



# News From...

# Homeless Solutions

A HAND UP



Volume 7 Issue 1 January 2006

## NOT A HAND OUT

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## 2006 Bash Features Online Auction Move over eBay - this spring the Bash enters cyber space!

The 6th Annual Dream Builders' Bash will be held on Friday, March 31 at 6:30 pm at the Madison Hotel in Convent Station. This year, the excitement over the Bash's silent and live auctions will be enhanced by our first Online Auction. The Online Auction will run from February 27 through March 28 at [www.homelessolutions.cmarket.com](http://www.homelessolutions.cmarket.com) and everyone (not just those attending the Bash) is invited to bid on spectacular items like trips, tickets, services, artwork, and jewelry.

Many of the items will be sold online, but most will come to the event for continued bidding so none of the thrill of a traditional silent auction will be lost. Last year, the Bash raised \$120,000 to support HSI's shelter programs - we're hoping this year's event and Online Auction will be even more successful. *(continued on page 2)*

### Let's Keep in Touch

We'd like to keep you current on all of our activities - news about the Bash and auction, updates on the Abbett Avenue project, and more. Please visit our website at [www.homelessolutions.org](http://www.homelessolutions.org), and click on the Keep in Touch link. Just type in your e-mail address, and we'll add you to our distribution list - it's an efficient, cost-effective way for us to stay in touch!

## Progress on Abbett Avenue

As the predevelopment activities for new affordable apartments in Morristown continue to move along, the latest news is that we filed our project approval application for development at 38-42 Abbett Avenue with the Morristown Board of Adjustment in mid-December. We are hopeful that our up-front efforts with neighborhood stakeholders and town officials will result in an expeditious approval process so that we can break ground in late 2006. The estimated \$2.6 million development is expected to open in mid to late 2007.

Our final design concept was for 12 rental units in two buildings - eight units in one building and four units in the second building. The architect took his cue from the character of the existing neighborhood, and the design conveys the appearance of a lower density development. There will be an equal number of one, two, and three bedroom units, and the income distribution will be split evenly between low and moderate income tenants.



Architect's rendering of the Abbett Avenue Apartments in Morristown

We are all excited about our progress on this project to date - stay tuned for future updates!

## 2006 Bash Features Online Auction *(continued from page 1)*

This year, we're proud to honor St. Margaret's Church of Morristown for their strong support of HSI programs and services for the homeless. We are grateful for the many hours their volunteers have donated to make a difference in our shelter by cooking dinner for our guests, painting and landscaping.

The Bash's dynamic co-chairs - Nancy Biello, Jane Sell, and Kari Szary - have been hard at work with their team of talented volunteers to create a magical evening. Nancy spoke for all three by saying "We're especially happy to be able to present our auction, and information about Homeless Solutions, online to a much larger audience. The more people who know about HSI's work, the more who'll have the opportunity to help."

For more information about the Bash, please call Pam Palumbo, Director of Development, at 973 993-0833.



### HSI welcomes new staff members

We are happy to announce the arrival of three new team members to the HomelessSolutions/ Headquarters Development staff - Ray Bersch, Duncan Crannell, and Susan Robinson. Ray is a Project Manager for Headquarters Development, and Duncan is the Facilities Manager for HSI and HD properties. Susan is the Communications Manager, also supporting both HSI and HD.



Duncan Crannell, Susan Robinson, and Ray Bersch,

## Holiday Fun for THP Families



Special guests at the holiday party at THP in December.

This year the holidays were made brighter for our families in the Transitional Housing Program thanks to the local Delta Sigma Theta Sorority alumni chapter. On December 15, the Deltas hosted a fun-filled holiday party for THP guests, where a wonderful time was had by all. The Deltas provided a lovely buffet dinner and brought gifts for all of the families, and Harry Lowry, house manager, made a special appearance as Santa Claus. Each family also designed and constructed their own gingerbread house.

Everyone enjoyed the evening, and it made this holiday a little more magical for the children, some of whom had never visited with Santa before. One of our five year old guests summed it up nicely when he said, "This party was a blast!" Thank you so much to the Deltas, and best wishes for a happy and healthy 2006 to everyone.



## Farewell to Sue Jung



Sue Jung

On October 27, Sue Jung retired from her position as Director of Headquarters Development at HSI. In the six and a half years Sue spent with us, she was instrumental in implementing HSI's expanded mission to develop affordable housing for working poor families. Sue began her career here as Director of the Housing Options Program, a department created to address the critical lack of affordable housing in our area through construction, renovation and advocacy. In 2001, Sue and Executive Director Betsey Hall developed the idea of building 15 units of affordable rentals on land we owned on Jean Street in Morris Township. HSI's Board approved the project, and Sue worked tirelessly to make the Jean Street Apartments a reality. When the Apartments opened in June of 2004, the Headquarters Development division was created and Sue was named as Director. In that position, she continued to support the cause of affordable housing through future development efforts, including our Abnett Avenue project in Morristown. We will all miss Sue here at HSI, and we wish her the best in her retirement.

At the same time, we are happy to announce that Dan McGuire, formerly Project Manager, has been promoted to Director of Headquarters Development. Dan has been with us since May of 2004, and we congratulate him on his new assignment.

## Capital Campaign More than Halfway to Goal

HSI's Campaign for the Future is going strong, and at this point we are more than halfway to achieving our objective of \$4M. As of December 15, 2005 generous supporters, including the William E. Simon Foundation, the Boye Family Foundation, and United Way of Morris County, have donated \$2.146 million towards this cause. The funds from our capital campaign will be used to:

- Construct affordable housing on Abbett Avenue in Morristown,
- Advance the development, renovation, and acquisition of low-income housing,
- Ensure the replacement of major equipment and facility renovations, and
- Secure HSI's future operation.

This campaign is critical to our success in having an impact on the housing crisis in our community - it enables us to develop scattered sites of energy efficient, well constructed affordable housing units where we provide the services needed by the homeless and working poor to achieve and sustain self sufficiency. Our goal is to repeat the success of the Jean Street Apartments in Morris Township, where fifteen families who might otherwise be homeless are now paying rent and living independently.

**Please join us** - make a gift, involve your friends in the campaign, or raise awareness about homelessness and the lack of affordable housing in our area. Together, we can make a lasting difference in the lives of the most vulnerable in our community. Call Pam Palumbo, Director of Development, at 973 993 0833 to find out how you can help today.

## Volunteer Spotlight

### A One-of-a-Kind Volunteer

At Homeless Solutions, we are so lucky to have many wonderful volunteers, and each one is very special to us. There's one, however, who easily stands out from the crowd - it's Becka, the therapy dog. Becka and her owner, Laura McLean, have been donating their time and talents both at our shelter and at our Transitional Housing Program for over two years. Becka has a unique ability to touch both children and adults - no one can resist her warm nature and big brown eyes! Thank you, Becka and Laura for brightening the day for so many here at Homeless Solutions.



Becka and a guest

## Barbara Frankel Joins Board



Barbara Frankel

We're excited to welcome Barbara Frankel to the Homeless Solutions Board of Trustees. Barbara has extensive experience in health-care management and most recently held the position of Vice President of Patient Management at US Healthcare/Aetna. Barbara and her family reside in Montville, where she has held several leadership positions on the board of the Montville Parent Teacher Association. She holds a Master of Arts degree in Developmental Psychology from Columbia University and a

Baccalaureate degree in Psychology from Hofstra University. At Homeless Solutions, Barbara will serve on the Development Committee.

## Celebrating HSI Volunteers

We also want to send very special thanks to three of our long time dinner volunteer groups who have retired this year. These groups have each made such an impact on our shelter and on our guests - we hope that they know how appreciative our guests and staff are of their kindness and commitment. We'll miss you all:

- **Adult Group from St. Margaret's of Morristown** - 12 years
- **JCP&L** - 8 years, and
- **The Sepcie Group**: Sandy, Dave, and Larry - 8 years.

## Putting Homeless Solutions in Your Will

Create a lasting legacy and help to ensure the future of HSI and our mission. Please consider making a bequest in the form of a specific amount of cash or property or as a percentage of the remainder of your estate. For more information, call Pam Palumbo, Director of Development, at 973 993 0833,

**HOMELESS SOLUTIONS, INC.**  
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Phone: (973) 993-0833  
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www.homelessolutions.org

Non-Profit Organization  
**U.S. POSTAGE  
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Morristown, NJ  
Permit No. 48

## Our Mission:

*To offer shelter, supportive services  
and housing to homeless  
and low-income people.*



### HSI Wish List

Irons,  
Shower Curtains,  
Lamps,  
Shop-Rite gift cards,  
Walmart gift cards

If you can donate or help,  
please call Volunteer  
Coordinator Tamala  
Reynolds, 973-993-0833.



First grade students from St. Virgil's School in Morris Plains who organized a food drive in October to benefit the HSI shelter

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## *Your gift helps*

**I would like to make the following contribution to provide:**

- \_\_\_\_\_ Three twin blankets or four pillows = \$20
- \_\_\_\_\_ Three bundles of paper towels = \$25
- \_\_\_\_\_ Milk (1 week) for children in the shelter = \$60
- \_\_\_\_\_ Computer class for 3 single mothers = \$600

I would like to make the following contribution of \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

**Please clip and mail this  
completed form to:**

**HOMELESS  
SOLUTIONS, INC.**  
540 West Hanover Ave.,  
Suite 100  
Morristown, NJ 07960  
(973)993-0833  
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