The People’s Emergency Center has been a terrific asset for the city of Philadelphia. They have provided housing for those in need, partnered with the City to open computer labs, and provided on-site healthcare services. I look forward to their continued success in improving people’s lives.

THE HONORABLE MICHAEL A. NUTTER
MAYOR, CITY OF PHILADELPHIA

The women and children who turn to People’s Emergency Center (PEC) have nowhere else to go. They have grown up in poverty and rarely had a home of their own. The greatest influence in their lives has been the poverty that created significant roadblocks that prevented them from acquiring an education, employment, and a safe and stable home.

PEC’s comprehensive service approach provides mothers and children with services, training, and other resources to obtain the skills they need to build their own foundation of success. Whether they achieve their goals by getting a GED, taking a new job, completing a training program, obtaining housing—or all of the above—PEC families break the cycle of poverty and start down the road to a more promising future. Just as significant, they leave PEC with the confidence and knowledge required to be better parents, employees, and community members.

PEC helps families recognize impediments and supports their efforts to remove those obstacles as they work towards achieving their goals. Our three centers—The Center for Parenting and Early Childhood Education, the Center for Employment and Training, and the Center for Digital Inclusion and Technology—enhance PEC’s housing resources and the neighborhoods along the Lancaster Avenue commercial corridor.

“A lot of families in this city are dealt a lousy hand. For decades, People’s Emergency Center has been there to serve those families, providing a pathway from chronic poverty to productive living. PEC not only helps families transform themselves, it provides them with the tools and resources to remain self-sufficient and successful.”

JEREMY NOWAK
PRESIDENT & CEO, WILLIAM PENN FOUNDATION

THE HONORABLE MICHAEL A. NUTTER
MAYOR, CITY OF PHILADELPHIA
A safe and stable living situation is a prerequisite for anyone working towards financial independence. Each year, PEC offers emergency, transitional and permanent housing for more than 220 women and their children.

When families turn to PEC, they gain access to a multitude of supportive services intended to help them achieve financial independence. Our experienced and compassionate case managers guide families through PEC’s comprehensive educational centers, which offer parenting classes, family therapy, afterschool and summer camp programs, employment training, and GED instruction.

Nineteen years ago, PEC’s leadership recognized the need to contribute to neighborhood revitalization efforts in the surrounding communities. These investments became a vital part of PEC’s comprehensive approach to improving our community, building vibrant neighborhoods and surrounding Lancaster Avenue with thriving small businesses, renovated homes, and ongoing cleanup projects. To date, PEC’s community development corporation has invested nearly $60 million in revitalization projects.

PEC’s free financial literacy and technology workshops are an integral part of community revitalization. Our Digital Inclusion program provides classes to young people and adults so they can develop the technology skills necessary to achieve success in the world today. More than 1,300 participants have completed the program and we have distributed more than 700 computers to neighborhood residents.

Families experiencing homelessness need a strong voice to lobby all levels of government to enhance services and initiate policy changes. PEC’s Policy Department is the bullhorn that amplifies their voices—voices that helped amend welfare law, advocated for housing vouchers, testified before Philadelphia City Council, the United States Senate and House of Representatives, created detailed publications for experts in the field, and organized the Family Service Provider Network, a regional advocacy and leadership group focusing on children and families experiencing homelessness.

Like State Farm, PEC understands that vibrant communities are the lifeblood of our society. It’s easy to see the positive change PEC has brought to West Philadelphia. We are proud to be a part of it.

SARAH BRUNER
STATE FARM, PUBLIC AFFAIRS SPECIALIST
Dear Friends:

Our first year working together at the helm of People’s Emergency Center was inspiring and energizing. We were truly inspired by the will to succeed displayed by our mothers despite the many challenges they have faced. We supported a young woman’s enthusiasm as she described the new career avenues she can pursue now that she has her GED. We shared in the excitement displayed by children as their family moved into its own apartment for the first time.

We were fortunate to witness such incredible transformations, and we felt tremendous gratitude for the chance to play a small part in facilitating positive developments in our clients’ lives. Our work challenged us, but our families do well because of the depth of talent and commitment throughout the organization, from the direct service staff to the board of directors.

This strength drives our efforts to continually improve the services we provide to our clients. PEC will continue to be this resource for the most vulnerable members of our community—families experiencing homelessness, but this year we also re-defined PEC as a broader community resource, complete with housing and educational centers, connected by the Lancaster Avenue corridor. Our programs have been reorganized into three comprehensive centers: The Center for Parenting and Early Childhood Education, the Center for Employment and Training, and the Center for Digital Inclusion and Technology. Program enrollment in these centers will not be limited to those residing in our 220 housing units but will be open to those in the community seeking new knowledge and skills to better their lives and those of their children.

We also began an ambitious neighborhood development planning process, called “Make Your Mark,” that invited our West Philadelphia neighbors to bring their needs and desires to the conversation. We are now poised to develop and implement a new plan with the community.

As has been the case at PEC for almost 40 years, our success is possible because of the generosity of our partners and supporters. We are privileged to have so many people willing to help fund the many projects we undertake and to volunteer their medical expertise, donate holiday gifts, school supplies and summer camp gear, and contribute other valuable assistance.

Seeing a community come together to help nurture families, strengthen neighborhoods and drive change is inspiring. Thank you all for continuing to support PEC’s mission.

Sincerely,

David Fryman
Farah Jimenez
Board Chair
President and CEO
By the Numbers
Of the 186 families and 41 teens experiencing homelessness who called PEC’s temporary emergency or transitional housing “home” this year nearly 30 percent—66 households—moved on to permanent housing.

JOBS Well Done
Parents who do not have a high school diploma or who are unemployed—like PEC’s parents—have little opportunity to improve their lives. We provided the support they need to advance and, in the 2010–11 fiscal year, 41 parents graduated from the Center for Employment and Training. Eight graduates obtained their GED and more than half the class found permanent employment. All 41 left the program with the self-confidence and skills they need to pursue careers that will provide for their families now and in the future.

Gloria’s Place
PEC’s primary housing facility at 3902 Spring Garden Street got a new face and a new identity. Following eight months of renovations, the remodeled facility was named “Gloria’s Place” in honor of PEC’s former president, Gloria Guard. In the late 1980’s, Guard spearheaded the renovation of this abandoned warehouse and is credited with turning it into a much needed home for families in need. It was the first facility in the area to provide emergency, transitional, and permanent housing in one place.

No Vacancy
In keeping with PEC’s commitment to converting underutilized spaces into vibrant ones, PEC opened Fattah Homes, a new mixed-use development at 40th Street and Lancaster Avenue featuring six homes for families with special needs and 1,650 square feet of retail space. Fattah Homes is named after long-time champion of homeless families, Congressman Chaka Fattah, and serves to meet the need for housing that accommodates family members with physical or mental disabilities.

This Does Compute
In order to continue our efforts to bridge the digital divide in Philadelphia, PEC is overseeing 20 new public computer centers in North and West Philadelphia. These centers provide internet access and computer training in the communities that need it most. Area residents of all ages come to take advantage of services such as homework help, resume building, employment research, and workforce training.

Speaking Up for Children Experiencing Homelessness
Taking action to protect homeless children, our policy experts developed the report: Philadelphia Children and Youth Experiencing Homelessness: Practical Strategies for Action. The report outlines the accessibility of health related services in Philadelphia and identifies gaps in service for homeless children. The recommendations will help ensure vulnerable children receive the vaccinations, medical and dental assessments and healthy meal plans they need.

Jannie’s Place
PEC opened Jannie’s Place, an environmentally-friendly, energy efficient and affordable housing facility in Mantua with 29 apartments for families ready to move into a permanent home of their own. This housing development is named after Councilwoman Jannie Blackwell, a tireless advocate for all people in need of a safe home.
Blight to Bigham
Work is underway on PEC’s upcoming housing development: Bigham Place. This seven-unit permanent housing facility will open in 2013 and will occupy previously vacant lots at 4226–32 Powelton Avenue, a major thoroughfare that connects our neighborhoods. This development will transform a main corridor through our neighborhood. Bigham Place is named for Ms. Helen Bigham, one of PEC’s original board members.

Wishes Granted
A $100,000 planning grant from Wells Fargo Regional Foundation will undoubtedly enhance PEC’s ability to provide for the needs of the neighborhoods along the Lancaster Avenue business district. PEC’s in-depth research and consultation with neighborhood residents will identify immediate community needs as well as lead to additional improvements in housing, transportation, commercial development and quality of life in the future.

Artists in Residence
4050–66 Haverford Avenue will transform from a vacant lot into 21 units of affordable housing with a focus on arts-related programming. Dynamically altering the block and the community, 4050 Apartments will include space that will serve as art studios, exhibition space, small classrooms and playrooms.

Crystal was six months pregnant when she and her young daughter came to PEC seeking emergency housing. A single mother without a high school diploma, she was unemployed and unsure how to rise to the task of being a mother, breadwinner and role model. Crystal was determined to get her GED and, with the support of her case manager, she enrolled in PEC’s Center for Employment and Training.

“There were times I didn’t feel like getting out of bed in the morning to go to classes,” Crystal says. “I thought of my daughter and the child I was carrying and I gained the strength I needed.”

Crystal’s spirit inspired her caseworkers, who would not let her quit and urged her on when she felt discouraged. Buoyed by her new support system, Crystal’s determination strengthened. Her focus sharpened. After she had her baby – another daughter – she returned to the program and received her GED in July. One formidable barrier blocking the door to employment had finally been lifted, and so was her spirit.

“Despite all the obstacles that tried to hold me back, I always came back ten times stronger,” she says. “I can see opportunities in front of me that were never there before. I can now look my daughters in the eye and tell them, if they believe in themselves and stay focused there is nothing they can’t accomplish.”

Crystal enrolled in cosmetology school this past September. While she takes her classes, her daughters attend an excellent day care program nearby. She moved from emergency to transitional housing, and is waiting to move into one of PEC’s permanent housing developments. In her heart, she carries the knowledge that she is doing everything she can to make life better for her family. “I thank PEC for believing in me, and for helping me believe in myself.”
It was once nothing more than a trash-strewn vacant lot, a neighborhood eyesore attracting crime and drug traffic. Today 20 energy-efficient apartment units await new residents in a pristine, environmentally friendly building. PEC opened Jannie’s Place in September, a new, sustainable, and affordable housing development in Mantua.

Jannie’s place is named after Councilwoman Jannie Blackwell, in recognition of her tireless commitment to families experiencing homelessness and her strong partnership with PEC.

Creating this new facility was truly a collaborative effort between PEC and the project’s funders—the Pennsylvania Housing Finance Agency, the Philadelphia Office of Housing and Community Development, the Philadelphia Office of Supportive Housing, the Philadelphia Redevelopment Authority, the Federal Home Loan Bank of Pittsburgh, and Valley Green Bank.

The building features a 5,000 square foot “green” roof that uses plant cover to lower temperatures and reduce the building’s energy consumption. Residents can take advantage of laundry facilities, a playground and a computer lab. Families will be able to move in over the next few months, and spend the 2011 holidays in their own apartments.

“...It has been rewarding to work with PEC and PECCDC, who have been leading the way in the transformation of West Philadelphia and truly developing properties with community needs in mind. I commend PEC for building a sustainable and stable environment for families to thrive in."

— THE HONORABLE CHAKA FATTAH
US REPRESENTATIVE, SECOND DISTRICT
PEC FUNDERS

CORNERSTONE
Broadband Technology Opportunities Program
City of Philadelphia
Department of Commerce
City of Philadelphia
Department of Human Services
City of Philadelphia
Office of Housing and Community Development
City of Philadelphia Office of Supportive Housing
City of Philadelphia
Redevelopment Authority
Commonwealth of PA
Department of Public Welfare
Mr. & Mrs. Vic Damone
Duane Morris LLC
Federal Emergency Management Agency
Local Initiatives Support Corporation
Pennsylvania Department of Community and Economic Development
Pennsylvania Housing Finance Agency
The Pew Charitable Trusts
Philadelphia Housing Authority
State Farm Insurance Companies
United States Department of Housing and Urban Development
United Way of Southeastern Pennsylvania
W. W. Smith Charitable Trust
Wells Fargo Foundation

KEYSTONE
Betty and Leo Balzereit Foundation
The Barra Foundation
Beneficial Bank
Bruce Kuklick & Elizabeth Block
Jannie & David Field
The Fischer Foundation
The John R. & Joanne Lewis Family Foundation
The Christophuder Ludwig Foundation
David & Leslie Matthews
PAID
Pennsylvania Housing Finance Agency
PUFFA
Rena Rowan Foundation for the Homeless
Linda Robertson
Stephen Hoch & Judith E. Tschirgi
Verizon
Sheila Willard

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ARAMARK
Elizabeth Archer
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& Daniel Austin
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Kathleen A. Burke
Chi Eta Phi Sorority (Theta Chapter)
Colman Family Foundation
Connelly Foundation
Diane & Stephen Cooper
Donna Cooper
Deborah Diamond Ph. D.
Diane & Robert DiSerafino
Dry Family Foundation
Fox & Roach Charities
Christina & David Fryman, Esq.
Bella S. & Benjamin H. Garb Foundation, Inc.
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Diana A. Steele & Eric Heyer
Stephen D. Kaye
The William M. King Charitable Foundation
Nancy Lanham
Lima United Methodist Church
Lincoln Financial Group Foundation, Inc
Chris R. Matthews
McMaster-Carr Supply Company
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Ralph Muller
Irving & Diane Nachamkin
Charles & Debra Ann O’Donnell
Michael & Daphne Parker
PECO Energy
Penn Liberty Bank
PA State Correctional Institution at Graterford
Philip Devon Family Foundation
Carolyn Picciotti
PNC Foundation
Poor Richard’s Charitable Trust
Radian Group, Inc.
Laura & Grant Rawdin
A. Reed Raymond
Lydia & Tom Sheckels
Jeffrey & Nancy Specter
Robert Silverman & Suzanne Snyder
Christine & Paul Tufano
United Health Care

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William & Karen Black
Blank Rome LLP
Marc D. Brookman Esq.
Ruth Brown
Calvary-Riverview Presbyterian Church
Rachel Chebelev
Chilmark Foundation
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Stephen & Mary Hinds
Intech Construction
Trudy Jackson
JBL Construction Services, Inc.
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Nicole S. Kimmel
Carol Fixman & Stephen Kobrin
Terese K. Kornet
William & Marjorie Kriebel
Susan M. Lee–Martin
Ann M. Lesch
Charisse R. Lillie
Nancy Weiss Malkiel
Franklin & Debra Marsteller
Charles E. Mather, III
Mats Land Transfer Services, Inc.
Brian & Meredith McCormick
Sonia M. Mendez
Merck Partnership for Giving
Amy & Christopher Nelson
Andrew & Michelle Olsen
Patriach Family Foundation
Deborah Pershing
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John Plocharski
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St. Vincent of the Grenadines Organization of PA
Frederick J. Strittmatter
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Kenneth Kopple
Donald & Vicki Kramer
David Mandell & Jamie E. Kudera
Penn Liberty Bank
PA State Correctional Institution at Graterford
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Jeffrey & Nancy Specter
Robert Silverman & Suzanne Snyder
Christine & Paul Tufano
United Health Care

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PAGE 13
# Consolidated Statement of Financial Position

**People’s Emergency Center**  
*June 30, 2011*

## Liabilities and Net Assets

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td><strong>Current Liabilities</strong></td>
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<tr>
<td>Long-term Debt, Current</td>
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<tr>
<td>Line of Credit, LISC</td>
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<td>Accounts Payable</td>
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<td>Accrued Expenses</td>
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<td>Retainage Payable</td>
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<td>Promises to Give, Current</td>
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<tr>
<td>Cash Advances</td>
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<tr>
<td>Cash, Client Account</td>
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<tr>
<td>Prepaid Expenses</td>
<td>$ 23,650</td>
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<tr>
<td>Due From Related Parties</td>
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<td><strong>Total Current Liabilities</strong></td>
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<tr>
<td><strong>Long-term Debt, Net of Current Portion</strong></td>
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<tr>
<td><strong>Other Liabilities</strong></td>
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<tr>
<td>Promises to Give, Long-term</td>
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<tr>
<td>Investment in Related Party</td>
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<tr>
<td>Loan Receivable, Related Party</td>
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<tr>
<td>Note Receivable, Related Party</td>
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<td>Mortgage Receivable, Related Party</td>
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<tr>
<td><strong>Net Assets</strong></td>
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<td>Unrestricted</td>
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<td><strong>Total Liabilities and Net Assets</strong></td>
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## Assets

<table>
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<td>Cash, Client Account</td>
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<td>Prepaid Expenses</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>Other Assets</strong></td>
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<td>Promises to Give, Long-term</td>
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<td>Investment in Related Party</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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<tr>
<td><strong>Total Assets</strong></td>
<td>$ 28,675,472</td>
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## Directors and Officers

- **Chair**
  - David Fryman, Esq.
  - Ballard Spahr, LLP
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  - Director, Small Business Initiatives
  - American Cities Foundation
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  - University of Pennsylvania Medical Center
  - Thomas Hutton
  - Deputy General Counsel
  - Independence Blue Cross
  - Gertrude Jackson
  - Assistant Vice President
  - Cigna Insurance Company (Retired)
**Sources of Income and Expenses**

**Support and Revenue**

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<thead>
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<th>Description</th>
<th>Unrestricted</th>
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<td>$ 5,317,341</td>
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<tr>
<td>Contributions and Grants</td>
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<tr>
<td>Foundations, Corporations and Events</td>
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<td>140,000</td>
<td>1,193,631</td>
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<td>Individuals and Groups</td>
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<td>United Way</td>
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<td>181,811</td>
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<tr>
<td>Rental Income</td>
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<td>Interest Income</td>
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<tr>
<td>Loss on Sale of Property</td>
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<td>(148,410)</td>
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<tr>
<td>Other</td>
<td>234,471</td>
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<td>234,471</td>
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Subtotal Support and Revenue 13,308,554 140,000 13,448,554

Net Assets Released From Restrictions 111,384 (111,384) -

Total Support and Revenue 13,419,938 28,616 13,448,554

**Expenses**

<table>
<thead>
<tr>
<th>Description</th>
<th>2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program Services</td>
<td>6,540,303</td>
</tr>
<tr>
<td>Supportive Services</td>
<td>748,298</td>
</tr>
<tr>
<td>Total Expenses</td>
<td>7,288,601</td>
</tr>
<tr>
<td>Increase (Decrease) in Net Assets</td>
<td>6,159,953</td>
</tr>
</tbody>
</table>

Net Assets - Beginning of Year 16,059,273 894,105 16,953,378

Net Assets - End of Year 22,190,610 $ 922,721 $ 23,113,331

**Sources of Income**

- **Government Contracts** 71%
- **Foundations** 7%
- **Corporations** 9%
- **Individuals & Groups** 2%
- **United Way** 2%
- **Other** 9%

Total 100%

**Functional Expenses**

- **Emergency, Transitional and Permanent Housing & Services** 35.6%
- **Community Development** 18.8%
- **Case Management** 8.5%
- **Parent-Child Education** 4.7%
- **Employment & Training** 9.8%
- **Development** 7.2%
- **Administration** 9.1%
- **Digital Inclusion/Technology** 6.3%

Total 100%