



# ANNUAL REPORT 2013



opportunity



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Our mission is to promote hope and opportunity for homeless individuals by providing the skills, education, resources and personal support necessary to obtain employment and housing and sustain economic stability and independence over a lifetime.



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Kishonda Allen, *POWER Employment Specialist/Case Manager*

Maurice Alves, *Veteran Outreach Coordinator*

Diana DeMont, *CREW Instructor/Case Manager*

Azeb Girma, *Case Manager*

Heather Hayes, *Career Coach/Case Manager*

Tanisha Meranda, *Site Supervisor*  
Carol Reid, *Betty's Place Coordinator*

Joel Reyes, *Clean Corners Supervisor*

Adella Ryan, *Instructor/Case Manager*

Zach Smola, *Instructor/Case Manager*

Project Place has been working since 1967 to create and operate programs that meet the changing and challenging needs of Boston's homeless population. However clients or the environment has changed, our goal has remained the same: to provide real opportunities for homeless individuals to change their lives through work. Project Place realizes that every person is at a different place on their journey out of homelessness and understanding that premise, we strive to meet people at their level with the training, support and services that will best assist them to be successful. Every year, on average, we work with 1000 men and women, over 400 enrolling in long term programming. Together we seek to overcome the barriers they face in obtaining employment and housing, the critical foundations for building a productive, self-sufficient life.

Our model is based on the core services of work training, employment in our enterprises, career counseling, and retention services in conjunction with case management support sensitive to the unique needs of each client, whether they are veterans, women with children or have been previously incarcerated. For each person we provide the tools they need to move out homelessness and successfully reintegrate into the community with dignity.

# FROM THE EXECUTIVE DIRECTOR

Dear Friend,

As the 2013 fiscal year comes to an end we reflect on our accomplishments in fulfilling our mission and share them with you in part to tell you of our work but also in hope that you will recognize the role you played helping us to end individual homelessness and joblessness. We could not have done this without the help of a caring community.



After an intensive period of review and evaluation, we adopted the Project Place Strategic Plan, 2013-2018. With feedback from funders, graduates, program participants, staff and board, we have set our direction for the future. As we look ahead, we have committed to increasing our enterprise capacity particularly for young homeless mothers and expanding housing opportunities that include integrated workforce development services for all program participants. We know we have our work cut out for us but move ahead with optimism and a model we know works.

This year we focused on intensifying our services for women re-entering the community after incarceration and were approved for a multi-year grant from the Department of Labor called POWR – Partnerships to Opportunities for Women in Reentry. A job is a major deterrent in staying out of the prison system and this comprehensive program will offer services to address the trauma history many of the women have experienced while working to help them stabilize their housing and employment. Project Place will be leading seven partner agencies, including the Suffolk County House of Corrections, to provide a range of services for 200 women. This new program will be a formidable force in preventing homelessness.

The POWR program demonstrates in its name and structure, partnerships remain important to carrying out our work. Other partnerships continue to help us fulfill our mission. Our diverse

network of colleagues, employers, individuals and public and private funders is key to the success of the men and women we serve.

Our focus remains on ending homelessness. Supporting each individual in obtaining and retaining employment continues to be at the core of our programming. But getting a job is more than work. It is a new beginning – often the first tangible accomplishment an individual has experienced. The confidence and hope for a better future that comes from finding work is the beginning of a transformation for many. Behind each number you read in the next few pages is a personal story of triumph. Perhaps this statement from a Clean Corners...Bright Hopes graduate sums it up best, *“if I did not work for a paycheck no matter how small, I would not have my dignity. I would only define myself as a homeless person. Now I am a working person looking at a future”*.

On behalf of the board of directors, our staff and our clients, I thank all of you for your belief in our work, your generosity and commitment to ending homelessness and joblessness.

A handwritten signature in blue ink that reads "Suzanne Kenney". The signature is fluid and cursive.

Suzanne Kenney  
Executive Director

# 2013 OVERCOMING OBSTACLES

Project Place's clients range in age from 18-64, with an average age of 34. They come from throughout the Greater Boston area.

- » 67% had been previously incarcerated
- » 65% have had problems with substance abuse
- » 30% have been diagnosed with mental illness and many more had undiagnosed mental health problems
- » 37% did not have a high school diploma or GED
- » 48% were parents
- » 62% had been victims of abuse sometime in their life
- » 28% of our clients were veterans
- » 45% are female; 55% are male
- » A majority have had limited family support and little work experience

100% are committed to changing their lives and believe in a better future

our job placement rate averaged **68%**

jobs were retained at **60%** at 12 months  
and **50%** at 2 years

the housing retention rate was **88%** at  
12 months and **69%** at two years

The average hourly earnings rate of  
placed clients was **\$11.31**

# ACCOMPLISHMENTS

Our Social Enterprises employ homeless men and women in small businesses where they receive training and support while improving their employment marketability. We currently operate three small businesses. Clean Corners...Bright Hopes (CCBH) is an outdoor maintenance and landscape service and indoor commercial cleaning. Project Pepsi provides training and experience in the distribution and servicing of vending machines. HomePlate is our food preparation and services training enterprise, operating daily lunch programs off-site, fulfilling catering requests and is anchored by the daily preparation of lunch for Project Place clients and staff in an in-house commercial kitchen. In 2013, 94 men and women were hired in the enterprises. 62% moved into permanent employment and 82% retained their jobs after one year. Janitorial services continued to grow, adding two new accounts and increasing services to existing accounts and total enterprise income increased by over \$60,000.00

Work Skills and Employment Services provides a pre-employment curriculum through classroom training. The program offers three sessions of pre-employment and life skills training, concurrent with case management and career employment counseling. The first session is the Work Ready class, a prerequisite for all program clients, including employees in the enterprises. This year the program offered 11, one-month Work Ready classes, continued to provide two certificate programs, Customer Service and ServSafe for the food industry and implemented a new certificate program in Digital Literacy. 267 clients participated in the program with 66% placed into stable employment. 45 people moved into the advanced program sessions and qualified for and received their certificates.

Betty's Place serves women seeking temporary housing while they work to stabilize their lives, typically moving from situations of homelessness and/or domestic violence. This year, 33 women were serviced. 94% secured stable housing, 60% found employment and 53% reunified with their children.

The Homeless Veterans Reintegration Program funded through the Department of Labor served 135 veterans, offering support services to meet the unique needs of veterans seeking stable housing and employment. 51% entered one of Project Place's programs or enterprises, participating in basic work training, computer and/or

education classes; 47% obtained mainstream employment.

Gatehouse continues to provide affordable housing for previously homeless individuals all of whom received support services and are either working, searching for work, volunteering or in an internship. This year 17 individuals lived in Gatehouse: 94% remained stably housed and 57% found employment.

CREW, Community Re-Entry for Women remained a strong partnership with the Suffolk County Sherriff's Department and provided employment, education, case management and computer training to 42 women, pre and post incarceration. 74% moved into stable housing and 34% transitioned into stable jobs, continuing to exceed the national average for this population.

# FINANCIAL STATEMENTS

*Financial information is excerpted from our audited financial statements.*

## Consolidated Statements of Financial Position Comparative as of June 30

	<u>2013</u>	<u>2012</u>
<b>ASSETS</b>		
<b>Current assets</b>		
Cash	\$353,065	\$133,186
Cash - Security deposits	2,796	2,790
Investments	151,311	145,984
Accounts receivable, net	146,709	168,785
Pledges receivable	50,000	100,000
Prepaid expenses and other	17,490	18,125
Inventory	<u>7,233</u>	<u>12,352</u>
<b>Total current assets</b>	<u>728,604</u>	<u>581,222</u>
<b>Property and equipment</b>	11,278,470	11,174,3881
(Less) accumulated depreciation	<u>(2,364,255)</u>	<u>(1,974,211)</u>
<b>Total property and equipment, net</b>	<u>8,914,215</u>	<u>9,200,177</u>
<b>Other assets</b>		
Restricted deposits and funded reserves	296,170	273,884
Notes receivable	<u>5,575,325</u>	<u>5,575,325</u>
<b>Total other assets</b>	<u>5,871,495</u>	<u>5,849,209</u>
<b>TOTAL ASSETS</b>	<u>\$15,514,314</u>	<u>\$15,630,608</u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>Current liabilities</b>		
Accounts payable	\$73,649	\$53,474
Accrued expenses	99,206	105,200
Deferred revenue	48,229	35,680
Security deposits	5,219	5,420
Line of Credit	-	-
<b>Total current liabilities</b>	226,303	199,774
Long-term debt	<u>11,103,039</u>	<u>11,103,039</u>
<b>Total liabilities</b>	<u>11,329,342</u>	<u>11,302,813</u>
<b>Net assets</b>		
Unrestricted	4,009,973	4,176,708
Temporarily restricted	<u>174,999</u>	<u>151,087</u>
<b>Total net assets</b>	<u>4,184,972</u>	<u>4,327,795</u>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<u>\$15,514,314</u>	<u>\$15,630,608</u>

**Consolidated Statements of Activities and Changes in Net Assets**  
Fiscal Years ended June 30

	<u>2013</u>	<u>2012</u>
<b>REVENUE AND SUPPORT</b>		
Gifts and contributions	\$576,140	\$708,686
Special events	213,340	165,236
Contributed services and materials	51,680	800
Government grants and contracts	886,437	945,787
Commerical products and services	482,207	421,008
Investment revenue	5,980	3,661
Rental revenue	253,922	232,194
Other income (loss)	<u>(7,993)</u>	<u>182,227</u>
<b>TOTAL REVENUE AND SUPPORT</b>	<b><u>\$2,461,713</u></b>	<b><u>\$2,660,199</u></b>
<b>EXPENSES</b>		
Program services	2,161,254	2,333,686
Management and general	183,090	197,204
Fundraising	<u>260,192</u>	<u>267,714</u>
<b>TOTAL EXPENSES</b>	<b><u>2,604,536</u></b>	<b><u>2,798,604</u></b>
<b>CHANGE IN NET ASSETS</b>	<b>(142,823)</b>	<b>(138,405)</b>
<b>NET ASSETS - BEGINNING</b>	<b><u>4,327,795</u></b>	<b><u>4,466,200</u></b>
<b>NET ASSETS - ENDING</b>	<b><u>\$4,184,972</u></b>	<b><u>\$4,327,795</u></b>
<i>Supplemental information:</i>		
Depreciation	368,075	368,075
Interest	80,551	80,892

# SUPPORTING OPPORTUNITIES FOR TRANSFORMATION

Project Place could not accomplish all we do without the generous support of so many. We gratefully acknowledge and thank those listed below who gave during our last fiscal year, July 1, 2012 to June 30, 2013. Respecting our privacy policy, individual donor names, except for event sponsors are generally not listed.

## contracts

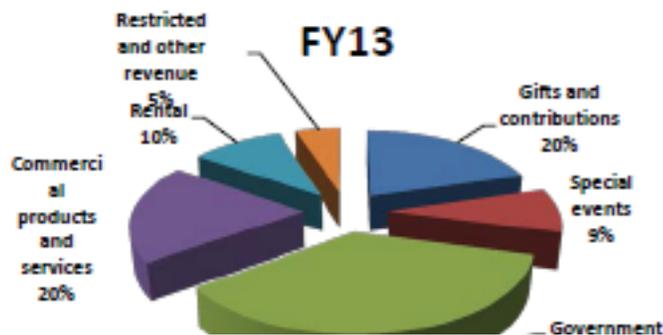
Massachusetts Dept. of Housing and Community Development/Mass. Housing Shelter Alliance  
 City of Boston, (HUD)  
 Emergency Shelter Grant  
 City of Boston Community Development Block Grant  
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 Suffolk County Sheriff's Department House of Corrections  
 Department of Labor: Homeless Veterans Reintegration Program

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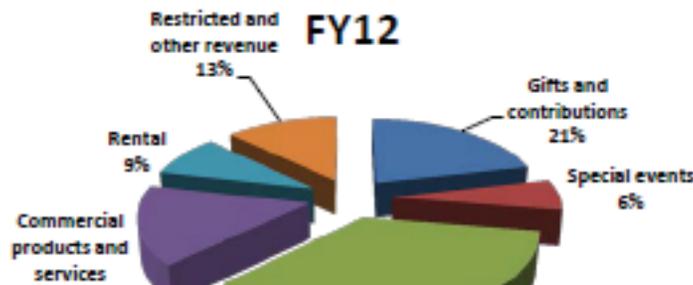
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Fiscal Year 2012



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A special thank you to  
Goulston and Storrs, PC for  
their continued generosity,  
support and hard work.

*We have made every effort to  
ensure the accuracy of this list of  
donors and apologize in advance  
for any misspellings, omissions or  
other errors. Please let us know of  
corrections required.*