

Every Piece is *Essential*



IN FY 2020-2021

85¢

of every dollar

directly served
the families
in our care

134

individuals served



47

families served

with four programs



3

*new staff
members
added*



Help us do even more in 2022!

Email bha@bha-pa.org.

*"So we fix our eyes not on what is seen, but on what is unseen,
since what is seen is temporary, but what is unseen is eternal."*

2 Corinthians 4:18

Dear Friends

Fiscal Year 2020-2021 was certainly a year filled with challenges. However, as we look beyond the crisis, we see and feel God's faithfulness all around us. Throughout the pandemic, the word "pivot" was used to describe how quickly organizations had to make changes to continue serving the community.

I am proud of the way that BHA was quick to pivot and make the adaptations necessary to not only keep staff and participants safe, but also to keep operations running smoothly. This enabled us to continue doing what we do best – preparing families to live successfully in permanent housing.

We are thankful that BHA was able to accept new families during this unique time. For this, we rejoice and say thank you to our faithful supporters and amazing staff.

- **In addition to maintaining the operations,**
- **we were able to purchase the remaining**
- **two buildings on our block of Hummel Street.**

Purchasing these buildings will allow BHA to serve more families and provide additional safety and security measures to the families living on our block.

Throughout the year, we have continued to fulfill our mission of providing stable housing, supportive services, and loving relationships to families experiencing homelessness. During the fiscal year, BHA served 40 families in the *Transitions Program* for a total of 119 moms and

children, and 74% of these families accomplished their housing goal. Our unique approach and focus on preparing families to move into their own permanent housing – combined with connections to community resources – reduces isolation and increases long-term stability for the family unit.

- **BHA remains committed to faithful**
- **stewardship; 85 cents of every dollar directly**
- **serves the families in our care.**

As we look ahead to FY2021-22, we do so with excitement as we prepare to rehabilitate another building to serve three more families. We look forward to continuing to find additional ways to meet the needs of families experiencing homelessness in our programs and in our community.

We are grateful for your continued support of our programs, exceptional staff, and BHA families.

We truly could not do this without you.



Sincerely,

A handwritten signature in black ink that reads "Brent Smith".

Brent Smith
BHA Board of Directors
President



From our Executive Director Kait

Dear friends and supporters,

As I reflect on the past year, I do so with pride.

I am so proud of the BHA team and our ability to navigate the uncharted waters of the COVID-19 pandemic while keeping our mission at the forefront of each decision.

I am proud of the mothers in the BHA program, who fight every day to build a future of hope for their children.

I am proud of our supporters who stepped up in every way imaginable to ensure BHA was best suited to serve our families.

It is remarkable how much we were able to accomplish this year, despite the challenges of the affordable housing market, childcare closures, and employment issues. Through those accomplishments, and the aforementioned support, we are positioned for growth!

The theme of community has been a recurring one for BHA this year, and without our community of member churches, donors, staff, participants, board members, volunteers, and more, we wouldn't be here today.

So, where is here? **BHA served 134 people this year – 87 of whom were children. This is a 33% increase over the previous year!**

BHA was able to accomplish this by remaining open throughout the entirety of the closures across the nation and continuing to serve at full capacity throughout the pandemic. Few, if any, other housing organizations in our area can say the same.

In addition to the increase in participants served, we also acquired two new properties on our block – essentially “closing off” our block from any external residents and making our corner of Hummel Street a little safer. We will begin rehabilitation on those buildings in 2022!

As you read through this report, I believe you will more fully understand my sense of pride, and I thank each of you for empowering BHA to achieve these successes.

If you haven't done so already, please check out our **2021-24 Strategic Plan** (posted on our website). **There is a lot of great work to be done, and BHA is in the position to realize big things – because of YOU!**



Regards,

K Gillis-Hanna

Kait Gillis-Hanna
BHA Executive Director

Financials

Fiscal Year 2020-2021

Revenue

Individuals and Small Businesses | \$267,708

Foundations and Corporations | \$347,669

Member Churches | \$31,677

Non-member Churches | \$21,875

Contracts (CYS, HUD, etc.) | \$386,428

In-Kind Contributions | \$72,146

Investment Income (net) | \$4,250

Special Events (net) | \$62,096

Program Fees | \$16,318

Occupancy Fees | \$1,405

Miscellaneous | \$6,608

Forgiveness of Paycheck Protection Program Loan | \$81,308

Total Revenue: \$1,299,488

Expenses

Program Services | \$748,700

Supporting Services:

Management & General | \$63,241

Fundraising | \$65,036

Total Expenses: \$876,977

Program Stats

Transitions Program

Transitions is a bridge housing program for women with children experiencing homelessness. The Transitions Program provides housing and supportive services that bridge the gap from homelessness to stability. Families work closely with their Family Advocates to receive comprehensive services that equip single mothers to live independently while gaining the skills and resources to maintain their own permanent housing.

Individual people served:

- 40 adults
- 79 children

Total numbers served:

- 119 individuals
- 40 families

74% of participants successfully completed the program and obtained housing at program exit.

63% of participants maintained or increased their income at program exit:

- 8 participants increased their income.
- 4 participants maintained their income.
- 4 participants decreased their income while in the program due to loss of employment or cash benefits.
- 3 participants had no income coming into the program and no income at discharge.

Supportive Services

- 26 Life Skills Classes were offered (*Due to the pandemic, BHA was unable to hold in-person group sessions several weeks this year. While we tried to host several virtual classes, they were unsuccessful.*)
- 100% of participants were connected to entitlement benefits they were not receiving at entry (cash, SNAP, medical insurance, SSI, childcare assistance, etc.)
- 100% of participants were connected to community resources for their family stability (Dress for Success, Diaper Bank, MH counseling, D&A counseling, etc.)
- 86% of participants completed a budgeting program while at BHA.



Transitions Youth

Children at BHA can attend a weekly youth program focused on building resiliency. In addition, BHA's Youth Coordinator conducts emotional and developmental assessments on all children ages five and younger and works with the mother to educate her on developmental stages and provide referrals to community resources if needed.

Children served:

- 79 total
- Ages 10-18: 11
- Ages 6-9: 19
- Ages 3-5: 22
- Ages 0-2: 27

Assessments Completed:

- 28 Developmental
- 18 Social-Emotional

76% of youth demonstrated competency in conflict resolution activities.

88% of youth demonstrated competency in skill-building activities.

94% of youth demonstrated competency in self-regulation activities.

Side-By-Side

Side-By-Side provides permanent housing for persons who have a disability and are experiencing homelessness. BHA leases housing in the community for individuals and/or families to reside in while they work to increase their stability.

Total numbers served:

- 7 adults
- 8 children
- 5 households

100% of participants maintained housing for at least 6 months.

60% of participants maintained or increased income:

- One participant decreased due to hospitalization that caused missing cash assistance.
- One participant decreased due to suspended work from COVID-19.

100% of participants accomplished at least one goal by a year in the program.

Next Steps

Next Steps is an aftercare program for families who have completed BHA's other housing programs. Families receive one year of follow-up case management to help them maintain housing and continue to work on other personal goals.

Total numbers served:

- 1 adult
- 3 children
- 1 family

100% of participants maintained housing while in the program.

100% of participants maintained or increased income while in the program.

100% of former participants (FY 19-20) maintained housing for one year after exiting the program.



COVID Impact on BHA and the Families in Our Care

The COVID-19 pandemic has impacted so many people physically, mentally, and financially, and BHA's families are included in those numbers. On March 13, 2020, the day Pennsylvania shut down, BHA staff acted quickly to determine the best course of action to keep participants and staff safe.

Because social service agencies like BHA were considered an essential business, we continued to operate with limited staff in the office and the remainder working from home. While other homeless service providers had to close their doors due to the congregate living quarters, BHA's individual units allowed us to continue accepting new families at a time when we were needed most.

Here is a look at how BHA responded to the pandemic during FY20-21:

Extended Participant Time

Of the 14 families living at BHA at the start of the pandemic, 10 became unemployed and 12 lost their childcare. Throughout the course of Pennsylvania's shut down, participants continued to work on their goal plans and met with their Family Advocates through weekly phone meetings.

During the height of the crisis, BHA remained committed to our families and their safety. All participants in the *Transitions Program* had their time "frozen" to allow additional time once they were able to access childcare and find jobs to continue working through their goal plans, save money, and prepare to move into permanent housing. The total number of "frozen" days for the 14 participants living at BHA since the beginning of the pandemic was 840 days. While our families spent additional time in the *Transitions Program* without an income, we provided for their basic needs.

Program Fees

Participants in the *Transitions Program* are required to pay a program fee to model the rent they will pay once they move into permanent housing. This fee is based on 30% of their income, as that is the best practice when it comes to budgeting for housing related costs.

BHA did not collect program fees from our participants for two months at the beginning of the pandemic, as most participants had lost their income. While these fees represent a small percentage of revenue for BHA, we were thankful we could provide grace to our families during a difficult and unprecedented time.

Lost Volunteer Time

BHA relies heavily on the service of volunteers to help maintain our 22 apartments and assist with building projects. During the COVID-19 pandemic, BHA had to cancel three workgroups totaling 41 people, and ask our three weekly property volunteers not to volunteer.

During the three months when volunteers were not able to assist our Property Manager, we lost 658 hours of valuable service. The loss of volunteer hours meant that our Property Manager was delayed in addressing general property needs and there was no movement on a building renovation that was underway which would provide housing for 10 more people.

Despite the challenges, BHA remained focused on doing what was best for our families.

As each mom handed in the keys to her BHA apartment and left Hummel Street with her kids to move into her new, permanent home, we couldn't help but feel an extra sense of pride at what she had accomplished to get there.

Help us do even more in 2022!
Email bha@bha-pa.org.



The Opening of the Kenneth R. and Jean E. Royer House at 201 Hummel Street

During FY20-21, BHA completed the rehabilitation of 201 Hummel Street because of the generous support of the Royer Family Charitable Foundation. Prior to rehabilitation, 201 Hummel Street was composed of three floors, but could only house a total of four people.

The first floor of 201 Hummel Street was being used as a community room for the families at BHA because without major renovations, there was no ability to install doors, thus creating a privacy issue. The second floor was a one-bedroom apartment where a mother and child could live. The third floor was also a one-bedroom apartment for a mother and child but was so small that it was not often used. We also wanted to address some health and structural concerns including a corroded sewer pipe and leaky plumbing.

The rehabilitation of 201 Hummel Street was a priority for BHA, not only to ensure a safe living environment, but also to serve more people in the *Transitions Program*. The construction process was led by BHA's Property Manager Dennis Saylor with the assistance of volunteers and several companies called in to work on larger projects. The completed work included gutting the entire house, reframing all floors, new plumbing, electric and furnace, and turning the 2nd and 3rd floor apartments into one larger unit able to house a family of six.

On May 6, 2021, we celebrated the opening of the *Kenneth R. and Jean E. Royer House* at 201 Hummel Street. We are grateful to the Royer Family Charitable Foundation for sponsoring the complete rehabilitation of this building, and



to the Mountville Church of the Brethren and Messiah Lifeways for furnishing and decorating the apartments through the *Adopt-An-Apartment Program*. Previously able to house 2-4 people, this building now has the capacity to provide 8-10 people with a safe home while they work to learn the skills needed for long-term housing success.

We were also honored to celebrate with one of our newest board members, Felicia Wilkerson, a 2000 BHA graduate, who lived in 201 Hummel Street with her daughter 20+ years ago. We are often reminded of how God works in mysterious ways, and this was truly an emotional experience witnessing one of our buildings and graduates coming full circle at BHA.

208 and 210 Hummel Acquisition

The acquisition of 210 Hummel Street is significant because it is attached to a building BHA already owns at 212 Hummel Street. Prior to purchasing 210 Hummel Street, we had seen an increase in rodents and other pests in 212 Hummel Street.

A conversation with our pest control company indicated that the pests were coming from 210 Hummel Street, a distressed property in the middle of our block that constantly had trash on the porches and sidewalks. In addition, one of the residents living in the property was engaging

in unsafe behaviors, potentially harming the other tenants in the building and the families on our block. After purchasing the property, BHA gave the tenants one year to move out, and even helped some of the tenants locate apartments in other neighborhoods.

During FY20-21, BHA received a Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) grant from Pennsylvania Housing Finance Agency (PHFA) for the rehabilitation of 210 Hummel Street. Once construction is complete, this building will house three more families in BHA's *Transitions Program*, bringing the total number of families living on our block to 25.

The purchase of 208 Hummel Street is significant because it will allow a piece of Allison Hill's legacy to be restored. Bartholomew De Vout - an Italian immigrant, member of the Pennsylvania Volunteer Infantry during the Civil War, and rail traffic supervisor for the Pennsylvania and Reading Railroads – settled in Harrisburg and purchased a large lot in Allison Hill to begin building his family home.

Mr. De Vout was an outspoken change-agent and advocate for the Allison Hill community and the families who lived there. It is an honor for BHA to rehabilitate this home and use it to help single mothers and their children learn the skills necessary to be successful living in permanent housing and not return to homelessness.

Once the rehabilitation project is complete, 208 Hummel Street will be the site of BHA's offices and community gathering space. BHA currently

has offices in the basement of Harrisburg First Church of the Brethren. However, over the last several years, staff size has increased to serve the additional families in the *Transitions Program* and the growth of BHA's other programs, thus outgrowing the space available to them.

To remain close to the families living in BHA's bridge housing units, BHA's creative solution was to purchase 208 Hummel and rehabilitate the space into seven offices and a community gathering space, while still preserving the historic façade, outdoor style, and inside details of the building.

In this space, BHA's Family Advocates will work with participants in the *Transitions Program* to remove housing barriers and learn the skills needed to maintain their housing. Participants also attend a weekly *Life Skills Program* where they complete financial education and housing preparation classes.

These supports will help families heal and learn the skills needed to live successfully in their own housing. The *Transitions Program* is effective because of the focus on individualized direct service from the Family Advocate. Needs assessments and trauma assessments are conducted with the participants.

Family Advocates assist with transportation, advocate for community resources, and connect participants with housing resources as well as many other services. Individualized goal plans are created, and Family Advocates walk alongside participants on their journey to provide encouragement, support, and resources.





Our Annual Events



Held Every Spring

Our Annual Golf Tournament is perfect for a day out with friends, family, and business associates.



Held Every Spring

The Little Black Dress Soiree is a fabulous night filled with fashion trends, a silent auction, and networking.



Held Every Fall

Our Annual Celebration is an evening to recognize our sponsors, thank our donors, and celebrate how BHA is changing lives in Central PA.