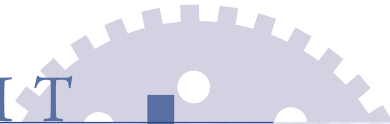


PROJECT PLACE
ANNUAL REPORT

2004



MAKING IT
work



DEAR FRIEND,

This year's annual report, *Making It Work*, once again pays tribute to the men and women at Project Place whose "can-do" attitude initiates and sustains their extraordinary transition out of homelessness and poverty into self-sustaining lives. This attitude is encouraged and nurtured every day at Project Place through staff interactions, creative curriculum and training, supportive work environments, and peer support. But it doesn't stop there.

I have no doubt that the success Project Place experiences in helping homeless men and women transform their lives is due in a large part to the partnerships we form in the community. Our partners hold the same "can-do" belief system of our clients, stepping up to say change is possible, holding strong to their conviction that they can play a role in a better life for all of our citizens. In total, our partnerships have meant 62 new job training slots, housing assistance to an often neglected population suffering from mental illness, and most importantly hope and opportunity for the individuals who walk through our doors.

In this last fiscal year the agency experienced a 34% growth spurt adding new programs and bolstering the support needed by our clients to transition to permanent work and housing. We are pleased to report that these efforts resulted in 79% of our clients improving their life circum-

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stances by achieving employment, housing, or educational goals. 59% obtained employment after graduating from our job training programs; and one year later, 73% of our graduates were still employed.

Our success would not have been possible without forming critical collaborations including new initiatives with an old neighbor, the South End Community Health Center. Working together with the Suffolk County House of Correction we are supporting 50 incarcerated women a year by providing case management, job training, job placement, and health services both within the prison and upon release. Through multi-year grants with the Department of Education and the Homelessness Prevention Initiative, we are working to successfully reduce recidivism and prevent homelessness for this volatile population.

Selected in a competitive process to receive pro-bono consultation from Community Wealth Ventures, Project Place painstakingly designed a new food distribution business called *HomePlate* that will employ homeless individuals. Social Venture Partners, along with other private funders, committed seed money to support the start-up of this exciting business. In addition, the folks from SVP continue to lend technical support

regarding the operations and marketing of HomePlate. More to come in the next fiscal year.

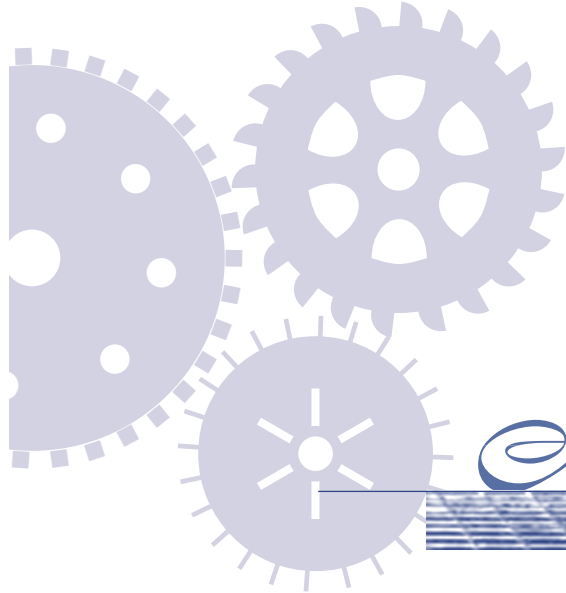
Clean Corners ... Bright Hopes, our public maintenance enterprise grew by 60% offering more job opportunities to homeless individuals through the creation of partnerships with Chinatown Main Streets program, the Cultural District business association, Back Bay Neighborhood Association, and Columbus Avenue neighborhood group. We continue to receive unwavering support from our friends at City Hall in the expansion of this program.

It's been an exciting year as we strengthened past relationships and forged new ones. I want to extend my deepest heartfelt thanks to our many partners who have done whatever it takes to make it work for the men and women at Project Place. Together we continue to help homeless individuals realize their dreams of obtaining productive employment and a home to call their own.

Suzanne Kenney
Executive Director
Project Place



Project Place Annual Report 2004



MAKING IT
work

Case Management

Project Place relies on Case Management to provide the essential support and coherence to all of our programming. A comprehensive intake and needs assessment are conducted when a client first enters the agency. From that point on, case management services focus on referrals to outside resources, work readiness, life skills, childcare, housing, and other topics that aid in maintaining an independent life. We continue to support clients with these services up to two years post job placement to ensure long-term success.

Numbers served: **181**

Computer Training

Our Computer Learning Center is equipped with 11 PC's, giving homeless adults an opportunity to become skilled in a technology to which they would not otherwise have access. Students learn basics in current Microsoft programs (Word, Excel, Publisher), open email accounts and learn to navigate the Internet, and have access to educational software for reading, writing, grammar, math, resume writing, typing and financial management. The Lab is an integral part of all programming and is also available on a drop-in basis.

Numbers served: **132**

Homelessness Prevention Initiative spearheaded by the Boston Foundation. In addition, these women receive health care screening and services, job training classes and follow-up career services through **Community Reentry for Women (CREW)**, a new federally funded initiative.

The **HomeWork** initiative, as its name aptly implies, is a new program developed to support chronically homeless individuals obtain permanent jobs and housing. This is a

Basic Services

Basic Services provide clients with some of the first supports homeless men and women need to overcome poverty and return to self-sufficient, productive lives. These supports include a hot lunch program, storage lockers, mailboxes, and voicemail. We also provide referral services on a drop-in or phone call basis for individuals who are not involved in our day program.

Number of referrals: **845** Hot meals served: **7,133**

Career Services

Project Place's Career Services department was created to focus solely on career development, employer relations and best practices for retention. We provide career services starting at intake and extending two years beyond graduation. Through the provision of Career Coaches, individuals in all programs receive intensive preparation and support for job placement and advancement.

Numbers served: **111**



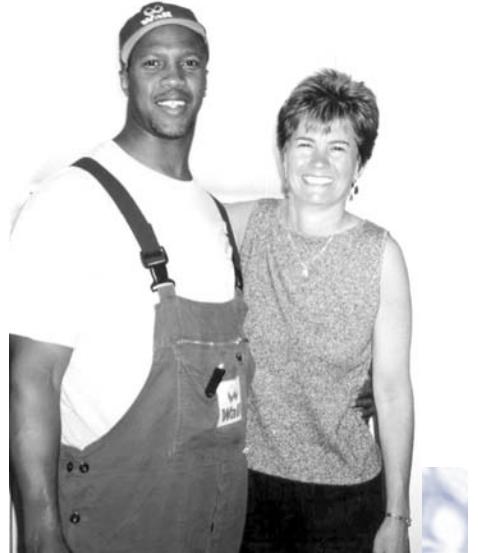
federally funded collaborative effort of nine local organizations, and Project Place will do its part by offering job training opportunities.

Project Place received federal funding through Boston Connects to work collaboratively with Brookview House in the **Family Opportunity Network Program**. This program will provide case management and follow-up services to over 100 homeless individuals living in the Empowerment Zone.



“The staff at Project Place are extremely supportive. They’ve made me feel that my welfare matters to them. The skills and habits that I’ve developed at Project Place will benefit me as I return to the workforce.” – John, Project Pepsi

Clients



Employment

Project Pepsi

In partnership with The Pepsi Bottling Group, Project Pepsi employs and trains homeless men and women to service 70 vending accounts in the greater Boston area. This six-month experience gives clients transferable skills (e.g., customer service, inventory control) and the supports they need to take the next step.

# eligible	7	Outcome:
# successful	4	57% of program graduates obtained employment

Clean Corners...Bright Hopes

This public facilities maintenance business employs homeless men and women to clean and beautify city streets and neighborhoods. Employees work for a four to six month period while they stabilize their life and prepare for a brighter future.

# eligible	19	Outcome:
# successful	13	68% of program graduates obtained employment



Photos courtesy The Boston Courant

Job Training

Project 90

With the help of our 90-day job preparation program homeless individuals are gaining the confidence and skills they need to find permanent employment. Project 90's success stems from a hands-on practical pre-employment curriculum combined with a paid internship that gives participants the opportunity to become accustomed to the world of work.

# eligible	40	Outcomes:
# successful	32	63% of program graduates obtained employment
		18% of program graduates enrolled in further training

“I received the greatest support and encouragement from the people here at Project Place. I just knew I could get out there and get a job and do well and know that I would succeed thanks to my time at Project Place.”

– Lynn, Project 90

Mellon ACTS

Generously funded by Mellon New England, the Mellon Administrative Center for Training and Support (Mellon ACTS) was created to house a business skills training program for homeless individuals interested in working in an office environment. This clerical skills training program provides participants with small group instruction in a classroom that simulates an office environment and computer skills training during a six-week intensive program. The Mellon ACTS conference room also serves as a center for career training for both clients and alumni.

# eligible	26	Outcome:
# successful	15	58% of program graduates obtained employment
		(represents the total number served for the 2 fiscal years overlapped by the program)

“This program was exactly what I needed to help me refocus my goals and priorities and gain the confidence to go out there and search for a job.”

– Susan, Mellon ACTS

Housing

Betty's Place

When a woman comes to Betty's she is trying to leave behind a life of abuse, addiction and chaos. What she gets is more than just a temporary place to live – she gets a room of her own in a comfortable safe environment; the counseling and life skills she needs to stay sober; obtain employment and finish or continue her education; and the support it takes to rebuild a stable, independent life.

# eligible	24	Outcome:
# successful	20	83% of program graduates obtained permanent housing.

Education

Adult Education

For many, Adult Education is a critical step in the transition to economic stability. Through an array of creative and individualized instruction participants learn and hone reading, writing, and math skills. Our goal is to bolster an individual's ability to obtain his/her educational and employment goals by providing a supportive classroom culture and a comprehensive network of services to address obstacles. We don't just teach math or reading skills – we also provide our clients with the emotional support they need to succeed.

# eligible	36	Outcome:
# successful	26	72% increased grade level

Also in the Works:

This year Project Place and the South End Community Health Center partnered with the Suffolk County House of Corrections to provide a continuum of community reintegration services to female offenders with the goal of preventing homelessness and reducing recidivism. Fifty female offenders receive intensive case management, mental health screening, and reintegration supports through the **Comprehensive Homelessness Intervention Program (CHIP)** as part of the



Volunteers & Supporters

The following financial information is excerpted from our financial statements which were audited by Miller Wachman LLP for the years ended June 30, 2004 and 2003.

PROJECT PLACE - STATEMENT OF FINANCIAL POSITION

Comparative as of June 30,

<u>ASSETS</u>	<u>2004</u>	<u>2003</u>
Current assets		
Cash	\$ 294,937	\$ 474,005
Investments	100,414	-
Accounts receivable-program, net	70,281	66,217
Accounts receivable-other, net	51,643	24,302
Pledges receivable	12,778	26,138
Prepaid expenses and other	31,021	15,329
Inventory	13,910	13,812
Total current assets	<u>574,984</u>	<u>619,803</u>
Property and equipment		
Property and equipment	802,845	728,134
(Less) accumulated depreciation	(359,462)	(322,536)
Total property and equipment, net	<u>443,383</u>	<u>405,598</u>
TOTAL ASSETS	<u>\$ 1,018,367</u>	<u>\$ 1,025,401</u>
<u>LIABILITIES AND NET ASSETS</u>		
Current liabilities		
Accounts payable, trade	\$ 24,979	\$ 21,071
Accrued expenses	60,317	69,059
Deferred revenue	58,383	56,900
Total current liabilities	<u>143,679</u>	<u>147,030</u>
Deferred revenue	26,000	30,000
Rent deposits	2,429	2,948
Total liabilities	<u>172,108</u>	<u>179,978</u>
Net assets		
Unrestricted	781,259	708,065
Temporarily restricted	65,000	137,358
Total net assets	<u>846,259</u>	<u>845,423</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 1,018,367</u>	<u>\$ 1,025,401</u>



PROJECT PLACE - STATEMENTS OF ACTIVITIES

Fiscal years ended June 30,

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>2004 Total</u>	<u>2003 Total</u>
REVENUE AND SUPPORT				
Gifts and contributions	\$ 339,623	\$ 80,000	\$ 419,623	\$ 491,068
Special events	107,386	-	107,386	36,348
Contributed services and materials	1,282	-	1,282	19,070
Government grants and contracts	550,538	-	550,538	531,671
Commercial products and services	252,748	-	252,748	207,605
Investment revenue	3,621	-	3,621	4,267
Rental revenue	28,560	-	28,560	39,137
Other revenue	211	-	211	11,676
Net assets released from restriction	152,358	(152,358)	-	-
TOTAL REVENUE AND SUPPORT	<u>1,436,327</u>	<u>(72,358)</u>	<u>1,363,969</u>	<u>1,340,842</u>
EXPENSES				
Program services	1,048,624	-	1,048,624	934,773
Management and general	165,594	-	165,594	165,172
Fundraising	148,915	-	148,915	122,172
TOTAL EXPENSES	<u>1,363,133</u>	<u>-</u>	<u>1,363,133</u>	<u>1,222,117</u>
CHANGE IN NET ASSETS	73,194	(72,358)	836	118,725
NET ASSETS - BEGINNING	708,065	137,358	845,423	726,698
NET ASSETS - ENDING	<u>\$ 781,259</u>	<u>\$ 65,000</u>	<u>\$ 846,259</u>	<u>\$ 845,423</u>

Agnes M. Lindsay Trust
Archibald Family Foundation
Bayer Foundation
Boston Foundation
Boston Scientific Foundation
Citizens Energy Corporation
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Alliance Charitable Foundation
Mayer-Phillips Foundation
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the Back Bay, Inc
Paul and Phyllis Fireman
Charitable Foundation

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Foundation
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Project Place is a supportive community that promotes hope and opportunity for homeless and low-income individuals by providing the skills, education and resources needed to obtain stable employment and housing.

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