

ANNUAL REPORT FY10

FROM
HOMELESS
TO HOUSING



URBAN PATHWAYS, INC. AND AFFILIATES
COMBINED STATEMENT OF ACTIVITIES FOR THE YEAR ENDED JUNE 30, 2010

	Unrestricted	Temporarily Restricted	Total
PUBLIC SUPPORT AND REVENUE:			
Public support:			
Government grants	\$10,445,306	\$373,391	\$10,818,697
Contributions	251,863	200,000	451,863
In-kind rent	131,250	-	131,250
In-kind legal	70,782	-	70,782
Special fund raising events	320,318	-	320,318
Miscellaneous income	40,032	-	40,032
Total public support	11,259,551	573,391	11,832,942
REVENUE:			
Rentals	747,499	-	747,499
Interest	5,580	-	5,580
Total revenue	753,079	-	753,079
Total net assets released from restrictions	603,624	(603,624)	-
Total public support and revenue	12,616,254	(30,233)	12,586,021
EXPENSES:			
Program services	10,833,254		10,833,254
Management and general	1,326,285		1,326,285
Fundraising	257,221		257,221
Total expenses	12,416,760		12,416,760
INCREASE IN NET ASSETS	199,494	(30,233)	169,261
NET ASSETS, BEGINNING OF YEAR	588,286	2,346,414	2,934,700
NET ASSETS, END OF YEAR	\$787,780	\$2,316,181	\$3,103,961

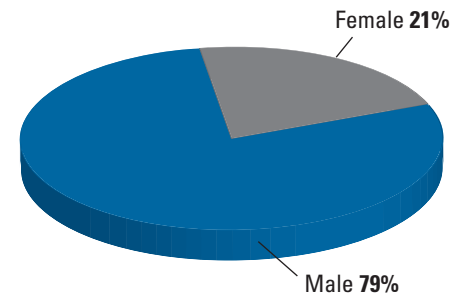
COMBINED STATEMENT OF FINANCIAL POSITION AT JUNE 30, 2009

ASSETS:		LIABILITIES:	
Cash and cash equivalents	\$1,140,677	Accounts payable and accruals	\$965,255
Investments	30,606	Refundable advances	486,413
Grants and contributions receivable	1,154,698	Due to participants	166,826
Deposits, prepaids and other assets	206,720	Loans and mortgages payable	13,205,198
Cash – participants accounts	166,826	Total liabilities	14,823,692
Assets restricted to long term purposes	317,276	NET ASSETS:	
Property, plant and equipment, net	14,910,850	Unrestricted	787,780
		Temporarily restricted	2,316,181
		Total net assets	3,103,961
TOTAL ASSETS	\$17,927,653	TOTAL LIABILITIES AND NET ASSETS	\$17,927,653

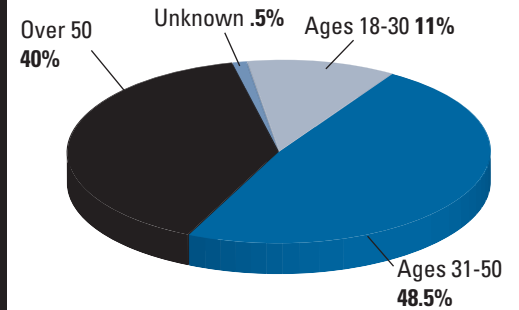
For the complete financial statements, including the Auditor's Report and the footnotes to the financial statements, contact Urban Pathways, Inc. 575 Eighth Ave., New York, NY 10018.

WHO WE SERVE

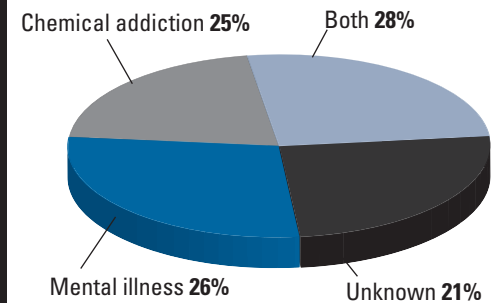
GENDER



AGE



DIAGNOSIS



On average, the cost of Urban Pathways supportive housing per-day, per-person is:

■ \$41.85

Compare this with:

■ Shelter \$54.42

■ Psychiatric Hospital \$467.00

■ Hospital \$1185.00

Urban Pathways provides homeless adults living on New York City's streets with the services and assistance necessary to become stable, develop their ability to live independently, and move into housing, ultimately benefiting from the pride and security that come with having a home. Through our housing first model we ensure that single adults move rapidly and directly from the street to housing.

OUTREACH PROGRAMS

According to the New York City 2010 HOPE Count there is an estimated 3,111 unsheltered individuals living on the streets or in places unsuitable for human habitation. Urban Pathways' outreach programs - including *The A.D.E. Project*, *PATH Station Outreach*, *Amtrak Penn Station Outreach*, *The Flatiron BID Project*, *The Fashion Center BID Project* and the citywide interagency *Manhattan Outreach Consortium* - work with this population, helping them to leave the streets, become stable through a rehabilitative process and move along the path to self-sufficiency and permanent housing.

Our outreach programs are staffed by teams that creatively address the needs of difficult to reach populations through consistent low-threshold engagement, complemented by individualized assessment, intensive one-on-one case management and strong ties to a wide network of referral services. These programs engage homeless adults "where they are at" through outreach, case management and referrals in order to move them into housing and treatment and minimize the chance of a return to the streets.

OLIVIERI DROP-IN CENTER

The Olivieri Drop-in Center opened 30 years ago as a women-only facility. In 2009, the Center transitioned to a co-ed program. We offer on-site medical, mental health and substance abuse assessments as well as access to meals, clothing, showers, and rehabilitation and recovery programs. Utilizing a strong case management approach, the center provide individual counseling, entitlement assistance, banking facilities, vocational training, money management and instruction in other independent living skills, all of which help clients successfully transition to housing.

The Center has comprehensive administrative, clinical and operations teams who are committed to excellence in programming. All services are delivered in a safe, secure environment where respect for self and others are paramount. The Center helps individuals achieve a place in society and a permanent home through the use of basic and therapeutic services. Up to 90 street homeless people are served every day.

SAFE HAVENS

Urban Pathways safe havens – *The Travelers* on West 40th Street and *The Hegeman* in East New York – are temporary housing facilities for homeless individuals who have not successfully engaged in conventional housing or outpatient treatment. Clients that come to an Urban Pathways safe haven have chosen to live on the street rather than in shelter. They are referred by our outreach programs and have typically spent at least 5-10 years living on the streets. Services include: access to entitlements and benefits; medical and psychiatric services; referrals to addiction outpatient treatment programs; monitoring of medications; life skills training; individual and group supportive counseling; and housing placement services. Residents are permitted to remain as long as needed to acquire the skills necessary for independent living. The typical length of stay is six months to one year.

HOUSING WITH SERVICES

Supportive housing is a successful, cost-effective combination of affordable housing with services that helps people live more stable, productive lives – particularly those who face challenges in addition to their homelessness, like substance abuse, mental illness, and HIV/AIDS. Urban Pathways' two supportive housing residences, *Cluster House* and *Ivan Shapiro House*, serve mentally ill single adults, all with histories of homelessness and some with histories of addiction. They offer a full array of rehabilitative, treatment, vocational, and self-help services which for some residents will result in moving onto more private housing. Urban Pathways' *Scatter Site Apartment Program* offers more independent and private living in apartments across three boroughs. Counseling and services are available on a voluntary basis in the immediate community, in the client apartments and/or at Urban Pathways' offices.

In 2011, Urban Pathways will continue its work to reach its goal of creating 377 new units of housing by adding to our Scatter Site Apartment Program, rehabilitating Cluster House and developing five additional new residences. New housing activity includes:

Hughes House (Opening September 2011): a South Bronx, 55-unit supportive housing residence for adults living with mental illness.

Halletts Cove House (Opening March 2012): an Astoria, Queens 50-unit supportive housing residence for formerly homeless adults living with mental illness.

The 53rd Street Residence (Opening March 2012): a Manhattan, 13-unit permanent, affordable apartment building for formerly homeless adults.

Cluster House Rehab: In early 2011, we will begin an \$8 million gut rehab on Cluster House, to convert the existing 48-unit SRO building from an apartment treatment facility to a 52 studio apartment extended-stay supportive housing residence modeled on Ivan Shapiro House.

Housing Residence Six (Site Control Established): We have a funding opportunity from The NYC Department of Health and Mental Hygiene (DOHMH) and The NYC Department of Housing Preservation and Development (HPD) to develop a mixed-use residence for formerly homeless adults with special needs and low-income community residences. With at least 80 units possible, approximately 70% will be reserved for the special needs population, with a preference for qualified homeless veterans. We have identified property and we are in the process of negotiating the acquisition.

Housing Residence Seven: We have a second funding opportunity from DOHMH and HPD to develop a 62-unit, mixed-use supportive housing residence for formerly homeless adults living with mental illness and workforce housing with community preference. Approximately 70% will be reserved for the special needs population, with a preference for qualified homeless veterans. We have identified property and we are in the process of negotiating the acquisition.

EMPLOYMENT PLACEMENT AND RETENTION

During the summer 2010, UP ended its therapy-based employment program, **ESTEEM** and rolled out **UPwards**, an incentivized job search and retention initiative. **UPwards** incorporates a more supported employment model emphasizing client choice, minimal assessment, instant job search, and ongoing support during and after placement. This model mirrors our 'housing first' approach and places a great emphasis on client support and inclusion in the process of finding work. Many clients are skilled but are unable to find jobs through on line applications and are often singled out for their checkered work histories, drug screens and criminal background checks. **UPwards** will provide the intensive supports needed to match employers with talented, skilled job seekers.

TOTAL SERVED: 5,863

- 2,562 case managed
- 3,301 for emergency services

MEALS

- 126,880 served

HOUSING

- 339 clients placed in transitional (shelter/safe haven) housing
- 279 clients placed into permanent housing

July 1, 2009 through June 30, 2010

Public Sector

Amtrak
 The Federal Home Loan Bank of New York
 New York City Department of Health & Mental Hygiene
 New York City Department of Homeless Services
 New York State Office of Mental Health
 The Port Authority of New York & New Jersey
 United States Department of Housing & Urban Development

\$200,000 & Above

Robin Hood Foundation

\$25,000-\$100,000

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575 Eighth Avenue, 9th Floor, NY, NY 10018

P: 212.736.7385 F: 212.736.1388

www.urbanpathways.org

OUTREACH PROGRAMS

A.D.E. Project

PATH Outreach

257 West 30th Street, NY, NY 10001

Amtrak Penn Station NY Outreach

7th Avenue at 32nd Street, NY, NY 10001

Manhattan Outreach Consortium

Flatiron BID Project

Fashion Center BID Project

402 West 41st Street, NY, NY 10036

OLIVIERI DROP-IN CENTER

257 West 30th Street, NY, NY 10001

SAFE HAVENS

Travelers Safe Haven

274 West 40th Street, NY, NY 10018

Hegeman Safe Haven

740 Hegeman Avenue, Brooklyn, NY 11207

HOUSING WITH SERVICES

Cluster House

904 Amsterdam Avenue, NY, NY 10025

Ivan Shapiro House

459 West 46th Street, NY, NY 10036

Hughes House (*opening Sept. 2011*)

1965 Belmont Avenue, Bronx, NY 10457

Halletts Cove House (*opening March 2012*)

2646-2650 Second Street (at 27th Avenue)

Astoria, NY 11102

53rd Street Residence (*opening March 2012*)

439 West 53rd Street

New York, NY 11019

Scatter Site Apartment Program

575 Eighth Avenue, 9th Floor

New York, NY 10018

212-736-7385, ext. 230

VOCATIONAL TRAINING AND

PLACEMENT PROGRAM

575 Eighth Avenue, 9th Floor, NY, NY 10018