



BREAKING GROUND & TAKING STEPS



DEAR FRIEND,

It's been a remarkable year, one of many firsts for Project Place. In October 2005, Project Place broke ground on our new building. Located on the former site of the city gates that welcomed immigrants seeking opportunity, the land will now be transformed into a new home for Project Place's six-story facility. With this project we are taking new and exciting steps in many directions. The mixed-use building will provide us with the needed space to expand and grow our programs and businesses. For the first time, Project Place will be able to offer permanent housing to homeless individuals through the creation of 14 affordable apartments on the top two floors of our facility. The ground floor will house Rice, a restaurant owned and operated by Joanne Chang of Flour Bakery and Café. With these endeavors under one roof, Project Place will continue to champion and expand our mission while also bringing resources and energy to a vital corner of Boston. We have had a lot to celebrate this year. Project Place embarked on its first ever, large-scale capital campaign to support the financing of our new home. To date,

we have raised 90% of the funds needed to complete the project through a combination of public funds and private donations. The building is under construction, on-schedule and on budget! We are very grateful for the generous support we have received and are especially thankful to Mayor Thomas Menino and his staff for granting us the chance to develop a piece of city land into a place of renewed hope and opportunity.

We are very grateful for the generous support we have received... especially to Mayor Thomas Menino and his staff for granting us the opportunity to develop a piece of city land into a place of hope and opportunity.

As we celebrate moving forward we continue to strengthen our programs and partnerships, a successful strategy in providing services for clients. Project Place staff worked fervently to facilitate the employment and housing placements of our clients, tracking our graduates and providing additional supports for their career advancement.

As a result of our clients' determination and the hard work of staff, 67% of the program participants in our social enterprises found employment, 66% of our clients obtained housing and we were in contact with 71% of our graduates lending additional help toward their independence.

Many of you have donated your time, talents and resources, helping the hundreds of individuals who enter Project Place to find stability, and a chance for a better life. Your investment has paid off. In 2006, 84% of the individuals we served were able to make positive strides in rebuilding their lives. Although there has been much focus on constructing our new home and taking steps forward, our commitment to providing skills and opportunities to strengthen lives has not faltered. My deepest gratitude to all of you who continue to believe in the work we do at Project Place in building solutions to end homelessness.

Suzanne Kenney
Executive Director
Project Place





PROJECT PLACE

opening doors to opportunity

Annual Report 2006

BREAKING GROUND & TAKING STEPS



Each time an individual walks through our front door, they are breaking ground for the new life they are about to begin. They are taking the first step towards their economic self-sufficiency and independence.





Ground was broken in the Fall and an aggressive construction process has meant we will open our new doors in February, 2007.

About GateHouse

We broke ground on *GateHouse* this year and began construction of Project Place's new home, to be located at the corner of East Berkeley and Washington Streets. At the groundbreaking ceremony Mayor Thomas Menino proclaimed, "Of all the programs we do in this city, Project Place is my favorite because it really does make a difference. It helps clean up the city. It also helps clean up people's lives."

This exciting project will provide 14 units of affordable housing in our expanded effort to provide real solutions to homelessness. *GateHouse* will allow us to meet our strategic objective to expand our social enterprises, creating more jobs over the next five years for needy men and women. Tenants can avail themselves of Project Place's services on the lower floors and benefit from living in a supportive community as they work to become more self-reliant and independent.

GateHouse will offer the community a restaurant on the ground floor and accessible community space. The "green building" was designed to create a healthy living and working environment. The financing of the project represents a true public-private partnership. This tremendous support displays an understanding of the need for a comprehensive solution to homelessness that offers both housing and economic opportunities in order to achieve self-sufficiency.

"Of all the programs we do in this city, Project Place is my favorite because it really does make a difference..."

—Mayor Thomas Menino

Employment & Job Training:

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. 10 clients are served annually.

# eligible:	# successful:
8	6

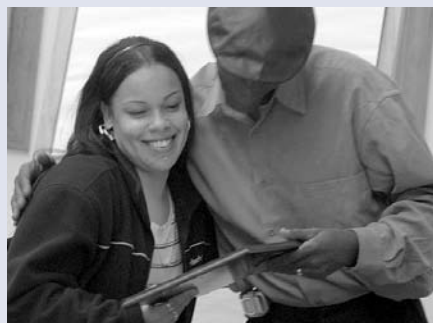
Outcome:
75% obtained employment
100% obtained permanent housing

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. We are currently operating in 13 neighborhoods, and employ 25 individuals each year.

# eligible:	# successful:
17	13

Outcome:
76% obtained employment
65% obtained permanent housing



“I learned a number of things from my participation in Project 90, including how to work with and deal with older adults that have more life and work experience than myself. I appreciated learning that I can do some things that people can’t or won’t try to do... I always try to do the best for my two daughters and myself. If it were not for Project Place, I would not have achieved my goals.”

– Marisela, Project 90 graduate

HomePlate

Project Place’s newest business venture is committed to working with the chronic homeless, one of the most challenging populations. Beginning with the selling of award-winning chili at a pushcart in Boston’s Downtown Crossing, the program has expanded into catering small affairs. Each year 10 employees obtain skills and experience in tasks associated with managing a small food business and are eligible to be certified in food service by obtaining a ServSafe certificate recognized by the Department of Health, which will enhance their marketability in their search for employment.

# eligible:	# successful:
8	3

Outcomes:
38% obtained employment
83% obtained permanent housing



Partnerships are critical to our success. Through the generosity of our friends at Mellon New England we are now able to offer a higher level of training in customer service in our job training programs. Graduates of the Project 90/Mellon ACTS program can qualify for, and obtain upon successful test completion, a nationally recognized certificate in customer service.

Project 90/Mellon Administrative Center for Training and Support(ACTS)

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. A new component added this year, Mellon ACTS, adds intensive training, role-playing and experience in customer service and office based skills. As a certified testing site, Project Place can prepare clients and administer the test for the National Professional Customer Service Certification.

# eligible:	# successful:
46	23

Outcomes:
50% obtained employment
17% 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 40 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 community reintegration services to 50 female offenders with the goal of preventing homelessness and reducing recidivism. Clients 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. This is an extremely complicated and difficult population with only a 10% national average success rate.

# eligible:	# successful:
62	18

Outcomes:
29% obtained employment
97% obtained permanent housing



We celebrated the progress of our new home with the help of our friends. Architect David Hacin hosted a “topping off” party when the last steel beam went up and we knew that our vision for a new home was a reality. Gallery owner Bernie Toale hosted a party to honor the 14 designers who joined our Adopt-a-Room project. Each designer took charge of a housing unit, turning a white box into a warm, cozy and personal living space. Their generosity, talents and creative designs were exhibited and warmly recognized.

SERVICES

Case Management

Project Place relies on Case Management to provide the essential support and coherence to all of our programming. 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 after job placement to ensure long-term success.

Numbers Served:

187

Outcome:

66% obtained permanent housing within one year with case management



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, 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:

90% increased their skill level

AWARDS:



Suzanne Kenney (left), Executive Director of Project Place received the “Creative Entrepreneur” award from the Carlisle Foundation, which recognizes leaders and programs in the nonprofit arena who demonstrate creativity, vision and success in developing entrepreneurial self-sufficiency. This unrestricted gift is being used to develop a new micro-lending program for Project Place graduates. An advisory committee of Project Place graduates, staff and board members, and with the technical assistance of Mercantile Bank, is designing this new program that will offer small loans and financial management assistance to Project Place alumni.

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 programming.

Numbers served:

395

Number of referrals: **1269**

Hot meals served: **6,528**

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:

167 Graduates

Outcome:

58% retained their jobs after 6 months

NEW PROGRAMMING

Education Services

Project Place implemented a new approach in the adult education program this year, one that involves both formal and informal educational assessment of all job training participants. Under the supervision of the Education Specialist, Project Place clients are provided with a high-quality educational experience that uses evidence based on best practices in adult education. Individuals determine particular areas for skill improvement and set educational goals. Curriculums used for all other classes offered at Project Place are reviewed and revised to ensure that they are grounded in principles of adult learning and development theory, and are designed with clients' needs in mind. Education services include: individual psycho-educational assessments, educational counseling, development of personal learning plans, and on-going support to the client while they work to implement and complete this plan. This year we are also supporting clients with one-on-one tutoring through volunteer interns. This new focus addresses learning gaps and disabilities and at the same time helps clients discover strengths and aptitudes for continued study and employment.

Numbers Served:

80 completed educational assessments

The following financial information is excerpted from our financial statements which were audited by Miller Wachman LLP for the years ended June 30, 2006 and 2005.

PROJECT PLACE • STATEMENT OF FINANCIAL POSITION

Comparative as of June 30,

ASSETS	2006	2005
Current assets		
Cash	\$ 1,148,908	\$ 228,257
Investments	111,452	105,963
Accounts receivable-program, net	139,192	125,019
Accounts receivable-other, net	65,903	98,245
Pledges receivable	207,500	10,000
Prepaid expenses and other	150,247	35,460
Inventory	10,647	11,542
Total current assets	1,833,849	614,486
Property and equipment		
Property and equipment	4,771,684	1,062,195
(Less) accumulated depreciation	(459,512)	(411,443)
Total property and equipment, net	4,312,172	650,752
Other assets		
Pledges receivable, net of discount	74,334	-
Notes receivable	2,743,919	-
Total other assets	2,818,253	-
TOTAL ASSETS	\$ 8,964,274	\$ 1,265,238
LIABILITIES, NET ASSETS AND MEMBERS CAPITAL		
Current liabilities		
Accounts payable	\$ 779,559	\$ 17,224
Accrued expenses	254,817	80,723
Deferred revenue	27,820	39,590
Rent deposits	519	694
Total current liabilities	1,062,715	138,231
Deferred revenue	18,000	22,000
Notes payable	5,919,038	248,963
Total liabilities	6,999,753	409,194
Net assets and Members capital		
Unrestricted	849,900	801,544
Temporarily restricted	1,114,604	54,500
Members capital (unrestricted)	17	-
Total net assets	1,964,521	856,044
TOTAL LIABILITIES, NET ASSETS AND MEMBERS CAPITAL	\$ 8,964,274	\$ 1,265,238



PROJECT PLACE • STATEMENTS OF ACTIVITIES

Fiscal Years ended June 30,

	Unrestricted	Temporarily Restricted	2006 Total	2005 Total
REVENUE AND SUPPORT				
Gifts and contributions	\$ 378,323	\$ 804,316	\$ 1,182,639	\$ 352,129
Special events	115,486	-	115,486	118,169
Contributed services and materials	50,000	70,000	120,000	900
Government grants and contracts	737,008	353,053	1,090,061	733,295
Commercial products and services	292,629	-	292,629	325,723
Investment revenue	7,751	-	7,751	7,885
Rental revenue	17,011	-	17,011	18,060
Other revenue	86,311	-	86,311	-
Net assets released from restriction	167,265	(167,265)	-	-
TOTAL REVENUE AND SUPPORT	1,851,784	1,060,104	2,911,888	1,556,161
EXPENSES				
Program services	1,248,467	-	1,248,467	1,264,557
Management and general	280,609	-	280,609	145,283
Fundraising	274,335	-	274,335	136,536
TOTAL EXPENSES	1,803,411	-	1,803,411	1,546,376
CHANGE IN NET ASSETS	48,373	1,060,104	1,108,477	9,785
NET ASSETS - BEGINNING	801,544	54,500	856,044	835,759
NET ASSETS - ENDING	\$ 849,917	\$ 1,114,604	\$ 1,964,521	\$ 845,544

Agnes M. Lindsay Trust
Archibald Family Foundation
Bain Capital
Boston Foundation
Citizens Bank
Clipper Ship
Gould Family Foundation
Hartford Foundation for
Public Giving: The Beatrice
Fox Auerbach Foundation
Henry & Joan T. Wheeler
Charitable Fund
Highland Street Foundation



Jean Nichols Charitable Trust
John Hancock
Loomis, Sayles and Company
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and Alliance Charitable
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Charitable Trust
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Project Bread
Saquish Foundation
Sawyer Charitable Foundation
Share Our Strength
Social Venture Partners Boston
Sovereign Bank
State Street
TJX Foundation
Trustees of the Sears Fund
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Wellesley Congregational
Church

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Tournament
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Bottling Group
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**Third Annual Gospel
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Brian Perry
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Marie Kenney
Urban Improv
Wainwright Bank &
Trust Company

GateHouse Development

Agnes M. Lindsay Trust
Cabot Charitable Fund
Citizens Bank
Clipper Ship Foundation
Commonwealth Hotel
Federal Home Loan Bank
Highland Street Foundation
John Hancock
The Klarman Family
Foundation
Libra Foundation, Inc.
The Paul & Phyllis Fireman
Charitable Foundation

Saquish Foundation
Stonegate Development
Vincent Mulford Foundation
Wainwright Bank &
Trust Company
Massachusetts Department
of Housing and
Community Development
City of Boston
Boston Redevelopment
Authority
U.S. Department of Health
and Human Service's Office
of Community Services (OCS)
Massachusetts Housing
Investment Corporation
Massachusetts Communities
& Economic Development
Corporation
Mass Housing



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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 needed to obtain stable employment and housing.

BOARD OF DIRECTORS

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Jill Veilleux

Carol Glass
*Project Place Alumni
Representative*

PROJECT PLACE STAFF

Administration

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Executive Director

Marcie Laden
Director of Development

Frank Woods
*Director of Finance &
Social Enterprise*

Alison Hunt
Development Associate

Elizabeth Mullaly
*Development Associate,
Part-Time*

Allison Collins
*Development Associate,
Part-Time*

Education, Job Training & Housing

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Anne Mooney
Educational Specialist



Carol Reid
*Betty's Transitional Housing
Program Coordinator*

Social Enterprise

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Operations Manager

Brandon Headrick
Food & Beverage Manager

Joel Reyes
Clean Corners Supervisor

Azeb Girma
*Project Pepsi Administrator
& Job Coach*

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Director of Client Services

Christopher Koczo
Case Manager/Advocate

Terengo Argaw
Case Manager/Advocate

Robert Stinson
Case Manager/Advocate

Kristie Loftus
Case Manager/Advocate

Lindsey Perrone
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Career Services

Michael Schaeffer
Career Coach/Advocate

