ADMINISTRATION
Rowan House
325 N. 39th Street
Philadelphia, PA 19104-4656
Phone: 215-382-7523 x0
Fax: 215-386-6290

COMMUNITY DEVELOPMENT
Phone: 215-382-7523 x250
Fax: 215-689-0116

POLICY
Phone: 215-382-7523 x264
Fax: 215-386-6290

SHELTER & SERVICES
3902 Spring Garden Street
Philadelphia, PA 19104-4655
Phone: 215-382-7523 x210
Fax: 215-349-7099

EMPLOYMENT TRAINING
Families First
3039 Warren Street
Philadelphia, PA 19104-4642
Phone: 215-382-7523 x233
Fax: 215-382-1940

Email: pec@pec-cares.org

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People’s Emergency Center
I am proud to present this report on the activities of People’s Emergency Center (PEC) from July 1, 2008 to June 30, 2009.

The past year remained a trying one for families, businesses, and social service organizations, including PEC. The nation’s economic contraction and aftershocks kept financial worries at high levels. While some sectors of the economy did begin to recover, unemployment and the fear of unemployment continued to affect tens of millions of Americans. For homeless women, a bad situation was made worse as job opportunities continued to shrink.

In spite of these conditions, PEC maintained all of our core services, including emergency and transitional housing, education, employment training and assistance, parenting classes, children’s programs, technology initiatives, and neighborhood revitalization activities. We were able to meet the needs of our residents and the larger community so successfully because of our extraordinarily dedicated board and staff members, outstanding partner organizations, and meticulous management of public and private funding.

On the capital projects front a key highlight included the opening of Bernice Elza Homes, a six-unit affordable rental housing development for teen mothers leaving foster care. I hope you saw the terrific story on the dedication of these units in the Philadelphia Inquirer.

This past year our policy efforts were focused on homeless children. PEC’s policy work led to the formation of the Children’s Work Group, a collaboration between the City of Philadelphia and the Family Service Providers Network.

The biggest organizational news in 2009 was almost two years in the making. After careful planning and preparation we combined the People’s Emergency Center Community Development Corporation and PEC into a single organization with a unified board of directors. This important management action means that we are now operating with more a collective budget and more focused oversight.

This will be my last letter as president of PEC. After 27 years with an organization I love as much as my own family, I will be stepping down on July 1. It has been an honor to help steer PEC from a shelter for a half-dozen families to one of the city’s highly regarded nonprofit social service agencies.

I am most proud of the hundreds of homeless families that we helped at PEC who today are independent. Formerly homeless children are succeeding in high school, and a number have gone on to college. I have been truly blessed to encounter so many good people who have overcome such extraordinarily difficult circumstances. They are an inspiration to all of us.

Thanks to each of you for your interest and support over these many years; you will always have my deep gratitude.

Sincerely,

GLORIA GUARD
President
PEC provided emergency and transitional housing for 160 families with 254 children during fiscal year 2008-2009. More than a quarter of these families—45—moved into permanent affordable rental housing during the period. Our Parent-Child Education Program provided parenting education for 47 adult residents and 177 afterschool sessions for 34 school-aged children. Our Job Opportunities and Business Skills (JOBS) Program helped 21 unemployed clients obtain jobs and assisted four others in moving on to college. These figures are notable in the context of the tight job market and overall economic uncertainty.

**JANAE’S STORY**

Janea is 18-years old. She was physically abused and has her own history of substance abuse as a teen. Janea and her young son were placed in our shelter by the Department of Human Services in June 2009. While here, she benefitted from intensive weekly case management. As a result of this guidance and her own determination she graduated from high school and moved into permanent housing. Janea has set a number of goals for herself, including a stable career and, eventually, her own home.

The inspiration for Rowan House came from Rena Rowan Damone, famous fashion designer, businesswoman, and philanthropist. In 1995 she donated $1.5 million to create Rowan House through the Rena Rowan Foundation for the Homeless. This past fiscal year Rowan House (operated by PEC) provided transitional housing for 53 families with 96 children. More than half of these families —28—moved into permanent housing, while the remaining families are expected to obtain permanent housing in the coming year.
STRENGTHENING COMMUNITIES

Saunders Park Greene
On May 18, 2009, the Saunders Park steering committee—Saunders Park Neighbors, Penn Presbyterian Medical Center, the Pennsylvania Horticultural Society, and PEC—hosted a ribbon-cutting ceremony to celebrate the most recent stage in Saunders Park Greene’s continuing transformation. With financial support from Bank of America and help from Councilwoman Jannie Blackwell, West Powelton Concerned Community Council, Powelton Village Civic Association, and UC Green, the steering committee was able to bring new trees, landscaping, signs, and other improvements to this inviting and beautiful park.

Lancaster Avenue Changes
Key improvements on Lancaster Avenue include our successful recruitment of Villa, a well known regional urban apparel chain. Mayor Michael Nutter and Councilwoman Jannie Blackwell heralded the Grand Opening in 2008. Down the street at the six way intersection of 40th and Lancaster, PEC worked with Hoagie City to remove a 40-foot wide billboard and 30 illegal signs and to restore the facade of the historic bank building at this crucial gateway. We also broke ground on Fattah Homes I, our first mixed-use development on Lancaster Avenue, due to be completed in July 2010. Taken together, this investment of more than $3 million has been a mini renaissance at this intersection.

Digital Inclusion
We provided computer skills training and refurbished personal computers to participants in our Sixth Grade Stars program and our Teen Technology Program. We also began work with a number of partners on bringing affordable broadband access to low-income residents throughout our area. Since 2003, the Digital Inclusion program has served over 1,000 teens, sixth grade students, and community members.

Precious Places Film Project with Scribe
PEC worked with Scribe, a local non-profit, and a team of community members, including Teen Technology participants, to create an eight minute film on the history of the Lancaster Avenue Business Corridor and the 1965 visit of Dr. Martin L. King to the intersection of 40th Street and Lancaster Avenue. The project premiered at the International House on March 16, 2009 and can be accessed on our website. Visit www.pec-cares.org and click on “Community Development” to watch the video.
DRIVING CHANGE

PEC plays a leading public policy advocacy role by addressing homelessness and housing issues with the help and commitment of many dedicated partners.

In 2008–2009 we helped create the Children’s Work Group, an alliance committed to helping homeless children between the City of Philadelphia and the Family Service Provider Network. We also produced a number of publications and community forums to increase public awareness about homelessness.

We worked with the Family Service Providers Network to develop Promising Practices for Agencies Serving Homeless Students, which was recognized as a national best practice by the National Center for Homeless Education.

In March 2009 we provided testimony at a Congressional hearing about America’s Youngest Outcasts, a national report card on homeless children. Our accomplishments were recognized by the City of Philadelphia with a resolution to recognize Homeless Children’s Day.

SERVICES PROVIDED

EMERGENCY SHELTER SERVICES
- Emergency Shelter Nights - 18,542
- Average Nightly Census - 51 families
- Meals to Shelter Residents - 55,626

3902 SPRING GARDEN TRANSITIONAL HOUSING
- Transitional Housing Nights - 10,857
- Average Nightly Census - 30 families
- Meals to Transitional Housing Residents - 32,571

ROWAN HOUSE
- Transitional Housing Nights - 22,705
- Families Served - 53

SERVICE TOTALS
- Total Nights - 52,104
- Total Meals Served - 88,197
- Average Nightly Census - 143 individuals

CASE MANAGEMENT
- Families served - 160
- Teens (unaccompanied minors) - 33

PARENT-CHILD EDUCATION PROGRAM
- Adults Enrolled - 47
- Parent/Child Workshops - 321
- Parent/Child Outings - 16
- Parent/Child Interactive Sessions - 231
- After School Participants - 34
- After School Program Sessions - 177
- After School Special Activities & Outings - 65

EMPLOYMENT PROGRAM
- Parents Enrolled - 93
- Job Placement - 21
- Participants who retained employment for 6 months or more - 10
PEC FUNDERS

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Regional Housing Legal Services
## People's Emergency Center

### Statements of Financial Position
**June 30, 2009 and 2008**

#### ASSETS

<table>
<thead>
<tr>
<th></th>
<th>2009</th>
<th>2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash and Cash Equivalents</td>
<td>$1,269,817</td>
<td>$1,131,584</td>
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<td>Cash Advances</td>
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<td>Due From Related Parties</td>
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<td><strong>Total Current Assets</strong></td>
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<td><strong>2,178,250</strong></td>
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<td>Property and Equipment, Net of Accumulated Depreciation and Amortization (2009 - $2,436,402; 2008 - $1,602,529)</td>
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<td>1,266,442</td>
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<td>Deposit on Real Estate</td>
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<td>Mortgage Receivable, Related Party</td>
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<td><strong>Total Other Assets</strong></td>
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<td><strong>Total Assets</strong></td>
<td><strong>$ 4,479,731</strong></td>
<td><strong>$ 4,099,971</strong></td>
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#### LIABILITIES AND NET ASSETS

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<thead>
<tr>
<th></th>
<th>2009</th>
<th>2008</th>
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<tbody>
<tr>
<td>Accounts Payable</td>
<td>68,600</td>
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<td>Accrued Expenses</td>
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<td>Client Deposits</td>
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<td>Deferred Revenue</td>
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<td><strong>Total Current Liabilities</strong></td>
<td><strong>789,090</strong></td>
<td><strong>526,296</strong></td>
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<td>Long-term Debt, Less Current Portion</td>
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<td>500,000</td>
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<td><strong>Other Liabilities</strong></td>
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<td>Grant Obligation</td>
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<td><strong>500,000</strong></td>
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<td><strong>Net Assets</strong></td>
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<td>Unrestricted</td>
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<td>2,434,092</td>
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<tr>
<td>Temporarily Restricted</td>
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<td>139,583</td>
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<td><strong>Total Net Assets</strong></td>
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<td><strong>2,573,675</strong></td>
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<td><strong>Total Liabilities and Net Assets</strong></td>
<td><strong>$ 4,479,731</strong></td>
<td><strong>$ 4,099,971</strong></td>
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</table>

### Statements of Activities
**June 30, 2009**

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<tr>
<th></th>
<th>Unrestricted</th>
<th>Temporarily Restricted</th>
<th>Total</th>
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<tbody>
<tr>
<td>Support and Revenue</td>
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<tr>
<td>Government Contracts</td>
<td>$ 4,191,221</td>
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<td>$ 4,191,221</td>
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<td>Contributions and Grants</td>
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<tr>
<td>Foundations, Corporations and Events</td>
<td>514,543</td>
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<td>581,543</td>
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<td>Individuals and Groups</td>
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<td>United Way</td>
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<td>Rent Subsidy - Related Party</td>
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<td>Management Fees From Related Parties</td>
<td>980,124</td>
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<td>Rent - Transitional Housing</td>
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<td>Rental Income</td>
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<td>Interest Income</td>
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<tr>
<td>Other</td>
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<td><strong>Subtotal Support and Revenue</strong></td>
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<td><strong>6,939,240</strong></td>
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<td>Net Assets Released From Restrictions</td>
<td>57,916</td>
<td>(57,916)</td>
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<td><strong>Total Support and Revenue</strong></td>
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<td>Expenses</td>
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<td>Program Services</td>
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<tr>
<td>Supportive Services</td>
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<td>2,311,302</td>
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<tr>
<td><strong>Total Expenses</strong></td>
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<td>-</td>
<td><strong>7,072,162</strong></td>
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<tr>
<td>Increase (Decrease) in Net Assets</td>
<td>(132,922)</td>
<td>9,084</td>
<td>(123,838)</td>
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<tr>
<td><strong>Net Assets - Beginning of Year</strong></td>
<td><strong>2,239,040</strong></td>
<td><strong>139,583</strong></td>
<td><strong>2,378,623</strong></td>
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<tr>
<td><strong>Net Assets - End of Year</strong></td>
<td><strong>$ 2,097,034</strong></td>
<td><strong>$ 148,667</strong></td>
<td><strong>$ 2,245,701</strong></td>
</tr>
</tbody>
</table>
# ASSETS

**Current Assets**
- Cash and Cash Equivalents: $1,657,570
- Accounts Receivable: $548,593
- Retainage Receivable: $96,371
- Prepaid Expenses: $4,082
- Due From Related Parties: $59,902
- Total Current Assets: $2,366,518

**Property and Equipment, Net of Accumulated Depreciation**
- (2009 - $2,239,277; 2008 - $1,887,640): $8,271,361

**Other Assets**
- Note Receivable From Saunders Park, L.P.: $347,500
- Promise to Give, The PEC Foundation: $49,831
- Investment in Saunders Park General Partner: $44,831
- Mortgages Receivable, Related Parties: $212,600
- Loan Receivable - Saunders Park General Partner: $170,729
- Total Other Assets: $824,981

**Total Assets**
- Total Assets: $11,462,860

# LIABILITIES AND NET ASSETS

**Current Liabilities**
- Current Portion of Long-term Debt: $3,333
- Accounts Payable and Accrued Expenses: $231,151
- Due to Related Parties: $174,300
- Retainage Payable: $96,371
- Advances: $513,528
- Total Current Liabilities: $844,383

**Long-term Debt, Less Current Portion**
- $59,995

**Total Liabilities**
- Total Liabilities: $904,378

**Net Assets**
- Unrestricted: $10,494,970
- Temporarily Restricted: $63,512
- Total Net Assets: $10,558,482

**Total Liabilities and Net Assets**
- Total Liabilities and Net Assets: $11,462,860
In keeping with our mission, PEC seeks to honor and preserve the dignity, privacy and self-esteem of the families we serve. It is therefore our policy to carefully restrict access to our clients and their living quarters. As a rule, only PEC staff, partnering service providers and select volunteers will be allowed to interact with PEC mothers and children living on our premises. PEC’s policy is consistent with current child protection privacy laws.

<table>
<thead>
<tr>
<th>Contributions and Grants</th>
<th>2009 Unrestricted</th>
<th>Temporarily Restricted</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corporations</td>
<td>$ 427,414</td>
<td>-</td>
<td>$ 427,414</td>
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<tr>
<td>Foundations</td>
<td>124,735</td>
<td>-</td>
<td>124,735</td>
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<tr>
<td>Families First</td>
<td>282,788</td>
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<td>282,788</td>
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<tr>
<td>Imani Homes</td>
<td>278,211</td>
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<td>278,211</td>
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<tr>
<td>Digital Inclusion</td>
<td>117,281</td>
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<td>117,281</td>
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<tr>
<td>Commercial Corridor Revitalization</td>
<td>75,000</td>
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<td>Federal Home Loan Bank</td>
<td>16,380</td>
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<td>PAID</td>
<td>59,788</td>
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<tr>
<td>Bernice Elza</td>
<td>1,159,195</td>
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<td>1,159,195</td>
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<tr>
<td>Other</td>
<td>50,533</td>
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<td>50,533</td>
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<td>Playground Membership Fees</td>
<td>2,104</td>
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<tr>
<td>Interest</td>
<td>15,773</td>
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<td>15,773</td>
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<tr>
<td>AHP Revenue</td>
<td>3,334</td>
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<tr>
<td>Interest Discount from the PEC Foundation</td>
<td>14,068</td>
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<td>2,626,604</td>
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<tr>
<td>Net Assets Released from Restrictions</td>
<td>15,932</td>
<td>(15,932)</td>
<td>-</td>
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<td></td>
<td>2,642,536</td>
<td>(15,932)</td>
<td>2,626,604</td>
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<tr>
<td>Expenses</td>
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<td>Community Development Program</td>
<td>1,316,861</td>
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<td>Management and General</td>
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<td></td>
<td>1,833,664</td>
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<td>1,833,664</td>
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<tr>
<td>Increase (Decrease) in Net Assets</td>
<td>808,872</td>
<td>(15,932)</td>
<td>792,940</td>
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<td>Net Assets - Beginning of Year</td>
<td>9,686,095</td>
<td>79,444</td>
<td>9,765,542</td>
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<tr>
<td>Net Assets - End of Year</td>
<td>$ 10,494,970</td>
<td>$ 63,512</td>
<td>$ 10,558,482</td>
</tr>
</tbody>
</table>

This collage was developed by six different school students in collaboration with the Center for Emerging Visual Artists.