

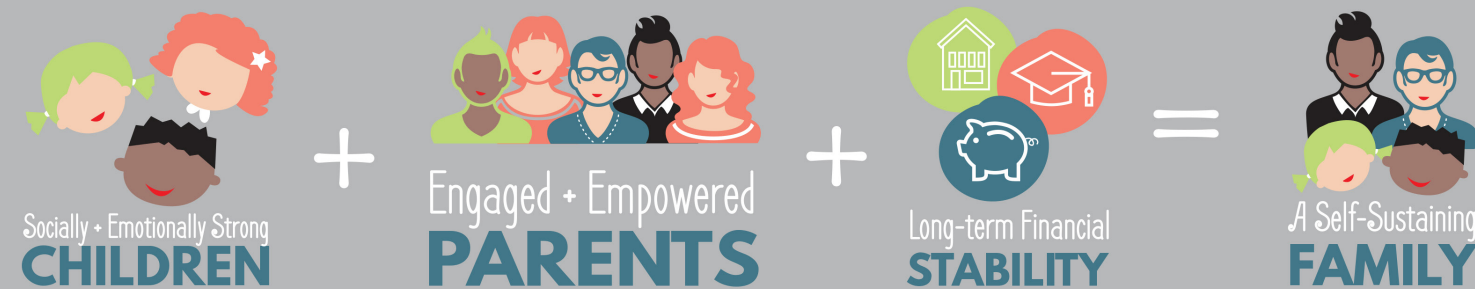


Changing the Odds 2018-2019



#CHANGINGTHEODDS

Community Partners of South Florida is changing the odds for children and families facing social, emotional and financial adversity. How? By creating comprehensive solutions that become the foundation for family success, neighborhood vitality and a new generation filled with promise.



Changing generations by changing the odds. It is a phrase you will see throughout our report and a belief that is woven through our organization and the stories we share.

What do those words mean to us and to you?

We all know that families are complex. They're multifaceted. And while no two families are alike, they all share in a common hope that they can realize their dreams of a happy home, healthy children and a prosperous future. It is the American promise that unifies us all.

The families who come to Community Partners of South Florida can see their future. But because of the overwhelming challenges surrounding them, their path forward is unclear. The odds are stacked against them.

There is no one-size-fits-all solution because all families are unique, so our approach must be unique as well. We view each situation systemically, rather than just treating symptoms. The way we build on each family's own strengths and resiliency is not a band-aid to get them through one challenge. It is a comprehensive system of supports that looks at a family's whole life—housing for stability and safety, mental health services for children and families to lead fulfilling lives, and community services where they can discover the resources to advocate for themselves.

We become a family's partner, a coach and a navigator as they develop their own potential and promise to realize the aspirations they have defined for themselves. They become stronger, more self-sustaining, creating a ripple effect through their children, their families and their communities. That is how **we change generations by changing the odds**.

We share these words as a calling to you, for we believe there is power inherent in every one of us to ensure that Palm Beach County is a place where hope comes to seed and dreams are realized. We are grateful for the people and organizations that have stepped forward to create the impact in the pages to follow. But there is so much more we can—and need—to do.

What will be the ripple effect that you create for a family, a generation, Palm Beach County? Join us and realize your own aspirations for building a community where everyone thrives.



Scott Hansel
CEO



Charlotte Pelton
Incoming Board Chair



Service Approach and Programs

Community Partners of South Florida works with Palm Beach County residents, non-profit organizations and private enterprise to build strong, self-sustaining families and communities.

Using evidence-based approaches built on best practices and informed by over 30 years of serving Palm Beach County, we identify key services and solutions that build family skills and create lasting social change through our health, housing and community programs.

Community Partners is Changing Generations by Changing The Odds.

Housing and Financial Empowerment Services

We believe that everyone deserves a safe and stable home - a place to raise a family, be part of a strong, vibrant community and a place to build wealth. Our Housing Services programs partners with clients seeking to reach long-term financial stability and self-sustainability and work with them to enhance financial capabilities, find affordable rental and supportive housing options and guide them on the path to homeownership.

SERVICES:

Homeownership Education and Counseling
Mortgage and Downpayment Assistance
Financial Education and Coaching
Post-Ownership Education
Affordable Rental Housing
VITA - Volunteer Income Tax Assistance

Community Services

A strong community is one that recognizes, celebrates and builds on its inherent strength. This strength is born out of the people who choose to live, work and play there. Our Community Services programs work with residents. We cultivate relationships based on trust and understanding, identifying the assets of the area and we listen to residents as they tell us what they need to maximize success in their communities. We work together to help facilitate a community's own capacity to self-advocate and serve its best interests.

SERVICES:

Youth-Based Programs

Mentoring
Mentees on the Move
Teen Outreach Program (TOP)
Youth Enrichment Academy (YEA)
Safe Kids Palm Beach County

Parenting Programs

Positive Parenting Program (Triple P)
Teen Triple P

BRIDGES

Riviera Beach
Highland Elementary
Lake Worth
Belle Glade
Pahokee
Boynton Beach (in partnership with Pathways To Prosperity)

Healthier Together

Healthier Neighbors (Riviera Beach and Northern West Palm Beach)
Healthier Lake Worth
Healthier Glades

Child and Family Mental Health Services

We know that children thrive in a home committed to the ideals of love, trust, safety, good health and education. This is why our mental health services programs put a strong focus on early childhood development, socio-economic wellbeing and positive parenting as well as their overall emotional and behavioral wellness. All of our services respect the desires and values of each individual or family and we specialize in treatment for trauma, attention-deficit disorder, anxiety and other difficulties affecting adults and families. With treatment and successful discharge, our clients can reach the goals and milestones important to them.

SERVICES:

Outpatient Therapy (Individual and Family)
Targeted Case Management and Wraparound Services
Village for Change - Substance Misuse Services
School-Based Programs



Service Area: Health

A 16-year-old male with a history of anxiety that traced back to childhood, Nicholas was having a hard time with routine activities such as attending school. And now, it was getting worse.

When faced with social interaction, Nicholas was overwhelmed by a sense of dread and apprehension which resulted in him withdrawing and growing more and more isolated.

On the rare occasion that he would participate in a classroom discussion, Nicholas spoke in a voice so soft, it was almost inaudible. Because of his inability to communicate his academic struggles, his performance suffered and his grade plunged.

Feeling helpless and out of options, Nicholas' mother enrolled him in Believer's Academy in West Palm Beach – a charter school with a highly individualized and supportive learning environment. Slowly, Nicholas began improving, and appeared to be more comfortable in a classroom setting.

Soon after, Nicholas came to Community Partners of South Florida and started therapy and Wraparound Case Management services. A referral to a local provider for a psychiatric evaluation was submitted and Nicholas began a medication regimen which has helped with his anxiety considerably.



Additionally, Community Partners of South Florida worked with Sweet Dream Makers to procure a new mattress for the young man, dramatically improving his quality of sleep. Nicholas confirmed himself that the support he gets from his new bed has regulated his sleep pattern and that he sleeps more soundly now, leading to better overall mental and physical health.

Devising a treatment plan which addressed his fears and anxiety, Nicholas' therapist and Targeted Case Manager capitalized on their client's love of cars to facilitate communication and socialization.

Now, Nicholas, his mother and his Targeted Case Manager attend a local "Coffee and Cars" event. Thanks to having trusted adults with him and the consistency of this exercise, Nicholas' has been exhibiting less anxiety around others and improving his communication skills with each monthly car show.

Teachers and administrators at Believer's Academy have noted the considerable progress from Nicholas over the last academic year – both socially and academically – and report that he is an asset to the Believer's Academy community.

With the current course of action, Nicholas is expected continue to improve. He is working on towards finding a part-time job and getting his driver's license. He is excited for the prospect of a brighter future and is enthusiastically making upgrades to the family's Ford F-150 pickup truck – his vehicle once he gets his license.

Thanks to the collective support of his family, his school and the therapists and case managers at Community Partners of South Florida, Nicholas is no longer buckling under the pressure of anxiety and welcomes the promise and challenges the future holds for him, knowing he can meet and match them without fear.

ANNUAL HIGHLIGHTS

- 78% successful discharge rate as per C/FARS (Children's / Functional Assessment Rating Scale) improvement.
- 100% of all case management clients were treated using the wraparound service approach.
- 94% of Village for Change Substance Misuse Program had stable housing at discharge.
- Over 1300 clients successfully completed Triple P and Teen Triple P (Positive Parenting Programs)

Service Area: Housing

When Jessica Miller (not her real name) was 15, she lost her beloved father to cancer and her life fell to pieces.

Mired in grief at the loss of her husband, Jessica's mother Beth became depressed and lost her job. Now, this one-time two-income family didn't have any money coming in and the bills started to pile up. The Millers were evicted from their home, lost almost all of their possessions and ended up homeless - sleeping in their car and just trying to make it through.

A year later, things were looking up. Beth had gotten a new job and the family had found an apartment. But their savings had been depleted and even with a new job, it would take Beth months to save up for first month's rent, last month's rent and a security deposit.

Thanks to a little collaborative effort at Community Partners of South Florida, we were able to ensure Jessica and her mother had the funds to move into their new home but with the affordable housing marketing shrinking rapidly, this is becoming a terrifying reality for Palm Beach County families.



Move In To Move Up

There are many of our families that can make the rent, but what they can't do is provide first month, last month and the security deposit.

Your donation:

- Helps a family move to a better neighborhood
- Helps a child move to a better school district
- Helps feed a family during their first night in their new home with our Welcome Home Gift Package
- #ChangesTheOdds

Our goal: \$100,000 to support 50 families (\$2,000 each)

Move In To Move Up

mitmu.org



ANNUAL HIGHLIGHTS

- We helped 230 clients with financing through our Lending Program
- 35 families bought their home through our Homebuyer Program
- 215 Supportive Housing clients were placed in stable housing
- Almost half of our financial counseling clients increased their credit scores
- We educated and coached over 300 individuals

Building Strong Communities in Palm Beach County

Health

Outpatient Therapy

Targeted Case Management

Trauma Care

Village For Change Substance
Misuse Program

Housing

Homeownership Education
and Counseling

Down Payment Assistance

Financial Education
and Counseling

Post-ownership Education

Affordable Rental Housing

Matched Savings Program

Community

Youth School-Based Programs

- Mentoring
- Youth Enrichment Academy

Teen Outreach Program

Positive Parenting Program

Mentees On The Move

Safe Kids

San Castle Community Center

Healthier Together

- Healthier Neighbors
- Healthier Lake Worth
- Healthier Glades

BRIDGES

- Riviera Beach
- Highland
- Lake Worth
- Boynton Beach
- Belle Glade
- Pahokee

Community Solutions

Facilitation

- Dialog to Change
- Trauma Informed Training
- Building Vibrant Communities

Consulting

- Rapid Results Team
- Convenings and Conferences
- Project Consultation

Real Estate Lending and Solutions

- Real Estate Development
- Resident Services
- Lending Solutions

Collaborative Solutions

- Homebuyers Club

*Services found throughout
Palm Beach County.*

Service Area: Community

The strength of Community Partners of South Florida lies in its name – we are proud to partner with the community to Change The Odds.

Earlier this summer, Community Partners of South Florida collaborated with PBSO, the residents of Lake Worth Beach, artist Eduardo Mendieta, the Tropical Ridge Neighborhood Association and others to make over a crosswalk on A Street North by Highland Elementary School.

According to the Palm Beach County Sheriff's Office, there were 139 traffic citations issued in the area surrounding Highland Elementary School during FY 2017-2018. Lake Worth Beach residents have become increasingly concerned for students that walk to school. While there is a flashing light with a 20-mph sign posted, it is typically ignored by drivers who speed through the school zone throughout the day.

Enlisting the talent of Lake Worth Beach artist Eddie Mendieta, the crosswalk transformed from standard white painted stripes to a colorful, eye-catching design chosen by the people who live in the community.

Painted crosswalks demonstrate pedestrian safety measure across the U.S., converting white painted stripes to eye-catching art that encourages cars to slow down.



Community Partners of South Florida also utilized their NeighborWorks affiliation to support the project. NeighborWorks provided funding to create fence banners making drivers aware of the artwork and has helped the team create campaign messaging about why safe crosswalks are important.

Working together, we are building stronger and safer communities.

Working together, we are Changing The Odds.

Partners:

Community Partners of South Florida Lake Worth Beach Pocket Team

BRIDGES at Highland Elementary

PBSO District 14

Lake Worth Beach Residents

Lake Worth Beach Community Redevelopment Agency (CRA)

LULA Lake Worth Arts

Tropical Ridge Neighborhood Association

Eduardo Mendieta

Highland Elementary School

Safe Kids Palm Beach County

ANNUAL HIGHLIGHTS

- Pioneer Park Youth Enrichment Academy and Pahokee Youth Enrichment Academy had a 95% consistent school attendance rate.
- Our volunteers logged 21,000 hours this year.
- Our mentoring programs made 43 new mentor-mentee matches.
- BRIDGES supported over 1900 families this year.

Honoring our Founder – John Corbett

While affordable housing is at the forefront of today's greatest challenges in Palm Beach County, John Corbett has been around long enough to know it is nothing new. He was first drawn to the cause by William Finley, a nationally renowned urban planner, city builder and developer. John, a successful entrepreneur and developer, first partnered with Bill in the 1980s on two affordable housing projects in the county.

As John puts it, "We weren't developing affordable units just to build housing. We were building communities."

"Families needed support services and neighborhood revitalization."

Bill served as the chair of the Palm Beach County Affordable Housing Task Force in the 1980s. The task force recommended that the county form a public-private partnership to address the need for affordable housing in the county. In 1986, Bill took the initiative to form Housing Partnership Inc. (HPI) - Community Partners' predecessor - and John was one of the first people Bill invited to serve on the HPI board.

Almost a decade later in 1995, John helped 55 families secure their mortgages in just one year. That experience of working one-on-one with families changed his outlook and his life.

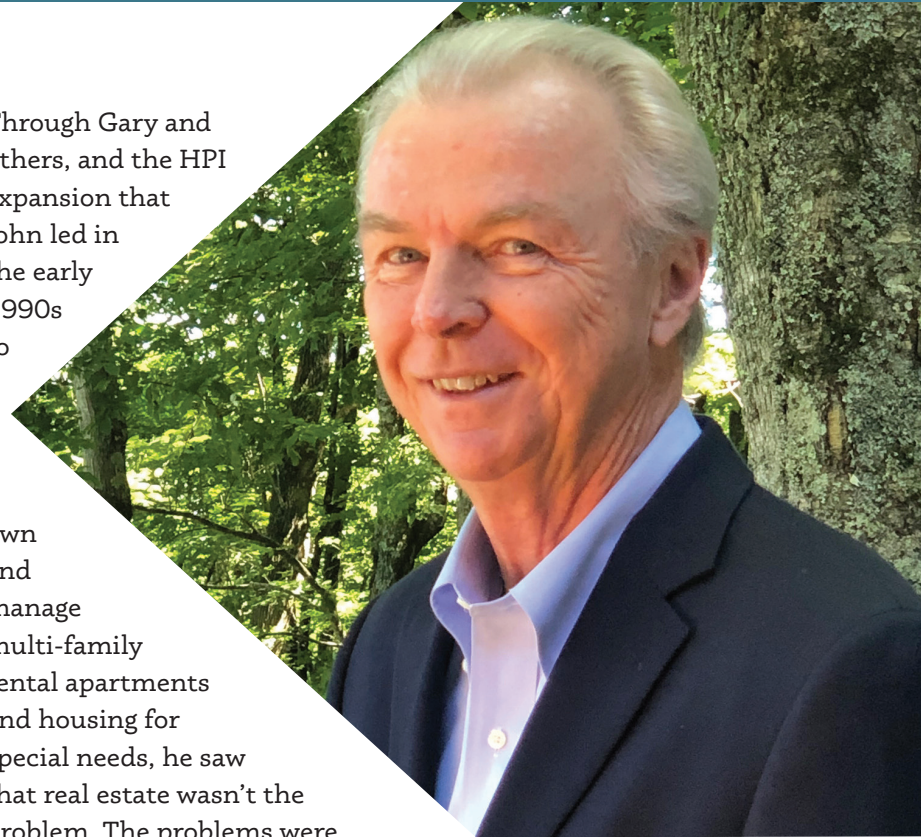
He met Gary - a single father with four special needs children - and that made him see the connection to the human side of his work in community development.

Through Gary and others, and the HPI expansion that John led in the early 1990s to

own and manage multi-family rental apartments and housing for special needs, he saw that real estate wasn't the problem. The problems were social and economic.

Families needed support services and neighborhood revitalization. In 1996, HPI had become so successful that it was named a chartered affiliate of the national NeighborWorks America, created and funded by the U.S. Congress to promote neighborhood revitalization and affordable housing.

HPI expanded community development efforts by operating community centers on the grounds of elementary schools in disenfranchised neighborhoods. The concept was brought to the county by the Children's



Services Council in 2002. Community Partners currently operates six of ten BRIDGES Centers in Palm Beach County and is viewed as a leader in this arena.

In 2001, John received a call that would once again put him in the position of rescuing a community organization. The Parent Child Center (PCC), a county agency dedicated to the mental health needs of children and their families, was facing deep financial troubles. John's experience with HPI and his business acumen for taking over problematic properties gave him the confidence to save PCC. While always humble, John shared that, "I never doubted my ability to go to work and make things happen."

When he looks at where Community Partners is headed today, he can't help but think that its newest initiative—RISE, a future Purpose Built Community in the Northend Neighborhood of West Palm Beach —is a coming home of sorts. Community Partners very first office was located right in the center of the neighborhood at 40th Street and Broadway Avenue.

Seeing RISE's potential to break the cycle of poverty through a model that focuses on holistic community revitalization by addressing housing, education, wellness and employment opportunities touches his heart and is a living example of his deep-seated values that are still woven throughout the fabric of Community Partners today.

"You help one family at a time. You help one kid. You change the course by just a few degrees and have faith that the difference is going to change someone's life. It's humbling."



Our Work With NeighborWorks America

Community Partners of South Florida is the only Palm Beach County affiliate of NeighborWorks America - a national nonprofit organization that helps individuals, families and communities thrive through comprehensive approaches to affordable housing and community development.

Jaime-Lee Brown, Chief Strategic Initiatives Officer at Community Partners of South Florida, was dually recognized as an Unsung Hero Award recipient and invited guest speaker at the NeighborWorks America National Symposium, “Closing the Life Expectancy Gap: Connecting Health, Home and Community,” August 19-21, 2019, in New Orleans, Louisiana.

Four hundred housing, health and community development practitioners from across the U.S. attended to explore emerging opportunities for cross-sectoral collaboration to achieve healthier neighborhoods.

On August 19, Brown received the Unsung Hero Award from NeighborWorks America at the “Triumph! Celebrating Leadership & Community Resiliency” reception in New Orleans. She was recognized for her talent in empowering teams, her resilience and commitment in the face of overwhelming community needs, and her skills to turn vision and mission into reality.

Brown addressed the National Symposium and discussed the nation’s life-expectancy gap, focusing on the poorest and richest zip codes in her home of Palm Beach County.

In South Bay, located on the western edge of the county, the per capita income is \$6,992 and the life-expectancy is 70.4 years while on Palm Beach, the per capita income is \$140,058 and the life expectancy is almost fifteen years higher at 81.4 years.

Brown has been a part of the Community Partners of South Florida family for a decade and in that time, has shown a true dedication to resident leadership, capacity building and working with residents to ensure Palm Beach County is a safe and stable place to live.

“The ability to share space with leaders in the housing development, financial capability, and human/health service sector has allowed CPSFL to expand our knowledge and reach nationally, but also allowing us resources to dig in deeper for impact locally.”



Community Partners of South Florida hosted top executives from NeighborWorks America from June 26 to June 28, 2019 to share their work as a “best practices” example of improving the lives of residents through health, housing and community in Palm Beach County.

To provide the fifty NeighborWorks America executives with context for Community Partners’ work, they kicked off the meeting on June 26th by touring the Northend area of West Palm Beach by bus, learning about the history of the community from a race and equity lens and how systems and policy contributed to its current state.

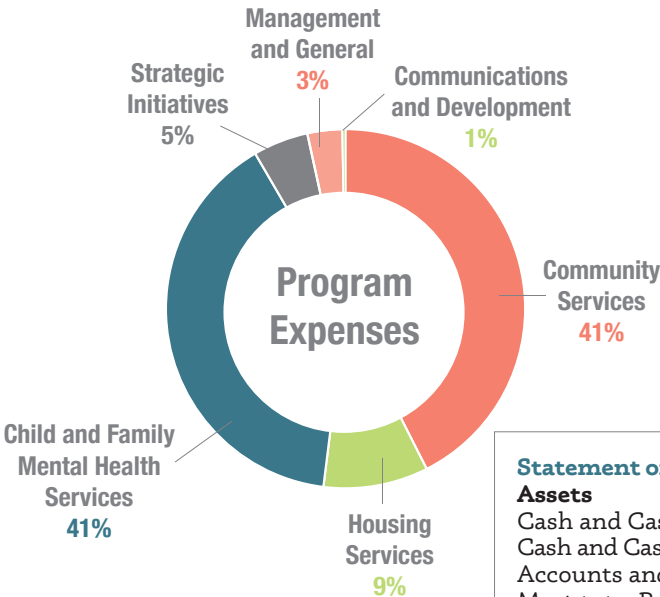


Statement of Activities

Revenues	
Government Grants and Contracts	\$10,281,022
Contributions and Patient Services	\$4,363,616
Indirect Income	\$27,525
Consulting Fees and Other Revenues	\$525,287
Total Revenues	\$15,197,450

Expenses	
Community Revitalization	\$7,036,015
Health and Human Services	\$7,330,919
Management and General	\$489,804
Fundraising	\$163,434
Total Expenses	\$15,020,172

Change in Net Assets	\$177,278
Net Assets, Beginning of Year	\$5,929,562
Net Assets, End of Year	\$6,106,840



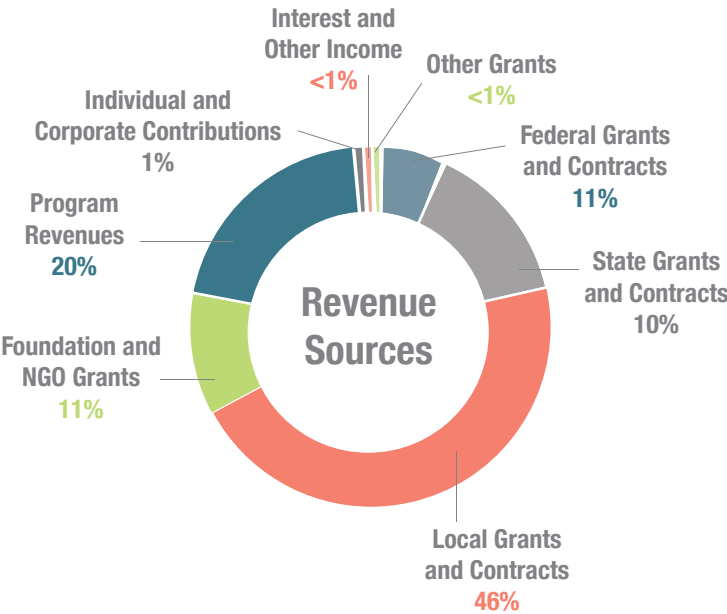
Statement of Financial Position

Assets	
Cash and Cash Equivalents	\$3,677,399
Cash and Cash Equivalents - Designated	\$1,576,800
Accounts and Grants Receivable, Net	\$1,228,462
Mortgages Receivable, Net	\$5,022,468
Real Estate Inventory	\$385,000
Other Assets	\$53,034
Related Party Receivable	\$42,291
Property and Equipment, Net	\$1,610,721
Community Land Trust	\$870,000
Total Assets	\$14,466,175

Liabilities	
Accounts Payable, Accrued Expenses and Other Current Liabilities	\$1,522,271
Mortgage Payable	\$277,898
Agency Payables and Refundable Advances	\$6,559,166
Total Liabilities	\$8,359,335

Ending Net Assets	
Without Donor Restrictions	
Equity in Fixed Assets	\$1,717,823
Equity in Community Land Trust	\$870,000
Undesignated	\$3,110,629
With Donor Restrictions	\$408,388
NeighborWorks America	
Total Ending Net Assets	\$6,106,840

Liabilities and Net Assets	\$14,466,175
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Aaron Wormus
Aimee Cernicharo
Alisson LaBossiere
Andrew Wallick
Angela and Paul Lykins
Barbara Rogoff
Bill and Mary Creslein
Brian Lynott
Cameron Rosetta
Charlotte Pelton
Cory Campbell
Craig Glover
Cristina Barca
D. Eisinger
Dana Ross
David Thomas
Derrick Vlad
Dolores Korf
Elisabeth Arriero-Ferreira
Elizabeth Sloyer
Erica Millet
Ezra Krieg
Gregory and MJ Demetriades
Jaime-Lee Brown
James Philpott
Javier Rodriguez
Jennifer Crane
Jerry Leakey
Jewell Hansel

Joel Katz
John and Jeanette Corbett
John and Jaime Elder
John Arslanian
Jonathan Bautista
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Sophia Dang
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Patricia Bremekamp, *Chief Operations Officer*
Gregory Demetriades, *Chief Financial Officer*
Jaime-Lee Brown, *Chief Strategic Initiatives Officer*

"I'd like to thank our dedicated board members whose expert knowledge provides sound board oversight, guidance and keeps our mission true. Whose talents and advocacy help us create and share our message. Good souls who are always there when we need you. I'm grateful to call you my tribe, to humbly lift you up and offer my sincere praise."

Allison LaBossiere. Community Partners of South Florida Board Chair. 2015-2020.

Changing Generations by Changing The Odds

Invest in Palm Beach County

cp-cto.org



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#ChangingTheOdds

Funding for Changing the Odds Provided in Part by these Valued Partners:

