

Constructing
a life



DEAR FRIEND,

For 38 years Project Place has been working with disenfranchised individuals, learning what it takes to move out of a life of poverty, homelessness, and addiction and build a new life of stability, hope, and opportunity. We've become expert contractors, providing a solid foundation, a comprehensive support system, and a professional exterior that helps countless men and women experiencing homelessness find permanent work and a safe and affordable place to live.

This year we are embarking on a project where we will learn about the construction process in a more literal way. In July 2004, Project Place was awarded the right to develop a parcel of City land as our future home. The six-story mixed-use facility will allow us the physical and commercial space to expand our social enterprises creating even more job opportunities. Equally exciting is the ability to provide 14 units of affordable housing at this site. With 40% of the individuals in shelters employed, we have taken to heart the need to create permanent solutions for housing all our citizens.

At the same time that we face the task of constructing a new home, we continue to

develop new programming to increase the quantity and quality of our services. For years we have talked about initiating a third social enterprise, one that would create job opportunities for the women we serve and impart skills that support their transition to permanent work. With some help from our friends, the Boston Red Sox, Aramark and Mellon, we held a Chili Cook-Off at Fenway Park to find the award-winning recipe that we could replicate and sell.

With Mayor Thomas Menino on hand for the festivities, fourteen local chefs generously donated their culinary expertise to the event with over 200 supporters choosing the best meat and the best vegetarian chili. HomePlate was launched, selling the award winning chili at a pushcart in Downtown Crossing and catering to corporate and private parties. Most importantly, since its inception we have employed 10 individuals.

In this last fiscal year the agency has increased our transitional employment capacity by 26% and programming efforts by 10% compared to fiscal year 2004. We added an educational specialist to staff to provide assessments to our clients and support their career choices and continued

education. Our focus remains on assisting our clients with life changes, building on one success after another to construct a healthy and productive life. These efforts resulted in 50% of our clients obtaining permanent employment, with 65% of individuals maintaining their jobs after one year, and 66% securing stable housing.

It has been a year of realizing possibilities for the future growth of the organization and its capacity to improve the lives of men and women who are experiencing homelessness. This year's report showcases many of our accomplishments and provides a glimpse of what's to come. As we consider plans to construct a new site, our resources remain dedicated to rebuilding the lives of men and women who have experienced homelessness. Thank you for your continued commitment and contributions to this worthwhile cause.



Suzanne Kenney
Executive Director
Project Place



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PROGRAMS

Employment & Job Training:

Project Pepsi

In partnership with The Pepsi Bottling Group, Project Pepsi employs and trains 10 homeless men and women annually 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:	# successful:
6	4
Outcome:	
67%	
obtained employment	

Clean Corners...Bright Hopes

This public facilities maintenance business employs 30 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. We are currently operating in 13 neighborhoods.

# eligible:	# successful:
21	14
Outcome:	
67%	
obtained employment	

Our focus remains on assisting our clients with life changes, building on one success after another to construct a healthy and productive life.

Project 90

With the help of our 90-day job preparation program 50 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:	# successful:
34	24
Outcomes:	
53%	18%
obtained employment	enrolled in further training

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. Betty's provides services to 30 women each year.

# eligible:	# successful:
22	19
Outcome:	
86%	
obtained permanent housing	

Comprehensive Homelessness Intervention Program (CHIP)

Community Reentry for Women (CREW)

Project Place and the South End Community Health Center have 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 CHIP as part of Boston's Homelessness Prevention Initiative. In addition, these women receive health care screenings, health services, job training classes, and follow-up career services through CREW.

# eligible:	# successful:
22	20
Outcomes:	
91%	
obtained stable housing upon release	



HomePlate



A New Social Enterprise

Our signature chili and cornbread is currently available to the public Monday through Friday during lunchtime at the HomePlate pushcart in Downtown Crossing located on Summer Street in front of Macy's.

HomePlate recipes are supplied by amazing local chefs, and created using the freshest ingredients. But customers can feel good about more than a delicious, convenient meal. 100% of proceeds from the sales of HomePlate products go directly to support Project Place's job training programs for homeless individuals. HomePlate is also available for corporate catering.

HomePlate features wholesome and convenient meals for people on the go.



A New Home for Project Place

Project Place's plans for its new site include erecting a six-story structure with full basement that will house 14 units of affordable efficiency housing on the top two floors; program space for Project Place including a commercial kitchen, dining room, conference room, classroom space, computer-training center and employee workspace; and retail restaurant space on the ground level. Ultimately, GateHouse will allow Project Place to advance its mission of working with Boston-area homeless men and women striving to obtain social and economic self-sufficiency.

The six-story mixed-use facility will allow us the physical and commercial space to expand our social enterprises creating even more job opportunities.



“What did I get from being at Project Place? I got more than lunch everyday, or the opportunity to learn new skills at an internship, or a new suit for interviews, or even a new job and apartment. I got my life back.” – Regina, Project 90 Graduate



SERVICES

Case Management

Project Place relies on Case Management to provide the essential support and coherence to all of our programming. A comprehensive in-take 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:

145

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:

109

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.

Numbers served:

665

Hot meals served:

6,499

Number of referrals:

1303

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:

196

Education Services

From July 1, 2005 through December 31, 2005, 13 homeless or low-income individuals participated in a formal adult education class at Project Place with 85% increasing a grade level in one or more subject areas. However, the agency redesigned the program in January to more effectively assist our clients with educational and career goals. We hired a specialist who can provide in-depth formal and informal educational assessment of all job training participants in order to determine areas for skill improvement and to set future goals. The specialist also provides extensive resource and referral information, small class instruction in language arts, math, and other educational skills for the workforce, staff training on learning styles and related issues, and support for GED attainment. This new educational service was created to more specifically address learning gaps and disabilities and at the same time help clients discover strengths and aptitudes for continued study and employment.

Numbers Served:

50

The following financial information is excerpted from our financial statements which were audited by Miller Wachman LLP for the years ended June 30, 2005 and 2004.

PROJECT PLACE • STATEMENT OF FINANCIAL POSITION

Comparative as of June 30,

ASSETS	2005	2004
Current assets		
Cash	\$ 228,257	\$ 294,937
Investments	105,963	100,414
Accounts receivable-program, net	125,019	70,281
Accounts receivable-other, net	98,245	51,643
Pledges receivable	10,000	12,778
Prepaid expenses and other	35,460	31,021
Inventory	11,542	13,910
Total current assets	614,486	574,984
Property and equipment		
Property and equipment	1,062,195	802,845
(Less) accumulated depreciation	(411,443)	(359,462)
Total property and equipment, net	650,752	443,383
TOTAL ASSETS	\$ 1,265,238	\$ 1,018,367
LIABILITIES AND NET ASSETS		
Current liabilities		
Accounts payable, trade	\$ 17,224	\$ 24,979
Accrued expenses	80,723	60,317
Deferred revenue	39,590	58,383
Total current liabilities	137,537	143,679
Deferred revenue	22,000	26,000
Rent deposits	694	2,429
Notes payable	248,963	-
Total liabilities	409,194	172,108
Net assets		
Unrestricted	801,544	781,259
Temporarily restricted	54,500	65,000
Total net assets	856,044	846,259
TOTAL LIABILITIES AND NET ASSETS	\$ 1,265,238	\$ 1,018,367

PROJECT PLACE • STATEMENTS OF ACTIVITIES

Fiscal Years ended June 30,

	Unrestricted	Temporarily Restricted	2005 Total	2004 Total
REVENUE AND SUPPORT				
Gifts and contributions	\$ 287,629	\$ 64,500	\$ 352,129	\$ 419,623
Special events	118,169	-	118,169	107,386
Contributed services and materials	900	-	900	1,282
Government grants and contracts	733,295	-	733,295	550,538
Commercial products and services	325,723	-	325,723	252,748
Investment revenue	7,885	-	7,885	3,621
Rental revenue	18,060	-	18,060	28,560
Other revenue	-	-	-	211
Net assets released from restriction	75,000	(75,000)	-	-
TOTAL REVENUE AND SUPPORT	1,566,661	(10,500)	1,556,161	1,363,969
EXPENSES				
Program services	1,264,557	-	1,264,557	1,048,624
Management and general	145,283	-	145,283	165,594
Fundraising	136,536	-	136,536	148,915
TOTAL EXPENSES	1,546,376	-	1,546,376	1,363,133
CHANGE IN NET ASSETS	20,285	(10,500)	9,785	836
NET ASSETS - BEGINNING	781,259	65,000	846,259	845,423
NET ASSETS - ENDING	\$ 801,544	\$ 54,500	\$ 856,044	\$ 846,259

Archibald Family Foundation

Bain Capital

Bayer Foundation

Boston Foundation

Boston Scientific Foundation

*Filene's, a Division of the May
Department Stores Company*

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Suzanne Kenney





Project Place
32 Rutland Street
Boston, MA 02118

Tel: (617) 262-3740

Fax: (617) 262-3282

www.projectplace.org

EMAIL:

General Information:
info@projectplace.org

Volunteer Information:
emullaly@projectplace.org

Donations:
mladen@projectplace.org

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

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