

**ANNUAL REPORT  
FISCAL YEAR 2021**



**Pathways  
to Housing** PA

Providing Homes • Restoring Health • Reclaiming Lives



# Dear Friends

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## Despite the challenges we've faced throughout this fiscal year related to the global COVID-19 pandemic, we have continued to grow stronger...

as an agency and have maintained (and in some instances, increased) service levels as we continued to provide comprehensive supports to Pathways' participants. We are grateful for the opportunity to share our Annual Report with you, once again, to highlight our impact in fiscal year 2021.

Less than two years after its launch, Housing First University now has partnered with 61 different agencies, universities, and community groups and has trained 2,775 unique individuals in harm reduction, the Housing First model, and related topics. Team 9, which houses individuals with opioid use disorder, started at the onset of the pandemic and has a 90% housing retention rate at the conclusion of its first full year of operations. Our Center of Excellence OUD treatment program doubled in size because of increased need. In addition, we recently

developed our Alumni Association, a next step for those participants who have been with our program long enough to find stability and who require a lower level of care or can live without continued case management services.

As always, none of the work that we do is possible without the ongoing support of our community. You provide the resources we need to be innovative and creative, going above and beyond when needs arise, and deliver the high-quality services that we are known for.

For this we are eternally grateful. Thank you.



**Christine Simiriglia, MS**  
President & CEO



**Ira Richards, Esq.**  
Board Chair



Candy, a Pathways to Housing PA participant

## Our Mission & Values

### Our Mission

Empowering people with disabilities to improve their housing stability, achieve better health, and reclaim their lives.

### WHAT WE DO

**Providing Homes** We currently house and support more than 550 people with disabilities who have been marginalized: 25% are seniors and **85% remain housed after 5 years**. That's an amazing statistic for people who had been written off by society and the systems designed to help them.

**Restoring Health** People with serious mental illness die 25 years earlier than the average American. To change this, we launched an Integrated Care Clinic to ensure our participants have access to a low barrier, person-centered approach that emphasizes recovery, wellness, trauma-informed care, and the integration of physical and behavioral health care.

**Reclaiming Lives** It is one thing to **live in** the community and quite another to **be part of** the community. We help participants get to know their neighbors, discover and utilize resources within their neighborhood, and reconnect with their families. They are supported as they pursue educational opportunities, volunteer with local organizations, and find employment. Pathways' participants are taking steps each day to reclaim joyful and productive lives.

**Philadelphia Furniture Bank** redistributes donated, gently used furniture to individuals and families exiting homelessness and in other situations that put them in need. We know that a home is more than four walls.

**Housing First University** was founded to disseminate the Housing First model through training, technical assistance, and consulting to other communities and organizations nationwide.

## Providing Homes

624



“Having a good apartment makes you a better person.  
It changed me...”

- Anthony”



**W**e believe that housing is a basic human right. Everyone deserves a place to call home - it's that simple. Providing safe, affordable housing to people who have experienced chronic homelessness in Philadelphia is a team effort, from service coordinators to doctors to our housing and maintenance staff. Anthony is just one of the more than 550 people our team supports who are living independently in their own homes across the city.

Anthony has been with Pathways since 2009 and has now graduated to the Pathways Alumni Association. After living unsheltered for some time, Anthony was approached on the street by Pathways outreach workers and chose his new home. When he looked through the window, his first reaction was that the hallway was where he would be living. When he realized he had the whole home to himself, he finally felt seen.

"It felt good that this was about to be what I had. It gave me the inner motivation to change my situation. Having a good apartment makes you a better person. It changed me, it gave me more stability, more initiative to take responsibility." Finding stability wasn't without stumbles, and Anthony worked with his team to sort out his health issues and work towards reclaiming his life. After settling in to his new life, with a home and access to medication, he was finally able to focus on himself. Anthony finds joy in writing and recording music. He is always looking for ways to improve his life and to better himself. "I want to further my education and go to community college. My goal is to do what I love to do, I love to weld, I love to do music. I want to work in the studio and work in a welding shop."

Anthony is working towards his goals and started purchasing what he needs to start recording his music and beats on his own. Now he's made a studio for himself in his home and is also working with young artists in the community. Once the COVID-19 pandemic is over he wants to begin focusing on his educational goals.

At Pathways, we are proud to help people just like Anthony every day. But stepping through that door is just the beginning. With every home comes hours of life skills support, shopping assistance, financial management, and solving maintenance issues because we know that along with the joy of having a place to live comes the responsibility of a home. To provide someone a home - a roof, a table, a bed - for the first time in years or even decades is a privilege, and we don't take that lightly. We also take on the responsibility of making sure each participant has all the supports they need to remain stably housed to ensure we're providing the highest-quality supports possible.

**550**  
formerly homeless people with disabilities are living independently in apartments in every neighborhood in Philadelphia

**166**  
individuals are receiving Financial Management Assistance

**8**  
participants joined the Alumni Association

# Restoring Health

Addressing the health needs of our participants can be a challenge. In most cases, they are more susceptible to chronic health conditions as a result of years spent living unsheltered without access to regular healthcare. Our onsite Integrated Care Clinic was established to integrate physical, mental, and behavioral healthcare and to break down barriers to care for our participants. We continue to steadily increase the resources and services offered to ensure that we're meeting the changing needs of our participants and providing the best possible level of care.

We've found that medical professionals can easily become overwhelmed by the number of unaddressed needs for our participants at a first visit, which can be discouraging to a participant who is already uncomfortable being in a medical setting. Building a strong relationship between our clinic staff and our participants alleviates the overwhelm -

**42%**

of participants receive primary care onsite at the Pathways to Housing PA Integrated Care Clinic

**80%**

of participants with opioid use disorder seek treatment after being housed for at least 6 months; the national average is 20%

Year	Medical Visits	Behavioral Health Visits	Total Visits	Unduplicated Patients
FY17	805	110	915	187
FY18	1325	198	1523	216
FY19	2214	345	2559	272
FY20	2882	452	3334	319
<b>FY21</b>	<b>3249</b>	<b>624</b>	<b>3873</b>	<b>378</b>

our medical professionals have plenty of experience with the issues our participants often face. Housing our Integrated Care Clinic onsite at our office can take the fear and uncertainty out of medical care and help our participants feel safe during their visits.

Jolene is one such participant.

When she first joined Pathways she had just gone through a long road of recovery after getting hit by a car. While this may seem like a horrible event in someones life, Jolene believes that it was one of the best things that could have happened to her. She was finally able to, in her own words, get clean. While she was in the hospital from her accident, her Pathways' team was by her side every step of the way, communicating with her healthcare team and being her advocate when they needed to be. They were there to help schedule appointments and even provided rides to them, to ensure that Jolene wouldn't have any gaps in her care.

Jolene was amazed when she was finally discharged directly to her apartment and was able to move forward in a home and with the support of her team.

"It sounds horrible for somebody to say the best

thing that ever happened to me was getting hit by a car. But since this happened, I've taken things so differently than what I used to. My patterns have changed so much. Having this apartment and having the support of my team, honestly, has changed everything immensely. Nobody else did that for me, but having that available to me, and being able to change all those habits and turning them into better ones, has made an incredible difference. It's just life changing. It really is."

Now that Jolene has a home and support to meet her healthcare needs, she's able to finally focus on herself. She hopes to finish her psychology degree and continue practicing her daily morning yoga and meditations.

Without the strong support of her team at Pathways, Jolene may never have had the opportunity to access the medical care needed to restore her health. Breaking down barriers to treatment to ensure that all of our participants have access to healthcare is an important piece of our Integrated Care Clinic, and we will continue to work collaboratively to ensure participants like Jolene have their healthcare needs met.



**“ Nobody else did that for me, but having that available to me... has made an incredible difference. It's just life changing.. ”**

**- Jolene**

## Reclaiming Lives

“ I love being on my own and I found myself, like, I know who I am... It's been transformative. ”

- Nicole



**W**e strive to help participants live in the community and to be valued for their uniqueness and abilities, just like everyone else. Our staff aims to walk alongside participants, wherever they are on the path of life, and to support them in the places they want support. Our hope at Pathways is to provide all manner of opportunities for participants to reclaim their lives on their own terms.

Ultimately, we want to empower participants to make their own decisions and Nicole is one participant who has done that.

She's been with Pathways since December 2019 and has worked hard in every aspect of her life to make the changes that she has wanted to make. Nicole had experienced a lot of negativity and trauma in her life leading up to becoming unsheltered, so when she was finally able to be in her own home, she experienced such a strong sense of relief.

After living in her own home, Nicole was surprised by how much she loved it. "I had a lot of time to be myself and I'm fine with that. I love it. I love being on my own and I found myself, like, I know who I am. I get to make decisions on my own without somebody here. I feel like I'm a much stronger person because I got to make mistakes and then, you know, learn from them on my own without nobody saying anything. It's been transformative."

Living on her own has been so transformative for Nicole that she has decided to go back to school to receive her diploma and continue on to become a medical examiner. Even starting school has come with changes. When Nicole attended school as

a child, her favorite subject was always science. Now that she's back in school, her favorite is math, which was so surprising to her. As Nicole is living her life and working towards all of her goals, she is continually learning about herself.

Her Pathways team has been by her side supporting her throughout the journey and are ready to go when she is. "No matter what it is, they're always there for you. On top of what they can provide, they're amazing people. They don't judge you, they treat you like a human being, no matter what you're going through, they understand. It's not a job for them, you can see they like what they're doing. They're positive and their energy, it's amazing. It's crazy, I've never met people like them."

Choice and self-determination are at the core of what we do. We never want to do anything to or for our program participants. We do things with them through our community inclusion programming and we want to walk alongside them as they're rediscovering and reclaiming their path of life on their own terms.

**75**  
participants worked with  
our Vocational Specialist  
for employment support  
in FY21

# Philadelphia Furniture Bank

In late 2014, Pathways to Housing PA opened the Philadelphia Furniture Bank (PFB) as a centralized resource for furniture for human service organizations from across Philadelphia.

Member agencies schedule appointments for their clients who then visit our showroom floor to choose their furniture to start fresh as they move out of homelessness. Each individual or family receives a full home's worth of furniture, including brand new bedding. Our Work First program operates out of PFB, employing 10-12 individuals who have experienced homelessness as they transition into stability. Since our launch nearly eight years ago, we've furnished more than 4,565 homes.

### Who do we serve?

The Philadelphia Furniture Bank is not open to the public. Only clients who have been referred to us by Member Agencies are eligible to come to our warehouse to select furniture, ensuring that furniture is distributed DIRECTLY to families and individuals most in need.

Membership in the Philadelphia Furniture Bank is open to agencies that serve clients who are living without and cannot afford the most basic home furnishings, including:

- Individuals and families exiting homelessness
- Victims of domestic violence
- Young adults leaving foster care
- Immigrant or refugee families
- Victims of personal and natural catastrophes
- Furniture for children/families to facilitate reunification
- Veterans and returning citizens
- Those exiting emergency or transitional housing

### Where does the furniture come from?

PFB relies on furniture donations from individuals and businesses in order to operate, from single items of furniture all the way through to large hotel or dormitory cleanouts. This donated furniture would otherwise end up in landfills, and instead helps individuals and families transition from temporary to permanent housing. Interested in donating? Visit [www.PhillyFurnitureBank.org](http://www.PhillyFurnitureBank.org) to get started!

### How does the Philadelphia Furniture Bank impact our community?

PFB is an unduplicated resource in Philadelphia for social service agencies and our shared mission of ending homelessness. PFB allows people to move into their new homes faster, without having to wait until they've saved enough to furnish the home themselves, and to focus on healing, finding employment, strengthening their families, and rejoining their communities. We believe that no child should sleep on the floor, no family should be without a dining table to share a meal, and everyone should have a place to store treasured belongings and clothing. We know the need is great in Philadelphia, and PFB is committed to helping as many individuals and families as possible until everyone has a safe, and furnished, space to call home.



## In FY21...

**2,085 individuals**  
**1,105 household**  
received furniture

**8,389 hours**  
of paid transitional  
employment in FY21

## Since our founding...

**9,334 individuals**  
**4,565 households**  
received furniture

**H**ousing First does not necessarily mean Housing Forever. Our model means we do not have requirements, such as sobriety, income, or treatment, that need to be met to qualify for housing. We believe housing is a basic human right, and everyone deserves a safe place to call home. Furthermore, losing income, not taking meds, or being active in substance use are not factors that would cause one of our participants to lose their housing. People who require our services can generally stay in their apartments as long as they need us. In some ways, our approach is still a radical idea. Many other agencies do not give as much or as freely, and the second or third chances we give people are unheard of in other systems.

However, we also believe in our participants' capabilities and autonomy. Our services aim to be participant-driven, and we seek to work alongside them in their personal goals. It helps to foster self-sufficiency and confidence to work on things together rather than doing things for someone. This means there may come a time when certain individuals will outgrow Pathways, and we will encourage their independence and self-determination. Our mission to provide homes and restore health contributes to the ultimate goal of reclaiming lives.

To that end, Pathways is thrilled to welcome our first graduates into our Alumni Association. Alumni are participants who have thrived so much in our program that they no longer rely on us for their housing or other supports. Most of our teams provide Intensive Case Management support, which is a higher level of care to more effectively help people with greater needs. Over time, and in certain cases, some individuals require less intense

support. Candidates for the Alumni program, for instance, have largely come to manage their own income, appointments, housing, and physical and mental healthcare.

Our Alumni Coordinator plans with these individuals and their clinical team members for their graduation out of Pathways' services. Together we will ensure they are in a position of stability relative to their benefits and housing, and can remain afloat after discharge. They will still retain access to our Integrated Care Clinic, as well as special events and exclusive Alumni outings, as lifelong members of our Pathways community. More importantly, they will be an inspiration and a shining example of self-advocacy and determination. **Housing First works, and the Pathways to Housing Alumni will be the experts in that journey: the true graduates of Housing First University.**

## Alumni Association



Irwin is an inaugural member of the Pathways' Alumni Association

## In FY21...



**110**  
trainings held



**37**  
different  
training topics



**24**  
Pathways' staff  
providing training



**2,775**  
individuals trained



**61**  
organizations served



**16**  
states touched by HFU

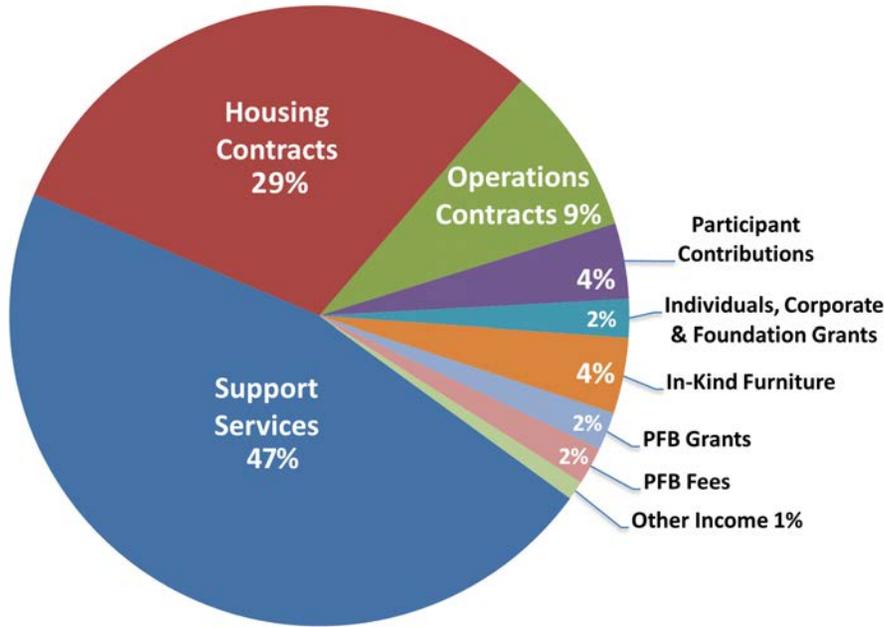
## Did you know that HFU...

- Received approval from the **Association of Social Work Boards Approved Continuing Education** program to offer continuing education credit to LSW/LCSW-credentialed individuals attending our trainings
- Received **provider-level approval from the PA Certification Board** to offer continuing education credit to Certified Peer Specialists, Certified Recovery Specialists, and 14 other credentialed human services workers
- Hired and onboarded a new Training Specialist to expand the reach of HFU
- Initiated creation of a Learning Management System to offer on-demand asynchronous training modules

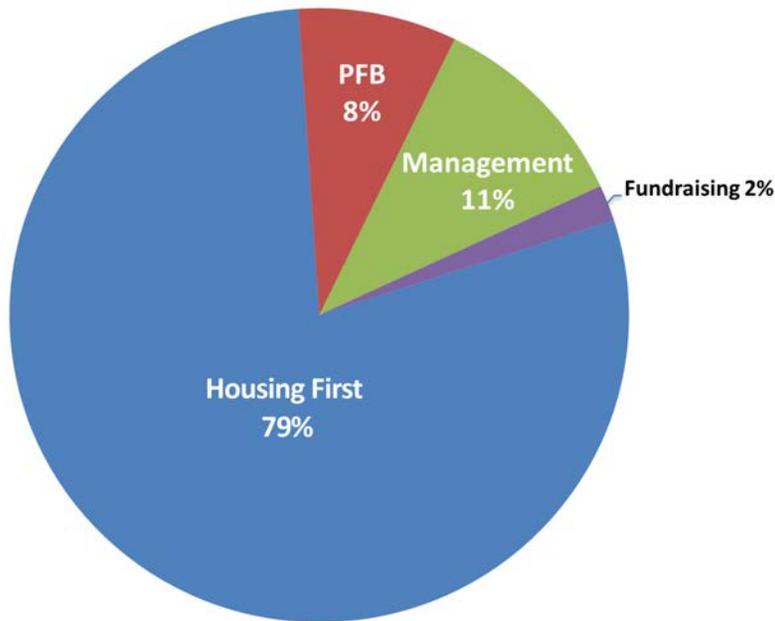


# Financials

## Support & Revenue



## Expenses



## Support & Revenue

	Fiscal Year 2021	
Support Services	\$ 8,131,685	47%
Housing Contracts	\$ 5,290,213	29%
Operations Contracts	\$ 1,572,185	9%
Participant Contribution	\$ 619,342	4%
Individuals, Corp. & Foundation Grants	\$ 354,979	2%
In-Kind Furniture	\$ 688,920	4%
PFB Grants	\$ 337,182	2%
PFB Fees	\$ 294,588	2%
Other Income	\$ 167,847	1%
<b>Total</b>	<b>\$ 17,456,941</b>	<b>100%</b>

## Expenses

	Fiscal Year 2021	
Housing First	\$ 13,487,303	79%
Philadelphia Furniture Bank	\$ 1,414,563	8%
Management	\$ 1,861,721	11%
Fundraising	\$ 324,981	2%
<b>Total</b>	<b>\$ 17,088,568</b>	<b>100%</b>

\*Unaudited

# Thank You

*Our work is possible thanks to our many donors and partners who help us to provide homes, restore health, and reclaim lives for thousands of people in Philadelphia. Pathways to Housing PA is grateful to all of our donors and supporters that provided financial support in Fiscal Year 2021 (July 1, 2020 to June 30, 2021):*

## Government

Community Behavioral Health, City of Philadelphia  
Department of Behavioral Health, City of Philadelphia  
Department of Housing and Urban Development  
Office of Homeless Services, City of Philadelphia  
Substance Abuse and Mental Health Services Administration  
Department of Public Welfare, Commonwealth of Pennsylvania

## Foundations

Anonymous Family Foundation  
BBLA Foundation, Inc.  
Benevity Community Impact Fund  
BNY Mellon Mid-Atlantic Charitable Trusts  
Bright Funds  
C. Eugene Ireland Foundation  
Charitable Adult Rides & Services CARS  
Charities Aid Foundation of America  
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Dolfinger-McMahon Foundation  
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Foundation  
Fidelity Charitable  
Givinga Foundation, Inc  
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Philanthropy Fund  
Independence Blue Cross Foundation  
Johnson and Johnson Foundation  
Leo & Peggy Pierce Family Foundation  
Lincoln Financial Foundation  
Network for Good  
Patricia Kind Family Foundation  
Robert & Paulette File Foundation  
Robert Wood Johnson Foundation  
Schwab Charitable  
Sheller Family Foundation  
The Philadelphia Foundation  
United Way of Greater Philadelphia and Southern New Jersey  
Vanguard Charitable  
W.W. Smith Charitable Trust

## Corporate, Organizational, & Faith Communities

Amazon Smile  
AmeriHealth Caritas  
Arcweb Technologies  
Asociación Puertorriqueños en Marcha

Bowling Business Strategies LLC  
Children's Hospital of Philadelphia  
CORT  
Cultivaire  
Exude, Inc.  
Facebook Payments, Inc.  
Frontstream  
Horizon House  
Impact Services Corporation  
Inspiritec  
Integrity Pest Management  
JEVS Human Services  
Liberty Resources, Inc  
Lovell Minnick Partners LLC  
Mazzone Center  
McMaster-Carr Supply Company  
Message Agency  
Mission Driven Consulting  
Morgan Stanley  
NewCourtland Elder Services  
Northeast Regional Honors Council  
Northern Children's Services  
Odin Properties  
Overbrook Presbyterian Church  
PBM Properties  
Pershing LLC  
Philadelphia Housing Authority  
PNC Bank  
Public Health Management

Corporation (PHMC)  
Rivers Casino  
Shop and Carry Pharmacy  
STARR Restaurants  
Stone Sherick Project Management Inc.  
Susquehanna International Group (SIG)  
Temple Comprehensive Program  
The Monthly Fund  
Tula Yoga  
Turning Points for Children  
University of Pennsylvania  
Your Part-Time Controller  
YourCause

## Individuals

Sabrina Abesamis  
Jacob Adams  
Kohei Akiba  
Gregory Albright  
Laura Allan  
Lily Amberg  
Anonymous x5  
Shannon Aryadarei  
Johanna Austin  
Jared Ayers  
Shena Bachman  
Tessa Bailey-Findley  
Tina Barber  
Amelia Barnes  
Nicole Barrick  
Daniel Barry  
Lisa Batten  
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Mira Baylson  
Dean and Angela Beer

Abigail Behrends  
David Belt  
Deborah Bilder and Lee Serota  
Jason Blank  
Kelly Bonner  
Jeff Booth  
Erin Bote  
Josiah Boyer  
Nikia Boyer  
Judy Brody  
Thomas Burnett  
Colleen Burns  
Kaki Burns  
Gregory Burton  
Jess Calafell and Ryan Gerbino  
Emily Camp-Landis  
Yesenia Cano  
Roseann Cardinal  
Amanda Carpenter  
Michael Carson  
Vien Cash  
Anne Castiglioni  
Heather Charles  
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Adam Choppin and Jessica Roney  
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Jenna Conroy  
James Cooper  
James Copes  
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Kate Cowing  
Bonnie Curcio

Margaret Darensbourg  
Beth Darrow  
Bratati Dattaray  
Sonia Dattaray  
Janel Davis  
Kelly Day  
Stephanie DeCecco  
Liane Decker  
Chris Deephouse  
Gerard and Margaret Devine  
Maryann Devine  
Mary Anne Diamond  
Maura Diamond  
Alison DiFlorio  
Mark Dilks  
Emily Dones  
Amy Donnella  
Kevin Dowell  
Pamela Downes  
Janet Drumm  
Morgan Dumont  
Mack and Gwendolyn Duncan  
Dakota Dunn  
David Cohen and Cassie Ehrenberg  
Morton Ehudin  
Ronald Elving  
Ken Engelbert  
Linda Engelbert  
Dawn Episcopo  
Mary Ersek  
Thomas Eshleman  
Phillip Farber  
Evan Figueroa-Vargas  
Andrea and Aaron Filbeck  
Hannelore Fineman

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Sage Foster	Gracie Harrington	Joy and Bennett Keiser	Teresa Mulligan	Chantal Roberts	Susanne Stone
Kimberly Fox	Henry and Gail	Joseph Keller	Tom Mullin	Xavior Robinson and Jacob	Bertram Strieb
Krystyne Fox	Hauptfuhrer	Susan and Stephen Kelly	Diana T. Myers	Bowling	Evan Sultanik
Rachel Fried	Michael Hayes	Margaret King	Christine Navin	Madeleine Robson	Jan Swenson
Rosa Friedman	Linda Hee	Jessi Koch	Brett Naylor	Lewis Rodin	Erin Taylor
Dustin Fry	Marji Hendler	Laura Ladd	Geoffrey Ng	Linda Ryan	Lauren Taylor
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Cass Green	Valerie Johnson	Kim Mercaldo	Karen Rauppiss	Valorie Sljuka	Christopher Yarosh
Joanna Grey	William Josem	Rebecca Mercier	Lawrence Real	Tyrone Smalls	Keith Youse
Lisa Griffin	Stephanie Josephson	Ellen Milgrim and Andrew	Zack Rearick	Rebecca Smith	Jillian Zavodnick
David Griffith	David Kalman	Keiser	Damon Reaves	Virginia Smith	Hannah Zollman



Providing Homes · Restoring Health · Reclaiming Lives

## Our Values

- We believe that housing is a basic human right. Everyone deserves a place to call home - it's that simple.
- We believe that every person should be treated with dignity and respect, regardless of their current situation.
- We believe that everyone should have choices in life, and we empower people to make informed choices that reduce harm to themselves and others.
- We believe in creating a culture where it is easy to practice kindness, and everyone is welcomed with grace and hospitality.
- We believe that complex issues like homelessness require creativity, innovation, and constant evolution to meet the needs of those affected.

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[www.PathwaystoHousingPA.org](http://www.PathwaystoHousingPA.org)