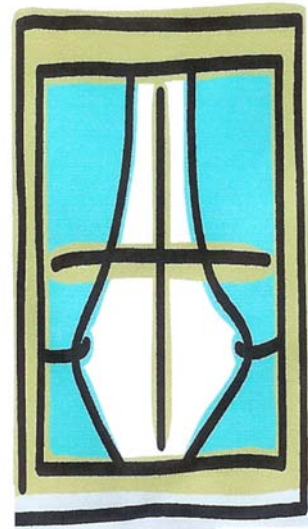


My Place Germantown

Annual Report for 2010-2011

My Place Germantown



*Model for Addressing
Homelessness*

President's Report

This past year has been a banner year for My Place Germantown (MPG), marked by the acquisition of the hard-won Permanent Occupancy Certificate, the signing of the HUD contract, the celebratory ribbon cutting and finally, a moving dedication ceremony that brought together friends, neighbors and the inaugural residents.

MPG opened its doors in December 2010, just in time for the holidays. To date, twelve men have been welcomed. The wait list includes an applicant who has been fully approved, and eight men whose applications are in process. Meanwhile the inquiries from providers continue.

As a result of acquiring safe, stable housing, MPG's residents, with the assistance of our skilled and dedicated staff, have become increasingly independent. For the most part, the men are attending to their daily needs, engaging in productive work, even searching for and finding employment. All, on some level, are connected to one another, to staff, and to the neighborhood.

Although the renovation of the building took longer than anticipated, it has exceeded expectations. The apartments and the common areas boast state of the art features, while many of the historic elements have been preserved. All of our inaugural residents were able to move in and immediately set up housekeeping.

To prepare for the opening and the arrival of the first residents, MPG conducted an extensive search for the most capable professionals to serve our population—and I can report with confidence that the assembled

team represents not only skillful, experienced professionals, but also men and women committed to the well-being of each of our residents. Our Program Director/Case Manager came on board first and quickly applied his talent to producing a budget that met the requirements of the Office of Supportive Housing, no small task. He moved on to promote the facility among city providers, a necessity given our unique position as a model in housing the disabled. In fact, every step involved the creation of protocols, from eligibility requirements to approval of each applicant from both the Office of Supportive Housing and the Redevelopment Authority.

Difficult economic times continue with cutbacks in government allocations and reductions in corporate and foundation giving. For providers of supportive housing for the vulnerable, the impact has presented challenges. This has been especially true for My Place Germantown. Fortunately, I can report that this tenacious new kid on the block not only has survived its first year of operation, but also is positioned, with the help of its many supporters, to continue to fulfill its mission in its second year and beyond.

Clearly, MPG has much to celebrate: a fully operational building, an engaged staff and residents, and a constructive relationship with the neighbors. In addition, the donor base has expanded exponentially with many supporters responding to more than one appeal. We've held our first fund raising event; and according to the reports, the evening at Bridgid's was both a social and a financial success.

— continued

President's Report, continued

Contributions from a St. John's University group who had visited the site as well as National Penn Bank helped us meet our HUD match as did the generous support from Community Ventures.

This coming year, we need not only to raise close to \$60,000 in matching funds, but also to secure additional donations that will allow for much-needed staff training, program development, and landscaping. We will be submitting applications to a number of funders that require completion of a full year's operation as well as an

Our Residents

Our residents range from their early thirties to their late fifties. Some have completed high school and beyond; for others, their formal education stopped at middle school or high school. They are a group, increasingly a community, of men who care about one another. Some are employed, others are searching for employment. All engage productively in group activities and meetings. These are resourceful men, who value their independence and the opportunity for independent living. Participation in weekly groups, recreational activities, collaborative events with the neighbors and informal gatherings has fostered a sense of community. The Sunday morning spontaneous gathering of the *Early Risers* is one of my favorite examples of community life taking hold.

Professional Staff

The Program Director is joined by a well-trained staff of Independent Living Coordinators (a name agreed upon by the staff) who are experienced, and most importantly, committed to providing a new option to house the disabled and homeless. In addition to the Program Director, the staff includes three full time and one half time Independent Living Coordinators and six substitutes. In operations we now have a part time property manager and a part time maintenance technician, both of whom bring management and engineering skills to the table.

Mark Bielecki, the advocate for the men and staff, balances administrative tasks with hands on work, taking multi-tasking to a new level.

Regina Moran, Sandra Jones, Lainey Ross and YahYa Bey engage and support the residents, ranging from facilitating appointments to building skills through group activities.

In March, the staff was completed when Joe Clay became property manager and David Council the maintenance person. Now not only were the residents in good hands, but also the rental process, the building and the grounds.

accompanying audit before considering a grant application. I and the Board are actively engaged in meeting these requirements. We plan to vigorously market our fine facility and the good work we do. Most importantly, we plan to continue directly impacting the lives of our residents: respecting their dignity, developing their strengths, and supporting their capacity for independent living. I look forward to an exciting year of program development, site beautification, and financial sustainability. Please join me in helping us realize our goals.

Resident Comments

The staff is easy to get along with, very helpful when you need getting something done. I'm looking forward to many more months of being here. — Amos Shatuck

My apartment is set up perfectly as an efficiency. I could live in it indefinitely. — Barry Beyer

Living at MPG is like having a family. The way we live unites us. We eat, talk, watch movies together and help each other. — Zachary Stoke

Staff Comments:

Daily, I am offered the opportunity to treat our tenants with the dignity and respect they deserve. — Lainey Ross

I understand the residents because they and I come from the same place in life. I get it and they get it. Being at MPG has inspired me to be the best that I can be. — Yahya Bey

My Place Germantown has become a wonderful and beautiful asset to the community of Germantown and to my life. — Regina Moran

I just wish there were more MPGs so that more men could be served. — Sandra Jones



Partnerships

The Philadelphia Office of Supportive Housing provided invaluable mentoring, guidance, and financial oversight as we began the process of organizing and budgeting.

My Place Germantown has also been blessed with strong and supportive partnerships with private organizations, universities and local churches. Through our connection with Philadelphia Healthcare Management Corporation, our residents have the benefit of an on-site registered nurse several hours a week for health screenings and education. Liberty Resources has been a source of referrals and arranging support services for physically disabled residents.

LaSalle University has provided a social work intern and will be providing students for various public relations projects. Our men have been able to take advantage of the Face to Face Legal Clinic and Dining Room. Moore College of Art will be conducting art classes for our residents during this coming year. Community Ventures, Inc., our development partners since the start of the project, are now in the process of arranging for the transfer of ownership to MPG. These are just some of the ways that the Philadelphia community has rallied around us. We are grateful for the support of our many partners and look forward to many productive years ahead.

The Board

The Board of Directors of My Place Germantown consists of 13 members who bring a broad range of skills and talents to the tasks at hand. They represent the Germantown community, business and professional leaders, and other individuals committed to the mission of My Place Germantown as a permanent housing solution to homelessness. The Board develops policy and makes major management decisions, approves operating and capital budgets, and reviews performance of management personnel.

Officers

President: Mary Ellen Graham

Vice President: Jeffrey S. Williamson

Treasurer: Judy Christis

Secretary: Eleanor A. Harty

Board Members

Porter D. Bush

Caroline Golab

Brenda A. Lipscomb

Richard Rock

Thomas R. Volkert

Nancy B. Cunningham

John P. Lamond

Gerry A. Plourde

Jeff Schreifels

Comments from Board members

This year's achievements are due to the continuing and tireless efforts of Board members and staff. We have laid a firm foundation for continuing success. — Joe Clay (former Vice President)

MPG is poised to become a beacon for other organizations in the city who wish to serve homeless men. — Jeff Schreifels

Now that I have been involved and participated as MPG has come to fruition, I am astounded at its success and the impact it has had on so many lives. — Judy Christis

Neighborhood Advisory Committee

From its inception, MPG has been staunchly committed to developing and nurturing close relationships with our neighbors. To that end, we started a neighborhood Advisory Committee, consisting of 10 neighborhood leaders, as well as staff and board participants. As the months have passed, this group has served as a bridge between the neighborhood and My Place Germantown, and has become a voice for improvement.

Representatives from the Neighborhood:

Edwin Anthony

Clinton Barnes

Lawrence Dean

John Henry

Clyde Hubbard

Willard McGruder

Rose Pruitt

Angel Saysay

Anthony Stosny

Shelly Whitney

Representatives from My Place Germantown

Mark Bielecki

Joseph Clay

Jeffrey Williamson

Thomas Volkert



Financials as of June 30, 2011

Revenue			
	Direct Public Support	\$	56,530
	Indirect Public Support		58,504
	Rental Income		6,366
	Miscellaneous Income		25
Total Revenue			\$ 121,425
Expense			
	Personnel	\$	88,347
	Fringe Benefits		17,201
	Insurance		7,014
	Occupancy		6,396
	Professional Services		5,560
	Program Costs		863
	Consumable Supplies		128
Total Expense			125,509
Expenses in Excess of Revenues			\$ (4,084)

ASSETS			
Current Assets			
	Checking/Savings		
		National Penn Checking	\$ 20,883
	Total Checking/Savings		20,883
	Total Current Assets		20,883
TOTAL ASSETS			\$ 20,883
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
	Other Current Liabilities		
		Rent Security Deposits	\$ 1,302
	Total Other Current Liabilities		1,302
	Total Current Liabilities		1,302
Total Liabilities			1,302
Equity			
	Unrestricted Net Assets		23,665
	Net Income		(4,084)
	Total Equity		19,581
TOTAL LIABILITIES & EQUITY			\$ 20,883

Funding

Major funding for My Place Germantown was provided by a \$270,882 grant from U.S. Housing and Urban Development.

Additional funding has been provided by the following individuals and organizations.

Organizations: \$35,000 and above

Community Ventures, Inc.

Organizations: \$2,000-4,000

National Penn Bank
St. John's University Vincentian
Mission Certificate Group

Organizations: In-kind

Bridgid's
Blessed Sarnelli Community
Face to Face
One House at a Time Ministry
Socks for Shelters

Individuals: to \$45

P.M. Becroft
Marcia Connolly
Ruth J. Crawford
Laura Ford
William F. Fox
Melanie J. Gavin
Joan Godwin
Janice J. Hill
Gregory M. Lubiniecki
Josephine Madden
Margaret McFadden
R. Bernadette Montemayor
Celestina E. Palladino
Stephen & Susan Perkins
Marc S. Raiken
Patricia Remis
Eileen Stanton
Marianna P. Sullivan
Miriam T. Timoney
Blaise Tobia
Dolores A. Whitehurst
Carolyn Wyman

Individuals: \$50 - 75

Porter D. Bush
Kathleen Campbell
Rosemary E. Duffy
Susan Guicheteau
Kathleen Kahlau
James Jones
Carol A. Klekner
Karen Kopecky
Brenda A. Lipscomb
M. Katherine McCabe
Susan R. Miesnik
Judith J. Miller
Frances Mohlenhaus-Munday
Mary Ellen Norpel
Allen Parsons
Gerard A. Plourde
Marianne Blair Radomski
Karen D. Ragland
Sheila Randall
Gary Risler
Jeffrey J. Schreifels
Mark S. Schwartz
Constance Sonhi
Marianna P. Sullivan
Mary R. Tanney
Phyllis B. Taylor
Mary Eileen Whelan
Maureen J. Wooster

Individuals: \$76 - 105

John S. Bender
Eileen Boreth
Leslie Ann Bowman
Page Christis
Eugene L. Cleaver
John L. Cleaver
Gregory A. Coleman
Catherine A. Conricode
Bernadette M. Cronin-Geller
John M. Difeo
Diane M. Doyle
Stephen A. Eberle
Marilyn K. Edenborn
Kristen Edwards
Gerald & Helene Feldman
Caroline Gloab Plocha
Mary Ellen Graham
Jane R. Greenberg

Eleanor A. Harty
Patricia Johnston
Joseph K. Lees
Donna Lombardo
Ivelis V. Mulhern
Christopher J. Peck
Gary Webb & Anne Phillips
Mary & Albert Scarcelli Jr.
Mary R. Tanney
Brian Vitale
James J. Weiss

Individuals: \$106 - \$3000

Margery Altman
Carl & Connie Delmuth
Judy A. Christis
Joseph Clay
Nancy B. Cunningham
R.M. Gallen
Joseph J. Hagan III
Richard Hilles
Gladys Kutz
John P. Lamond
Suzanne O. Laurito
Mary Sweetland Laver
Sheila S. Oliver
Karen O'Neill
Alice M. O'Neill
D. Petkosh
Geraldine L. Ratner
Joseph A. Sullivan
T.J.T.
Thomas R. Volkert

Individuals: In-kind

Mary Boccella
Joseph Clay
Ann Cook
E.A. DelCiotto
Mary Ellen Graham
Sandra Jones
Eleanor Harty
Lisa Hastings
Sheila Oliver
Miriam Timoney
Nelson Troche
Mary Whalen

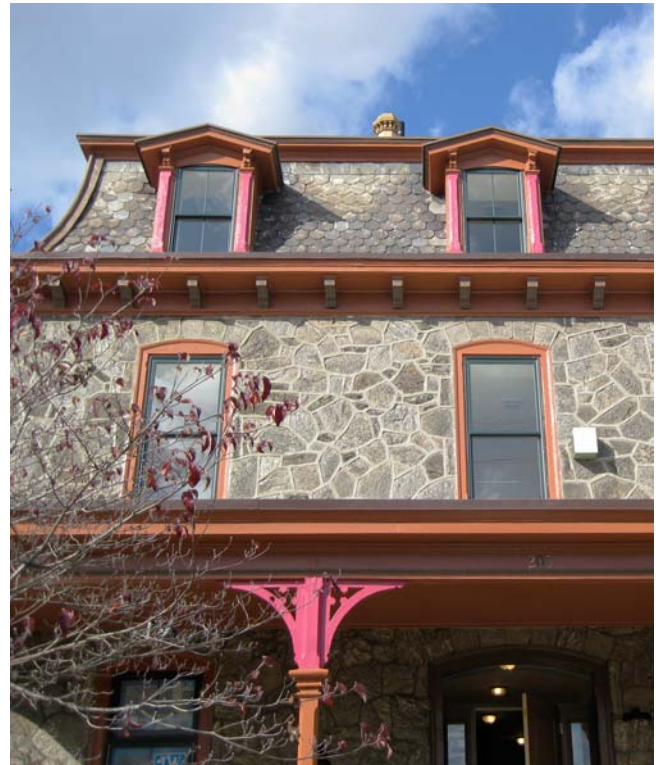
Volunteers

MPG could not have opened its doors without invaluable support from the dozens of volunteers who gave generously of their time. Organizational experts, financial professionals, human resource managers, and non-profit administrators lent their expertise to help make My Place Germantown a reality. We couldn't have done it without you.

Living at My Place Germantown

My Place Germantown is a beautifully-restored three-story Victorian building, with a welcoming porch and large backyard. Every detail had been attended to, from custom curtains made by a volunteer to all the basics for food preparation. Only one system has remained problematic, the air conditioning. After numerous contacts with the installer, the general contractor, and Community Venture's Project Director, the issues are being addressed. In the interim, window units have been installed, meeting the comfort, and even more importantly, the health needs of our residents.

In addition to their own private efficiency apartments, the residents have taken advantage of the spacious Community Room, which has become a center of activity, both formal and informal. It has become a site for lively staff and house meetings and the impromptu sharing of meals. For now, the lower level awaits equipment for both fitness and computer activity and additional program development. MPG is fortunate to have space available, both interior and exterior, for expansion, and anticipates the development of new projects and programs.



My Place Germantown

MPG - Administrative Office
762 North 23rd Street
Philadelphia PA 19130