

**ANNUAL REPORT
FISCAL YEAR 2023**



**Pathways
to Housing PA**

Providing Homes • Restoring Health • Reclaiming Lives



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Imagineering (from *imagination* and *engineering*) is the implementation of creative ideas in practical form. It is thinking about how we can do the work we are doing differently and come up with new ideas.

Pathways to Housing PA is 15 years old! It is hard to believe how quickly time has passed. As we approach 2024, we remain committed to our mission of providing homes, restoring health, and reclaiming lives. We are grateful for the opportunity to share our Annual Report with you, once again, to highlight our successes in fiscal year 2023.

Imagineering (from *imagination* and *engineering*) is the implementation of creative ideas in practical form. It is thinking about how we can do the work we are doing differently and come up with new ideas. To that end, we have piloted new innovative programming including a shared housing initiative, in-unit technology to support vulnerable tenants, and an incentive to move people with opioid use disorder to a newer treatment option that has shown better outcomes – Sublocade.

Of course, our Housing First services continued to support more than 600 participants with serious mental health and substance use disorders. Participants have access to our Integrated Care Clinic, Center of Excellence, Community Inclusion, and Work First programs, as well as our Alumni Association. Our graduates in the Alumni Association remain stably housed and serve as mentors to other participants encouraging them to work toward independence.

The Integrated Care Clinic hosted 3,743 medical and behavioral health visits. The Center of Excellence treatment program saw 201 participants monthly; a 51% increase from last fiscal year. Housing First University has partnered with agencies, universities, and community groups in 35 states and has trained more than 6,450 unique individuals in harm reduction, the Housing First model, and related topics since launching in 2019. And the Philadelphia Furniture Bank furnished 1,426 homes this year.

We are so very grateful for all of the different ways that you have helped to support our work in the past and look forward to what we can accomplish together in the coming year.

You have our deepest gratitude. *Thank you.*



Christine Simiriglia, MS
President & CEO



Ira Richards, Esq.
Board Chair

Our Mission

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

WHAT WE DO

Housing First Program

We currently house and support more than 600 people with disabilities who have been marginalized: 25% are seniors and 86% remain housed after 5 years.

Integrated Care Clinic

Our Integrated Care Clinic ensures 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.

ODU Center of Excellence (COE)

We operate one of the first non-hospital based Opioid Use Disorder (OUD) Centers of Excellence in our community in partnership with Prevention Point Philadelphia and Project HOME's Stephen Klein Wellness Center. Our COE provides medication for opioid use disorder, recovery support services, and benefits coordination to over 200 participants with OUD.

Philadelphia Furniture Bank (PFB)

We redistribute donated, gently used furniture to individuals and families exiting homelessness and in other situations that put them in need. A home is more than four walls.

Good Haul

Philadelphia's only non-profit junk hauling business is a social enterprise dedicated to reusing and recycling most items collected. Collected items are donated to PFB and other nonprofit partners. Revenue benefits PFB which supports the sustainability of our operations.

Work First

The Work First program was developed specifically to support those exiting homelessness who have struggled to find employment. Work First staff are employed part-time to support PFB and Good Haul operations and receive one-on-one employment counseling and other supports to ultimately transition to full-time employment at another organization.

Housing First University (HFU)

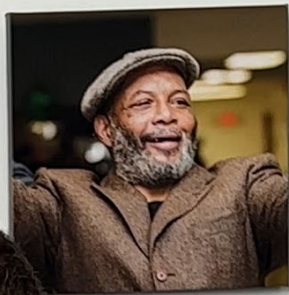
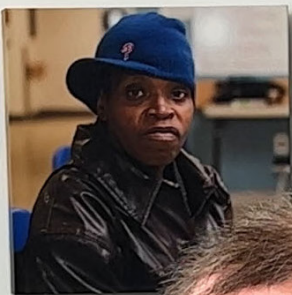
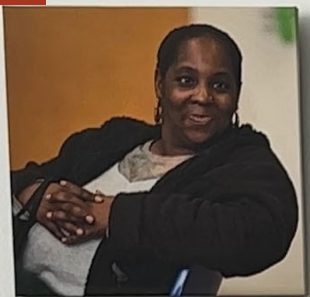
We founded HFU to disseminate the Housing First model through training, technical assistance, and consulting to other communities and organizations nationwide.

Pathways Housing Wellness Corporation (PHWC)

We founded PHWC to develop affordable and supportive housing units in Philadelphia. As a nonprofit developer, we are not beholden to the same revenue goals of a for-profit developer. We can, and will, provide housing that is truly affordable to very low-income individuals in our community – including those who are difficult to house because of behavioral health issues.



Providing Homes



“ You know, it’s far away enough from Kensington where if I made a stupid move, I’d have enough time to turn around. ”

- Alan

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.

Housing First uses a scattered site model, which means we lease apartments in nearly every neighborhood in Philadelphia. Our participants aren’t limited to just one building or area; they get a say in where they want to be located. Alan is just one of the 600+ people our team supports who are living independently in their own homes across the city.

Alan recently moved into his own apartment after completing 17 months of rehab. He told us “It’s not everybody who succeeds coming out of there, it’s a long-term program.” He’s talking with a potential sponsor but wants to get to know them better before committing.

Part of rehab for Alan was getting started on Suboxone, a long-term injectable medication for opioid use disorder that is taken monthly to help with withdrawal and cravings. So far, Alan hasn’t had any cravings. He visits our Center of Excellence (COE) monthly for his medication.

Choosing an apartment was a big deal for Alan. He wanted to be somewhere near our office, so that he could easily get back and forth to appointments with his team and the COE for his Suboxone injections. He also wanted to make sure he wasn’t too close to Kensington, so he wouldn’t be tempted to use again. When he first heard of the apartment he eventually moved into on North Broad Street, he Google-searched the closest Aldi. He had gone

there weekly while in rehab and appreciated that their prices have stayed reasonable while other grocery store prices have risen over the last few years. Luckily, his new place is a short walk from an Aldi, as well as a Rite Aid and several restaurants. He told us one of the most important pieces was that “It’s far away enough from Kensington where if I made a stupid move, I’d have enough time to turn around.”

When it comes to working with his team at Pathways, Alan told us, “You’re gonna get taken care of and have everything you need to succeed, and then it just really depends on you and the kind of work you’re going to put in.”

Now that he’s stably housed, Alan told us his next step is to become a Certified Peer Specialist (CPS). He wants to be able to help others who are going through what he’s been through and provide them with support and encouragement. Alan works closely with Sonny, a CPS with our COE team, and he looks forward to someday helping others the way Sonny has helped him.

At Pathways, we are proud to help people just like Alan 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.

86%
of the individuals we serve
remain stably housed

600+
formerly homeless people with
disabilities are living independently
in apartments in neighborhoods
across Philadelphia

166
individuals are receiving
Financial Management Assistance

Restoring Health

Addressing the health needs of our participants is nearly always a challenge. Those who have experienced homelessness 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 break down barriers to accessing services for our participants; to ensure that they no longer had to struggle to get the care they need.

Irwin is one participant who has taken advantage of what the Integrated Care Clinic has to offer. Without the strong support of his team at Pathways, Irwin 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 Irwin have their healthcare needs met.

OVER 90%
of participants are seen onsite at the Pathways to Housing PA Integrated Care Clinic

135
participants are actively taking medications for opioid use disorder (MOUD)

Fiscal Year	Medical Visits	Behavioral Health Visits	Total Visits	Unduplicated Patients
FY23	3,271	472	3,743	496

In FY23, the COE has seen an average of 201 participants per month, a 51% increase from FY22 (131 participant average), drastically exceeding our 10% annual growth goals.

It took a while to convince Irwin that we really meant it when we said he had a new home waiting. He was skeptical. “Pathways came to what they called pit stops, [places] at night we go in. And Pathways showed up there one morning and asked everyone did they want a place and we all thought it was a joke.”

Irwin couldn’t believe it was real. We stuck to our word, and we helped him find a home. “I asked a question about whether I would have to leave. And they told me that they will always stick with me. And Chris, the CEO, told me that so I believed her. Her word was true. They’ve been with me ever since.”

Irwin joined Pathways at the beginning—he calls himself an old school participant. Like us, it’s hard for him to believe we’re celebrating our 15th anniversary. In that time, we’ve supported him through a lot, including a recent stroke. After being discharged from the hospital, Irwin found his apartment vandalized. The Pathways team was able to place him in temporary housing until they found another apartment for him. The staff has also helped Irwin keep up with all of his follow-up and therapy appointments. He’s getting better every day.

Remembering his interactions with staff and team members over the years, Irwin mentioned that the team helps to point him in the right direction and is

always wanting him to improve himself. Irwin always valued the fact that decisions were his to make. “If I choose to use [resources], no one was forced upon me or anything. Which is a great relief, especially coming from a situation like that, being chronically homeless. The last thing you want is something to be forced on you. They gave me the opportunity to grow on my own.”

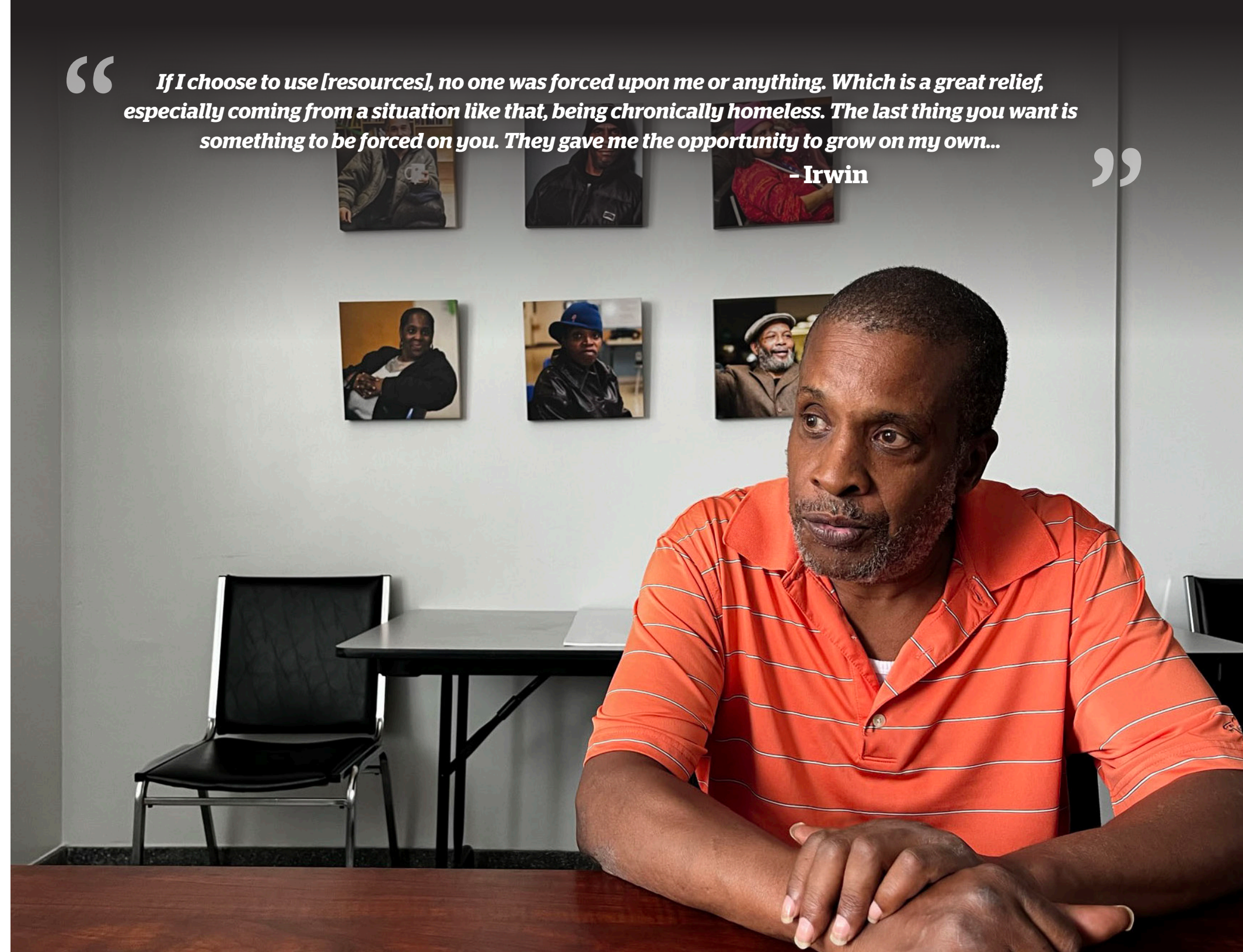
One choice Irwin made was to join our Alumni Association in 2021. He was an inaugural member of the group, which was developed for participants who no longer need the high level of care we provide. He still has access to all of our community events and works closely with our alumni coordinator for any needs. He’s thankful for having Pathways as a support system and wouldn’t have a safe place to recover from his stroke if he were still on the streets. “Things like strokes can happen and you find yourself really needing care, just like now.”

Overall, Irwin’s story is a testament to the transformative power of programs like Pathways in helping homeless individuals regain stability, health, and a sense of community.




“ *If I choose to use [resources], no one was forced upon me or anything. Which is a great relief, especially coming from a situation like that, being chronically homeless. The last thing you want is something to be forced on you. They gave me the opportunity to grow on my own...* ”

- Irwin



Reclaiming Lives



“ I feel like I need to use the resources while they’re here now. So I can move forward. ”
- Ronail

Being a part of a community, not just living there, 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.

Ronail joined Pathways in 2020, during the global pandemic. He had been through a lot living on the streets: his guard was up and his trust was low. When the Pathways team first reached out to him, he thought it was scam. “I felt like the world was against me. I stayed to myself. But I also had a lot of problems because I like to have nice things. Being on the streets and having nice things really didn’t work out for me. So I used to snap out a lot. Until [Pathways] told me like, just give them a chance to help me get my house and help me get off the streets. I just gotta be patient. Even though patience really wasn’t in my vocabulary at the time, but I felt like I had no other choice. So just like I said, man, just give them a chance.”

Housing First seemed like a foreign concept. Having a place to call his own without jumping through hoops didn’t seem real. “When I first came here, it was like, what’s the gimmick? What type of money I’ll have to come up with to continue this program because it’s like, everything costs.”

Ronail remembers speaking with the staff about what he wanted: “They asked me what area I wanted to live. I didn’t want to live in the areas close to Kensington or close to North Philly. I wanted to be somewhere by myself where I could just like chill and be me. Where there’s no trouble. So once we started driving and we just went outside the neighborhood... I ain’t gonna lie, I started to get a little nervous because like, where are we going? But they told me ‘No, we actually hand-picked this apartment for you. Because we know you like to have certain things like to be a certain way.’”

After seeing what his new neighborhood looked like, he was shocked. It was away from Kensington and North Philly, in a safer neighborhood. The Pathways team kept their word and listened to him. They were patient with him and it helped him buy into what was going on.

Ronail enjoys working with the Pathways staff, including the Community Inclusion team, because they give him space to be himself and achieve his own goals – like obtaining his forklift certification. The certificate will provide him with an opportunity for employment and a chance to move forward in life. While he does not see himself in the program forever, he acknowledges the resources and support we offer and plans to use those resources to achieve greater independence.

Choice and self-determination are at the core of what we do. Like Ronail 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.

86

participants engaged with our Vocational Specialist

66

individuals applied to our Work First supportive employment program

181

events for participants hosted by Community Inclusion department

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. Since our launch in 2014, we've furnished more than 7,300 homes.



FISCAL YEAR 2023:

1,426 HOUSEHOLDS **2,834** INDIVIDUALS

SINCE OUR FOUNDING:

7,386 HOUSEHOLDS **16,179** INDIVIDUALS
1,343 VETERANS

Furnished For Good

In May 2023, we hosted our annual Furnished for Good fundraising event to support PFB. Guest curators Lawren Alice and Damon Reaves helped us to select 21 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 locally at Cherry Street Pier for a week, 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 Diane's story; Diane experienced chronic homelessness and was able to receive furniture for her 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 1,426 households this year.



A behind-the-scenes look at Diane being interviewed in her home for the 2023 Furnished for Good video.

Work First

Our Work First program supports both PFB and Good Haul operations, employing up to 15 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 without preconditions, 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, and 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.

8,923
HOURS
of transitional employment
provided

Good Haul

Philadelphia's Only Nonprofit Junk Hauling Business

In FY23, we officially launched Good Haul, a junk hauling social enterprise. Good Haul provides an essential service to our community, doing everything from picking up furniture that will be donated to the Philadelphia Furniture Bank to completing 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 small fee, Good Haul provides

quick, flexible pick-ups to ensure that your furniture is donated to PFB on your timeline. In addition, Good Haul accepts anything that needs to be removed from your home or office. Home goods, linens, clothing, technology, appliances, and other useable items are donated to our nonprofit partners. Scrap metal is recycled, and the remaining items are trashed, thus limiting the environmental impact of larger clean-outs.

Visit us at [GoodHaulPhilly.org](https://www.GoodHaulPhilly.org)
to learn more!



GOOD
HAUL
New Life for Your Junk

ODU Center of Excellence

In keeping with our commitment to fully integrated physical and behavioral healthcare, we operate one of the first non-hospital based Opioid Use Disorder (OUD) Centers of Excellence (COE) in our community in partnership with Prevention Point Philadelphia and Project HOME's Stephen Klein Wellness Center. Our COE maintains medication for opioid use disorder, recovery support services, and benefits coordination to 268 participants with opioid use disorder. These services are available to any Philadelphia resident with an OUD diagnosis.

In fall 2022, we began a Sublocade pilot program that provides a stipend to each participant for receiving their injection each month. Sublocade is a long-acting injectable medication for opioid use disorder, which enables the recipient much more flexibility than a daily or weekly medication. When speaking to participants about Sublocade as an option, we discovered that many were hesitant to commit and needed a little push to get started. By providing a monthly stipend, we were able to fill up the 25 slots in the pilot program.

While we are still analyzing the data, the first impressions have been very positive. Participants are following up on more medical appointments, engaging with psychiatry services, and remaining stably housed. Several have also started or re-started employment.

About 70% of pilot participants received at least six consecutive injections.

Housing First University

In fall 2019, we launched Housing First University to disseminate our comprehensive and inclusive solution to ending homelessness beyond our community in Philadelphia, in hopes of reaching other cities and countries struggling with the same issues. Housing First University builds on the expertise gathered by professionals who use this model every day in their roles at Pathways to Housing PA. We work with our clients to tailor solutions that are responsive to their unique needs across three service offerings: training, technical assistance, and consulting.

In FY23, we had our busiest year yet, speaking at conferences and one-on-one with clients across the United States and reaching international audiences

through our public webinars. We look forward to bringing our Housing First expertise to even more individuals as we launch our very own learning management system in the coming year.



IN FY23...

270
trainings held

35
states touched
by HFU

6,469
individuals
trained

40
different
training topics

Support & Revenue

Support Services	\$ 7,484,523	39%
Housing Contracts	\$ 6,426,564	34%
Operations Contracts	\$ 1,672,649	9%
Participant Contributions	\$ 511,579	3%
Individ., Corp., & Foundation Grants	\$ 781,320	4%
In-Kind Furniture	\$ 1,085,999	6%
PFB Grants	\$ 142,160	1%
PFB Fees	\$ 280,438	1%
Other Income	\$ 616,935	3%
	\$ 19,002,166	100%

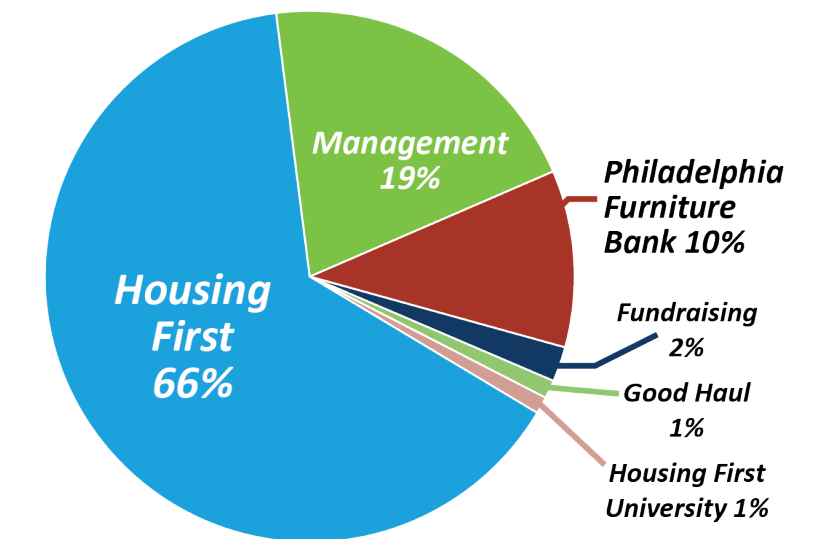
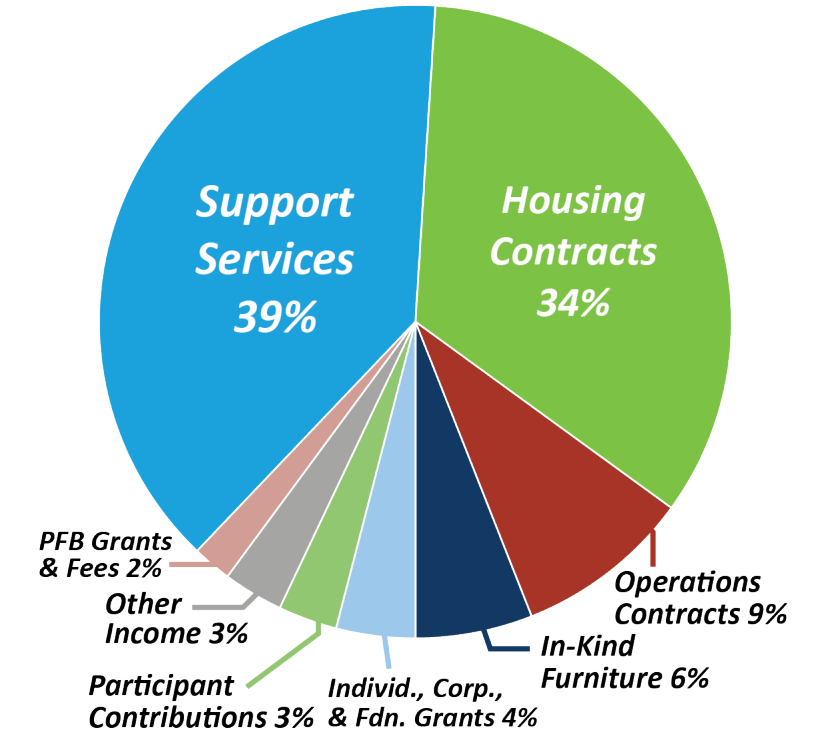
*Unaudited

Expenses

Housing First	\$ 13,891,461	66%
Philadelphia Furniture Bank	\$ 2,101,778	10%
Good Haul	\$ 286,300	1%
Housing First University	\$ 298,082	1%
Management	\$ 4,204,763	19%
Fundraising	\$ 265,686	2%
	\$ 21,048,071	100%

*Unaudited

Financials



Thank You to our Donors

Our work is possible thanks to our many donors, volunteers, and partners who help us to provide homes, restore health, and reclaim lives for thousands of people in Philadelphia. Pathways to Housing PA is incredibly grateful to all who provided support in Fiscal Year 2023 in any form, and we couldn't do our work without you. We appreciate you!

A full list of donors can be found at www.pathwaystohousingpa.org/donorlist.

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

Isenberg Family Foundation
 Lincoln Financial Foundation
 Medical Mission Sisters
 Philadelphia Foundation
 Raymond James Charitable Endowment Fund
 Robert & Paulette File Foundation
 Sheller Family Foundation
 The Bennett Family Foundation
 Vanguard Charitable
 WSFS Cares Foundation

Corporate, Organizational, & Faith Communities

AmeriHealth Caritas
 B.R. Moving
 Baldwin Fine Art & Residential
 Berkshire Hathaway
 Bristol-Myers Squibb
 Byron Home
 Children's Hospital of Philadelphia (CHOP)
 COFCO Furniture
 CORT
 Courtyard by Marriott Philadelphia
 South at The Navy Yard
 Days Inn Hotel
 Decor Direct Interiors
 Eastern University

Evil Genius
 Exude, Inc.
 Gaudenzia
 HJ & VJ Inc
 Horizon House
 Ikea Purchasing Services
 Independence Blue Cross
 Inspiritec
 InstallTRAK
 Integrity Pest Management
 Isaacs Moving
 It's Haul Good LLC
 JDog Junk Removal
 Keystone First
 LAG Contractors
 Lehigh University
 Lehigh University
 McMaster-Carr Supply Company
 Medical Mission Sisters
 Message Agency
 MS Moving and Storage Inc
 Novartis
 Patagonia
 PBM Properties
 Penn Medicine
 Pershing LLC
 PNC Bank
 Potters House Mission
 Regal Wine

Sherick Project Management
 Shop and Carry Pharmacy
 St John Nuemann
 St. Davids Episcopal Church
 St. Johns Church
 Stantec
 STARR Restaurants
 Sultans of Schlep
 Swarthmore College
 Temple Comprehensive Program
 The Church of the Crucifixion
 The Hill at Whitemarsh
 The Junkster
 The Monthly Fund
 The Reuse Network
 Thomas Jefferson University
 Thunderbird Salvage
 TJ Mechanical
 Tolsma Productions
 Trans Art Logistics
 University of Pennsylvania
 Villanova University
 Wayforth
 Wayne's Moving and Storage
 5 Sigma Sigma Temple

& Volunteers!

We are also very lucky to have both group and individual volunteers who pledged their time to supporting operations at PFB. *Thank you to everyone who helped out this year!*

INDIVIDUALS

Adrin Eline
 Amber Morris
 Dahieline De Aza
 David Gottlieb
 Harriet Gross
 Kathy Bradley
 Samantha Daukas
 Tanekia Heard
 Dieidre Childs
 Carol Chelsea Cruz
 Lisa Glenn
 Beth Darrow

GROUPS

DAS Architects
 St. Joseph's University Philadelphia Service Immersion Program
 Penn Charter
 Jefferson Avenue Insurance
 Villanova Day of Service
 Comcast NBC Universal
 RSM US, LLP
 Neshaminy
 Urban Outfitters
 Yardley Methodist Church
 Masterman High School



Housing First Heroes

Our Housing First Heroes help us plan for the future and ensure that funds are available year-round by committing to a recurring monthly gift.

2023 Housing First Heroes

Joseph Badlato	Dustin Fry	Rebecca Mercier
Kelly Balaban	Katharine Gentile	Shannon Moore
Diamond Bertil	Jeff Gibbard	Mark Oleskey
Doug Bloom	Andrew Gnias	Sophia Peake
Richard Bready	Laurie Graham	Karen Rauppiss
Abigail Cain	Lisa Griffin	Vince Regan
Jess Calafell	Joseph Harrington	Frank Repas
Alicia Clifton	Jonathan Holmes	Mark Salamant
Kate Cowing	Caroline Hooper	David Shields
Maura Diamond	Zaima John	Tyrone Smalls
Morton Ehudin	Kathi Johnson	James Whitaker
Mary Falcone	Anju Kanumalla	Charles Wilson
Andrea Filbeck	Sara Leshen-Gross	Robin Zaret
Elisa Foster	Michele Levy	






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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 PathwaystoHousingPA
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