



Women's Housing and Economic Development Corporation  
Annual Report  
*Year ending December 31, 2008*

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**Dear Friends of WHEDCo:**

When Nancy Biberman founded The Women's Housing and Economic Development Corporation (WHEDCo) in 1991, she foresaw the profound community-wide economic and educational opportunities that would result from reclaiming, renovating, and transforming the long-abandoned Morrisania Hospital complex. Partnering with neighborhood leaders, Nancy developed the ravaged hospital site into the award-winning Urban Horizons Economic Development Center, an architecturally stunning building providing high quality homes, education and opportunity to low income families, and catalyzed the construction of a high-performing magnet school, serving the residents of Urban Horizons and the surrounding community.

Today WHEDCo's innovative solutions include: family support, mental health and housing services; education and youth development through after-school and summer programs; early childhood education and family literacy in the Head Start Early Childhood Discovery Center; an expansive Home-Based Child Care Microenterprise Network; and a small business incubation program in a fully equipped commercial kitchen. WHEDCo continues to develop affordable housing solutions in the Bronx and is currently conducting a green retrofit of Urban Horizons and tenants are moving into the award-winning Intervale Green, the largest "green" multi-family Energy Star affordable housing development in the country. Annually, WHEDCo serves over 10,000 families.

The Bronx, the poorest urban county in the United States, is at the apex of the economic crisis in New York City. Most local residents, with limited English proficiency and modest educational attainment, find jobs in carpentry, construction, stocking shelves, busing tables and flipping burgers—the very industries that are shedding jobs the fastest. According to New York City's Labor Market Snapshot for May 2009<sup>1</sup>, 26 of the 32 trades providing entry-level and semi-skilled jobs (including construction, retail trade, transportation and leisure/hospitality) showed substantial job loss in the last nine months. In a borough where 82% of families were living below the poverty line *before* the recession, local residents are now struggling to make ends meet with even less. When the broader economy suffers, the human cost in already struggling communities only grows.

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<sup>1</sup> *New York Workforce Weekly*, NYC Employment and Training Coalition, June 19, 2009. Figures derived from the NYS Department of Labor.

In the midst of the recession, WHEDCo's believes that every family, regardless of socio-economic status, should be given opportunity to grow beyond these limitations and transform their lives. Even with the recession taking its toll on the South Bronx, where the double-digit unemployment rate is the highest in New York City, we are expanding economic opportunity in the area. WHEDCo's growing Home-based Childcare Microenterprise Program continues to be a lifeline for low-income families moving into the economic mainstream and our Family Support Services staff are working overtime to offer increased direct social services, emergency food and ongoing stabilizing support to help sustain our community during this difficult economic time. At the same time, we are sustaining our core services in family support, youth development, and childcare, offering comprehensive solutions to assist the entire community.

Against the continuing background of urban poverty and economic crisis, WHEDCo has made significant progress over the past year in all of our areas of service delivery:

### **Green Homes**

We help low-income New Yorkers by building beautiful, healthy, energy-saving, and internet-wired affordable homes. Our flagship apartment complex, Urban Horizons, is currently undergoing a basement-to-ceiling energy retrofit that will ultimately save over \$150,000 annually in utility costs and benefit the environment. This year, approximately 384 adults and children will be residents of our second affordable South Bronx housing complex, Intervale Green, and an adjacent studio apartment building, the Louis Nine House, for youth aging out of foster care. Demonstrating that high-performance - or "green"- building isn't just for high-end homes, the new development utilizes energy-efficient technology and environmentally friendly materials and is the largest Energy Star multi-family affordable housing development in the nation. The development offers green roofs, courtyards, a public sculpture garden and 33 street trees. Additionally, each family is being given a free computer and low cost, high-speed internet access to help bridge the digital divide.

### **Family Support and Housing Services**

We help families become more emotionally and financially stable, and help homeless families transition out of shelters into safe, affordable homes. We assist families in negotiating apartment leases, obtaining health insurance, identifying public benefits and initiating financial planning. Social workers provide crisis intervention and extensive psychological counseling, and offer free fresh food and groceries through our community Food Pantry. Last year we helped more than 5,700 individuals.

### **Home-based Childcare Microenterprise**

We help community members start and grow successful home-based childcare businesses, providing children with high-quality, safe places to learn and grow; and allowing parents to seek and maintain employment. Last year, the providers in our network offered affordable care to nearly 2,000 children and grossed over \$8.1 million in revenues. As part of a new contract with the New York State Office of Children & Family Services (OCFS), WHEDCo serves as the only enrollment agency for informal childcare providers in the Bronx, expanding our reach and services to an additional 10,000+ families annually.

### **Head Start**

Our early childhood development program serves 104 pre-school children from 18 countries, offering a safe, nurturing and activity-rich learning environment and in turn helping their parents enter the workforce. We provide parents the opportunity to participate in English language and family development classes through the Family Literacy program. WHEDCo's Head Start received national accreditation from the National Association for the Education of Young Children (NAYEYC), whose seal of approval is considered the "gold standard" for early childhood education programs. The rigorous accreditation process required both self-study and site observation, and only 10% of the early childcare centers in New York have successfully completed it.

### **Education and Youth Development**

WHEDCo encourages students to be community leaders and to attend competitive high schools and colleges. Students in Grades K – 8 in our after-school program enjoy art, drama, chess, dance, fitness, music, sewing, computer technology and violin lessons. Middle school students participate in Project STEP, a program that focuses on issues of social justice, and teens meet every evening for athletics, academic enrichment and meetings with business professionals to learn about prospective careers. Each year WHEDCo serves over 900 local students.

### **Food Business Incubator**

WHEDCo offers financial opportunities to emerging community food companies by providing affordable space in a fully licensed commercial kitchen located at Urban Horizons. The kitchen is currently home to four growing New York City food manufacturers.

The following is an overview of WHEDCo's Income and Expenses for the fiscal year ended December 31, 2008

### **Fiscal Year 2008**

Total Support & Revenue:	\$9,402,045
Program Expenses:	
Childcare	\$1,318,633
Workforce Development	--
Family Support	\$671,951
Family Day Care	\$2,075,421
Youth Programs	\$1,431,237
Housing Development	\$312,871
Kitchen	\$192,877
Management & General Expense	\$796,813
Fundraising Expense	\$179,056
Total Expenses:	\$6,978,859

## **Board of Directors**

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**Our Mission**

WHEDCo-The Women's Housing and Economic Development Corporation-is a community based organization dedicated to building a more beautiful and prosperous Bronx. At a time when the gap between rich and poor is greater than ever, WHEDCo narrows the divide by developing beautiful, sustainable housing and uniquely integrated programs in early childhood, youth and adult education, family day care microenterprise and small business development. WHEDCo's work is a local model for national and global equality.

WHEDCo is tax-exempt under section 501(c)(3) of the Internal Revenue Code. Donations are tax-deductible to the extent allowed by law.