



2018

ANNUAL REPORT



*Breaking the cycle of homelessness
by being a place of second chances*





FROM THE DESK OF THE CHIEF EXECUTIVE OFFICER

Mystically, the number 7 represents perfection, security, safety, etc., etc. 2018 was seven (7) years since Hyacinth's Place opened its doors to serve homeless women with a mental health diagnosis. 2018 was a good year. It was a *very good year*.

For the first time, we received the recognition for which we have worked so hard. Safeway Community Foundation awarded the organization a large grant for its work with the homeless mentally ill. This was only the beginning. It was followed by our first federal grant from HUD for affordable housing and capacity building. One of the District's larger foundations, after seven years of applications, opened its doors to Hyacinth's Place with a large grant award and all the benefits that can contribute to the growth of the organization. 2018 was a very good year. We received the largest number of grant funding after seven years of operation.

This was also the year that "Hyacinth's Way" was conceived. With the support of the Board of Directors, we decided to address the problem of affordable housing and homelessness in the District in a more comprehensive manner. In keeping with our long-term strategic plan for organizational financial stability, we began to explore the possibility to serve a larger population through additional affordable housing. Over the entire year, development team, with the Board concentrated on making this a reality. At the end of 2018, we had secured site control of virgin land in Ward 8, the funding to acquire the land and predevelopment funding for fifty one-bedroom apartments to serve homeless seniors with a mental health diagnosis.

In 2018, the women of Hyacinth's Place made positive strides towards achieving their goals. Four women moved to independent living, having carefully followed their service plans to financial, emotional and vocational stability. The organization was gifted a "total remodeling". In eight hours, 250 volunteers from across the DMV converged on Hyacinth's Place and transformed the entire building.

Our Board of Directors increased to nine very enthusiastic and committed volunteers who have taken the reigns of the organization and have diligently led us into 2019.

*Looking back...
2018 was a very good year...*



**TABLE
OF CONTENTS**



**The Importance
of Hyacinth's Way** *pg 1*

Roots for Life *pg 2*

Wish List *pg 3*

Board Report *pg 4*

Board Members *pg 5*

Volunteers *pg 6*

Financials *pg 7*

**Our Donors &
Partners** *pg 8*

THE IMPORTANCE OF HYACINTH'S WAY

The lack of affordable housing in the District and its effect on homelessness has not gone unnoticed.



"The city's spike in homelessness and lack of affordable housing are connected. None of us are proud of how our city is growing and progressing when so many people are left out of that progress."

– Mayor Muriel Browser

"The city can only begin to stabilize the population when the District's stock of affordable housing rises. We have a homeless system that tends to expand, but we don't have a supply of affordable housing that has kept pace with the need."

– Director of the DC Department of Human Services



Affordable housing is now out of reach for many DC residents, many of whom have lived in the District their entire lives. These families and individuals are finding themselves priced out of a rapidly gentrifying urban market. The working poor and the homeless are severely burdened by rising housing costs, often paying more than their monthly income for housing. Therefore, providing affordable housing is a crucial step in addressing the city's issues of homelessness and improving the lives of thousands of DC residents.

Homelessness is an issue with many variables. Among the contributing factors are substance abuse, mental illness including severe depression, and unemployment. Unfortunately, the mistaken belief that the homeless are responsible for their misfortune is pervasive today. Many people believe that a person chooses to be homeless and that if the homeless would only work hard, they would succeed.

However, because we work with this population, we strongly disagree with that assertion. In addition to mental

and physical disabilities, factors such as domestic violence, unemployment, unaffordable rent and racial inequities, all played a part in the cycle of homelessness.

Hyacinth's Way is 50 one-bedroom apartments with some efficiency units, most of which are intended for homeless seniors with a mental health diagnosis. This project proposes to address the DC government's goal of ending the cycle of homelessness by developing low income housing and identifying supportive services for a target population that remains vulnerable.



ROOTS FOR LIFE



INSPIRING CHANGE

ROOTS

SINCE FOR LIFE 2017

Rhonda Watson & Tamara Bidy are full-time employees with different agencies within the District Government. However, coming from the minority communities, both ladies are painfully aware of the repercussions of diet, culture and budget on the health of both children and adults.

In January 2018, Rhonda and Tamara formed a non-profit organization called “Roots for Life”. With the recommendation by one of Hyacinth’s Place Board members, they introduced their program to the women of Hyacinth’s Place. “Roots for Life” addresses the needs of individuals living in food deserts. Their focus is to improve health through nutritious eating/ cooking and educating their target population on access to fresh fruits and vegetables. On a monthly basis, these ladies empty their cars, which are loaded with pots/pans, big bags of everything necessary to prepare a nutritious meal for the ladies of Hyacinth’s Place. As the ladies gather in the kitchen/dining

areas, Rhonda and Tamara explain the menu for dinner, the nutritional value of the meal and where to obtain all products within an affordable budget.

As the women assist in various aspects of the meal preparation, stories and memories are shared of the cultural influences that defines their favorite meals. In the same instances, they discuss how these habits have defined their medical condition

“
The focus of the program is to improve health through nutritious eating, cooking and ingredient selection.
”

and some of their health issues. In speaking with some of the women of Hyacinth’s Place, they inevitably share how empowered they now feel in making healthier food choices.

OUR WISH LIST

We give because giving changes us for the better.

The following suggestions are some ways YOU can give

Items

- Twin beds with mattress and iron frames
- Small microwave ovens
- Small refrigerators
- Bath towels, shower curtains, bath mats, zipped bed-bug resistant mattress covers, twin sheets, pillows & cases, quilts (twin), blankets
- Paper towels, toilet paper
- Vacuum cleaner
- Shampoo machine
- Brooms/mops
- Cleaning supplies
- Office/administrative supplies
- Knives, forks, spoons (kitchen utensils), coffee mugs, drinking glasses

- Evaporated milk, coffee creamer, coffee, canned vegetables, large garbage bags, zipped lock bags (large and small), sugar substitute (Splenda/Equal), canned tuna, cooking oil.
- Water filters
- Winter drapes (15 sets)
- Indoor plants
- Snow blower
- Snow melt/salt

Services

- Landscaping/lawn
- Plumbing
- Mentoring
- Musical
- Fundraising



BOARD REPORT

We want and need Hyacinth's Place to be self-sustaining. That was the challenge presented to the Board by our Chief Executive Officer. The challenge was big and daunting and required a renewed commitment to Hyacinth's Place by the Board. The Board has accepted that challenge.

To improve as a Board, the members attended Board of Directors training provided by the DC Bar's Pro Bono Office. The Board created a financial committee to increase oversight, review expenses, and approved money for an independent audit. The Board holds in-person meetings quarterly but has started conducting monthly telephone conferences to stay abreast of issues and receive updates.

Of course, a Board's commitment means little if it is not coupled with results. After talking with various consultants, we learned that becoming self-sustaining would require receiving rental income from thirty or more units. Working with a developer, we were able to secure a property and closed on Bruce Place, SE; raw land where we plan to build an additional 45 to 50 units. This property will become Hyacinth's Way, providing housing to low income seniors with a mental health diagnosis.

To build, we will need construction financing. We will be seeking funding from the DC government and other private and community businesses. In preparation for the funding round, the Board has an "Action Team" with weekly calls with the developer to ensure that all items necessary for submitting a package for consideration by the DC government will be ready.

We also realize that growth will require increased staffing and succession planning. The Board is currently conducting research in the area and plans to work with consultants along with our Chief Executive to develop a succession plan, increase staff, and ensure proper training and benefits.

These are big plans, but the Board is committed. While Hyacinth's Place works towards self-sufficiency, the Board recognizes that funds are needed right now to ensure the doors stay open. The Board, as a group, has agreed to donate a minimum of \$10,000 per year to Hyacinth's Place. In addition,



..... “
The Board is passionate about the mission of Hyacinth's Place and is moving forward to put that passion to work.

..... ”
.....

Board members have held “happy hours”, created floral arrangements for sale, and on September 15 will be holding an art show at Busboys and Poets Takoma Park, where artists have agreed to donate partially (or fully) their sales to Hyacinth's Place. The Board is passionate about the mission of Hyacinth's Place and is moving forward to put that passion to work.

BOARD OF DIRECTORS

We have met the maximum number of Board members that our By-Laws allow. There are now ten active volunteers serving as Directors for IUL - Hyacinth's Place's Board.

IUL's Board President takes her stewardship to Hyacinth's Place seriously. She recently implemented monthly teleconferences in between quarterly meetings and has defined the financial responsibilities of the Board of Directors to this non-profit.

In keeping with the focus on fiduciary responsibility, the Board counts as its members a mathematician, CPA and banker, all of whom bring years of experience working in established financial institutions/government agencies.

There are clinicians on the Board of Directors, one of whom is drawn from the immediate community. Their combined

experience benefits our work with the homeless mentally ill through their association with the mental health & HIV/AIDS community.

We have attracted a pastor who served at the community church located directly in our path. Eight years ago this pastor and her congregation welcomed and supported the construction of Hyacinth's Place when others hesitated. Serving on the Board of Directors was out of a mutual desire and vision to change lives.

Our Board is diverse. We have retired educators who bring their fundraising, ethical and persuasive skills. Our most recent recruit is the Vice President of a financial institution who will serve on both our fundraising and financial committees.

All Board members are required to attend a day's training for non-profit Boards. The qualities this Board possesses that make it a healthy functioning and successful entity are maturity, genuine commitment, focus, vision and energy.

OUR BOARD MEMBERS



Oke Anyaegbunam
Treasurer



Derin Abass-Teniola
Treasurer



Michelle Batchelor
Director



Ann Daniels
Director



Laura Ehle
Secretary



Teresa Ferrante
President



Barbara Gross
Director



Dr. Kweku-muata Osei-bryson
Vice President



Rev Dr. Jaylene Sands
Director



Tamarah Teixeira
Director

OUR VOLUNTEERS

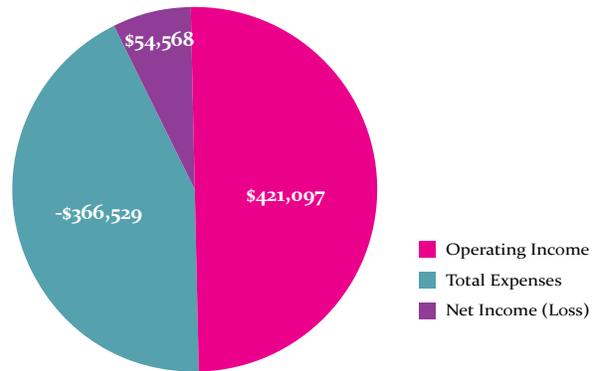


Thanks to all the volunteers over the years who have helped to build the foundation on which Hyacinth's Place stands.

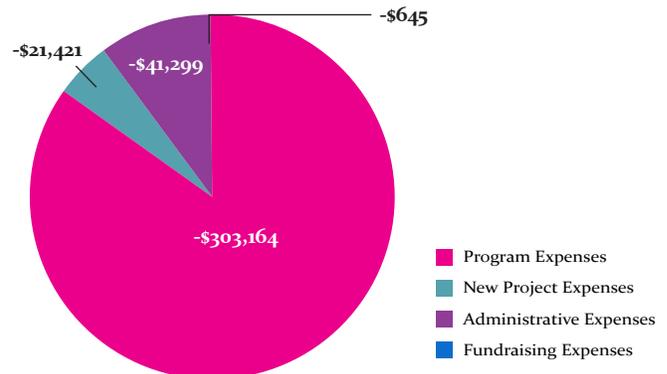
STATEMENT OF FINANCIAL ACTIVITIES

Hyacinth's Place finances are managed by Lykke LLC. With the support of Board of Directors, there was a concerted effort to address the financial capacity of the organization. The Board moved away from utilizing volunteers and part-time staff in this specific area and outsourced our finances to a reputable and efficient financial/accounting firm. IUL-Hyacinth's Place appreciates the very important trust each donor places in this nonprofit. Financial transparency and accountability goes beyond what the law requires, and we intend to earn and maintain both transparency and accountability. Shown below are charts (1) illustrating Hyacinth's Place 2018 Income/Expenses; (2) a breakdown of the organization's expenses, and (3) a breakdown of the organization's revenue sources

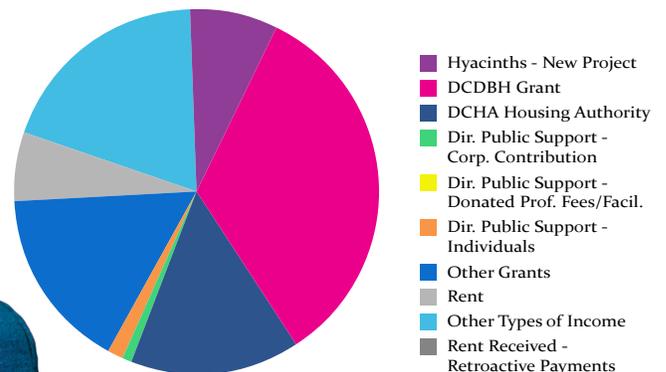
Hyacinth's Place 2018 **Income/Expenses**



Hyacinth's Place 2018 **Expense Breakdown**



Hyacinth's Place 2018 **Income Breakdown**



OUR DONORS & PARTNERS

Thanks to all the volunteers over the years who have helped to build the foundation on which Hyacinth's Place stands.

IUL-Hyacinth's Place Board
of Directors

Robert Lynn

Ms. Shug: Vip Hair Salon

DC Department
of Behavioral Health

Mr. Michael E. Bryson

Jerna Jacobson

DC Housing Authority

Pat Hughes

Ms. Regina Campbell: Team Leader

Workers Of St. Albans

Jacqueline Berry

Mr. Mark Campbell: Co-Chair

Arcana Foundation

Jason Martin

Ms. Sharon Robbitt: Treasurer

Miller & Chevalier Foundation

Kathy

Ms. Shelly Stancil: Secretary

Womengro-Danz Boys -DC

Ms. Pavey

Warm Hearts

Safeway Community Foundation

Melody Jackson

Edna James

People With Disability FUND

Gabrielle Moseley

Ray Perry

Share Fund

Shelly & Tom Ahern

Rhonda Pope

Enterprise Community Foundation

Resheda Deloatch

Anna Barns

Cafritz Foundation

Camille Mckenzie

Jersel Watson

M & T Bank

Christine Jones

Amber & Gerri Daniels

My Girlfriend's Housems.

John Joseph Jordan

Debbie Green

Alexis Barthlett

Omega Psi Phi

Patrick Ackers

Sondra Lovell

Todd Vaughn

