



# MY SISTERS' PLACE, inc.

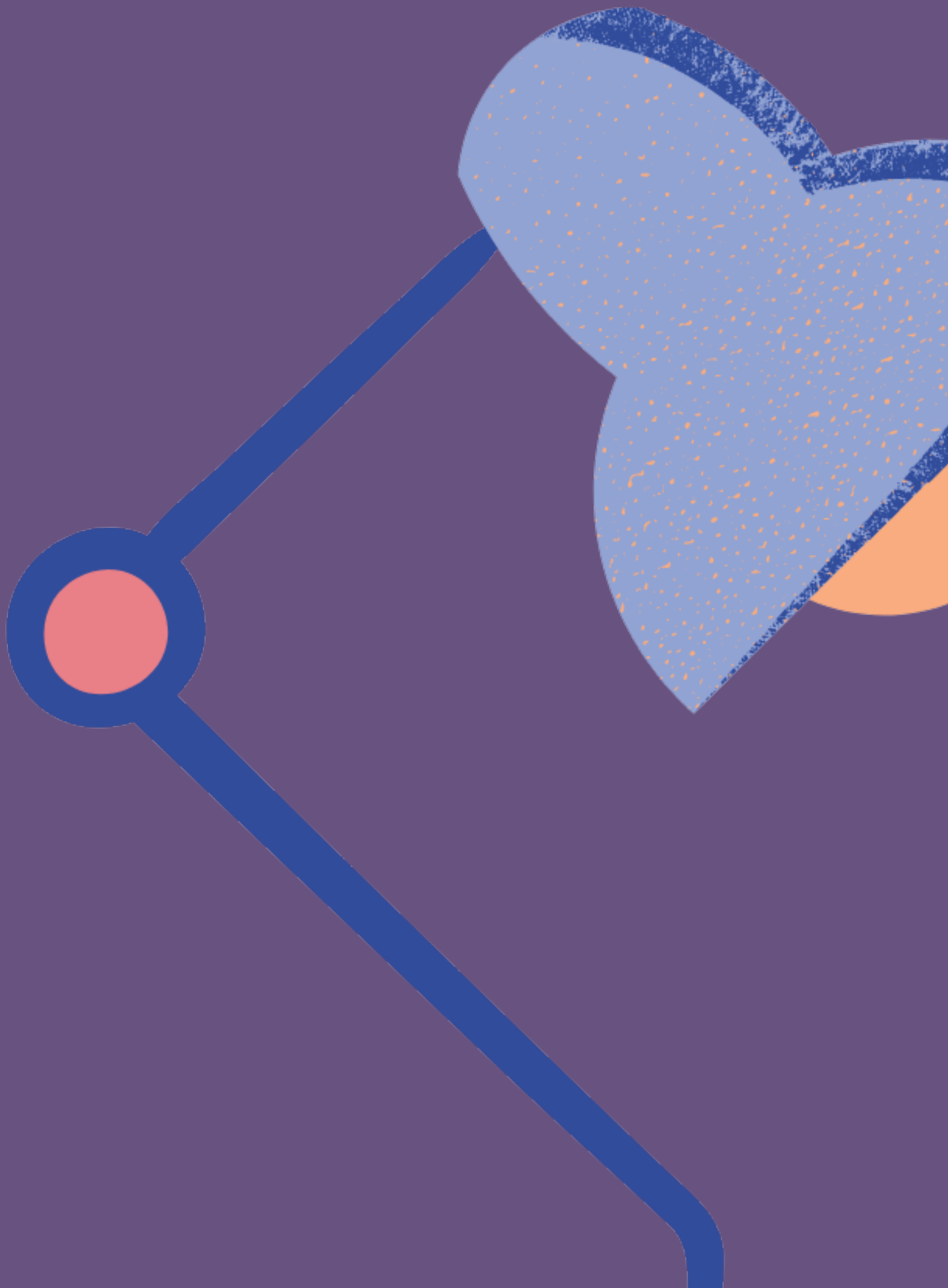
Affiliate of Community Housing Advocates, Inc.

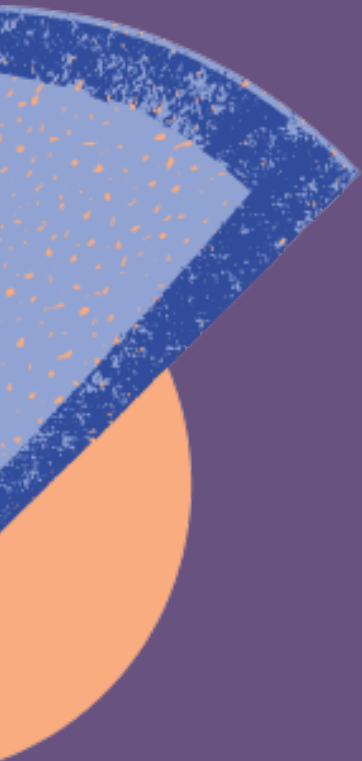
2021

# wfh

working **for** home.





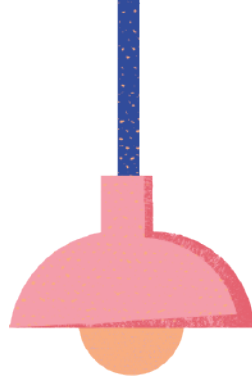


“Being unwanted, unloved, uncared for, forgotten by everybody, I think that is a much greater hunger, a much greater poverty than the person who has nothing to eat.”

- *Mother Teresa*



2021  
**wfh**  
working **for** home.



The work done at Community Housing Advocates and our agencies is not easy, yet it has always been the drive of our employees that sets us apart from other nonprofits- specifically those with the mission to provide basic, essential needs in our community. Our case workers, property teams, administrators, and support staff consistently champion empathy in the way they encounter our clients, contributing towards a culture of mutual respect that allows us to change lives and see the mission of our organization materialize.

Perhaps the greatest virtue that exists at both Mercy Housing and Shelter Corporation and My Sisters' Place, Inc. is resilience: the capacity to recover quickly from difficulties. 2021 has been a year of recovery for both of our organizations, who were met with overwhelming demand for services as the COVID-19 pandemic raged onward. This year, we were resilient on behalf of our clients, and when they needed it, we provided them with the resources to be resilient, so that they could recover from difficulties on their own. We learned not only how to operate without in-house volunteers but how to bring them back safely. We made strides in fundraising from a

distance while also planning, and hosting, a safe and successful Hope and Home Celebration. As COVID case numbers increased and decreased throughout the year, we responded to changing guidelines while never allowing the difficulty or complexity of the situation to suspend our mission. We put resilience on display, and for that I will always be remarkably proud of the work that was accomplished.

While much of the world spent 2021 working from home, we spent 2021 working for home-organizing meetings with clients, facilitating re-housing, sheltering those experiencing homelessness, and advocating for increased support at the state and local levels. The results of our efforts are highlighted in this report, which summarize a year in which our work was more important than ever before. Access to food is critical. Safe places to live are vital. Hope is necessary. And home is essential.

With respect,

*Kara A. Capone*

CEO, Community Housing  
Advocates

# FY-2021 annual report

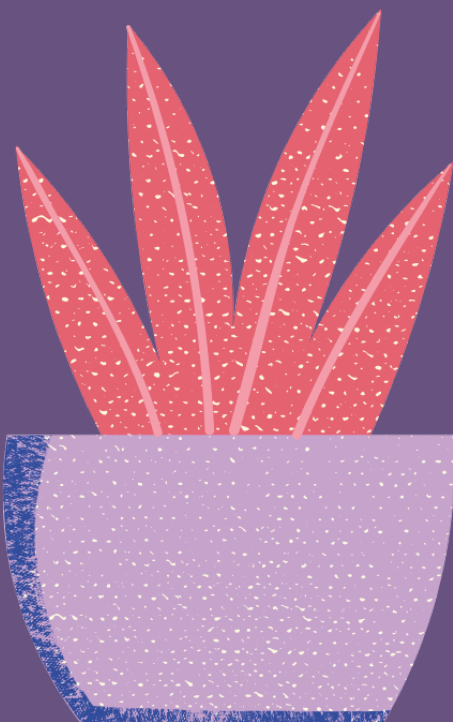
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board members..... 13      donors..... 15



# Our Mission

My Sisters' Place is committed to ending homelessness by empowering women, families and others in Greater Hartford to achieve independence and stability in their community by providing housing and supportive services.





# Programs

The many programs offered by My Sisters' Place, Inc. (MSP) have one common goal. It is to break the cycle of homelessness while offering those in our care options for permanent, safe and affordable housing. MSP addresses existing homelessness by providing supportive housing and critical support services by qualified, compassionate staff while also addressing issues of equity and inclusion through programming such as Housing Mobility Counseling. All of our programs work to support our participants in achieving greater self-determination, independence and stability.

- **Permanent Supportive Housing** via 34 one- to three-bedroom apartments at Sue Ann Shay Place Apartments in Hartford, 30 one- bedroom apartments at Mary Seymour Place in Hartford and 15 “scattered site” units.

- **Targeted services** to children in our permanent supportive housing through our For the Love for Children Initiative, helping alleviate the challenges which accompany housing instability

- **Community residential programs** for men and women with psychiatric disabilities, helping them to live on their own in apartments throughout the Hartford area

- **Housing Coordination services**, which include housing search and tenant/landlord assistance; training in financial responsibility; outreach and referral services; and assistance in securing and maintaining housing, fiduciary programs that manage custodial accounts on behalf of individuals who are not ready manage their own finances, Young Adult Services (YAS) which provides support to youth who are aging out of the child welfare system and three rental assistance programs.

- **The Housing Mobility Counseling program** which provides mobility counseling, landlord outreach, and housing search assistance for eligible participants in the Section 8 Housing Choice Program (Section 8) and Rental Assistance Program (RAP). Services have a strong emphasis on mobility moves from areas of very low and low opportunity to areas of high and very high opportunity, with families with young children receiving priority access.



# Impact

From July 1, 2020 through June 30, 2021, My Sisters' Place (MSP) is proud to report the following:

- Over **690** men, women and children in the Greater Hartford region were assisted with their housing needs.
- MSP was awarded a contract valued at **\$800,000** from the Department of Housing to provide Housing Mobility Counseling in Greater Hartford. This contract allowed MSP to add 4.5 FTEs to its staff. During this time period MSP's Housing Mobility Counseling team worked with 114 individuals.
- More than **45** children and youth participated in our For the Love for Children Initiative. MSP offered **152** tutoring sessions, nine enrichment activities, two large scale events (back to school and holiday events) and also provided our child/youth participants and their parents/caregivers with extensive, individualized advocacy services that helped them respond to the rapid transition to virtual schooling presented by the COVID 19 public health crisis' impact on schooling as well as access necessary special education services.
- Sue Ann Shay Place Apartments received **\$90,375** in January 2021 from the Hartford Foundation for Public Giving and **\$70,070** from Connecticut Natural Gas Energy Efficiency Incentives to replace the boilers and **\$768,104** towards its capitalized operating reserve via the Corporation for Supportive Housing's Homeless Prevention Response Fund.
- **Hundreds** of volunteers gave of their time to orchestrate drives to collect food, toiletries, toys and diapers, helped beautify our grounds, and engaged with our parents and children in many other meaningful ways.
- MSP continued to respond to the ongoing **COVID-19** public health crisis. MSP continued to implement protocols to ensure the safety of our clients and staff and never ceased providing services, ensuring that those who need our essential services continued to receive them.



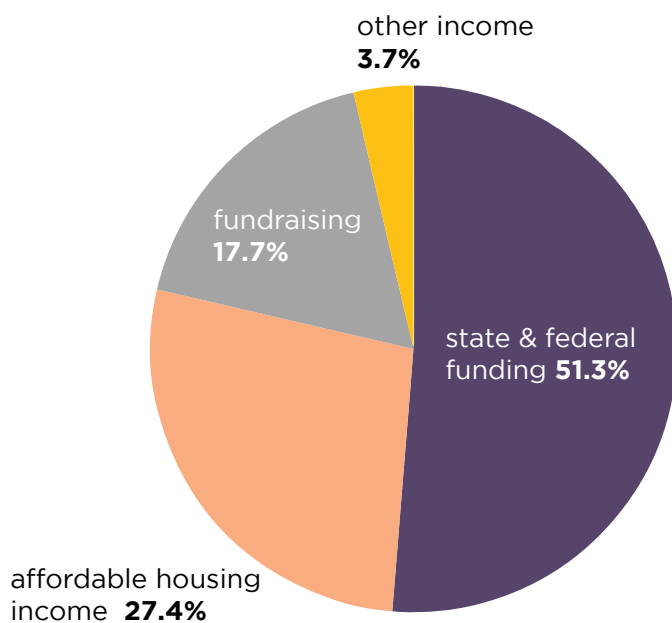
# Financials

## My Sisters' Place, Inc. | FY-2021

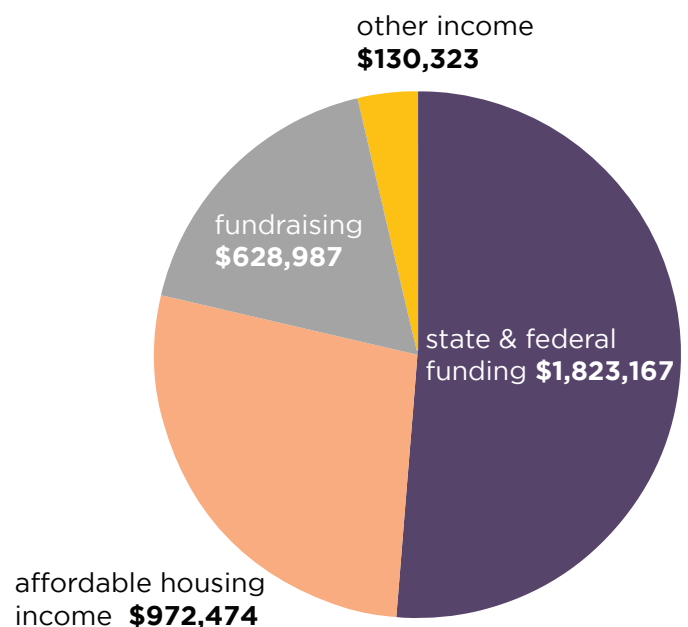
**income \$3,554,951**

state & federal funding	\$ 1,823,167	51.3%
affordable housing income	\$ 972,474	27.4%
fundraising	\$ 628,987	17.7%
other income	\$ 130,323	3.7%
<b>total</b>	<b>\$ 3,554,951</b>	<b>100%</b>

**income by source %**



**income by source \$**

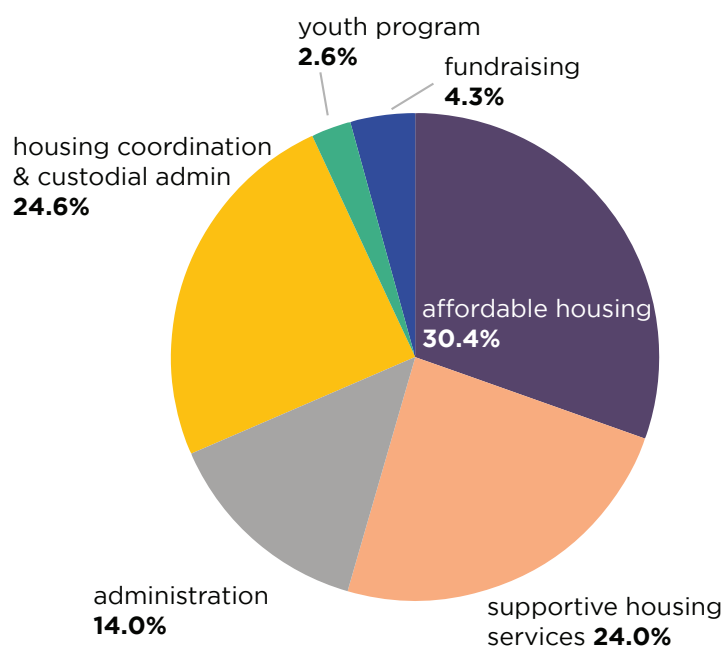


	6/30/21	6/30/20	FY-21 change
assets	\$ 14,977,944	\$ 14,764,308	\$ 213,471
liabilities	\$ 4,046,367	\$ 3,633,896	\$ 412,471
net assets	\$ 10,931,577	\$ 11,130,412	<b>\$ (198,835)</b>

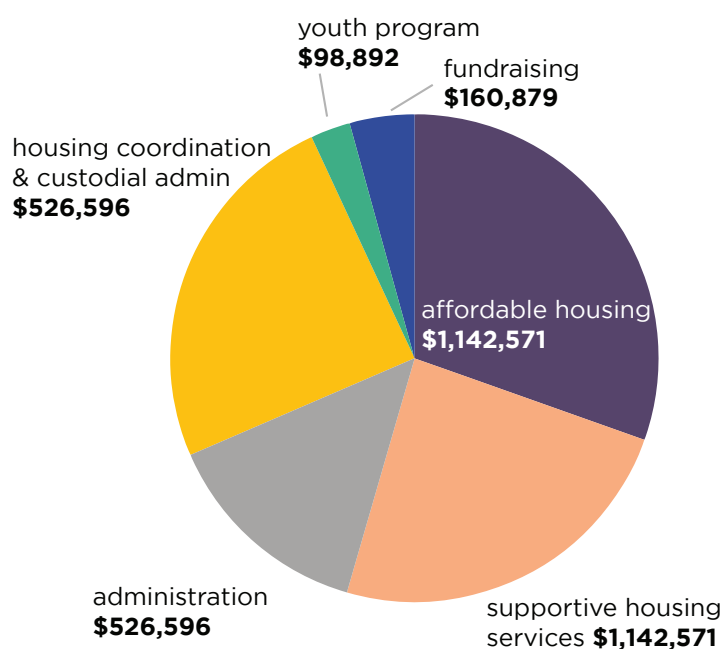
## expenses **\$3,753,786**

affordable housing	\$ 1,142,571	30.4%
supportive housing services	\$ 902,468	24.0%
administration	\$ 526,596	14.0%
housing coordination & custodial admin	\$ 922,380	24.6%
youth program	\$ 98,982	2.6%
fundraising	\$ 160,879	4.3%
<b>total</b>	<b>\$ 5,459,385</b>	<b>100%</b>

### expenses by source %



### expenses by source \$







**Board of Directors**

## Community Housing Advocates, Inc.

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--	--

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\*As of June 30, 2021    ^ Retired

*In 2018, My Sisters' Place decided to combine its operations with another long-standing Hartford organization, Mercy Housing and Shelter Corporation, to form Community Housing Advocates, Inc. My Sisters' Place continues to operate under its current name and maintains its own separate tax identity and 501(c)(3) status.*



**Thank You**  
Donors!



Gifts given from July 1, 2020 to June 30, 2021\*

## **Corporations, Businesses & Associations**

### **\$10,000+**

The Hartford Financial Services

### **\$5,000 - \$9,999**

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HCC Global Financial Products, LLC  
Raytheon Technologies  
Swiss Re Corporate Solutions  
Travelers  
Webster Bank

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Allied World Insurance  
Bank of America  
Charter Oak Temple Restoration Association, Inc.  
Connecticut Housing Finance Authority  
D'Esopo Funeral Chapels  
Harvard Pilgrim Health Care  
Limra International  
LPL Financial  
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J. Jill Compassion Fund  
J. Walton Bissell Foundation, Inc.  
SBM Charitable Foundation

### **\$5,000 - \$9,999**

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United Way of West Central Connecticut  
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Copper Hill United Methodist Women  
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First Church of Christ Congregational  
First Congregational Church  
New Jerusalem Church  
Sacred Heart Church  
Saints Isidore and Maria Parish  
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St. Paul's Evangelical Lutheran Church  
The Church of St. Dominic  
The Congregational Church in South Glastonbury  
The New Jerusalem COGIC  
Trinity Community Church of God  
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*In Honor of Women's History  
Month*  
Simsbury High School Women's  
Empowerment Club

### **In-Kind Contributions**

Alice Menald  
Amazon  
Andrew Meehan  
Angela Sum  
Avery Collins  
Carla Correia  
Children's Reading Partners  
Christina Lessard  
Colin Howard  
CT Trial Firm  
Darye L. Gordea  
David and Rona Gollob  
Diane Bengston  
Diane Owens  
Excelsior Lodge #3  
Family Partnerships of CT  
Frank and Elisabeth Hoisl  
Griffin Farley and Kristin Capaldo  
Hartford Athletic  
Jack Potter  
Jennifer C.  
Jennifer Lamoreux  
Joanne McCormick  
John and Lin Winter  
Jonathan Charleston  
Kamal and Juhi Agrawal  
Kara Capone  
Kathleen O'Neil  
Kathleen Shaw  
Kimberly Cannon  
Knit Two-Gether

Laura Moehringer  
Leslie Clark  
Luna Pizza  
Lynn Skoglund  
Madelina Williams  
Madeline Gregory  
Marc and Lucia Rome  
Margaret Lawler  
Margaret Wilcox  
Martha Leonard  
Martin Kellogg Middle School  
Marva Patterson  
Matylda Biskupska  
Mayra Rosado  
Melissa Hayford  
NAFI  
Nancy Thomas  
Nicole Montipagni  
Pat Davis  
Philip and Carolyn Peterson  
Radical Joy for Hard Times  
Raytheon Women's Finance  
Committee  
Reshona Jessamy  
Robert and Lorena Capone  
Rose Marchion  
Shop Rite of East Hartford  
Shop Rite of Manchester  
Shop Rite of Vernon  
Suzanne Nolan  
Suzanne Vass  
Sylvia Kelly  
Ten Thousand Villages  
The Blackbaud Giving Fund  
Timothy Howard and Maureen  
Johnson  
Vivian Maeno-Zelinka  
W.B. Mason

\* This list represents those who supported My Sisters' Place throughout the fiscal year July 1, 2020 through June 30, 2021. Although this report has been carefully prepared, we recognize the possibility that errors may have been made and apologize for any misspellings or omissions.