



**COMMUNITY  
PARTNERS**  
OF SOUTH FLORIDA  
HEALTH | HOUSING | COMMUNITY

# 2020-2021 Impact Report





# Message from our CEO and Board Chair



Despite system disparities and inequities amplified by the COVID-19 endemic, our residents made remarkable strides this past year. These achievements make us feel incredibly proud to be part of the Community Partners of South Florida team and we are truly humbled to be considered a trusted resource for over 30 years.

For example, our neighbor Ms. Durden-Weathersbee dreamed of becoming a homeowner. “After I registered with CPSFL, I began to build my credit. I learned about the dos and don’ts of budgeting and which documents I needed to keep things on track so I didn’t fall behind,” says Durden-Weathersbee. CPSFL staff and financial coaches worked with her to secure a mortgage and gap financing. With a lot of hard work and encouragement, she is well on her way to becoming a first-time homeowner.

Investments in children and teens through our mentoring and teen outreach programs are fostering social-emotional intelligence and deeply engaging our future leaders. Last year, our teen club participants gave almost eight thousand hours back to their neighborhoods by volunteering. Programs that reach every age group are a big factor in why the neighborhoods we invest in are thriving. **Partnering with individuals and supporting them as they reach their personal goals, and setting their families up for a strong future is what we do best.**

Thanks to our staff, board of directors, volunteers, donors and partners who continue to propel us forward and serve alongside residents to create places that we choose to call home. Our ultimate goal is to continue investing in people and communities so that residents can achieve their dreams and thrive.

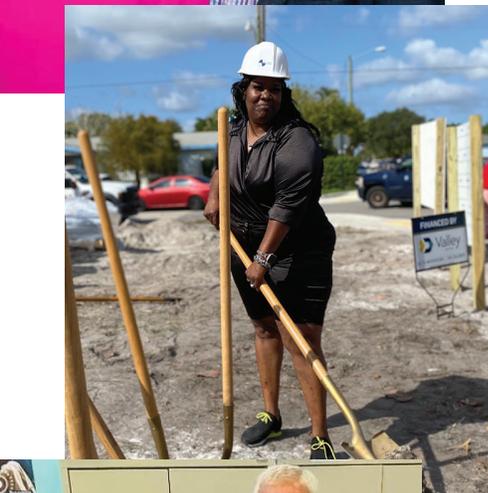
With deepest gratitude,

Scott and Charlotte

*Top photo: Charlotte Pelton and Scott Hansel from Hats Off Nonprofit Awards 2021*

*Middle photo: Ms. Durden-Weathersbee breaks ground on what will be her new home in Riviera Beach*

*Bottom photo: Highland Elementary School Mentor, Andrew, and Mentee, Abraham, spend their time together building snap circuit kits which allow the safe exploration of electricity and encourage an interest in STEM subjects.*



# CPSFL Services



# Client Stories

42% of youth served by Community Partners of South Florida live in low-income households; half of those live below the poverty line. The toxic stress that comes from living with higher rates of poverty, trauma, substance abuse and crime can have detrimental effects on child development.

Mentors, like Lorraine Petrozza, or Miss Lorraine as she is affectionately known, have been changing the odds for

Palm Beach County youth by volunteering as mentors for the Community Partners of South Florida (CPSFL) Mentoring program.

This extraordinary volunteer continues to demonstrate her

dedication to our community by telling her mentees in Lake Worth - "I see you. I hear you. You matter."

To understand the depth of Miss Lorraine's commitment, consider that the average mentor volunteers for about 18 months and CPSFL's Mentoring program requires a minimum commitment of one year.

Miss Lorraine has continuously mentored every year since 2011. Eleven years of committed volunteering is extraordinary and, on top of this, Miss Lorraine maintains contact with her mentees beyond the school year and throughout the summer months through Face Time, Zoom, phone calls, and other approved meet-ups.

Last year, she furthered her commitment by mentoring at Lake Worth Middle School, meaning she is with her mentees from second grade until they go off to high school, building a relationship of unconditional love, trust and support.



Through her volunteer service, Miss Lorraine has been improving what child development experts call 'protective factors' for children by offering a caring, supportive relationship with a non-parent adult. Through the CPSFL Mentoring program, she supports the education and development of PBC youth so that they graduate from high school and succeed in life. She nurtures socio-emotional health and academic success in each one of her school-aged mentees by being a dependable and trusted adult presence.

Miss Lorraine is an adult who models positive habits and is a person her mentees trust when they need to talk through challenges. In a nutshell, Miss Lorraine's influence improves her mentee's chances for long-term success.

The biggest beneficiaries of Miss Lorraine's generous spirit are the school-age girls she mentors. At 79-years-old, Miss Lorraine is always up for a challenge. As she says, "Mentoring keeps me young at heart."

A huge advocate of education and sharing knowledge, Miss Lorraine wants mentees to know that they don't need to be wealthy to achieve their goals. You just need to plan well and, "do your best today so you can dream tomorrow."

**I See You.**  
**I Hear You.**  
**You Matter.**  
*Mentor Lorraine Petrozza*



Being a teen today is no easy task. But for Forest Hill High School senior Arisahy Hernandez, CPSFL's Teen Outreach Program (TOP®) has become a life-changing experience to help her and other youth flourish in their defining years and beyond.

“During the high school years, you are molding yourself, finding yourself,” said Arisahy. “Through TOP, we’re learning how to process our thoughts so that we don’t focus so much on our own actions, but instead open our minds to others. TOP is helping us break out of certain mindsets and our comfort zones.”

TOP is also showing Arisahy how she is in control of her own odds, a perspective she knows will benefit her across all three of CPSFL's mission areas—health, housing, and community.

“Having Hispanic parents who have had a lot of generational trauma from their hardships in Mexico, never having a childhood of their own, can result in strong, bold, or hurtful behaviors without meaning to be. I’m learning that part of mental health is understanding the behavior of others, how to talk about it, and find ways to cope.”

She brings that same understanding to create a sense of community by helping others. “Someone may have a problem you already dealt with, so it may seem easy, but they are only at stage one. Don’t judge how they got there. Show them how to move on from there.”

Looking toward her future for secondary education and a home of her own one day, TOP has shown Arisahy how to find opportunities—and take them. “Do the research. Help is there, but it won’t be handed to you. Are you willing to put in the effort to get it?”

This is one young woman who is stacking the odds in her own favor to come out on TOP.

# Youth Coming Out on TOP.

*Arisahy Hernandez,  
Forest Hill Senior*



*“TOP youth completely come out of their shell by the end of the school year. They are engaging with more people, building relationships with teachers, and taking an interest in community projects.”*

**Naomi Gallagher, CPSFL TOP facilitator**

## The Teen Outreach Program's approach to youth development includes:

- Weekly peer group meetings
- Social emotional skill-building (goal setting, communication, teamwork, empathy, problem-solving)
- Positive adult guidance and support
- Community service learning

# Program Highlights

## Real Estate Development



*“Creating and preserving affordable housing in our community is at the heart of our work. Davis Commons is our latest development project and will be a 20-unit townhome community in Unincorporated Lake Worth. We are working in partnership with the Community Land Trust of Palm Beach County and the Treasure Coast and the homes will remain affordable in perpetuity.”*

**Lynda Charles, Vice President of Housing Services**



## NeighborWorks Week

Volunteers and staff worked together to paint and landscape a West Palm Beach resident’s home in celebration of NeighborWorks Week. NeighborWorks America is a congressionally chartered and funded nonpartisan nonprofit, supporting organizations that provide communities with affordable housing, financial counseling and coaching, training and resident engagement and collaboration in the areas of health, employment and education. Community Partners of South Florida has been a chartered member of NeighborWorks America since 1996.



*“Communities thrive when residents lead the conversation.”*  
**Jaime-Lee Bradshaw, Chief Strategy Officer**



### Resident Leadership Academy

Resident Leaders completed a 10-week course developing their leadership capacity for board and committee service. The Resident Leadership Academy creates a more equitable and inclusive process for engaging community members. The program equips them with the tools they need to advocate for their neighborhoods and foster the change they wish to see.



### BRIDGES Summer Reading

The GPSFL volunteer development committee partnered with BRIDGES at Highland to promote literacy and the summer reading program. BRIDGES is funded by the Children’s Services Council of Pa CPSFL operates BRIDGES neighborhood hubs in Riviera Beach, Belle Glade, Pahokee, and two locations in Lake Worth.

### Safe Schools

Approximately 1 in 5 children will experience a mental health disorder at some point in their life, and research shows that about 75 percent of children do not receive needed services. Since children spend most of their time in school, school-based mental health programming provides the ideal opportunity to increase access to care. Tawanna Richardson works with the students at Congress Middle School as a counselor and over the past year, has seen about 45 students.



*“The need is great. I used to be a Congress Cougar and there was a need when I attended school here but we didn’t have any programs like this. Our program is especially beneficial for low-income families or students who come from a place where mental health is stigmatized and misunderstood. It is a pleasure and a blessing to serve these kids.”*

**Tawanna Richardson, Co-located Mental Health Professional**



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# Client Impact Numbers

**80% of our clients** would **highly recommend CPSFL services** to a friend or family member.

**70% of individuals** engaging in mental/behavioral health services **successfully completed** their prescribed **therapy plan**.

**100%** of financial literacy workshops participants reported an **increase in their financial knowledge**.

Our teen club participants gave **7,900 hours** back to their neighborhoods by **volunteering**.

CPSFL hosted **500 virtual presentations** and **resource fairs** providing safety education to parents, caregivers and children.

CPSFL secured **safe and stable housing for 180 families** in Palm Beach County through rental and homeownership programs.

**93% of youth** who were mentored or participated in our clubs self-reported **improvements in their attitudes and behaviors**.

Consolidated Audited Financial Statements for the Year Ended September 30, 2021

Statement of Activities

Revenues

Government Grants and Contracts	\$11,227,438
Contributions and Patient Services	\$3,992,115
Indirect Income	\$75,624
Consulting Fees and Other Revenues	\$192,103
PPP Loan Forgiveness	\$1,983,977
<b>Total Revenues</b>	<b>\$17,471,257</b>

Expenses

Community Revitalization	\$9,472,582
Health and Human Services	\$6,059,243
Management and General	\$520,335
Fundraising	\$92,253
<b>Total Expenses</b>	<b>\$16,144,413</b>

Change in Net Assets

Net Assets, Beginning of Year	\$6,151,437
<b>Net Assets, End of Year</b>	<b>\$7,478,281</b>

Statement of Financial Position

Assets

Cash and Cash Equivalents	\$4,946,298
Cash and Cash Equivalents, Designated	\$274,466
Accounts and Grants Receivable, Net	\$1,188,628
Mortgages Receivable, Net	\$3,207,824
Real Estate Inventory	\$995,000
Other Assets	\$117,662
Related Party Receivable	\$32,428
Property and Equipment, Net	\$1,972,783
Community Land Trust	\$870,000
<b>Total Assets</b>	<b>\$13,605,089</b>

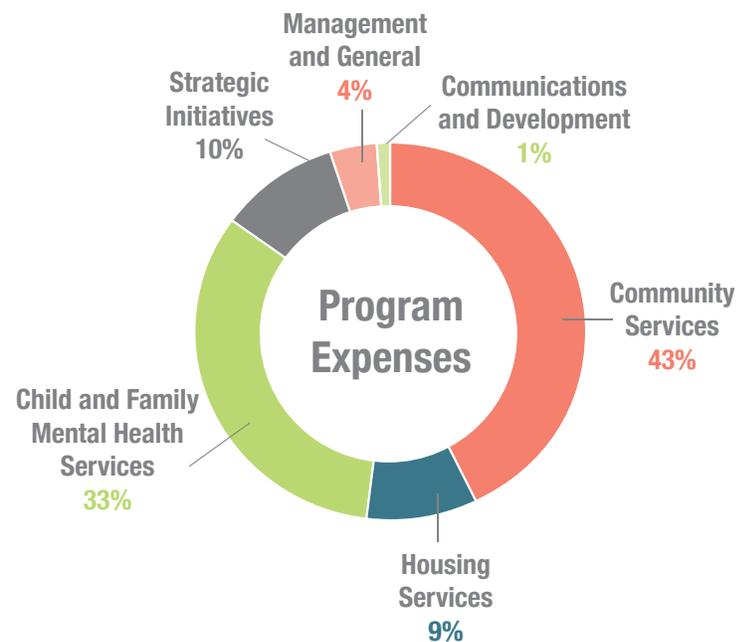
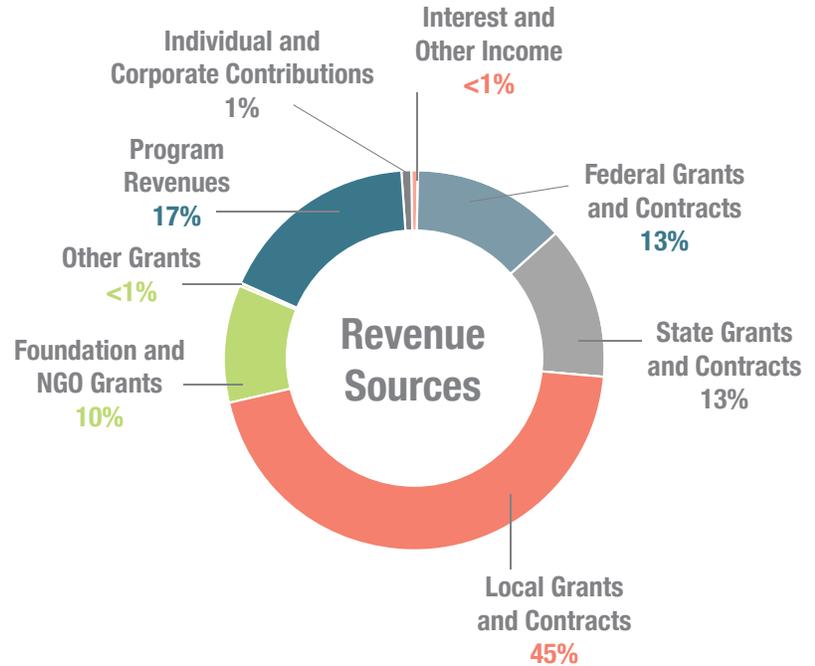
Liabilities

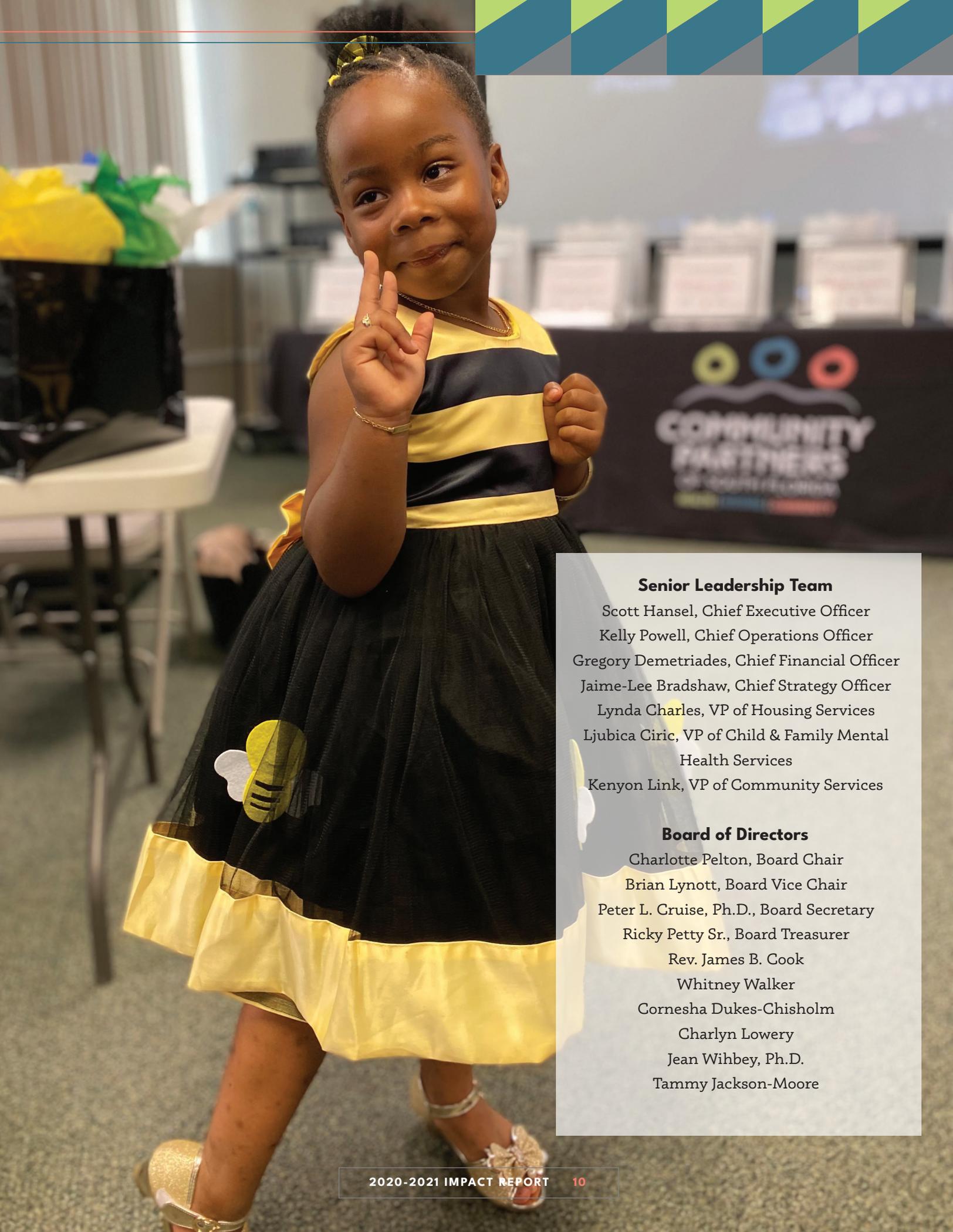
Accounts Payable, Accrued Expenses and Other Current Liabilities	\$1,563,958
Mortgage Payable	\$160,000
Agency Payables and Refundable Advances	\$4,402,850
<b>Total Liabilities</b>	<b>\$6,126,808</b>

Ending Net Assets

<b>Without Donor Restrictions</b>	
Equity in Fixed Assets	\$2,094,233
Equity in Community Land Trust	\$870,000
Undesignated	\$4,514,048
<b>Total Ending Net Assets</b>	<b>\$7,478,281</b>

<b>Liabilities and Net Assets</b>	<b>\$13,605,089</b>
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#### **Senior Leadership Team**

Scott Hansel, Chief Executive Officer  
Kelly Powell, Chief Operations Officer  
Gregory Demetriades, Chief Financial Officer  
Jaime-Lee Bradshaw, Chief Strategy Officer  
Lynda Charles, VP of Housing Services  
Ljubica Ciric, VP of Child & Family Mental  
Health Services  
Kenyon Link, VP of Community Services

#### **Board of Directors**

Charlotte Pelton, Board Chair  
Brian Lynott, Board Vice Chair  
Peter L. Cruise, Ph.D., Board Secretary  
Ricky Petty Sr., Board Treasurer  
Rev. James B. Cook  
Whitney Walker  
Cornesha Dukes-Chisholm  
Charlyn Lowery  
Jean Wihbey, Ph.D.  
Tammy Jackson-Moore



# Investors

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Randa Alami  
Cintha and Jeff Albert  
Diana Alvarez  
India Anderson  
April Berube  
Wilniquia Blackmon  
Nancy Bourne  
Tynisha Brown  
Jean Brutus  
Barbara Buckley  
Kimberly Bullard  
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Larisha Carswell  
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Erik Lembke  
Tiffany Jackson  
Krystal Johnson  
Frero Joseph  
Natalie Joseph  
Wilma Joseph  
Anish Kabir  
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Adam Kramser  
Michael Kuohn  
Dennis and Peggy Knabb  
Allison LaBossiere  
Kevin Lawson  
Blair Lee  
Manoucheka Leger  
Erik Lembcke  
Brian Lynott  
Miles and Kylie Marsala  
Jennifer Martinez  
Nicole Monteiro  
Mark Montgomery  
Dawna Owens  
Shola Oglenski  
Adriana Papp  
Anne Paskavitch

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Ricky Petty  
Marie Pierre  
Kayia Poole  
Maggie Portela  
Monica Puerto  
Bridget and Bill Ramsey  
Chelsea Reed  
Lindsey Roston  
Racheem Sagay  
Genese Saint-Hilaire  
Joseph Scondotto  
Emily Segal  
S. Sixberry  
Kristi Slater  
Nina and Barry Solomon  
Ray and Lisa Strudgeon  
Shannon Stilson  
Kathryn Tancig  
Erica Taylor  
Joanne Thompson  
Seanna Thompson  
R and B Vogel  
Alexandra Valencia  
Destiny Walinski  
Patricia Wallace  
Valerie Walker  
Whitney Walker  
Colin Walkes  
Elizabeth Webb  
Jean Wihbey, Ph.D.  
Deborah Wilcox  
Ashley Wilkerson  
Rebecca Wisnicki  
Jacondria Woodson

## Our Mission

To partner with communities to change the odds for children and families facing social, emotional and financial adversity.

### Partners



- Aerojet Rocketdyne Foundation
- Amtrust Bank, a division of New York Community Bank
- Bank of America Charitable Foundation
- Bank United
- Cemex
- Charlotte Pelton & Associates
- ChildNet
- City National Bank of Florida
- Community Foundation for Palm Beach & Martin Counties
- Edward and Lucille Kimmel Foundation
- First Horizon
- Florida Power & Light Company
- The Frederick A. DeLuca Foundation
- Frisbie Group
- Health Council of South East Florida
- Holyfield & Thomas
- Ibis Charities Foundation
- The Jim Moran Foundation
- The Joelson Foundation
- Kiwanis of Riviera Beach
- Mariner Foundation Fund
- Nonprofit Chamber of Palm Beach County
- Palm Beach County Board of County Commissioners
- Palm Health Foundation
- The Partnership Inc.
- PNC Foundation
- Quantum Foundation
- Seacoast Bank
- Synovus
- TIAA Bank
- Truist
- U.S. Sugar
- United States Department of Housing and Urban Development
- Valley Bank
- Waypointe East
- Wells Fargo Foundation
- Unitarian Universalist Fellowship of Boca Raton



[cp-cto.org](http://cp-cto.org)