

**BOLEY CENTERS, INC. 2009 ANNUAL REPORT**



**Boley**  
**CENTERS**

*CHOICE • WELLNESS • INTEGRATION*

**R E C O V E R Y**

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Gary MacMath

## CHIEF OPERATING OFFICER

Miriam Williams

Dear Friends:

In a slow economy, the need for social services only increases based on the ever-growing demand of people in need. Many systems of government are operating with less money; this in return has resulted in Boley Centers losing significant funding that has affected the lives of the people we serve. We have cut, slashed and reorganized services as best and as responsibly as we can in these challenging times. We continue to work to accelerate, strike and create opportunities for new growth!

◆Challenging times call for innovative thinking and organizations who are willing to explore more effective and efficient management strategies. For the past year, we have collaborated with Operation PAR to create Solutions for Administrative Services (SAS), a management services organization that will combine both agencies' Finance, Human Resources, IT, Property Management and Transportation services. The mission of SAS is to provide efficient and cost-effective administrative services to both agencies and for other not-for-profit social services agencies as well.

◆There was dancing in the hallways this month when we were informed that Boley Centers was awarded a \$2.3 million dollar Pathways Out of Poverty grant from the U.S. Department of Labor. The grant will employ ten staff to implement the program which will serve 225 young adults in the Mid-town area of St. Petersburg. Nineteen agencies, institutions and employers came together to formulate this winning proposal.

◆Twin Brooks Apartments opened in the summer, providing 14 people who have a mental illness and extremely low income with brand new one bedroom apartments. This HUD 811 project ensures that the residents pay no more than one-third of their income for rent.

◆In 2009 we received several funding awards that will be keeping us busy this upcoming year. The Capitol Improvement grant we received from the Veterans Administration, coupled with funds from the City of Clearwater and Boley Centers, is allowing us to begin the renovation of our Covert Apartments. This complex was purchased in the 1980s and will get a much needed face lift. Once completed, the project will provide transitional housing to 13 veterans who have a disability and are homeless.

◆We purchased two parcels of property for continued affordable housing expansion. Broadwater Place will eventually provide 44 units and Laurel Trace nine units of housing. Funding applications have been submitted for both parcels. Broadwater Place Phase I will provide housing for 12 people who are chronically homeless. Initial funding for this project has been secured by the State of Florida's Homeless Housing Assistance Grant and the Federal Home Loan Bank of Atlanta.

◆The U.S. Department of Housing & Urban Development's Neighborhood Stabilization Program, funded through the City of St. Petersburg, has allowed us to purchase Burlington Garden Apartments. This 20-unit complex in mid-St. Petersburg was previously in foreclosure. Boley Centers' complete rehabilitation of the property will result in a "green" project which will provide housing to 15 individuals who are chronically homeless. The remaining units will be reserved for people with very low income.

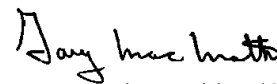
◆Speaking of green – our Robert Pitts Villas will soon be breaking ground. This project is slated to be certified "green" by the National Association of Home Builders. Robert Pitts Villas will provide 16 units of affordable housing to people with severe and persistent mental illnesses.

As we enter our 40th year of service to our community, we will continue to look for innovative ways to keep Boley Centers and the people we serve moving forward through growth and recovery. Your continued support, along with that of the people we serve, our staff and Board of Directors, helps us to carry out our mission during these extraordinary times.

Very Sincerely,



Cynthia McCormick, Chairman



Gary MacMath, President/CEO



# BUILDING HOPE & TRUSTED RELATIONSHIPS

**BOLEY CENTERS' MISSION IS TO ENRICH THE LIVES OF PEOPLE IN RECOVERY BY PROVIDING THE HIGHEST QUALITY TREATMENT, REHABILITATION, EMPLOYMENT AND HOUSING SERVICES.**

**PEOPLE SERVED**

During fiscal year 08/09, over 2,300 people were served through Boley Centers' programs and housing services, including:

- ☞ 1,236 individuals and families resided within 916 units of Boley Centers' managed housing.
- ☞ 63 of our community's youth received life and leadership skills and 42 worked to increase their grade level or obtain their GED.
- ☞ 115 people were placed into employment.

**PROGRAM SUCCESSES**

- ☞ Boley Centers' Summer Youth Intern Program received 415 applications and was able to place 114 youth into summer jobs in both the public and private sectors. All of the youth combined worked a total of 17,868 hours and earned \$134,213.57.
- ☞ Boley Centers' Supported Education Program served a total of 43 men and women. Eighteen enrolled in higher education classes, including St. Petersburg College and the University of South Florida. There was also a full class of adults working to earn their GED through Boley's adult basic education classes. All have met the outcome goal of a grade C or higher, with most of them earning an A.
- ☞ During 2009, Boley Centers earned CARF reaccreditation for eligible programs and services. This is the seventh CARF accreditation for the Agency which currently has 14 program and service areas accredited.

**NEW FUNDING & FINANCING AWARDS**

|  |                    |
|--|--------------------|
| ☞ U.S. Department of Housing & Urban Development     |                    |
| Homeless Housing Renewals                            | \$ 2,161,256       |
| ☞ U.S. Department of Transportation                  | 115,965            |
| ☞ Housing Opportunities for People with AIDS         | 899,900            |
| ☞ Broadwater Apartments                              |                    |
| Homeless Housing Assistance Grant                    | 480,000            |
| Federal Home Loan Bank of Atlanta                    | 154,535            |
| ☞ Rehabilitation of Covert Apartments                |                    |
| U.S. Department of Veterans Affairs                  | 94,015             |
| City of Clearwater                                   | 128,198            |
| ☞ Pinellas County Homeless Funding                   | 55,354             |
| ☞ City of St. Petersburg                             |                    |
| Neighborhood Stabilization Program                   |                    |
| (Burlington Garden Apartments purchase & renovation) | 1,699,215          |
| Summer Youth Intern Program                          | 190,000            |
| Social Action Funding                                | <u>28,000</u>      |
| <b>TOTAL NEW FUNDING &amp; FINANCING AWARDS</b>      | <b>\$6,006,438</b> |

**Clive's Story**



For more than 15 years, Clive heard voices. He was not taking his prescribed medication; instead self-medicating through his use of drugs and alcohol. He regularly found himself in and out of the hospital and frequently felt suicidal. Simply put, his schizophrenia overtook his life.

Seven years ago at a time when Clive was pretty down and out, he was baker-acted and admitted to St. Anthony's hospital where he met Dr. Randall Hemsath. While there, Dr. Hemsath helped him get appropriate services for his illness and a temporary stay at PEMHS. Soon after, he was introduced to Boley Centers' FACT Team. The FACT Team utilizes a multi-disciplinary team approach, providing intensive community-based services and maintaining close contact with the men and women served. The FACT Team is available 24-hours per day, seven days per week, 365 days per year.

At first Clive did well on the FACT Team but then he experienced a setback and went back to drinking. Staff worked with him to pick up the pieces and get back on track. They helped him to gain admission to Progressive Health Center in Louisiana where he stayed for three months to get help with his alcohol addiction.

With the support of the FACT Team and his sister, he has remained alcohol-free for one year, out of the hospital for three years and off of drugs for five years. Six months free is a common goal for many people; Clive has surpassed this. This marks tremendous success for him.

For six years Clive has maintained an apartment in the community and in a few short weeks, he will be moving to one of Boley Centers' permanent housing facilities, Forest Meadows Apartments. Clive is looking forward to this.

Now on newer medication, Clive has not heard voices for over three years – that is a first for him and he is enjoying that freedom. He would like to go back to working part-time for a local brake repair shop. In the meantime, Clive is focusing on his upcoming move, meets with staff from the FACT Team weekly and enjoys creating artwork and spending time with friends.

**BOLEY CENTERS' VISION IS TO SET THE STANDARD AS AN  
INNOVATIVE LEADER FOR THE SERVICES WE PROVIDE.**

**COMMUNITY BENEFIT & OUTREACH**

- ☞ During 2009, Boley Centers' Cultural Competency Committee implemented a global charitable initiative, Heifer International, whose mission is to work with communities to end hunger and poverty and care for the earth. Despite our strained economy, staff managed to collect roughly \$1,000.00.
- ☞ Coordinated the Florida ADA Leadership Network as the State Affiliate of the Disability and Business Technical Assistance Center.
- ☞ Boley Centers' Training Department provided Crisis Intervention Training classes for approximately 70 Pinellas County Law Enforcement Officers.
- ☞ Provided advocacy for persons with disabilities by serving on the Florida Housing Coalition Board of Directors, Florida Supportive Housing Coalition Board of Directors, Florida Building Code Commission Accessibility Advisory Council and Technical Assistance Council and St. Petersburg College Interpreter Training Program Advisory Committee.
- ☞ Served as a consultant to the City of St. Petersburg, Hillsborough County and the City of Tampa on the Americans with Disabilities Act.
- ☞ Provided food baskets for four families in need during Thanksgiving and food baskets, toys and holiday gifts for five families in need during Christmas.
- ☞ Provided leadership for the Pinellas County Homeless Coalition annual homeless count and had 10 staff members and 24 consumers participate as surveyors.
- ☞ Member of Pinellas County Homeless Leadership Network.
- ☞ Member of Pinellas County Coalition for the Homeless.
- ☞ Member of Pinellas County Low Income Housing Network.
- ☞ Member of Caring and Sharing Center for Independent Living.
- ☞ Held two agency blood drives.
- ☞ Served Thanksgiving dinner to 300 consumers and their family members.
- ☞ Held Boley Centers' 27<sup>th</sup> Annual Jingle Bell Run, attracting over 3,000 participants and Boley Centers' 4th Annual Golf Tournament, attracting 80 golfers.
- ☞ Boley Centers' Support Services Team, made up of eight men, donated their time and funds to prepare a meal for 150 people at the Ronald McDonald House in St. Petersburg. From shopping to cleaning up after, they did it all!
- ☞ Held two community-based open houses for two of Boley Centers' newest facilities - Morningside Safe Haven and Grove Park Village.
- ☞ Boley Centers was named as the first provider of continuing education for Certified Psychiatric Rehabilitation Practitioners in Florida.
- ☞ Held 2nd Annual Wellness Fair at the Mary R. Koenig Center, promoting both physical and mental health. The fair included meditation, chair massages, a nutritional lunch and information booths.



- |                                   |                                       |
|-----------------------------------|---------------------------------------|
| Algalana Douglas                  | Johnny Jones                          |
| Andrea Liss                       | Juanita McGarrity                     |
| Andrea Scott                      | Kathryn O'Keeffe                      |
| Anne Smith                        | Kyle Norberg                          |
| Bed Bugs & Beyond                 | Larry & Nancy Simmons                 |
| Bob & Jennie Yeager               | Lindsey Refrigeration & A/C           |
| Boley Angels                      | Lu Anne Frolick                       |
| Bouchard Insurance                | Madeleine Sayles Cole                 |
| Bruce & Jerri Crawford            | Magdalene Lepaki                      |
| Canterbury Trust                  | Marc Blackwood                        |
| C. Marilyn Latus                  | Marcia Lee Stroud                     |
| Celia Hall                        | Marisa Hoke                           |
| Celma Louise Mastry               | Marsha Fetchik                        |
| Center Pharmacy                   | Marty & Kathryn Juarez                |
| Charlotte Krizek                  | Mr. & Mrs Alfred Budd                 |
| Chris' Painting                   | Mr. & Mrs. Thomas Christensen         |
| Cindy McCormick                   | Mr. & Mrs. Harold Winner              |
| Coca-Cola                         | Mr. & Mrs. Horst Teine                |
| Commercial Insurance Managers     | Mr. & Mrs. Vance Wegner               |
| David & Christine Christenson     | Mr. & Mrs. WF Davenport               |
| David Jelaso                      | Mrs. Catherine Naabe                  |
| Dex Imaging                       | Mrs. Katherine North                  |
| Dianne Franz                      | Mutual of America                     |
| Donald & Judy Turnbaugh           | Nancy Recvlohe                        |
| Donna Warlick                     | Nancy Rosevear                        |
| Dorothy Brown                     | Noelle Norvell                        |
| Dr. Randolph Hemseth              | Pasadena United Methodist Church      |
| Dyrees Sweeney                    | Paula Hays                            |
| Ellen Thompson                    | Peter McNamara                        |
| Elliott & Dianne Steele           | Rose Parker                           |
| Frank & Dorothy Harff             | Rutland Bussey                        |
| Frank & Joan Geiger               | Sally Poynter                         |
| Gary & Marcy MacMath              | Sandra Harris                         |
| Gerald Becker                     | Sandra Heins                          |
| GFWC St. Petersburg               | Sheryl Henderson                      |
| Gregory, Sharer & Stuart          | Stanley Capistrant                    |
| GTE FCU Charitable Foundation     | Stephen & Cecelia Lessaro             |
| Helen Coiro                       | Susan Oliver                          |
| Helen Thompson                    | Synovus Bank                          |
| Homeywell Hometown Solutions      | Theresa & Marie Sarto                 |
| Humana                            | Thomas & Kimberly Maldonado           |
| Inspect 2001                      | W.R. Mickey Carpet Brokers            |
| James & Joan VanMiddlesworth      | Walker Eggers                         |
| Jean Scheff                       | Wallace, Welch & Willingham, Inc.     |
| Joan Petronella                   | Wayman Barrett                        |
| John & Gloria Rogers              | Wedding & Stephenson Architects, Inc. |
| John T. Hebert, The Mallard Group | West Coast Fence Corporation          |

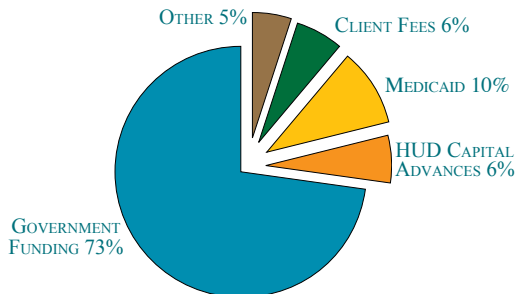
**FISCAL YEAR 2009**

- ☞ Increase in net assets: \$1,402,870
- ☞ Total assets: \$30,736,015
- ☞ Total revenues: \$19,885,563
- ☞ Administrative expenses as a percent of total expenses: 11.29%

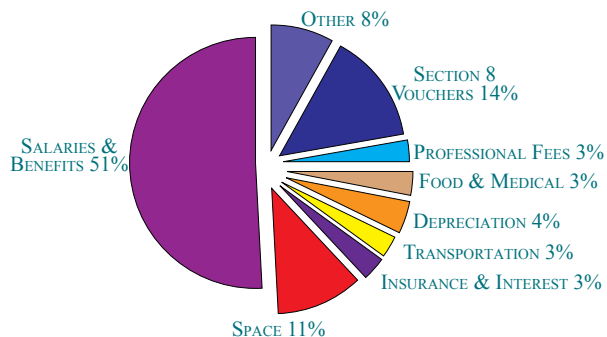
**FUNDING SOURCES**

- ☞ Agency for Health Care Administration
- ☞ Bessie Boley Foundation
- ☞ Boley Angels
- ☞ Central Florida Behavioral Health Network
- ☞ City of Clearwater
- ☞ City of St. Petersburg
- ☞ City of Tampa
- ☞ Federal Home Loan Bank of Atlanta (through local member, Synovus Bank)
- ☞ Florida Department of Children & Families
- ☞ Florida Department of Education
- ☞ Florida Department of Elder Affairs
- ☞ Florida Department of Juvenile Justice
- ☞ Florida Department of Transportation
- ☞ Florida Health Partners, Inc.
- ☞ Neighborhood Lending Partners, Inc.
- ☞ Operation PAR
- ☞ Pinellas County Human Services Department
- ☞ Pinellas County Coalition for the Homeless
- ☞ Pinellas County Department of Justice & Consumer Services
- ☞ Pinellas County Schools
- ☞ St. Anthony's Health Care
- ☞ St. Petersburg Housing Authority
- ☞ Syracuse University
- ☞ U.S. Department of Housing & Urban Development
- ☞ U.S. Department of Labor
- ☞ Westat, Inc.

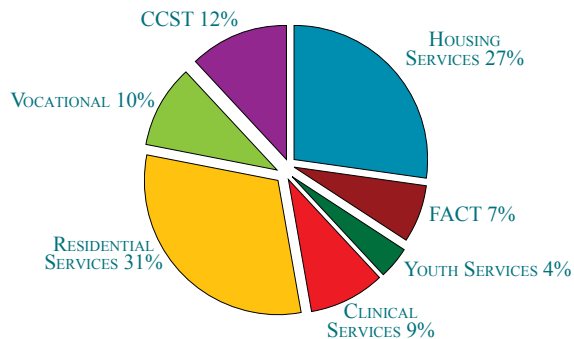
**REVENUES 08/09**



**EXPENSES 08/09**



**PROGRAM EXPENDITURES 08/09**



**EMPLOYEE RECOGNITIONS**

Kyra Santiago, Agency Employee of the Year  
 Cynthia Oates, Supervisor of the Year  
 Verbenia Wells, Esther Thorpe Team Spirit Award

- Douglas Erdman - 15 Years of Service
- Patricia Hart - 15 Years of Service
- Nancy Rosevear - 15 Years of Service
- Neil Scott - 15 Years of Service
- Kelvin Stewart - 15 Years of Service
- Dorothy Fehr - 15 Years of Service
- Alphonso Cohen - 20 Years of Service
- Mamie Green - 25 Years of Service
- Marcy MacMath - 25 Years of Service
- Brenda Peters - 25 Years of Service

## BOLEY CENTERS' SERVICES

- Americans with Disabilities Act Consulting & Technical Assistance
- Community Employment Services
- Enhanced Community Residences
- Florida Assertive Community Treatment (FACT) Team
- Follow Along Services
- Housing Voucher Programs
- Job Support Program
- Medication Management
- Outpatient Counseling
- Permanent Housing Opportunities
- Psychiatric Care
- Psychosocial Rehabilitation
- Reconnecting Youth Program
- Residential Forensic Alternative Programs
- Safe Havens
- Shelter Plus Care
- Specialized Group Homes
- Summer Youth Intern Program
- Supervised Apartments
- Supported Education Program
- Supported Employment Services
- Supported Housing
- Transitional & Permanent Homeless Housing
- Work Evaluation

Established in 1970, Boley Centers, Inc. is a private, not-for-profit organization serving individuals with mental disabilities, the homeless and youth. Boley Centers' mission is to enrich the lives of the people we serve by providing the highest quality treatment, rehabilitation, recovery, employment and housing services. Each year, thousands of individuals are helped to achieve their highest level of independence.

With 42 housing and service center locations scattered throughout Pinellas County, the Organization provides a wide variety of treatment, rehabilitation and vocational services; a network of living opportunities in community residences and apartments; and a large staff of people dedicated to improving the lives of individuals with disabilities.

Boley Centers' residential options - from highly structured group homes to permanent, supported apartments - provide affordable, attractive, safe living opportunities for over 1,200 individuals, making Boley Centers a leader in residential services and housing opportunities in the southeast.



*Boley Centers, Inc. is accredited by CARF for fourteen of its programs and services.*



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St. Petersburg, FL 33713

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