There is no shortage of commentary on the economic challenges confronting the world over the past year. Indeed, while many people are tired of hearing phrases like “in this tough economy” or “since the Great Depression,” others seem to be anxiously caught up in looking for the next proverbial shoe to drop.

At Community Partnership Group, we embrace the fact that change is inevitable; in fact, we see it as our responsibility to be pro-active in effectively helping our children, families, and community to thrive amidst constant change. Reflecting on 2008, I am overwhelmed by the grace and power that our staff has shown in improving the lives of our children, families, and community.

Community Partnership Group believes that we can make a brighter tomorrow by investing in our human capital today. We know that a child’s chances of success improve dramatically if raised in a home with a nurturing family and in a healthy community. Too often, past attempts at promoting these conditions have been fragmented and, while well-intentioned, unable to demonstrate impact.

We are excited that our holistic approach to serving children, families, and our community is yielding real results, which you will see throughout this report.

This message should not remain “bottled up” — fostering healthy relationships for children, particularly in their early years, while building family and community assets works! Indeed this fact was recognized in our being awarded the Neighborhood Builder Award in 2008 through Bank of America’s Neighborhood Excellence Initiative. We are indebted to all our funders and partners for helping us to positively impact the communities we serve in Palm Beach County.

We look forward to building on these results in the years to come. Please enjoy our 2008 Annual Report.

Patrick McNamara L.C.S.W.,
President and CEO
In a perfect society, every human would inherently know and be proud of her or his built-in obligation to help and protect all other humans. However, as we know from ancient times, humans came with several other basic instincts such as self-defense, turf protection, and the knowledge that some creatures must die if we are to survive. As strong chiefs, warlords and self-appointed royalty gathered wealth for their own and their families’ benefits, another instinct flowered, the joy of wealth and power. No one knows when slavery began, but it was mostly abolished less than two centuries ago. From a long-term view, humanity has a checkered past. Caring for others, including strangers, is a relatively new trait.

In modern society, even the richest and most noble have read parts of the biblical advisories, and decided to spread the wealth, for example, the Carnegie libraries of the 19th and 20th centuries. To a limited extent, our society recognizes that unless we help the poor and the unfortunate, they will crowd our streets and institutions and threaten our hard-won world. The best of us choose to care for strangers because of a feeling of humanness, not just to keep order. We create government programs and non-profit teams toward uplifting the disenfranchised. And we have learned that families are complex and require a “holistic” approach to overcome multi-faceted challenges. It could be called “Holistic Caring!”

Recognizing that all children need a helping family and all families need a decent home in a safe environment is the newly-forged spirit and mission of the Community Partnership Group. With the hard work of an energetic staff, a watchful Board and multiple funders, the future for many other humans will be brighter.

William E. Finley, Chair of the Board
NEW PROGRAMS IN 2008

THE EARLY CHILDHOOD WELLNESS (ECW) PROGRAM
This is a comprehensive physical and social-emotional health program designed to enhance the well-being of infants, toddlers, and young children who may be at risk for future social and physical difficulties. Comprehensive prevention and early intervention services are provided to children and their caregivers in selected subsidized child care centers and homes throughout Palm Beach County. Dedicated to helping children establish the best possible foundation for growth and development, our teams of therapists and nurses are trained in the field of early childhood and provide direct screening, assessment, education, and therapy services. All ECW training and activities are grounded in research and best practices in the field of early childhood.

MENTORING AT THE BRIDGES BEACON PROGRAM
Housing Partnership was awarded a new contract with Children Services Council of Palm Beach County to expand our school-based mentoring program to the Bridges Beacon Center at Highland Elementary in Lake Worth. Forty (40) elementary-aged children will have an opportunity to form lasting relationships with significant mentors who provide guidance, nurturing, and support.

FORECLOSURE INTERVENTION
To meet the devastating challenge of rising foreclosures affecting our area, staff designed a unique and effective foreclosure intervention program. Key to our approach is assertive advocacy on behalf of homeowners with servicers and lenders to obtain sustainable loan modifications. The program has been praised by homeowners, local officials, and funders for its effectiveness. With the support of The Community Foundation for Palm Beach and Martin Counties, our leaders in this area are providing ongoing training to partner providers on sharing what we have learned and applying our methods.

COMMUNITY PARTNERSHIP GROUP HAS THREE SERVICE DIVISIONS:
- Community Services
- Housing Services
- Clinical Services

Thank you to the children served by Parent-Child Center for your artwork!
COMMUNITY PARTNERSHIP GROUP
...improving our community one family at a time.
CO M M UN ITY SERVICES D IVISIO N

BEACON CENTER PROGRAMS
Functioning as a community center on the campus of public schools in disenfranchised neighborhoods, Beacon Centers are founded on the theme of family strengthening and community building. They are unique hubs for community development, offering assistance to families with a host of available services, including family enrichment activities, parenting workshops, health and nutrition education, financial fitness workshops, adult education via computer, GED and ESOL classes, social and recreational activities, after-school enrichment, mentoring, capacity building workshops, and community events. Beacon Centers create a vital partnership between the families, the school, and the community. The primary goal of the Beacon is to develop successful young people by supporting the child in the context of the family, and the family in the context of the community.

The Beacon Center Programs and the Pahokee Mentor Center Program are funded by the Children Services Council of Palm Beach County. Key Partners include: The School District of Palm Beach County, The United Way, The Community Foundation for Palm Beach and Martin Counties, The Picower Foundation and Prime Time of Palm Beach County.

Housing Partnership manages four Beacon Centers at the following sites:
- Forest Park Elementary in Boynton Beach
- Pioneer Park Elementary in Belle Glade
- Pahokee Elementary in Pahokee
- West Riviera Elementary in Riviera Beach

THE PAHOKEE MENTOR CENTER PROGRAM
Co-located at the Pahokee Beacon Center, The Pahokee Mentor Center Program supports our mission to build healthy communities and improve the quality of life of children and families. The mentored youth have an opportunity to form lasting relationships with significant mentors who provide guidance and support. Participation in a nurturing, stable relationship with an adult in their life increases their protective factors. Our mentoring programs are based on The Elements of Best Practices. The mentors and mentees meet and participate in structured activities at school-based site during the traditional after school hours.

HIGHLIGHTS
- Over 900 families benefited from our youth after-school programs, family strengthening services and adult capacity building workshops and classes.
- Over 500 families had their tax returns processed at the VITA (Volunteer Income Tax Assistance) sites at Pahokee Beacon Center and Forest Park Beacon Center.
- We facilitated 40 sustained mentoring matches for the year.
- The 2007 Beacon Strategy Evaluation Report released this year by the Children’s Services Council highlighted the positive performance and contribution of HP’s centers.
HOUSING SERVICES

In 2008, approximately 2,220 families sought the Housing Division’s assistance in helping them break through barriers that kept them from the housing of their choice. These services cover everything from assistance moving out of an institution to community living to stopping foreclosure proceedings.

In August 2008, Housing Partnership (HP) started its Foreclosure Intervention Program. In its first year, counselors assisted 89 families to save their homes through affordable solutions, i.e. primarily loan modifications that lowered payments to approximately 1/3 of borrowers’ income.

The Homebuyer Counseling and Education Program continues to provide essential information that helps first time homebuyers not only qualify for a home mortgage, but also to fully understand the process and avoid the questionable products and practices that contributed to the foreclosure crisis. More than 500 families received homebuyer counseling and 270 attended Housing Partnership’s Home Buyer Education Classes.

In November 2008, the Lending Program received approval to make FHA loans, requiring low down payments. This approval proved critical as state and local program changes reduced the number of first time homebuyer subsidy recipients to 11 families.

In 2008, HP began managing the county’s four Prosperity Centers, funded and supported by United Way of Palm Beach County. The Prosperity Centers are located in targeted neighborhoods to increase financial stability through an array of free services, with centers located in West Palm Beach, Delray Beach, Belle Glade and Pahokee. The centers made a definite impact this year: 34 families opened new Individual Development Accounts; 310 households received budget and credit counseling; and 160 individuals learned about adult educational opportunities, resulting in 91 adults enrolling in higher education programs and 15 enrolling in GED programs.

HP also continues to offer an array of services through its Supportive Housing Programs designed to help individuals and families challenged by mental illness, substance abuse, and other disabilities to obtain and maintain housing within the community. These include the SHOP, TANF, and Mainstream Housing Choice Voucher Program for persons with disabilities. Last year, we also helped to create Partners for Change – this unique program is a partnership between HP, the Center for Family Services, & the SAMH office of the Florida Department of Children & Families. It is the first residential program in the state to use the Client-Directed Outcome Informed approach in a residential setting to assist adults with substance abuse and mental health issues to prepare to re-enter the community.

HIGHLIGHTS

● 80 Homes saved from Foreclosure
● 270 potential homebuyers attended homebuyer education workshops
● 522 households received homeownership counseling
● 27 Families purchase homes through the Individual Development Account matched savings program of the Prosperity Centers

CLINICAL SERVICES DIVISION

PARENT-CHILD CENTER

The Parent-Child Center offers an array of programs designed to meet the emotional and behavioral health needs of children, adolescents and their families:

● Infant Mental Health Program: Counseling for women with postpartum depression focusing on the promotion of parent-infant bond and attachment; the foundation for all future development.
● Early Childhood Wellness Program: Specialized physical and social-emotional services, screening, assessment and interventions for children ages 0-4.
● Outpatient Program: Center, school and home based therapy for children and adolescents with emotional and behavioral issues or who have been the victims of abuse, violence, and neglect.
● Crossroads Program: A transitional living program for mentally ill teenagers aging out of foster care who would otherwise be homeless.
● DJJ Mental Health Program: Crisis intervention and therapy for adolescents in the juvenile justice system.
● Targeted Case Management: Wraparound services for families experiencing significant distress and need.
● Partners for Prevention: A diversion program designed to prevent child abuse and neglect for children at risk of removal from the home.

HIGHLIGHTS

● In 2008, approximately 8,000 children and families in Palm Beach County received services through Parent-Child Center’s prevention, clinical, and case management programs. We have expanded our services to the increased need within the specific populations such as toddlers and pregnant mothers.
● In April 2008 Parent-Child Center’s Early Childhood-Wellness (ECW) Program rolled out its pilot program in identified subsidized childcare centers throughout Palm Beach County. Funded by the Children’s Services Council of Palm Beach County, the program offers child care center and home-based social-emotional and physical health services to infants, toddlers, and their families.
● Since 2006, the Crossroads Transitional Living Program has served over 50 youth that aged out of foster care system. In 2008, all of the young adults discharged from the program maintained housing, resulting in a 0% homelessness rate.
● In 2008, we continued to focus on specialized training and implementation of evidence-based interventions such as Trauma-Focused Cognitive Behavioral Therapy (TF-CBT) and Cognitive-Behavioral Therapy (CBT) for children and adolescents who have experienced abuse and trauma.

Thank you to the children served by Parent-Child Center for your artwork!
STATEMENT OF ACTIVITIES

REVENUES
- Government Grants & Contracts $7,630,688
- Contributions & Patient Services 2,038,774
- Indirect Income 71,007
- Consulting Fee & Other Revenues 511,098
- Total Revenues $11,152,217

EXPENSES
- Community Revitalization $6,043,935
- Health & Human Services 4,264,216
- Management & General 466,531
- Total Expenses $10,774,682

Change in Net Assets $377,535
Net Assets, beginning of year $3,046,275
Net Assets, end of year $3,423,810

STATEMENT OF FINANCIAL POSITION

ASSETS
- Cash & Cash Equivalents $759,621
- Accounts & Grants Receivable, Net 955,568
- Mortgages Receivable, Net 877,997
- Real Estate Inventory 3,293,862
- Other Assets 65,864
- Related Party Receivable 31,097
- Property & Equipment, Net 224,069
- Total Assets $5,587,178

LIABILITIES
- Accounts Payable & Accrued Expenses $744,612
- Notes & Mortgage Payable 1,418,756
- Total Liabilities $2,163,368

ENDING NET ASSETS
- Net Assets – Unrestricted $1,628,665
- Net Assets – Temporarily Restricted 560,000
- Net Assets – Permanently Restricted 1,435,145
- Total Ending Net Assets $3,423,810
- Liabilities & Net Assets $5,587,178

REVENUE SOURCES
- Program Revenues 16%
- Federally Funded Grants & Contracts 6%
- State Grants & Contracts 19%
- Local Grants & Contracts 41%
- Other Grants 0%
- Contributions 1%
- Interest and Other Income 1%

PROGRAM EXPENSES
- Management and General 4%
- Community Services 30%
- Housing Services 28%
- Clinical Services 38%
A message about a bright tomorrow.

COMMUNITY PARTNERSHIP GROUP

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