



# 2010 Annual Report

*Breaking the cycle of poverty by  
strengthening families & neighborhoods*



# 2010 Annual Report

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*Participant in Matthew House transitional housing.*

## Empowering people to be self-sufficient by offering a hand up, not a hand out.

Passage Home is a nationally recognized non-profit community development corporation that has been serving Wake County, NC since 1991. We invest in people and places and use a holistic approach to strengthen families and neighborhoods that are facing severe social and economic challenges. Programs and services are developed to break the cycle of poverty, foster self-sufficiency and have lasting effect. Our two main program areas include housing and support services and neighborhood revitalization. Targeted populations include low income individuals and families, the homeless, ex-offenders, and those in recovery from alcohol and other drug addictions.

We are called to build strong communities by building healthy and vibrant families. We do this by providing long-term support aimed at achieving life-changing results. We offer an integrated and interconnected program of housing and social services. We dream that our families may one day reach out to serve others in need. We do all we can to guide families to lives of self-sufficiency and hope.



*Volunteers at the first annual Tournament of Hope.*

# Letter from the CEO

Dear Friends of Passage Home,

We are the change we want to see in the world. We offer a hand up not a hand out to families and individuals in need. We believe that those who are helped should reach back and help others. We help those most affected by their own challenging problems to identify solutions for themselves, their family and their neighborhood. Then they too become the change they want to see in their world. Although our brochures and annual report show lots of bright shiny happy faces, those we help almost always show up at our door with fear and sadness in their eyes. They have been evicted, or living on someone's couch, depending on the kindness of strangers and hope that a public system, difficult to navigate, will offer them respite as they seek to protect and care for their children. Most of those we see are working, trying to make two ends meet; often working more than one job in this seemingly never ending cycle.

One morning I walked into the front door of our office on Johnson Street and there was a child in each chair waiting with their mother. It was a school day; each of the children was curled up asleep and as I looked across the chairs to the mother, I saw that she had a big bruise across her face and was looking down, maybe attempting to hide her face from me. They were waiting to be seen. I saw them.

I understood again why Passage Home is so important in our community. They did not show up at our door with happy faces. They were exhausted and the details of their story blends with the stories of so many we see every day. More and more visit us seeking our help – sometimes they smile with their faces, but we know that they are facing a survival story every day.

One day a husband and wife applied for housing and his credit and criminal history check was appalling. Our staff knew no one would rent to him with the record he had. Our property manager reviewed his file and almost in disbelief sat down to talk with him. The man had a job and the means to pay his rent but no one would take a chance on him with housing. When our property manager and intake coordinator took the time to talk with him, they decided to take a chance and help him find housing. The grown man cried. He is now housed with his family and his hope for the future has increased. Our community is safer. He and his children have a better life because we gave their father a second chance.

The stories go on. And then there are you, our supporters and those who invest in our work. The corporations, the community and congregations, who with us want to make a difference in our community. We know government cannot do it all, but it has a role to play. We choose not to walk or drive by those in need without noticing. There are people next to us, waiting to be seen, to be noticed and given an opportunity to help themselves. Passage Home leverages private resources to make public dollars go further, creating partnerships.

Passage Home is a bridging organization that enables companies, community agencies, both public and private, and our congregations – partners in faith, to reach out and touch those in need. Our lives are transformed and enriched. Those who give receive so much in return. Together we make a difference. You make a difference. On behalf of the families and communities we serve, we thank you for your support of time, talent and treasure giving us your confidence that we will provide cost efficient, effective programs that make the change we want to see in the world.

Be blessed, be a blessing.

Sincerely,



Jeanne Canina Tedrow, Co-Founder/CEO

# Board of Directors

**William Buckner**

*President & CEO, Bayer CropScience*

**Bettie Jean Burrell**

*Community Rep.*

**Don Camden, Chair**

*Regional Manager & Asst. Vice President,  
Cargill*

**Bob Daly**

*President, Daly 7*

**Harvey Horton**

*Community Rep., Lincoln Park Holiness Church*

**Cynthia Jones**

*Kingdom Records, Gospel Recording Artist*

**Cheryl Lane, Vice Chair**

*Corporate Supporter*

**Phil Ritchie, Treasurer**

*CEO, Delta Gypsum*

**Charles Rodman**

*South Citizens Advisory Council*

**Rosa Sherk, Secretary**

*CEO, Mirror Training & Consulting*

**Angela Winston**

*Program Graduate*

**Jeanne Tedrow**

*CEO, Passage Home*

*A special thank you to former Board Chair  
**Brenda Compton**. We appreciate all of your  
dedication and you will be missed!*



*Board members Harvey Horton, Rosa Sherk, Jeanne Tedrow (CEO), Bettie Jean Burrell, and Cheryl Lane after receiving the Community Partnership Award from the NC Black Women Empowerment Network.*

# Organizational Overview

## Profile

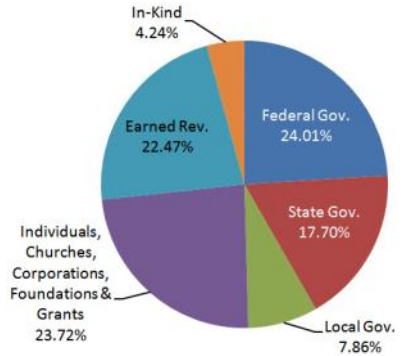
Full-Time Employees	18
Part-Time Employees	6
Board of Directors	12
Volunteers	564
Units Managed	100



*Passage Home Staff*

## Funding Source (Jan. 1, 2010—Dec. 31, 2010)

	Amount	% of Total
Federal Gov.	\$535,383.67	24.01%
State Gov.*	\$394,700.44	17.70%
Local Gov.	\$175,305.56	7.86%
Individuals, Churches, Corporations, Foundations & Grants	\$528,989.17	23.72%
Earned Rev.	\$500,968.75	22.47%
In-Kind	\$94,466.13	4.24%
<b>Total</b>	<b>\$2,229,813.72</b>	<b>100%</b>



\*We received an additional \$1,111,270.86 from the NC Dept. of Commerce for the Neighborhood Stabilization Program.



*Volunteer group from Bayer CropScience who completed a day of service at the Raleigh Safety & Community Club.*

# Housing & Support Services

**Transitional Housing**— 1-2 year programs where participants receive housing along with intensive wrap-around case management focused on achieving long-term self-sufficiency.

	# Adults	# Children	# Employed	% of Grads Permanently Housed	Recidivism Rate
Harriet's House (For women leaving prison)	26	21	20	72%	11%
Matthew House (For families who are homeless)	34	66	29	87%	N/A
Esther House (For single women who are homeless)	23	N/A	17	83%	N/A



*We celebrated the grand opening of a new playground for Matthew House!*

**Permanent Housing**— Rent is set on a sliding scale to be no more than 30% of a participant's income.

	# Units
Affordable Rental Housing	73
Affordable Homes For Purchase, <i>Neighborhood Stabilization Program</i>	9
<b>Total # of Units</b>	<b>82</b>



*A home available for sale through the Neighborhood Stabilization Program.*

	# Families Housed
HUD Leasing Vouchers	14
Hollenden Apartments	26
Franklin Woods Townhomes	15
Job's Journey Apartments (A sober & supportive living community for graduates of the The Healing Place)	24
Brown Birch Apartments	19
<b>Total</b>	<b>98</b>

# Neighborhood Revitalization

Currently, our focus is in Southeast Raleigh in the neighborhood surrounding our community center, the Raleigh Safety & Community Club. We are investing in both people and place by offering a community gathering space, a Kindergarten-to-college youth development program, employment assistance, senior services, and are working to strengthen our housing revitalization efforts in the upcoming year.



*Counselors In Training (CITs) at the Summer Camp Fashion Show.*



*Summer Camp performance of the "Circle of Life" with Justice Theater Project.*

## Kindergarten-to-college youth development program

	# children
Afterschool/Summer Camp (Ages 5—12)	71
Counselors in Training (Ages 13—18)	16
High school seniors who went to college	16 of 18

## Workforce Development

	# adults
Job Readiness Services	65
Individuals Hired	31



*"Senior Teenager" group of neighborhood residents.*

	# tax returns completed	Refunds to the community	Earned Income Tax Credits
Volunteer Income Tax Assistance Program (VITA)	272	\$460,000	\$196,700

# 2010 Highlights

We had a packed year in 2010 and were blessed by being able to work with so many supporting partners. This work could not be done without all of you. Here are just a few of the many wonderful moments we experienced.



*Harriet's House participants and graduates worked with the Justice Theater Project to write and act in a beautiful play that told their stories and offered education about the struggles that ex-offenders face.*



*Started a partnership with Bayer CropScience to support the youth development programs and revitalization activities in Southeast Raleigh.*



*We hosted the first annual Tournament of Hope Fundraiser where we had a lot of FUN and raised a lot of FUNDS!*



*A new participant in transitional housing reacts to her new apartment that was decorated by St. Francis of Assisi through our "Restoring Hope" apartment adoption program.*

**Passage Home, Inc**  
**Consolidated Statements of Financial Position**  
**June 30, 2010 and 2009**

**ASSETS**

	<b><u>2010</u></b>	<b><u>2009</u></b>
<b>Current assets</b>	841,965	386,442
<b>Restricted deposits</b>	156,650	240,858
<b>Property and equipment, net</b>	6,805,333	6,711,779
<b>TOTAL ASSETS</b>	<b>\$7,803,948</b>	<b>\$7,339,079</b>

**LIABILITIES AND NET ASSETS**

<b>Current liabilities</b>	286,776	730,704
<b>Long-term liabilities</b>	6,318,425	5,896,323
<b>Total liabilities</b>	6,605,201	6,627,027
<b>Net Assets</b>		
Temporarily restricted	60,158	119,996
Unrestricted	1,138,589	592,056
<b>Total net assets</b>	1,198,747	712,052
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$7,803,948</b>	<b>\$7,339,079</b>

**Passage Home, Inc**  
**Consolidated Statements of Activities**  
**June 30, 2010 and 2009**

	<b><u>2010</u></b>	<b><u>2009</u></b>
<b>Revenues and other support</b>	2,644,697	2,357,905
<b>Expenses</b>		
Program services		
Matthew House – ESGP	23,418	23,840
Housing and Support	849,841	841,495
Property Management	512,479	478,094
Community Organization	448,981	390,418
Neighborhood Stabilization	14,355	
Supporting services		
Management and general	282,419	380,740
Fund raising	26,509	95,489
Loss on investment	0	3,115
Reserve for Pledges	0	43,594
<b>Total expenses</b>	<b>2,158,002</b>	<b>2,256,785</b>
<b>Excess of revenue over expenses</b>	<b>486,695</b>	<b>101,120</b>

# 2010 Financial Contributors\*

Thank you for all of your support!

## **Champion (Greater than \$5,000)**

ABB Inc.  
Bayer CropScience  
Cargill  
City of Raleigh  
Delta Gypsum, Inc.  
Federal Emergency Management Agency  
Food Bank  
Martin Marietta Materials  
NC Community Development Initiative  
NC Department of Commerce  
NC Department of Corrections  
NC Governor's Crime Commission  
Philip & Frances Daly  
Seby B. Jones Family Foundation  
St. Andrews Presbyterian Church  
St. Francis of Assisi Catholic Church  
Stewards Fund  
US Dept. of Housing & Urban Development  
US Dept. of Justice  
Wake County

## **Advocate (\$2,500 - \$4,999)**

Andy Augustine  
CRB Consulting Engineers, Inc.  
Robert & Susan Daly  
LQ Management, LLC  
PharmaE  
Providence Baptist Church  
Riverside Resources  
St. Mark's Episcopal Church  
Maggie Zychowski

## **Friend (\$1,000 - \$2,499)**

William & Kathleen Buckner  
George & Margaret Cherny  
Community Affordable Housing Equity Corp.  
Crossroads Fellowship  
Emerson Network Power  
Cheryl & Larry Lane  
J.G Poole, Jr.  
PowerSecure, Inc.  
RGD Project Management, Inc.  
Barbara & Phil Ritchie  
Robert Teddy  
Zentek Automation US Inc.

## **Partner (\$500 - \$999)**

Bevello Boutique  
Janet & John Bove  
Cardinal Gibbons High School  
First Baptist Church, Wilmington ST  
Gannett Fleming  
GAP Foundation  
Barbara & David Goff

Dr. Morris Gordon  
Jeff and Sarah Haley  
Tracy & Cole Hankins  
Harris-Crane  
Mike Huska  
Martin & Company  
Michael & Tina Morgan  
Rebekah Reddick  
Gabriel & Lisa Rich  
Talecris Biotherapeutics  
Jim & Jeanne Tedrow  
Paul & Marianne Williams

## **Supporter (\$250 - \$499)**

Jodi & John Bergstrom  
Nannetta Christiani  
Community United Church of Christ  
Ann Cone  
Sheila & John Connor  
Scarlette Davis  
James and Laura DeJuneas  
Brandy Duffy  
Evergreen Construction Co.  
Travis Fisher  
Jacob Garcowski  
Lyle Gardner  
Genesis Engineers, Inc.  
Hales & Associates  
Matthew Howe  
John McKinney  
Pullen Memorial Baptist Church  
Reaves Dry Wall & Associates, Inc.  
REM Services  
David Ritchie  
Rogers Appraisal Service Inc.  
The Prudential Foundation

## **Ally (\$1 - \$249)**

Accu-Fab, Inc  
Jane Pinsky & Richard Adelman  
Mitchell & Cathy Allen  
Kara Allen-Eckard  
Margaret & David Apps  
ASCO Power Technologies, LP  
AT&T United Way  
Erin Bailey  
Ed Battista  
BB&T  
Erin Bergstrom  
Bob Etheridge  
Michelle Bridges  
David & Ann Broad  
Thomas Connelly  
Pamela & Ronald Calliari  
Gwen Carson

Mary Carter  
 Harry Carter  
 James & Leigh Chabreck  
 David Clem  
 Cline Design Associates, PA  
 Kourtney Cooley  
 Lori Corlis  
 Steve Dare  
 Alvin & Denise Davis  
 Emma & Daniel Davis  
 Jacqueline Dove-Miller  
 Courtney Firman  
 Dennis & Susan Fox  
 Harriet & Owen Furuseth  
 GlaxoSmithKline  
 Edward & Farrah Golden  
 Grimes Insurance Group, LLC  
 Ralph & Carol Guenther  
 Louise Haynes  
 Mary Maureen Heekin  
 J. Virginia Horton  
 Sonia & Matthew Kane  
 Jim & Marylynn Kaus  
 Beverly & James Kesterson  
 Robert & Irene Kress  
 Sarah Kussin  
 G.S. Lambert  
 Cynthia & Fred Laws-Davis  
 James & Cathy Lepley  
 Melanie & James Lilley  
 Hazel Logan  
 Joan McAllister  
 Media Two Interactive, LLC  
 Amanda Melton  
 J Scott & Patricia Merrell  
 Mirror Training & Consulting  
 William & Stephanie Moore  
 John and Mary Morch  
 Deirdre & Brian Morrison  
 Helen Munt  
 NC Housing Finance Agency  
 Roderick & Sylvia O'Connor  
 Omega Construction, Inc.  
 Susan Osborne

James & Glenda Peake  
 Cristina Perry  
 Michelle Plante  
 Catherine & Anthony Pluchino  
 Christine Provost  
 Eric Quimby  
 Crystal Ragland  
 Raleigh Grad Chapter Groove Phi Groove  
 Joe Rauseo  
 Clifford Ray  
 Retail Visions Inc.  
 Priscilla Richtmyer  
 Beth & Marc Roden  
 Adelaide Ross  
 Onia Royster  
 RRAR  
 S&A Cherokee  
 Ann Schafstedde  
 Tonia Scott  
 Jodi Sellmyer  
 Eric & Mary Sherk  
 Sigma Tau Omega Chapter  
 Jane & Gary Smith  
 Christine Sorenson  
 Tom Spaulding  
 Stafford Land Company, Inc.  
 Gerda Stein  
 Kemberli Stephenson  
 Hugh & Sara Stohler  
 Jacob Stohler  
 David Tedrow  
 The Wooten Company  
 Walter Thurman  
 Saad & Angela Toma  
 Kathleen & Jerry Toussaint  
 Donna Turner  
 Dawn & Carl Turrone  
 Hedy & Richard Van Tassel  
 Timothy & Linda Vivers  
 Desimber Wattleton  
 Van & Sandra Westervelt  
 John & Iris Williams  
 Williams Overman Pierce LLP  
 Lesley Homistek & Steven Wilson

\*If you notice any errors or omissions, we apologize. Please contacting Erin Bergstrom, [ebergstrom@passagehome.org](mailto:ebergstrom@passagehome.org), so that we can make the correction.



*Volunteers and donors Groove Phi Groove provided food for Thanksgiving.*

# Be a part of changing lives!

Tiffany had just been released from prison where she was serving a 9 to 11 year sentence for 2<sup>nd</sup> degree murder. Tiffany was 17 years old and pregnant when she was arrested and charged. From her accounts, she and her unborn child's father were fighting over a gun that he had pulled out on her and it went off, killing him instantly. Tiffany had shared that the relationship had been abusive for several years.

Since being released from prison, Tiffany has gained employment at a job where she has been employed for well over a year and has moved into permanent housing through Passage Home's HUD Leasing program. While in the program, Tiffany received case management, job services, was connected with mainstream services such as food stamps and Medicaid, and life skills services including parenting, budgeting, driving lessons, and Mental Health Services. In the spring of 2010, Tiffany, as a way of giving back, participated in a production with The Justice Theater Project called "This is My Story, This Is My Song". She courageously told her story, in hopes that it will serve to help other teens and adults from making the choices that she made by staying in an abusive relationship and by not seeking help. But for Passage Home and its transitional housing, Tiffany would have had a greater than 60% likelihood of returning to prison and not taking full time care of her son. Instead, she is part of the 90% who don't go back to prison having been part of Passage Home.

\*Names have been changed.

## **For more information:**

Go to [www.passagehome.org](http://www.passagehome.org).

## **Volunteer**

Go to [www.passagehome.org](http://www.passagehome.org), click "Get Involved," and fill out a volunteer inquiry form.

## **Contribute**

Go to [www.passagehome.org](http://www.passagehome.org), click "Make a donation."

## **Become A Sponsor**

Go to [www.passagehome.org/get\\_involved/corporate.aspx](http://www.passagehome.org/get_involved/corporate.aspx)

For more ways to get involved, go to [www.passagehome.org](http://www.passagehome.org), click "Get Involved."

## **Mailing Address:**

P.O. Box 10347 Raleigh, NC 27605

(o) 919-834-0666

(f) 919-834-0663

[www.passagehome.org](http://www.passagehome.org)

Passage Home, Inc. is a 501(C)(3) non-profit organization. We are a Community Development Corporation (CDC). We are also a HUD-designated CHDO (Community Housing Development Organization).