

My Place Germantown - Annual Report for 2014-2015

Farewell Message from the Founder/President/Executive Director 2005-2015

We've come so far . . . In November, 2010 the first resident of My Place Germantown (MPG) eloquently spoke to a throng of well wishers who gathered for the ribbon cutting of what would become one of the most successful residences for homeless disabled men. Five years later, the same resident spoke of his life at MPG at a meeting of its Directors, expressing gratitude for the exceptional quality of his surroundings and the support of the staff.

Yet there is more to do . . . Once it was established and no longer in startup mode, the MPG administration recognized the need to look to the future. Its primary goal was to sustain the present operation at the level of service that both residents and community had come to expect and accept. Another goal was to replicate the small-scale neighborhood/community model in other sections of Philadelphia. However, despite prodigious efforts, both goals seemed to remain out of reach. And so, a strategic planning committee worked to secure funding to support investigating the possibility of forming a partnership with a larger organization whose mission was compatible with that of MPG's. Bolstered by two grants, one from The United Way of Greater Philadelphia and Southern New Jersey and one from The Philadelphia Foundation, as well as pro bono services from Decher, Price, Rhoads; MPG engaged Strategy Arts to help facilitate identification of a partner as well as the negotiations to form a partnership.

The result: at 3:00 P.M. on September 30, 2015, My Place Germantown and Horizon House, Inc. signed a management agreement—a major step toward establishing a full partnership. Under the agreement, HH is responsible for the daily operations of the residence, while MPG is responsible for administering the HUD grant and raising the matching funds required by the grant. The management agreement is a prelude to a merger that will occur in the near future. Both currently and after the merger, MPG will retain its identity and mission.

The management agreement offers significant gains for the residents, staff, and administration; stability for the residents; training, advancement, and expanded benefits for the staff, and access to the resources, and efficiencies of scale, of an established organization for the administration.

I leave My Place Germantown as Executive Director with deep gratitude for the work of so many volunteers and donors, especially members of the Board, who from the very beginning have given unstintingly of their time, treasure, and talent. I know the future of the "house" is in good hands, and that blessings and justice will continue to flow.

— *Mary Ellen Graham*

Horizon House and MPG: A Perfect Match

Following nearly 18 months of research and investigation seeking a suitable partner for My Place Germantown, Horizon House was identified as our best match. On October 1, 2015, Horizon House assumed all operational and management functions of MPG, including Human Resources, Resident Life, Rent Collection, Plant Maintenance, and Government Compliance. In short, this is everything that keeps MPG going, except for the administration of the HUD grant, fund raising, and board functions.

So what is Horizon House (HH) and why is it an ideal partner for MGP?

Briefly: HH was founded in 1952 to address the needs of formerly hospitalized mental health patients, but over the years the client base has expanded and now includes men and woman with drug and alcohol addictions as well as those with developmental disabilities and those who are homeless.

Clearly HH's target population matches that of MPG.

Most importantly those values that underpin all of HH's services are the very values that define

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A Message from the New Executive Director

As I move into the Executive Director position I realize that I cannot fill the shoes that I am stepping into. I can, however, use this opportunity to move our Board of Directors forward. And, together, we can fill the shoes that have paved the path we walk. We went into community meetings, law offices, offices of political allies and opponents and, finally, court rooms, before we opened the doors at 209 East Price Street. We had an unstoppable force in Mary Ellen Graham's desire to establish My Place Germantown. It is now time for us to move forward into the next phase of ensuring the continuation of that dream. Some may say that we have taken a risk with our strategic partnership with Horizon House, but without risk there is no reward. With due diligence done by both parties, we had to overcome objections on both sides of the table. Looking back over my time with MPG, I sometimes wonder which objections winded us more, the initial ones when we started MPG or the ones that came when we were moving forward with the agreement.

Let me quell any fears. Our tenets and mission have not changed. We still believe in the community model that is My Place Germantown. We have always known that we would need to seek out ways to convince people that this model would work. Having done that, we now move forward to show our supporters how this partnership will work – and thrive. Right now, people who work in the community that serves the homeless know about My Place Germantown. It is time that many more know about this model that works.

— *J.S. Williamson*

New Members of the Board

With enthusiasm the Board of Directors unanimously approved the appointment of three new board members: Judy McDowell, Michael Callaghan CM, and Peg McFadden, to the Board of Directors. All three demonstrate three vital characteristics necessary for Board membership: Experience, Energy, and Enthusiasm. And a fourth that is also essential: a commitment to ending homelessness and housing the vulnerable.

Judy brings to the Board a strong commitment to providing services in a neighborhood environment and in replicating this model elsewhere. She will focus on fundraising, particularly grant writing, with a keen awareness of the need for funding if services are to be maintained. Mike, inspired by the life and teachings of St. Vincent, is committed to embracing those in society who are invisible, by providing a welcoming "home" for them. Peg, who has been directly involved with MPG for several years in grant writing, administrative services, and events planning and implementation, now has accepted an additional role, that of Board Director. Although a familiar face, she is welcomed in an additional capacity. All three new members already are invigorating the Board with new ideas and energy.

MPG Welcomes Dwayna Durham

The Board, the staff, and the residents extend a warm welcome to Dwayna Durham, Director of Homeless Services for Horizon House, Inc. (HH) and now MPG. Dwayna knows MPG well, having served on the team that negotiated the management agreement between MPG and HH. She brings to MPG strong credentials in Behavioral/Addictions Counseling and Healthcare Administration, and years of overseeing a variety of programs. She will be adding MPG's program manager to her list of supervisory roles, which include five programs ranging from outreach to transitional and permanent housing for the chronically homeless. Accessible, knowledgeable, and committed to the men MPG serves, Dwayna is a strong addition to MPG's professional staff. The Board wishes her well!

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the mission of MPG. And both organizations welcome residents in all their diversity; promote personal growth in its many manifestations, and encourage advocacy that reduces homelessness and supports individual recovery in a therapeutic setting.

MPG and HH represent the best in human services and are both committed to constant assessment and improvement. This match for MPG promises the retention of our mission and sustainable services to a vulnerable population in a small community based setting.

Organizations: \$2000-\$10,000

Congregation of the Mission 10,000

Organizations: to \$700-\$1500

First Presbyterian Church of Germantown 2000
 The Martin Foundation 2000
 Our Mother of Consolation Church 1500
 Union Benevolent Association 1250
 St. Vincent de Paul Church 576

Organizations: to \$400

Network for Good 250
 Wells Fargo Community Support 250
 Brian Vitale & Associates 100
 Green Street Monthly Meeting 100

Individuals over \$2,000

Miriam T. Timoney
 James Knox
 Judy A Christis

Individuals: \$200-\$2000

Thomas R Volkert
 Joseph Clay
 anonymous
 Allstate Foundation
 United Way
 Lisa Feix
 Russell Howard Harris
 Kathy Lieberman
 Edward Smith
 Christine L Medlin
 Emilie Nichols
 Frank Torrisi
 Jennifer Boccella
 Joseph A Sullivan
 Rev John A Kettelberger
 Carolyn Denzel
 Mary Sweetland Laver
 Alan Hostetler Insurance
 Sheila S Oliver
 Katherine J Young
 Mary R Tanney
 Porter D Bush
 John J Grogan
 Judith J Miller
 John M Difeo
 Christine Marie Eberle
 Ann Schmiedekamp
 James Wuenschel
 Karen O'Neill
 Margaret J Capone
 Margaret McFadden
 Mary Ann Delaplane
 Sylvester Bretschneider
 Sylvester J Peterka

Individuals: \$50 -\$150

Bernadette M.
 Cronin-Geller
 Judith A McDowell
 Susan Feola
 Jeffrey J Schreifels
 Suzanne O Laurito
 George O Herold
 Teresa C Trudeau
 Cynthia A Weyand
 Ann Marie Fiore
 Barbara McDermott
 Carl & Connie Dellmuth
 Daniel C Campbell
 David C Dunbeck
 Diane F Zieg
 Edward Buchanan
 Eileen A Abbott
 Elizabeth A Tyson
 Eugene L Cleaver
 George Dorshimer
 Irving & Geri Ratner
 Ivelis V Mulhern
 James Jones
 James William Jones
 Jane R Greenberg
 Jean Hawley
 Jeffrey S Istvan
 John L Cleaver
 Josephine Madden
 Karen Ragland
 Kevin & Mary Murray
 Lawrence P DiFranco
 Louis Frankwich
 Marianne C Porter
 Marilyn K Edenborn
 Mary Bocella
 Mary Divito
 Mary Tanney
 Maureen M Kane
 Nancy Wiedemer

Ora King
 Steven Kretzmann
 Thomas M Knadig
 Thomas Sugrue
 Ann S McDevitt
 Gerald
 & Marianne Szucs
 Joan Brooks
 Leslie Ann Bowman
 Nina E Ingulli
 Jerry Alan Smith
 Dorothy L Lyons
 Allen Parsons
 Angelina Grasty
 Anne Tague
 Aurora Camacho
 de Schmidt
 Brian Fagan
 Caroline Gloab Plocha
 Clifford W Brown
 Debra Gentile-Wood
 Dennis Millan
 Diane Scutti
 Eileen Boreth
 Eleanor Thompson
 Ellis Pharmacy
 Frank M Bernt
 Jane A Bonner
 Jeanette Rosen
 John G Bell
 John P Lamond
 Justin & Suzanne Kimball
 Kahlau Consulting
 Kathryn E Golden
 Laura Gergen
 Marianna P Sullivan
 Marilyn Golden
 Mary Eileen Whelan
 Mary Ellen Graham
 Mary Regan

Maryann Dunphy
 Maryanne Schiller
 Nancy B Cunningham
 Nancy Barag
 Phyllis B Taylor
 Renee Matson-Caringi
 Robert Pope
 Rosemarie C Cleaver
 Steven Kinniry
 Susan Weiss
 Terri Weiner
 William F Fox

Individuals: to \$49

Dick & Phyllis Taylor
 Earnest Wyatt
 Eleanor Lichtash
 Alfred E Martino
 Donna M Basile
 Eileen F Smith
 Gail Kineke
 Gary Risler
 Henry M Turk
 John Henry
 Kathleen Furey
 Leslie E Campo
 Linda Zappacosta
 Lisa K Hastings
 Margaret Quigley
 Maryann Prichett
 P.A. Shabe
 Patricia F Sack
 Susan Goodman
 Elizabeth C Guman
 John Ventura
 Josephine Raspanti
 Margaret Smith
 Celestina E Palladino

ASSETS

Current Assets

Checking/Savings

National Penn Checking	\$ 155,964
PayPal	2,985

Total Checking/Savings	<u>158,949</u>
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Accounts Receivable

Accounts Receivable	<u>36,172</u>
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Total Accounts Receivable	<u>36,172</u>
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Other Current Assets

Deposits	2,353
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Rents Receivable	5,306
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Total Other Current Assets	<u>7,659</u>
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Total Current Assets	202,780
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Fixed Assets

Accumulated Depr - Bldg Improv	(228)
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Accumulated Depr - Buildings	(1,552)
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Building	60,520
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Building Improvements	8,206
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Land	3,000
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Total Fixed Assets	<u>69,946</u>
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TOTAL ASSETS	<u>\$ 272,726</u>
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LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable	\$ 1,414
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Total Accounts Payable	<u>1,414</u>
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Other Current Liabilities

Payroll Liabilities

Payroll Taxes W/H & Paya	7,901
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Payroll Liabilities - Other	248
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Total Payroll Liabilities	<u>8,150</u>
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Rent Security Deposits	3,134
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Total Other Current Liabilities	<u>11,284</u>
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Total Current Liabilities	<u>12,698</u>
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Total Liabilities	12,698
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Equity

Temp. Restricted Net Assets	37,700
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Unrestricted Net Assets	179,359
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Net Income in Excess of Expenses	42,969
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Total Equity	<u>260,028</u>
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TOTAL LIABILITIES & EQUITY	<u>\$ 272,726</u>
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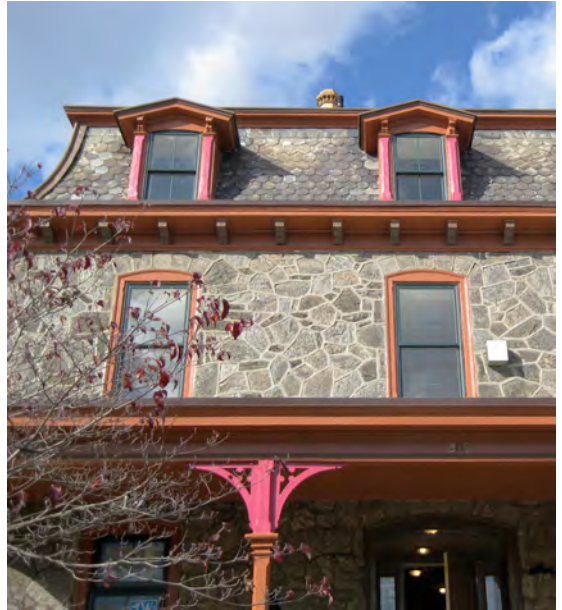
Officers

Chairman of the Board: Thomas R. Volkert
President & Exec. Director: Mary Ellen Graham
Vice President: Jeffrey S. Williamson
Treasurer: Judy Christis
Secretary: Joseph Clay

Directors

Porter D. Bush
Jack Difeo
Carmen Ezzo
Lisa Feix
John Henry
Kathy Lieberman
Tim Lyons C.M.
Christine Paul, Esq.

Program Director/Case Manager: Hans Reiser
Property Manager: Joe Clay
Maintenance Manager: David Council
Independent Living Coordinators:
Regina Burris
Sandra Jones
Samantha Scruggs



My Place Germantown: a unique model for permanent housing.

MPG Fundraiser 2015 – at the Oaks



Mary Ellen Graham and Jack DeFeo



Tom Volkert



Supporters enjoying beverages *al fresco*.