My, what a year it’s been. We have taken on some big projects, which we’re excited to share with you throughout this report, and we’re planning even more for the coming year.

Pathways to Housing PA is stronger than ever and we remain committed to providing homes, restoring health, and reclaiming lives for our community. We are grateful for the opportunity to contribute to making this report. Thank you for your continued support, and we look forward to providing you with an update in our next report.

Pathways Housing Corporation launched in summer 2021 to develop affordable housing units in Philadelphia. Since then, we’ve gained site control of 20 properties and are planning our first series of apartments that will be available to the community at significantly reduced rents. Stay tuned for additional updates!

We also spent time this year hard at work on Good Haul, a junk hauling social enterprise. Good Haul will allow us to double the number of Work First transitional employment business. Good Haul will donate back to the community. Good Haul is Philadelphia’s first social enterprise to redistribute gently used furniture to individuals in harm reduction, the Housing First model, and related topics since launching in 2019. And the Philadelphia Furniture Bank furnished nearly 1,400 homes this year.

As always, we are so grateful to you for supporting our important work. We need to be innovative and creative in order to deliver the high-quality services that we are known for, and we appreciate your role in allowing us to do just that.

Thank you.
We 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 experiencing chronic homelessness in Philadelphia is a team effort, from service coordinators to doctors to our housing and maintenance staff. Elizabeth is just one of the more than 550 people our team supports who are living independently in their own homes across the city.

Elizabeth loves to cook. She got nothing but A’s in home economics, and she used to know how to cook for herself. Once she lost her home and began living on the streets, she lost her knowledge of cooking too. She told us “It’s like starting all over, to be in the streets. You lose your weight, you lose who you are, and you lose what you come here to be, you lose being a woman, you lose everything.” It not just the home you lose; it’s losing pieces of yourself.

Now that Elizabeth has a home again, she’s proud of her kitchen. “My kitchen is amazing. I have a big counter, there’s a counter all around the whole kitchen.” But just because she had a kitchen again didn’t mean that her cooking knowledge came back all at once. “It’s hard to start over. The first time I couldn’t even look at the kitchen. I didn’t know where to start. I got this huge place thanks to Pathways and then I don’t know what to do with it.”

Thankfully, having a kitchen and a safe place to call home brought back all of Elizabeth’s knowledge of how to cook for herself. She told us “I don’t like to be alone, so it’s hard for me. But yesterday I had a good experience. I was home, I cooked for myself. I sat down and then I went to the living room. I don’t have TV yet so I used the phone as a TV. It works for me.”

Elizabeth works with her team on achieving her goals, like returning to her love of cooking. When asked about her team, she said “I would not change my team for nothing. I know that to every mother, their child is the best child there is. But to me, my team is the best team. I have not one complaint of our team. They’ve been there. They’re very helpful.”

She also enjoys working with our psychiatrist, Dr. Oberg. Elizabeth said “man, he is amazing. He is amazing. I can talk to him about anything. I call him for anything.” Overall, she said “This programming here? It’s a lifesaver to people that really need it. For everybody whose scared, they need to know this is the best thing. You will want to feel a lot of fear because it’s something new. You’re not out popping a needle or smoking a rock, you’re in your home. Take advantage; don’t abuse it. This is a good program, take advantage of it. It will help you. Anything you need, they will help you.”

Luckily, Elizabeth is able to count on her team. She says of Team 9 “It’s like the family I never had. It feels good to be able to know that you could count on somebody and that person is not going to let you down, because we’re used to everybody letting us down. This team doesn’t look at us different because we’re addicts.”

At Pathways, we believe that everyone deserves a safe space to call home, 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. Being able to work with people like Elizabeth, having the opportunity to support them in reclaiming their passions and feeling like a human again, it is a privilege. We take that very seriously.

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

166 individuals are receiving Financial Management Assistance.

This programming here? It’s a lifesaver to people that really need it. You will want to feel a lot of fear because it’s something new. Take advantage, don’t abuse it. This is a good program.

– Elizabeth
Anthony told us “I’ve been using drugs for a really long time since, I was a teenager.” That first apartment in Kensington was convenient for him to continue using. He had tried programs in the past, and had gone on a methadone maintenance plan, but he says he hadn’t really had more than little bits of sobriety here and there. Nothing substantial.

When Anthony moved into that apartment, he was working with a clinic to access Suboxone, a type of medication for opioid use disorder (MOUD), in Kensington. He eventually began receiving services at our onsite Integrated Care Clinic instead and entered a rehab program in September 2020.

Upon completing rehab, Anthony asked to move to Northeast Philadelphia rather than return to his apartment in Kensington. He wanted to get away from his old neighborhood and the triggers that came along with it. He told us proudly “I haven’t used drugs since September 29, 2020.”

In addition to MOUD, Anthony also started taking medication for a mental health disorder. He says “I come here [to Pathways] every month to get my shot, and I see Dr. Oberg for my medication for my bipolar disorder and PTSD. I haven’t had cravings, every now and then like I might get a little bit of a craving but being so far away Frankford, has really helped me stay plugged in with my program.”

Since joining Pathways, Anthony has been able to address medical and dental issues. He’s gotten connected to a MOUD program that works for him. He got his driver’s license reinstated. “Everything has worked out, I don’t always stress about stuff because things just seem to come together for me when I’m staying clean. Life’s not perfect, but for me, it’s great. I got no complaints at all: I’m absolutely happy, and enjoying my life.”

When asked how he felt about Pathways, Anthony shared the following: “I’m so grateful for Pathways, I thank God for this program. I think Pathways is a great program, if other people around the country could see what they have, how this program saves lives. They’re always willing to help me. I used to be a homeless person, we are in and out of emergency rooms, which cost taxpayers a lot of money. Without the strong support of their team at Pathways, Anthony may never have had the opportunity to access the medical care needed to restore his 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 Anthony have their healthcare needs met.

The COE has seen an average of 131 participants per month, a 70% increase from FY21, drastically exceeding our 10% annual growth goals.

In FY22, 50 people were seen in June by the COE. FY21 that increased to 103. Ending FY22, we engaged with 370 participants.

In FY22, the COE has seen an average of 131 participants per month, a 70% increase from FY21, drastically exceeding our 10% annual growth goals.
Based on his own childhood, Ron was always interested in parent/child relationships and how the mind works. That led him to pursue psychology in college. “I found that I like it because it allowed me to put everything in a category. It categorized all my idiosyncrasies, all my issues, all my complaints, all my thinking, how the mind will create things to help us function. I got it because I saw firsthand, and now I had knowledge of how to put those things together. It made sense to me.”

After college, Ron admits that he self-sabotaged a lot due to mental illness and drug use. “When I was struggling with homelessness, everybody was like ‘But you articulate well, you speak well, you present well.’ And I was like, don’t let that fool you. I have pockets of insecurities. I always don’t feel like I’m worthy of everything. So here I am.”

When he moved into his own home with Pathways’ support back in 2013, Ron told us “The first thing I did was cook breakfast, my own breakfast in my own apartment, on my own stove, open my own fridge. Had keys to my own apartment. I felt like oh my god, I’m back. I’m back to being a human being.”

Ron still finds it hard to ask for help after being brought up not to, but he’s determined to find a job and he’s ready to lean on his team at Pathways to help him. He landed a job recently, but it got overwhelming after not working for a long period of time and he ended up losing the job after a few weeks. However, he didn’t let that stop him. After taking time to process, he visited the office to connect with his team and talk about next steps.

When asked about his team, Ron told us “If you mess up, you’re not getting schooled. The first thing Wakida said, ‘Are you okay?’ It’s good to see you. And then the next thing she said, ‘How can we help you do better?’ She didn’t make me feel ostracized. She didn’t make me feel bad. I’m already did that for two weeks in my head. So she just said, ‘What are we going to do different this time? And how can we help you this time? And what can we do more for you?’ That’s the human part of it. That’s meeting me where I’m at. I think that’s what I liked about the program, they met you always meet you where you’re at.”

Despite struggling with employment, Ron is optimistic. He knows he’s employable, and he knows that he can lean on his team for support. He told us “This program is more than just a program that gives you housing. It’s a program that really helps you to develop new skills. I’m an advocate for myself, but sometimes I don’t always win when I’m too passionate. I don’t always see what I’m supposed to see. I see what I want to see. And they bring it back to reality. They’re like ‘Oh, it don’t work like that.’ I need somebody to tell me the truth. I don’t need them to sugarcoat to me. I need you tell me, Ron, you’re effing up. This is what you need to do to get it better.”

Choice and self-determination are at the core of what we do. Like Ron does with his team, our staff walk beside participants and support them in achieving their own goals. We are privileged to take on that role, and work hard to provide all manner of opportunities for participants to reclaim their lives on their own terms.

I think that’s what I liked about the program, they always meet you where you’re at.

- Ron

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Reclaiming Lives

B eing a part of a community, rather than living in it, is a key tenet of reclaiming lives at Pathways. We strive to walk alongside participants, wherever they are on the path of life, and support them in the places they want support. Ultimately, we want to empower participants to make their own decisions.

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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. Since our launch nearly eight years ago, we’ve furnished nearly 6,000 homes.

Philadelphia Furniture Bank

In FY22...
3,587 individuals
1,395 households
received furniture
8,829 hours of paid employment in the Work First program

In spring 2022, we hosted our inaugural Furnished for Good fundraising event to support PFB. It was such a delight to be back in person for the first time since 2019! Guest curators Lawren Alice and Damon Reaves helped us to select 19 local artists to participate in the event. Each artist received a stipend to create an original piece for our silent auction, and many chose to select a piece of furniture to turn into a work of art. Those items were exhibited at Cherry Street Pier for two weeks, where thousands had the opportunity to view and bid on the custom pieces of art to support the Philadelphia Furniture Bank.

At the event we had the opportunity to share Mohammad’s story; Mohammad, his wife, and their two small children came to Philadelphia as refugees and were able to receive furniture for their new home via PFB. We want to personally thank all of our artists for helping to make this event a success, along with our sponsors and supporters. Thanks to the generosity of our community, Furnished for Good raised more than $50,000 to support the Philadelphia Furniture Bank in furnishing just under 1,400 households this year.

Good Haul

Pathways to Housing PA is proud to announce the launch of Good Haul, a junk hauling social enterprise. Good Haul will provide an essential service to our community, doing everything from picking up furniture that will be donated to the Philadelphia Furniture Bank to doing large-scale residential and commercial clean outs.

We know that our capacity for picking up donations at PFB is limited, because our primary focus is delivering furniture to individuals and families exiting homelessness and moving into their new homes. For a fee, Good Haul will provide quick, flexible pick-ups to ensure that your furniture is donated to PFB on your timeline. In addition, Good Haul will also accept home goods, linens, clothing, technology, appliances, and other useable items and donate them to our nonprofit partners. Scrap metal will be recycled, and the remaining items will be tasked, thus limiting the economic impact of larger clean-outs. We are your one stop shop for clean-outs.

Since our founding...
13,607 individuals
5,960 households
received furniture

Work First

Our Work First program currently employs 10-12 individuals who have experienced homelessness as they transition into stability. Work First increases low barrier job placement, both short and long term, while helping participants develop skills and increasing income. Work First operates similarly to Housing First; staff are hired to work right away, and we provide the supports needed to be successful in the role and in future roles after moving out of the program.

We believe that complex issues like homelessness require creativity, innovation, and constant evolution to meet the needs of those affected. The Work First program was developed specifically to support those exiting homelessness who have struggled to find employment. The program is open to people who have experienced homelessness and are currently in rapid, transitional, or permanent supportive housing in our system and provides wage-paid work, job skills training, and other employment services in a supportive environment.

We are expanding the Work First program to add additional transitional employment positions at Good Haul, our brand-new junk hauling social enterprise. We’re thrilled for the opportunity to support even more individuals in our community through low-barrier, wage-paid work.

Most importantly, Good Haul will allow us to both expand our Work First program and provide much-needed revenue to support the Philadelphia Furniture Bank’s operations. Visit us at GoodHaulPhilly.org to learn more!

Furnished for Good

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Philadelphia is a city of abandoned lots, houses that are shells of their former selves, and people experiencing homelessness. Pathways Housing Wellness Corporation (PHWC) incorporated in summer 2021 to rebuild those lost homes into moderate sized multi-family units that fit into the landscape of the neighborhood. For-profit developers of affordable housing don’t understand the challenges faced by many of the people who need housing. And, of course, they want and need to make a profit on their projects. Philadelphia has to attract more non-profit developers who work with and understand the needs of our homeless and poorest citizens. PHWC will develop affordable housing, neighborhood by neighborhood. Our first project is in the Sharswood section of Philadelphia, and the affordable units we develop will be available to low-income neighbors. When this project is complete, leased up, and well running, we will look to do it again with another grouping of properties, rebuilding our communities brick by brick.

We – all of us need to do better by our neighbors. We need to even out life’s playing field for many of our citizens. As a well-established and respected agency known for thinking outside the box when it comes to creating programming that ends people’s homelessness, we are in a position to develop safe, affordable, supportive housing that is sustainable. We can help rebuild and support struggling communities in our city. We want to lift our neighborhoods, and promote community inclusion for all people within them. Pathways Housing Wellness Corporation is a separate sister organization to Pathways to Housing PA.

Did you know that HFU...

- Hosted 10 public webinars attended by over 400 individuals from all over the world
- Expanded our staff to include a Program Assistant to help meet demand for our services
- Received three-year renewal from the Association of Social Work Boards Approved Continuing Education Program to offer continuing education credit to licensed social workers attending our trainings
- Contributed to thought leadership via The San Francisco Chronicle; “Healing Hands,” a publication of the National Healthcare for the Homeless Clinician’s Network; and “Collaborative Healthcare,” a publication of the Jefferson Center for Interprofessional Practice, Education, and Evaluation
- Appeared in webinars and broadcasts including, International Interviews in Supportive Housing Work – Fapil (Paris, France); Philadelphia Stories RETROSPECTIVE: A Place We Call Home - PhillyCAM; SAYTCAN's Homeless & Housing Resource Center webinar on “Methamphetamine and the Transition to Housing”; and RIZE Massachusetts' Learning Community on “The Keys to Low-Threshold Housing”
Financials

Support & Revenue

Fiscal Year 2022

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<thead>
<tr>
<th>Category</th>
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</thead>
<tbody>
<tr>
<td>Support Services</td>
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<tr>
<td>Housing Contracts</td>
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<tr>
<td>Operations Contracts</td>
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<tr>
<td>Participant Contribution</td>
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<tr>
<td>Individuals, Corp. &amp; Foundation Grants</td>
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<tr>
<td>In-Kind Furniture</td>
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<tr>
<td>PFB Grants</td>
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<tr>
<td>PFB Fees</td>
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<tr>
<td>Other Income</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$19,694,664</strong></td>
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Expenses

Fiscal Year 2022

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<tr>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$19,118,353</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

*Unaudited

Thank you to our volunteers!

We are very lucky to have both group and individual volunteers who pledge their time each year to supporting operations at the Philadelphia Furniture Bank. Our individual volunteers most often serve as personal shoppers, guiding clients through the show room to help them choose furniture that fits their style and space. They also use specialized skills when possible - like refurbishing furniture or supporting office operations. Our group volunteers work on bigger projects like assembling, repairing, and painting furniture, delivering furniture to clients, and helping to keep the warehouse organized.

If you’re interested in working with us, please visit pathwaystohousingpa.org/volunteer.

Individuals

Adriana Vagelli
Adrin Eline
Dahielene De Aza
Dan Piser
Deirdre Childs
Diamond Bertil
Grace Maroon
Harriet Gross
Laura Weiszer
Lisa G
Susan Breit

Groups

Center for FaithJustice
Jefferson Ave Insurance
NHRC Conference
Penn Charter
RSM US LLP
SJU Philadelphia Service
Immersion Program
Villanova Day of Service
Thank you to our donors! Thank you to Kerr Family Foundation, Independence Blue Cross, Home4Good Foundation, Fidelity Charitable, Dolfinger-MeMahon Community SJP, Charities Aid Foundation, Anonymous Family, Office of Homeless Services, Department of Behavioral Health and Mental Health, Philadelphia, Department of Housing and Urban Development, Philadelphia, Brewerytown United, Southwark United Way of Greater Philadelphia, Philadelphia Foundation, Philadelphia Corporate, Yes, And Fund

Corporate, Organizational, and Faith Communities
Adiria Adesanya, Albert Anthony, Alex Anderegg, Alix Andries, Allison and Mark Andretta, Alexander and Andrea Angelucci, Brian Angelucci, Andy Angulo, Jessica Angulo, Angela and John Angulo, Anthony and Brionne Angulo, Annette Angulo, Andrew Angulo, and Marcia Angulo, Andrea and Daniel Angulo, Amy and Michael Angulo, Andrew Angulo, and Bethany Angulo, Anthony and Kathleen Angulo, Alexis Angulo, Charla Angulo, Andrew Angulo, and Joanne Angulo, Andrew Angulo, and Catherine Angulo, Andrew Angulo, and Cory Angulo, John Angulo, and Sarah Angulo, Andrew Angulo, and Uma Angulo, Angela and Rodney Angulo, Andrew and Jenny Angulo, Andrew and Lee Angulo, Andrew and Laura Angulo, Andrew and Megan Angulo, Andrew and Sarah Angulo, Angela and Michael Angulo, Andrew and Valerie Angulo, Andrew and Virginia Angulo, Angela and Andrew Angulo, Anthony and Carol Angulo, Anthony and Elizabeth Angulo, Andrew and Christine Angulo, Andrew and273Angulo, Andrew and Jennifer Angulo, Andrew and Karen Angulo, Andrew and Loretta Angulo, Andrew and Maureen Angulo, Andrew and Mary Angulo, Andrew and Moira Angulo, Andrew and Patricia Angulo, Andrew and Robert Angulo, Andrew and Teri Angulo, Andrew Angulo, and Mark Angulo, Andrew and Valerie Angulo, Anthony and Trisha Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, Andrew and93Angulo, 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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.