants can request and access online updated fact sheets with more accessible language detailing the additional information tenants can ask for.

The work targeting DHCR has been impactful, but tenant leaders have recognized the limits of this administrative effort and the need for structural, legislative changes to MCIs. NWBCCC is working with the Real Rent Reform Coalition as part of the Housing Justice for All Campaign for universal rent control and has mobilized tenants to take part of the larger rent laws fight. These leaders have succeeded in including a bill eliminating MCIs in our statewide legislative platform to strengthen and expand our system of rent control. They held a successful town hall to bring public attention to these issues and will continue fighting for the elimination of all MCIs in the new year.

Jessica Rodriguez testifying about her experience of MCIs to call for their elimination
Tenant Association Highlight:

In winter of 2017, NWBCCC began organizing in two buildings owned by The Morgan Group facing the threat of an MCI because of bathroom and kitchen renovations--60 East 196th Street and 3115 Sedgwick Avenue. This landlord had been harassing tenants and forcing them to share a single bathroom and kitchen in an empty apartment while the renovations were being done in tenants' kitchens and bathrooms. This resulted in tenants forming lines in the morning to use the bathroom before work. Tenants were forced to spend more than usual on take-out meals or on rising electric costs with the landlord provided hotplates, which required considerable more time to prepare meals.

Enraged by their inhumane conditions and the threat of a permanent rent increase, they decided to work with NWBCCC to form tenant associations. With the help of Bronx Legal Services, tenants made an effective case in DHCR hearings where they shared stories and showed pictures of the conditions in their apartments. The Morgan Group promised that these conditions would only last a couple of weeks, but the lack of services and harassment continued over several months. Tenants organized joint meetings in which they strategized and supported each other in their face-offs with Morgan Group's management and lawyer until good news started coming in.

After months of organizing, DHCR concluded that tenants in both buildings would be exempt from paying any MCIs and would receive two months of free rent as compensation for inconveniences and money spent on food while work was done. This victory extended to tenants that had already moved, who received checks for two months rent from the landlord. Lastly, the Morgan Group had to pay DHCR $25,000 as a penalty for the cost of litigation. Congratulations to the tenants of 60 East 196th Street and 3115 Sedgwick Avenue! Your victory is inspiring other Morgan group tenants to take up the fight. If we can affect their bottom line again and again, we can make them think twice about bringing their shady business practices to our community!
Educational Justice / Sistas and Brothas United

This year youth leaders from Sistas and Brothas United (SBU) acted as peacekeepers, educators, and agitators on the front lines of the fight to end the School-to-Prison Pipeline—the policies and practices that push students out of school and on a pathway to prison, including:

- Harsh school discipline policies that overuse suspension and expulsion for minor offenses,
- Increased policing and surveillance that create prison-like environments in schools, and
- Over-reliance on referrals to law enforcement and the juvenile justice system.

Amidst major nationwide public debates around how to prevent bullying and shootings in school, SBU youth leaders forwarded campaigns for gun control and restorative justice programs as opposed to arming school teachers and harsh school disciplinary measures. Through intensive leadership development and base building, we prepared youth to think and act strategically to challenge reactionary, punitive policies.

School safety was at the forefront of many young people’s lives in 2018. The Bronx was still reeling in the wake of an incident of bullying that resulted in the death of a student at the Urban Assembly for Wildlife Conservation High School when a mass shooting claimed 17 lives at Marjory Stoneman Douglas High School in Parkland, Florida. Young people from the Dodge Campus hosted in-school community circles to provide space for young people to process the emotional impact of that event.

Simultaneously youth leaders watched in outrage as NYC Mayor Bill DeBlasio and other elected officials advocated to increase police presence in schools and the President pushed to arm teachers across the country. Parkland youth made a call to young people across the country to walk...
out of schools one month after the tragic event to remember the victims and the Dodge Campus youth responded by walking out on March 14th. Over 1,000 students from the campus marched out to share a moment of silence for those lost in the tragic event and to call for measures that address safety issues at the root. They elevated the experiences of LGBTQ youth and youth of color who are disproportionately impacted by disciplinary and policing measures that push students out of school and into the prison system. Young people marched to the Bronx Department of Education District office where they gave powerful testimonies that called for the implementation of restorative practices in schools, more guidance counselors, more social workers and mental health professionals.

Through these events young people continued to advance their platform for policies and programs that promote safe and supportive school cultures. At the Bronx Borough President Town Hall on Gun Control, youth leaders from the Dodge Campus shared the need for more counselors, not cops, to help prevent incidents in schools. At the Mayor's Town Hall for Gun Violence, SBU leaders joined with youth from across the city as part of the Urban Youth Collaborative (UYC) to bring the message that police criminalize Black and Brown youth and escalate conflict in schools.
Mayor De Blasio ignored the voices of Black and Brown youth in the room, so they held a speak out outside of the town hall. Emboldened by this experience, UYC youth leaders hosted their own citywide town hall where youth of color could control the conversation. They invited the Chancellor of Education and Mayor but they did not attend. However more than 100 youth from across the city came out and learned about the alternatives youth leaders have been pushing for.

SBU carried this message all the way to Washington, D.C. at the Federal Forum on School Safety, where a youth leader from the Dodge Campus testified that arming teachers was an ineffective and dangerous response to safety issues at school and instead called for more mental health support. These efforts increased the visibility of black and brown young people’s experiences with reactionary measures that perpetuate the school-to-prison pipeline and advanced our narrative real safety begins with holistic support.

As young people made continuous efforts to share their experiences around school safety, they began to discuss more effective strategies to gain support. Too often elected officials promoted the narrative that safety in school required increased policing and a harsher discipline code. Young people began to discuss the need to shift the narrative
on their own terms so that those most impacted by these decisions set the terms of the debate. They worked tirelessly over the summer with the support of the Global Action Project to develop a media strategy and YouTube Series, that would give youth an outlet to have real conversations about the issues they face daily and to educate others on how to best address them. Young people were trained on the history of media, fundamentals of messaging and storytelling, and essentials of operating a camera and video editing.

Over the summer youth launched their new channel, All Tea No Sugar, and shot their first episode in the fall on racist policies in schools. Over 20 youth and community members attended a live shooting of a panel of 2 youth, 1 community organizer and a pastor. All Tea No Sugar is an important investment to center youth voices in the conversation on school safety.

This summer 10 youth leaders developed our annual six-week leadership development program. They trained over 30 youth to understand systems of oppression, community organizing, and the school-to-prison pipeline. At the culmination of the program, participants hosted a community forum to share six issues they identified as priorities in the Bronx—the school-to-prison pipeline, police brutality, sex education, homophobia, sexism, and mental health. Youth presented research concerning these topics and possible ways to address those issues. They facilitated a public debate amongst community leaders and held space for community members to voice their concerns and solutions to the problem. This forum has helped youth leaders understand the interconnectedness of the work they are doing in their local schools and issues impacting the larger community.

In an effort to introduce youth to college at an earlier age, SBU’s Student Success Center worked closely with freshmen and sophomores to develop college profiles. Youth participated in workshops designed to introduce them to different career paths, types of colleges, and sources of financial aid. At the beginning of their spring semester, two SBU alumni and their sorority hosted a college trip for ten youth in...
Sistas and Brothas United

in Plattsburgh, NY. During this trip youth toured two colleges, SUNY Plattsburgh and Clinton Community College. They also received two workshops focused on finding the right college and community engagement and social change work at the college level. This was an important trip for youth because it exposed youth to their first college experience and demonstrated how their leadership skills can be carried into college and beyond. The Fall was focused on finalizing Seniors college profiles and beginning the college process. More than 20 youth have submitted college applications and await responses.

Our youth leader’s achievements this year serve as a powerful demonstration of the kind of leadership pipeline we hope to build across the city. In June, SBU leaders and alumni graduated from elementary school, middle school, high school, college and job readiness programs. We are proud of the achievements of the class of 2018, which included young people who overcame language barriers, punitive disciplinary practices, and financial burdens through the academic and emotional support found at SBU.

In partnership with the Bronx Innovation Factory at the Bronx Cooperative Development Initiative, youth from SBU participated in a series of trainings that introduced them to how they could develop their own projects and enterprises using advanced manufacturing technology such as 3D printing, laser cutting, Arduino and more. Youth learned how they can play a leadership role in building the Bronx economy to invest in shared wealth and democratic governance—a framework called economic democracy. Young people began to identify ways that technology can play a transformative role in communities if young people of color are at the center of the design and decision-making process.
SBU Youth leaders participate in BCDI’s Bronx Innovation Factory advanced manufacturing trainings.

This year SBU worked to strengthen their community presence and grassroots efforts through two community fundraisers, a book sale and a haunted house. The book sale brought literally thousands of books of all genres, for all ages, and at accessible prices to Bronx residents, as we currently have no book stores in the entire borough. In addition, young people transformed the SBU office into an elaborate haunted house to offer a fun, low-cost activity for people in the Bronx on Halloween.

As part of UYC’s Counselors Not Cops Campaign, youth leaders developed relationships with the new Chair of the City Council’s Education Committee Mark Treyger. Youth leaders showed up powerfully to the education and budget hearings, asking for an end to arrest and summonses in schools along with the implementation of other services that would support youth instead of pushing them out of school. At these hearings SBU youth highlighted the need for alternative methods to arrest and summonses, as data shows that Black and Latinx students made up more than 90% of all arrest citywide. More than 20% of arrests and more than 30% of summonses issued were of students from the Bronx in 2017. Youth leaders hosted a Forum in the fall where more than 100 students learned about the citywide efforts and created a strategy to elevate the Cops Not Counselors Campaign. Youth continued to meet with other groups across the city and launched a petition to ask the Mayor, Chancellor of Education, and Police Commissioner to end the practice of arrest and summonses in schools.
Educational Justice / Sistas and Brothas United

Youth leaders and supporters present at a press conference City Hall around the Urban Youth Collaborative partners demanding counselors not cops in schools.
Through our combined efforts, the Judith S. Kaye Safe and Supportive Schools Act passed the State Assembly. If passed through the Senate, the Act will eliminate suspensions for students in Kindergarten through 3rd grade and increase the use of practices of restorative justice in schools as alternatives to suspensions. Youth leaders met regularly with State Assembly members and gained valuable skills and knowledge around passing legislation.

Dozens of SBU youth leaders gathered at City Hall to bring attention to the experience of youth of color being criminalized by school safety agents.
Health Justice

NWBCCC’s Health Justice Committee is building a participatory and democratic process to address the community concerns around our local health systems while also addressing the root causes of health disparities. To that end, the Health Justice Committee develops leadership of members to understand how health encompasses the totality of the socio-economic and environmental conditions in our community and to push for policy change that reflects that reality. We know this change requires that we build partnerships and power with local healthcare providers such as the New York State Nurse Association (NYSNA). This year we accompanied NYSNA, a union of more than 42,000 nurses, in their bargaining process as they demanded safe staffing ratios, community accountability, and safe & healthy hospitals. Additionally, as Co-leads of the Bronx Hub we worked with 15 community-based organizations to develop a shared vision for health system transformation that addresses root causes of poor health and high rates of emergency room visits through the NYS Delivery System Reform Incentive Payment (DSRIP) Program.

Social Determinants of Health Workshops
NWBCCC health justice leaders designed a training series to support community members to identify the economic, social, and environmental conditions that influence health outcomes and inequities—the social determinants of health. Our series equips leaders and residents of all ages with tools to create community health action plans and to mobilize their community to address root causes of health inequities. The series also includes a resource library for trainers to develop additional activities on relevant health issues that affect community members across the Bronx.

Bronx Health Justice Taskforce
Throughout the years we have built coalitions with labor and health advocacy organizations to hold our government and hospitals accountable for providing quality healthcare for all Bronxites. In 2018, we worked with our members to put community members most impacted at the center of decision making, and put forward a proposal to form a Bronx Health Justice Taskforce that would bring together community leaders, community-based organizations, and public and private health system agencies and local elected officials to work together to forge solutions that address health disparities in the Bronx. The Health Justice Committee addressed growing concerns about overcrowded Emergency Rooms, where admitted patients overflow into the hallways at the Montefiore Medical Center and the proposed expansion of services and under-utilization at North Central Bronx Hospital. Our Health Justice leaders understand these concerns as manifestations of the same issue: deeply rooted health injustice in the Bronx.

This year the Health Justice committee trained nearly 100 residents in social determinants of health in three community
trainings, including two trainings at a NYCHA development, Bailey Houses, and one at a local church. We developed four new trainers to lead social determinants of health trainings and are building a force of informed community advocates across the Bronx. To date, 22 community members have completed the train-the-trainer program and ten are active in facilitation roles.

**Health Care for All**
In 2018, the Health Justice Committee made significant progress in advancing the long-term goal of passing legislation for Universal Healthcare in New York State. We joined the statewide Campaign for New York Health and launched our base building efforts to ensure that low-income people of color from the Bronx will shape policy decisions around what a single-payer healthcare system looks like in our state. As part of our effort to build community power, we held an educational session where community leaders and new members powerfully shared their experiences with the current healthcare system and learned about the importance of the New York Health Act.

We move forward to 2019 empowered to continue bringing together community residents, advocates, health care providers, elected officials, and health system administrators, in order to foster the people power and partnerships necessary to forge creative solutions that ensure that our people can thrive.
Equitable Economic Development

United for Small Businesses NYC
As part of the United for Small Business NYC (USBNYC), NWBCCC participated in the Immigrant Cultural Corridor initiative to evaluate the needs and displacement pressures that impact small businesses. NWBCCC conducted four focus group sessions and surveyed Northwest Bronx small businesses. In 2019, USBNYC will release a citywide report with support from NWBCCC, the Kingsbridge Merchants Association, and allied elected officials. We continued to provide commercial lease assistance and legal services to small businesses in order to protect small business owners from harassment and displacement and protect local jobs in marginalized and recently-rezoned communities. We supported business owners to negotiate leases, understand their rights to take landlords to court for harassment, and connect with free legal representation.

NWBCCC also partnered with USBNYC and New York City Council Speaker Cory Johnson to introduce legislation to establish a commercial vacancy penalty for landlords. If passed, the City will penalize landlords who leave their commercial properties vacant and create a registration mechanism to report how long a storefront has remained unoccupied. This is an important accountability measure to prevent opportunistic landlords from displacing and baring small businesses from our communities while they wait for higher paying commercial tenants to move in. We trained six high school Hostos College Prep students to canvass the neighborhood identifying vacant stores and surveying community members on recommendations for needed businesses to occupy the space.

Kingsbridge Historic District Council Program
In 2018 NYC’s Historic District Council selected NWBCCC as one of six organizations across the city to participate in its Six to Celebrate Program to advance preservation campaigns in key communities. Through the program, we will receive tools and training to preserve, landmark and protect the distinct character of the Kingsbridge neighborhood. NWBCCC will leverage these resources to defend our community from the threat of displacement pressures from incoming development and preserve our history and culture for the future.

Local Hiring Coalition
Low-income communities of color across the city have seen a surge in investment from government and real estate to draw in new development with the promise of job creation. All too often, these projects only offer jobs that are short-term, low-wage or inaccessible to local residents. NWBCCC joined other community organizations across the city to develop a
Small Business Organizer Evy Viruet and Hostos College youth interns assess displacement pressures on small businesses and capture what community residents want to see in lieu of vacant storefronts.

Local Hire Coalition with the understanding that in order to create truly equitable economic development, new investments and economic growth must benefit local residents through stable jobs with dignity.

We researched examples set by other municipalities across the country and identified the following policy options to foster local hire and local procurement in New York City:

- Require local hire for city financed projects in rezoned areas
- Require local hire within RFPS for a project in agreements with individual agencies
- Require local procurement for all city financed projects
- Incentivize local hire by giving developers additional building rights for meeting employment goals
- Implement a citywide mandatory local hire policy, across agencies, in all city financed projects

We look forward to working together to launch our policy platform in the coming year.
Integrated Pest Management Hostos Training Course

In July, NWBCCC launched a 40-hour training program for Integrated Pest Management (IPM) technicians in partnership with Bronx Partners for Healthy Communities (BPHC) and Hostos Community College (HCC). IPM is a proven holistic method of eliminating asthma triggers in the home. Our IPM initiative will develop a powerful workforce of trained individuals from the Bronx to bring these services to our community.

We recruited 30 individuals who were Bronx residents between the ages of 18-24 most of which had prior experience with the criminal justice system. In targeting this specific community we seek to build economic power by employing those most impacted by the health disparities we aim to eliminate. Upon successful completion of coursework, students became certified through the Department of Environmental Conservation and New York State as Integrated Pest Management technicians. Instruction for the training was provided by Advani’s Pest Control School, which uses a holistic approach.

Equitable Economic Development
These two IPM training participants are proud graduates that received their state certification and have landed apprenticeships in local IPM Bronx businesses!

approach that builds on the practices of organizing including one-on-one client engagement. The program has certified five individuals, and four have been interviewed for employment with Skedaddle Pest Management, a worker-owned integrated pest management cooperative in the Bronx. We are excited that our program will continue to expand in 2019.
Healthy Buildings Program
In 2018, NWBCCC expanded our Bronx Healthy Buildings Program and saw exciting results. Healthy Buildings is a cross-sector initiative that promotes holistic community health by addressing the upstream causes of asthma-related morbidity, hospitalizations, and emergency room visits in the Bronx. Healthy Buildings connects landlords with investment for long-term impact and provides physical repairs and upgrades to “sick” buildings in the Bronx. The program works with tenants to identify needed upgrades, offer a variety of training and education opportunities, and provide home-based asthma intervention support through Community Health Workers. Our holistic approach is grounded in the social determinants of health framework and work towards eliminating asthma triggers and poor conditions in the home, reducing energy costs and greenhouse gases in Bronx buildings, investing in high road jobs for local residents and community-based contractors and developing tenant/resident leadership to address issues within buildings for years to come. A critical piece of our model also includes the assurance that building upgrades will not negatively impact current residents through Major Capital Improvements or other rent increases and thus the NWBCCC works with HPD, our Weatherization Assistance Program and other financing tools with regulatory agreements.

This past year, the NWBCCC expanded its original model that was focused on private multi-family buildings to NYCHA developments, given the funding and partnership of Bronx Partners for Healthy Communities, who wanted to pilot the program in public housing. The learnings from this experience were impactful and we developed powerful leadership within our pilot year to want to expand to several additional NYCHA buildings in the coming year.

Within the Healthy Buildings Program in 2018, the NWBCCC:
- Outreached to over 35 buildings with high rates of asthma-related emergency room visits and hospitalizations, high rates of violations, and other data to assess the feasibility of implementing the program;
- Completed building infrastructure retrofits and upgrades in buildings totaling 539 units including the NYCHA Bailey Public Housing Complex and eight multi-family buildings;
- Trained local residents as surveyors to pre-survey over 400 tenants before Healthy Buildings interventions;
- Referred over 145 residents to airBronx Community Health Workers, with an additional 35 from walk-in referrals;
- Successfully secured permanent Integrated Pest Management contracts in three entire buildings, paid for by NWBCCC and the landlord;
- Worked with NYCHA Bailey Houses Resident Council Board to bring much-needed resources and investment for building infrastructure, including $3 million in state funds to replace the dilapidated roof; and
- Trained over 60 tenant leaders in social determinants of health.

Using Electronic Medical Records Data and a variety of other datasets to assess the environmental health of buildings, NWBCCC targets “hotspotted” multifamily buildings with deteriorating conditions housing patients with the highest rates of asthma-related emergency...
Spotlight on NYCHA Bailey Houses:
In April 2018, NWBCCC partnered with NYCHA Bailey Houses Resident Council Board to address building infrastructure and individual unit repair issues. We held trainings on social determinants of health and surveyed tenants on health issues related to inadequate repairs and poor building infrastructure causing major mold, leaks, pests, and mildew in the building and severely impacting tenant health. The Bailey Resident Board worked with NWBCCC to organize a physical building assessment and tour with elected officials that included a walk-through of the long-decaying roofs and visits to individual apartments affected by mold and pests. State Senator Gustavo Rivera and New York City Councilwoman and Public Housing Chair Alicka Ampy-Samuel attended the tour. Bailey Residents won a huge victory when NYS Assemblyman Victor Pichardo allocated $3 million dollars to restore the roof. We will continue to work with the Bailey Resident Council to ensure that the root causes of all asthma triggers are eradicated throughout the building.

room and hospitalization. Our work to transform “sick” buildings into “health” buildings has shown promising results. In 2018, buildings connected to NWBCCC’s Healthy Buildings Program saw dramatic reductions in the frequency of asthma-related visits to the hospital:

• Decrease in visits to St. Barnabas Hospital (SBH) by 68% overall and 37% for Medicaid patients.
• Decrease in hospitalizations at SBH by 91% overall and 87% for Medicaid patients
• Decrease in emergency room visits to SBH by 67% overall and 53% for Medicaid patients

These outcomes demonstrate that the holistic, community-centered approach of Healthy Buildings is saving and improving lives while generating savings for our health system’s bottom line.
Community Development

The Bronx Community Land Trust
For over four decades, NWBCCC has fought back against the tide of disinvestment and displacement in our borough. Today, our people remain poor and disenfranchised from decision-making power over the economic process that impact our borough’s future. Community Land Trusts are an important tool that have been used across the country and internationally by communities fighting forward to take collective ownership of land. Through CLTs communities can acquire, steward, and develop affordable housing, commercial properties, community gardens, and other community assets, removing them from the market and speculation pressures and ensuring that they benefit the community. The Bronx Community Land Trust will work to ensure safe, healthy, and deeply affordable housing and build strong community leadership, shared wealth, and collective governance over community land. We aim to secure long-term sustainability, responsible and transparent planning, equitable development and land stewardship that prevents displacement and restricts gentrification.

NWBCCC hosts a property owner clinic to provide critical tools and resources to Bronx-based landlords looking to preserve affordability and maintain building conditions.
In 2018 NWBCCC:

1. Ran introductory workshops about Community Land Trust with nearly 100 community members.

2. Participated in monthly learning and strategy meeting with organizations across the city who are advancing CLTs in their communities part of the NYC Community Land Initiative

3. Negotiated with HPD and Belmont Arthur for the acquisition of 2-3 properties that have been boarded up for several years to be transferred to our CLT

4. Created a finalized version of bylaws and governance structure to incorporate our CLT in early 2019.

5. Engaged in a extensive research process to develop a campaign to take ownership of the most accessible properties in our neighborhood.

Landlord Ambassador Program

In our second year of the Landlord Ambassador Pilot Program, we reached several milestones. The Landlord Ambassador Program was created to connect property owners with one-on-one support from a community-based landlord ambassador. Ambassadors help create a workplan to bring properties to physical, operational and financial stability while also provide technical assistance support for property owners interested in applying to any of the HPD preservation loans. In 2018, NWBCCC worked closely with 12 new properties to achieve three main goals:

- Reduce 80% of all B+C open violations
- Ensure the property’s multiple dwelling registration is accurate and up to date
- Pay or enter into a payment agreement to bring the DEP/DOF accounts up to date.

NWBCCC has worked with dozens of property owners in the last year and is working one on one with 14 properties owners, providing technical assistance in acquiring an HPD preservation loan.

NWBCCC partnered with New York City Council members and other groups to hold property owner clinics in different community boards to bring assistance and resource to property owners. Given the success from the Landlord Ambassador Program, HPD has requested that City Council makes the program permanent and expand funding for the program in the coming year.
Weatherization Assistance Program

NYS Weatherization Assistance Program (WAP) is funded by the U.S. Department of Energy and the Department Health & Human Services (under LI-HEAP) to provide a variety of energy-efficiency, health, and safety services to eligible households with incomes at or below 60% of state median income. WAP is administered by NYS Homes & Community Renewal (NYSHCR). NWBCCC has been a provider of high-quality weatherization services since 1983 and is currently one of two subgrantees in the Bronx. The program’s purpose is to reduce energy and utility costs by installing energy conservation measures in the homes & apartments of low-income community residents—especially homes occupied by the elderly, persons with disabilities, families with children, and households with a high energy burden.

WAP helps to reduce national energy consumption, reduce carbon emissions that contribute to climate change, and lessen the impact of higher energy costs on low-income families. Weatherization assistance can be invaluable for low-income households in New York where cold winters and hot, humid summers generate a high demand for heating fuels and electricity. Many live in inefficient, often unsafe housing that was built when energy was cheap and plentiful and cannot afford the cost of weatherization work that will lower their utility bills. In its May 2016 Order Adopting Low Income Program Modifications and Directing Utility Filings, the New York State Public Service Commission adopted a policy that low-income households in the State should not have an energy burden greater than 6% of household income. HCR and the Weatherization Assistance Program are key resources to implement that policy.

The program benefits the health, safety, and quality of life of assisted households through a variety of improvements including air-sealing, insulation, heat distribution and monitoring equipment, heating system replacement, window replacement, LED lighting upgrades, refrigerator replacement, other water and energy conservation measures, carbon monoxide and smoke detectors and mechanical ventilation to reduce moisture and improve indoor air quality. The program gives priority to dwelling units occupied by households that receive Low-Income Home Energy Assistance ( HEAP), those with high fuel costs in relation to their household income. In-house staff perform a customized, on-site energy audit & fuel usage analysis to prioritize the most cost-effective conservation measures. NWBCCC also makes its best effort to leverage funds for improvements from other sources,
including NYSERDA-MPP, EmPower, Con Edison & other NYS and NYC initiatives.

NWBCCC conducts outreach and intake, evaluates buildings to be weatherized, installs energy-saving measures, identifies and mitigates related health and safety concerns, supervises weatherization work performed by staff and subcontractors, maintains client and program files and report on production and expenditures. We provide energy efficiency services using our own trained staff and by subcontracting work to qualified weatherization contractors. We ensure skilled workmanship, high-quality materials, and timely production of units.

Each dollar invested in program activities results in a savings of about three dollars in energy costs over the life of the installed measures--money that is returned to our local economy. In keeping with program requirements, we take affirmative action to provide opportunities for state-certified Minority & Women-Owned Business Enterprises (MWBE) and firms owned by service-disabled veterans. Weatherization is a grant program; improvements in rental housing are not subject to Major Capital Improvement rent increases. This maintains safe, affordable housing for Bronx residents with low incomes. Building owners are generally required to contribute matching funds or in-kind work toward the weatherization work scope and must maintain the property in good repair.
Weatherization Assistance Program

Funding for the 2018-19 Program Year:
For the 2018-19 program year, HCR had $64.5 million available to administer the Weatherization Program. This included $22.1 million in DOE funds, $40.3 million in HEAP funds and $2.1 million in funds from the prior year. NWBCCC’s formula-driven allocation for the current program year (4/1/18-3/31/19) was $2,310,132. Over 300 units of 1-4 family homes and multi-dwellings will have received services determined by a custom audit.

Funding for the 2019-20 Program Year:
HCR anticipates availability of $64.5 million in WAP funds for Program Year 2019. This amount includes $22.1 million in DOE funds, $40.3 million of new HEAP funds and $2.1 million in prior year funds. This Plan is based on draft DOE guidance for the Weatherization Program that was released in September 2018. Federal appropriations for the Weatherization and HEAP funding have been enacted and it is expected that DOE will issue final Federal Fiscal Year 2019 allocations to States shortly. At that time HCR will adjust subgrantee allocations based on the final WAP and HEAP funding levels.

The Effectiveness of Weatherization:
The Oak Ridge National Laboratory (ORNL) sponsored an evaluation of the national Weatherization program to determine energy savings and other impacts in assisted units. Data collection for that study was completed in 2011, and the results were released in 2015. The evaluation showed that the program is most effective in cold climates like New York’s, and that providing weatherization assistance to large multifamily buildings in New York City also provides substantial savings. The study found that “whole-house” weatherization of gas-heated buildings in cold climate states reduced gas usage by 24% when heating system work is not included and 38% when heating systems are replaced. The multifamily study found savings of more than $263 per unit annually in gas-heated buildings, and more than twice

Congressman Adriano Espaillat announces increased WAP funding for NWBCCC for the 2018-2019 program year.
that amount in oil-heated buildings. Other studies, including a 2010 study of assisted multifamily buildings in New York City sponsored by Deutsche Bank (which was primarily comprised of buildings assisted by the Program), have found savings in excess of 20%, compared to pre-weatherization energy use. Since multifamily buildings account for more than half of the units our program assists each year, these data findings are encouraging.