“...I was overwhelmed and moved by the generosity and kindness of strangers. They didn’t even know me, but they wanted to help my family.”

Erica
~Family Program Graduate
“A Hand Up, not a Handout.” As a private, nonprofit organization, Homeless Solutions has been helping the homeless and working poor in our community since 1983. We are unique in what we do. It’s not just about providing a warm meal and a place to sleep. Our goal is to give those whom we serve the tools and surroundings they need to rebuild their lives and become self-sufficient. What sets our nonprofit apart from others is our Continuum of Housing through our Emergency Shelter, Transitional Housing Program (THP), Warming Center, Mt. Kemble Home, and Affordable Housing.

Dear Friends:

We hope you had a chance to read the quote on the cover from our program graduate Erica. This is something we hear from shelter guests often. They are truly moved by the kindness from people that don’t even know them. We see this kindness on a daily basis and are grateful for our supporters. It’s because of you that we had a successful 2019.

Some notable highlights are:

More Affordable Housing: We welcomed 8 households to our newest affordable homes on Martin Luther King Ave. in Morristown. Each of our new tenants was previously homeless, some with disabilities. The apartments offer both a refuge to these families and a positive addition to the neighborhood.

Expansion of the Shelter: Our lease of the shelter was renewed with an extended term of 25 years, including an additional 6,000 square feet on the garden floor of the building. This new space will afford us the ability to significantly impact even more lives in the future. A Space Needs Assessment will further allow us to best optimize our use of the entire shelter facility.

Warming Center Expansion: This winter we again partnered with Morris County to operate an overnight warming center for street homeless individuals, using an expanded area within the newly acquired garden level. We served 79 unduplicated individuals at the end of the year.

Family Angel Network ("FAN") Donors Added: We continue to build our FAN sponsors, a program devised to sustain our Transitional Housing Program due to significant cuts in government funding. Last year, 13 families were assisted in the 8 FAN-sponsored apartments.

We hope you take a moment to read our report and see the impact of your kindness. We are mindful of the challenges that lie ahead and know that together we can continue to help our most vulnerable neighbors get back on their feet.

With gratitude and best wishes,

699 persons sheltered, housed or provided outreach services after exiting our programs in 2019

"I came to New Jersey after fleeing in 2017. I was leaving behind a domestically violent relationship of 8 years. Those 8 years had worn me down into a desperate decision to put my three children – while expecting a fourth – into my car and drive away. I had absolutely no idea where I would go but trusted with everything in me that it would be better than where we were.

At the time, no distance seemed far enough. After driving for almost 18 hours, I was pulled over in Morristown for a broken tail light. When the police officer approached my window I immediately sobbed my heart out to him. He took no time at all to make a decision I hadn’t been able to make myself – he led me immediately to a local domestic violence shelter. I stayed there until a room became available at Homeless Solutions in their Family Shelter Program. I was in my later months of pregnancy when I arrived there and understandably had no luck finding work. When I gave birth, it was devastating to bring my baby girl home to a homeless shelter. The staff showed us such love and the kind of support we needed. They decorated our room with balloons and a welcome home sign. They made us feel like family.

Eventually I moved into the Transitional Housing Program of Homeless Solutions (THP). It felt so good to have our own space. After 18 months of learning to be the best me, for myself and my family, we successfully moved into our first home.

I don’t know where we would be today without Homeless Solutions. I have a job I like and we live in a home I can afford. Because of Homeless Solutions we are safe, we are thriving, and we are going to be okay."

~ Julia
Program Graduate
We are open 24/7, 365 days a year working every day to help our shelter guests get back on their feet. Many struggle as they face the trauma of homelessness. Our goal is to cultivate a nurturing and productive setting where homeless individuals can receive the tools they need to become self-sufficient.

The program is structured where Case Managers work closely with each guest, providing job search assistance, counseling, budget planning, housing assistance, and connections to childcare and medical services. We also offer a Life Skills Curriculum to foster and develop skills to aid with money management, resume writing, effective parenting techniques, nutrition and more.

Our 85-bed shelter is designed for a short-term stay in dormitory-style living. We offer four separate highly structured programs geared toward Families, Single Women, Single Men, and Safe Haven for individuals with a mental health diagnosis. We focus on fostering a safe community by operating in a drug and alcohol free environment.

THP is comprised of ten 3-bedroom furnished apartments. This program serves as an intermediate step for homeless families whose adult members are employed and working hard to obtain permanent housing.

Our Family Supportive “Outreach” Program is for our THP graduates. Upon their graduation from THP, they have the option to receive follow-up supportive services for 2 years. Our chief focus is to ensure they remain housed and do not cycle back into homelessness.

THP graduates reported an increase in their confidence in coping with stress, providing emotional support for their children and job satisfaction.

THP graduates serve on an Alumni panel to coach participants on life skills.

Main Shelter Program Detailed 2019 Outcomes:
- Family Program: 74 people served (32 adults, 42 children)
- Single Women’s Program: 35 women served
- Single Men’s Program: 118 men served
- Safe Haven Program: 30 people served

Our Mt. Kemble Home provides 22 rooms for senior women of limited means with safe, affordable housing in this historic home built in 1883. Each resident has their own room with shared bathrooms, a common sitting room, and a shared dining room. Our Senior Residential Support Staff member lives onsite to ensure their safety.

The Warming Center provides overnight shelter during the winter months for street homeless individuals, a different population from our program-based shelter. Overnight guests have access to restrooms, clothing, food, and cold weather items. Dinner and breakfast are also provided.

• 75% of the families who resided in THP last year had a history of domestic violence
• Safe Haven was reduced from 20 beds to 10 beds on July 1 due to funding cuts
• We experienced a notable increase in Pregnant & Parenting Youth population
HSI helped me get my mental health stable and find a full-time job. I actually just got a promotion. This life change has allowed me to reconnect with my kids. Now I’m there for them emotionally and financially.

What is a FAN?
An opportunity for Faith Communities, Corporations, or Individuals to sponsor or “adopt” a Family/Apartment at THP. It’s a unique and rewarding opportunity to interact directly with families and help parents break the cycle of homelessness, see their children grow, and be part of real change.

Benefits
- Quarterly family updates – hear how they are doing, challenges they’re facing, goals they’ve accomplished.
- Attend family events and parties.
- Support volunteer opportunities that will directly help your sponsored family (tutoring, babysitting, mentoring, etc.).
- Best of all, be part of the family’s journey to independence.

Thank you to our 2019 FAN’s
Beth Boothe
Caren Frankel & Jory Magidson
The Hampshire Companies
Mary Ellen & Gates Hawn
Santander Bank
Stu & Jan Sendell

FAN Partners:
Corwin Family Foundation,
Church of the Assumption &
The Presbyterian Church of Morristown

Want to become a FAN or know a group that may be interested?
Contact StephanieCicalese@hsinj.org

Our Locations
- Morristown: 36 Apartments
- Morris Twp: 19 Apartments
- Rockaway Borough: 5 Apartments
- Washington Twp: 10 Apartments
- Roxbury: 4 Apartments

We are proud to be a leader of affordable housing in Morris County. Over the last 15 years we’ve continued to provide homes that people can afford for the working poor in our community. As the focus of new apartment construction shifts toward luxury and high-end markets, this need becomes increasingly important. To date, HSI owns and operates 74 apartments that are home to 160 adults and children.

MLK Property Highlights
- Location is close to amenities including parks, public transit lines, and downtown businesses.
- Transformed an old, dilapidated building into attractive, affordable apartments, improving the neighborhood.
- Our first property to offer 4 bedroom apartments.
- Our first property built on land shared by two towns – Morristown and Morris Township.
- Our reputation as the affordable housing partner of choice in our region earned the project $696,406 from the highly competitive National Housing Trust Fund program.
- Energy Star certified building.

Because of your kindness

I’ve been living on the street for as long as I can remember. Thanks to HSI I can now manage my mental health, I have a full time job and I’m finally able to save money. I can’t put into words how thankful I am to finally have a place to call home.

David

I’ve been living on the street for as long as I can remember. Thanks to HSI I can now manage my mental health, I have a full time job and I’m finally able to save money. I can’t put into words how thankful I am to finally have a place to call home.

Marcus

Our latest affordable housing property on Martin Luther King (MLK) Ave.
OUR EVENTS

DREAM BUILDERS’ BASH

Our 19th annual Dream Builders’ Bash was an amazing success. On March 1, the “from Hearts to Home” themed event raised a record high of $380,491 for our Shelter Programs. The event celebrated two Morristonians that have given with their hearts to make a difference in the lives of those who are struggling in the community - The Hampshire Companies, and Andrew W. Lewis of NK Architects. The night included cocktails, dinner, dancing to live music, a wine pull, raffles, and silent and live auctions. The celebration was especially meaningful as an HSI program graduate shared her family’s journey out of homelessness. It was a great evening but the fun was not overshadowed by its purpose to support our families in need.

WOMEN’S DAY

Each October, we host our signature Women’s Day event, one of our most anticipated events. On October 21, over 200 women from Morris and Somerset Counties came together at Hamilton Farm Golf Club for a day filled with health and wellness activities, and socializing. Attendees selected a morning workout of a 5K power walk, the Bar Method, golf, HIIT, meditation yoga, or Pilates. Guests, still in workout attire (a perk!) enjoyed mimosas while mingling, followed by a gourmet lunch, ticket auction, raffles, and services from DePasquale the Spa. This generous group raised $76,247 in support of childcare for our homeless working families.

GARDEN STATE FONDO NJ (GSF)

The 9th annual Garden State Fondo, formerly known as the Gran Fondo NJ, took place on September 8th in Morristown, marking the first without its founder Marty Epstein, who passed away in May. This made for a bittersweet day but cyclists kicked off the event with a group fist pump and cheer in Marty’s honor. Our “Riding for Homes” team included riders of all levels.

They endured some hills and enjoyed scenic views while refueling at the Fondo’s famed gourmet rest stops. Our team of over 60 riders hit the streets to help make a difference in our community and raised $51,457 for the families in our Transitional Housing Program.

Our 2019 Gran Fondo Team

*fundraisers*

| Lou Ann Fellers | Jerry Korey * | Karen Scott |
| David Mazurowski | Laura Laminin * | Mark Sebree |
| Florencia Luce-Mazurowski | Andrew Lewis * | Donald Shauger |
| Jim Geswelli | Michelle Mendez | Donald Shauger, Jr. |
| Partha Ghosh | Kyle Morris | Charles Stoia * |
| Larry Goldfarb | Miguel Mundaca | Phil Stumbo * |
| George Goldman * | Taylor Pallino | Gene Sullivan |
| Calah Grennan * | Carole Rawding | Christine Sutherland |
| Gale Grennan * | Alex Ryan * | Matt Talbot |
| Kara Gropler * | Anna Sabia | Tara Talbot |
| Keith Hogan | Dawn Sampfel | Patricia Tritone |
| Clare Kendall | Tag Sampfel | Steve Trozinski * |
| Elias Kiselev * | Rusty Schommer | |
Homeless Solutions was founded by volunteers in 1983 as the Morris Shelter. Volunteers remain a crucial part of our organization over 35 years later; they are the lifeblood of HSI. Over 600 volunteers work tirelessly across our organization throughout the year. Their contributions range from cooking at the shelter to leading educational workshops for our program participants, creating shelter room makeovers, planting in our gardens, joining our Special Event committees, hosting donation drives, and much more.

** OUR VOLUNTEERS **

- 40,572 meals served at the shelter and 1,600 weekend lunches
- 104 backpacks provided to the children in our Programs
- 11 Buddies Mentor matches
- 837 holiday gifts donated for our Shelter guests, THP participants, and Mt. Kemble Home residents
- 22 Life Skills workshops provided to our Shelter guests and THP
- 13 cereal drives
- 43 one-on-one employment and financial coaching sessions
- 37 Thanksgiving Baskets provided to our THP and Outreach Families

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** TRU of Parsippany provide gifts for the holidays. **

** Sol Espinosa helps prepare the Warming Center along with Janine Chilson and Claudia Torrisi. **

** Thierry Montfort helps with a move out. **

** Affinity Federal Credit Bank of Basking Ridge paint at the shelter. **

** Mariner Wealth throws a baby shower for a new mom in our program. **

** Girl Scout Troop 60267 Val Altman, Kate Delmonico, Cristina Maffei, Natalie Cicale, Samantha Osborne, Amanda Bast & Meg Felder make tacos for dinner at the shelter. **

** Kevin Strother and his Wells Fargo Bank colleagues host a cookout. **

** Randolph High School Students Bag for Charity at Shoprite. **
GIVING TUESDAY

What is Giving Tuesday?
An international day of charitable giving on the Tuesday after Thanksgiving

We had remarkable results in 2019. We set a goal to raise $15,000 in 15 days to provide 15 people with 20 days of shelter. Thanks to the generosity of our supporters, we surpassed our goal and raised $17,397. The success can be attributed to not only the kindness of our donors but also to our CEO for being a great sport and allowing us to slime him if we reached our goal!

We hosted a sliming event where our shelter graduate Savannah helped make the slime and she also got the honor of pulling the string to dump not one, but two, buckets of slime. It was our highest viewed video with 2.2K views. It was a unique and fun way to help create awareness about homelessness in our community.

OUR STAFF

Homeless Solutions understands that we can’t be successful in helping those we serve without our most valuable resource, our amazing staff. We value our staff as individuals by promoting a diverse and inclusive environment, and as part of a team working together to battle against homelessness in our community.

Our staff of over 55 individuals, from a wide range of backgrounds and skillsets, work hand in hand with over 600 community volunteers annually to fulfill our mission. They are not only employees; they are also donors. Their kindness echoes even outside of work with 88% of staff supporting our mission.

We are proud of this special team of compassionate and driven staff who work hard every day to make a difference in the lives of the men, women and children in our programs.

OUR FINANCIALS

Homeless Solutions has total assets of $21,904,913 under management as of December 31, 2019. Our portfolio consists of 74 housing units at 13 locations throughout Morris County. We also operate a Transitional Housing facility and the historic Mt. Kemble Home. The financial data presented herein is unaudited and is intended to convey a general overview. The most recent audit report is available online at www.homelesssolutions.org

Revenue

- Government Grants: $1,189,438
- Contributions: $1,802,212
- Rental Income: $846,951
- Events: $618,038
- Donations in Kind: $504,819
- Other: $483,596

Total: $5,445,054

Expenses

- Total Program Services: $3,998,410
- General/Administrative: $398,378
- Development: $759,324
- Other: $3,998,410

Total: $5,156,112

Profit: $288,942
Members of our Legacy Society are providing their Hand Up by including Homeless Solutions in their estate plans. Their generosity and long-term commitment to our mission and programs help to ensure the ongoing operation of our services.

If you would like to learn more about HSI’s Legacy Society or how to make a planned gift, please contact StephanieCicale@hsinj.org

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Stephanie Cicale
John Duffy
Frances Fitzgerald
Jim Fleischmann

Mary Ellen & Gates Hawn
Betsy & Bill Johnston
Joslin & Jack Ruffle
Kari & Peter Szary
Candace & Richard Weeks

* deceased
Funding for Morristown Project

Housing Trust Fund, and Somerset Hills Bank.

Jersey Housing and Mortgage Finance Agency's Special Needs being provided by the Morris County HOME program, the New move into their homes early in 2013. Additional financing is

Morristown. We are hopeful our new tenants will be able to

is located at a bus stop, and is in walking distance to downtown

Additionally, the property is around the corner from a park,

• low VOC or no VOC paints and sealants
• formaldehyde-free countertops, cabinets and vanities,
• bamboo or linoleum flooring
• photovoltaics and solar hot water
• low-flow water fixtures and toilets
• insulated concrete forms with fly ash and local aggregate

the tenants. These include:

healthier living environment and to reduce utility expenses for HSI and

McClure, Jr., President and Chief Executive Officer of Somerset Hills Inc. and the Federal Home Loan Bank of New York in the develop-

Home Loan Bank of New York, partnered with HSI to submit the fund-

from homelessness. Somerset Hills Bank, a member of the Federal

Morristown. This project includes six affordable, environmentally

Federal Home Loan Bank of New York awarded $120,000 in capi-

Homeless Solutions is thrilled to share the news that in October the

HSI and supportive housing to homeless

Cedar Knolls, New Jersey 07927
3 Wing Drive, Suite 245
973-993-0900

www.homelesssolutions.org

Santander Volunteer

My inspiration to volunteer comes from a desire to pay forward the helping hands that assisted me through challenges in my own life. Volunteering at HSI is also uniquely rewarding in that I get to see first-hand the meaningful impact I have when interacting with the Shelter and THP guests."

Toby Baba,
Santander Volunteer