



Father Joe's Villages 

# ANNUAL REPORT 2019

**PREVENTING & ENDING  
HOMELESSNESS,  
ONE LIFE AT A TIME**

Working together to create a brighter  
future for our neighbors in need.





# LETTER FROM THE PRESIDENT

Since our humble beginnings as the St. Mary of the Wayside Chapel in 1950, Father Joe’s Villages has heeded the call to serve our neighbors experiencing homelessness. Today, Father Joe’s Villages is the largest homeless services provider in San Diego.

This enormous growth over 70 years is due, in part, to the innovative approach originated by Father Joe Carroll when he took the helm of the St. Vincent de Paul Center in 1982.

“The idea was simple, yet revolutionary: Identify the need in the community and ensure we have the services to meet those needs.”

At that time, service providers held an outdated conception of homelessness. The community believed that homelessness was experienced only by single men—not women or families. Additionally, they considered hard luck and addiction to be the only primary causes of homelessness—the barriers of health, mental illness, job skills, housing affordability and more were not yet considered.

As Father Joe and his team began listening to our neighbors about the struggles they were facing, he realized the need for comprehensive services—a “one-stop-shop”.


“With this cutting-edge concept in mind, Father Joe’s Villages developed a model of care that respects human dignity, supports basic needs, and restores essential life skills that allow our clients to lead productive lives off the streets.”

To this day, our programs respond directly and comprehensively to the needs of our community and they do so with Compassion, Respect, Empathy, Empowerment and Dignity.

As you read this annual report, I invite you to join us in recognizing our 70 years of service in San Diego and the many accomplishments we achieved in 2019—and throughout our history.

THANK YOU FOR YOUR  
DEDICATION TO OUR  
MISSION.

Yours in God’s Service to our Neighbors in Need,

 Deacon Jim F. Vargas, OFS  
President I CEO



“These people are truly our neighbors, not strangers. They are the next-door neighbor who is presently homeless... all we can do is help them.”

FATHER JOE CARROLL  
PRESIDENT EMERITUS

# COMMITMENT TO ACT

At Father Joe’s Villages, we witness the suffering of others and move to ACT. We continue to serve our community through...

- 1  
ACTING AS A VOICE FOR NEIGHBORS  
EXPERIENCING HOMELESSNESS:  
ADVOCACY
- 2  
ACTING TO HELP THOSE IN NEED FIND SELF-  
SUFFICIENCY THROUGH LIFE-SUSTAINING SERVICES:  
COMPASSIONATE CARE
- 3  
ACTING AS A SOLUTION TO HELP  
INDIVIDUALS OUT OF HOMELESSNESS:  
TRANSITION TO HOME



## ADVOCACY ▶▶

At Father Joe's Villages, we use our voice to advocate for effective change at the highest levels to secure a better future for San Diego's most vulnerable population. In 2019, Father Joe's Villages was an outspoken advocate supporting affordable housing for our neighbors experiencing homelessness.



## TURNING THE KEY

San Diego continues to face an affordable housing crisis. With an increasing number of individuals and families spending more than half of their income on housing, many are only a few paychecks away from homelessness.

That's why, over three years ago, Father Joe's Villages introduced our Turning the Key initiative to create 2,000 units of affordable housing dedicated to people overcoming homelessness.

### TERRY CASTER

Father Joe's Villages' mission is aided by the support of dedicated donors like Terrence Caster and his late wife Barbara Caster, founders of the Caster Group. Mr. Caster was so moved by the plight of his neighbors in need, he donated a landmark \$10 million to the Turning the Key initiative, supporting the construction of the initiative's second building and Father Joe's Villages' largest building in history, Saint Teresa of Calcutta Villa, beginning in 2020.

“ I think anyone who is conscious of [the issue of homelessness], should take the opportunity to step up and do something to help. ”

In 2019, Father Joe's Villages closed financing on two buildings that will end the homelessness of an estimated 600 neighbors. The 14-story tower, Saint Teresa of Calcutta Villa, will provide affordable housing for families, veterans and chronically homeless individuals.

Father Joe's Villages' first motel conversion project, Benson Place, will provide dignified studio apartments and comprehensive supportive services to people in need, including those with significant challenges such as mental illness and physical disabilities.

This 14-story building will pair affordable rent with supportive services, including health care, employment services, case management and more, to help people struggling with homelessness gain lasting independence.

“ I hope that many families and people living on the streets are touched by this project. ”

Through his substantial donation, Mr. Caster will help provide permanent homes for more than 500 people experiencing homelessness at a moment in time. Saint Teresa of Calcutta Villa will serve many more individuals over the building's lifetime.

## TOTAL AFFORDABLE HOUSING UNITS

# 1,169



### IN PIPELINE

Benson Place **82 units**  
St. Teresa of Calcutta **407 units**  
13th & Broadway **273 units**



### ALREADY OFFERED

16th & Market **136 units**  
Village Harvey Mandel **90 units**  
Village Place **50 units**  
15th & Commercial **107 units**  
Boulevard Apartments **24 units**



## OLLIE'S STORY

Even with her steady retail job, Ollie found it difficult to make ends meet. Most days, Ollie would utilize the Franklin Antonio Public Lunch program at Father Joe's Villages for a healthy, free meal during her lunch break. When Ollie was suddenly laid off, she was unable to continue paying rent and was soon evicted.

Enduring life on the streets was unbearable for Ollie, especially since she was suffering from debilitating back and leg pain. After weeks of homelessness, Ollie moved into Father Joe's Villages' emergency shelter.

While there, Ollie got the help she needed for a better future. Doctors at the Village Health Center immediately connected Ollie to a physical therapy program and prescribed medicine for her intolerable pain. Ollie credits the Village Health Center staff for drastically improving her strength and, literally, getting her back on her feet.

“ Father Joe's Villages helps people living on the streets get the support they need,” says Ollie. “I'm always singing their praises. They helped me. ”

Thanks to Father Joe's Villages comprehensive services, Ollie was soon able to move into a safe home of her own in one of Father Joe's Villages' affordable housing buildings.

“ I was ecstatic to finally get my own place again,” Ollie stated. “To me, my home is a place where I can come into my serenity and into my peace. ”

Ollie has remained stably in housing for over nine years and now dedicates her time to helping others through Father Joe's Villages. Ollie serves on the Village Health Center's Medical Advisory Board supporting health services for those currently struggling with homelessness.



## COMPASSIONATE CARE ▶▶

At Father Joe's Villages, we believe in helping those in need achieve self-sufficiency through comprehensive and effective programs that embody our CREED of compassion, respect, empathy, empowerment and dignity.

Our services are tailored to the needs of each individual and family giving them the tools to overcome any obstacle on their journey to housing and employment.



### MEETING BASIC NEEDS



We provided housing to nearly  
**4,000**  
people in our housing programs.



Father Joe's Villages served nearly  
**1 million**  
hot, nutritious meals to our neighbors in need.



The San Diego Day Center provided nearly  
**28,000**  
showers.



We provided critical services, including meals, housing and medical care to nearly  
**1,200**  
of our nation's veterans.



### INVESTING IN CHILDREN

**91%** of children ages 3-17 in Therapeutic Childcare improved their academic and/or life skills.

**100%** of school-age children improved their grades in at least one subject.

In 2019, Father Joe's Villages served

nearly  
**1,200**  
children

**650+**  
Transition Age Youth  
(18-24 year olds)

and close to  
**600**  
families.

### MAKING HEALTH A PRIORITY

The Village Health Center provided nearly

**17,300**

patient visits for a

**21%**

increase in volume over 2018. Patients received primary care, dental care, psychiatry, substance use disorder treatment and behavioral health services.



Village Health Center triage visits resulted in over

**\$4.7**  
MILLION

in estimated savings to the City of San Diego due to decreased use of hospital emergency rooms and ambulances.

The Village Health Center Dental Clinic provided over

**3,000**

dental services to more than

**800**

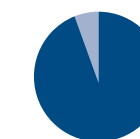
patients.



### STRENGTHENING SELF SUFFICIENCY



**80** people graduated from our STEPS programs with vocational training in Security, Culinary Arts, Property Management, Hydroponic Gardening, Warehouse Tech, Maintenance Tech, Cosmetology, Custodianship, Housekeeping and Home Care.



**94%** of those who participated in Employment & Education Services gained skills needed to get and keep a job.



**1,500+** neighbors in need participated in the training and education programs offered by Employment & Education Services.





# TRANSITION TO HOME ▶▶

Every day, Father Joe's Villages' diverse, innovative and comprehensive strategies combine to help people overcoming homelessness transition to new homes and build brighter futures.

Father Joe's Villages' expert staff work closely with people in need to find housing solutions through landlord partnerships, affordable and supportive housing opportunities, and self-resolution. Our services are tailored to the needs of each individual and family giving them the tools to overcome any obstacle on their journey to housing and employment.

## LANDLORD PARTNERSHIPS

Father Joe's Villages partners with compassionate landlords to find suitable and affordable housing in the community. Our Tenant Services program then continues providing support to ensure individuals maintain stable housing.

*Father Joe's Villages  
worked with*

| **180**  
*landlords or property  
managers in 2019.*



## AFFORDABLE AND SUPPORTIVE HOUSING OPPORTUNITIES

Father Joe's Villages currently offers over 400 units of affordable housing and is in the process of creating 2,000 additional units in San Diego through the Turning the Key initiative. Additionally, we provide 233 units of supportive housing, which offers people who are chronically homeless and/or living with a disability long-term support, giving lasting independence and dignity to our most vulnerable neighbors.

| **94%**  
*of people who enter  
Father Joe's Villages' supportive  
housing programs remain  
permanently housed.*

## SELF-RESOLUTION

Empowered by the support of our extensive services and housing programs, many of the people we serve are able to discover their own pathway out of homelessness—whether they need a temporary, safe place to stay while they get back on their feet, employment services to find higher-paying positions and afford housing, assistance in finding and applying to housing in the community, or other support—each individual's situation has a unique solution.

*In the last 10 years, Father Joe's  
Villages has helped nearly*

| **11,500**  
*people successfully move into  
permanent housing.*



## WILLIAM'S STORY

Through comprehensive programs and services, Father Joe's Villages creates long-term solutions that help neighbors in need off the streets for good.

Our services change the lives of neighbors like William, a Marine veteran experiencing homelessness who sought warmth at Father Joe's Villages inclement weather shelter on a cold and rainy San Diego night. There, a shower and a safe, dry place to sleep were just the start. William learned about Father Joe's Villages' services and eventually moved into one of our Transitional Housing programs.

While staying at Father Joe's Villages, William began utilizing our Employment and Education Services. That's where he first heard about the Culinary Arts Program (CAP), an extensive 15-week vocational training program. William has always had a passion for cooking, so he decided to enroll.



During his time in CAP, William gained confidence and a sense of comradery he hadn't felt since his days in the service. He also acquired the skills and experience needed to succeed in the hospitality industry. After graduating from CAP, William was hired at an event-staffing agency. With a steady income, one of our Housing Navigators was able to help him secure his own apartment. After months of living on the streets, William was relieved to finally have a stable place to call home.

“ I feel like the weight of the world was taken off my shoulders.  
| My new home is a Godsend. ”

William is proof that the right support can open the door to a new, hopeful future for people experiencing homelessness.





“ Father Joe’s Villages is always innovating because the face of homelessness is always changing so we have to be adaptive. We may have started out by handing out peanut butter sandwiches. Now, we’re much more than that. ”

**DEACON JIM VARGAS**  
PRESIDENT & CEO

## 70 YEARS OF SERVICE

Father Joe’s Villages’ commitment to advocacy, compassionate care and helping neighbors in need transition to home began with St. Mary’s of the Wayside Chapel and, later, Father Joe Carroll—and the legacy continues to grow. Today, Father Joe’s Villages is San Diego’s comprehensive solution to the homelessness crisis.

SEE A SPECIAL VIDEO ABOUT FATHER JOE’S VILLAGES’  
70 YEARS OF SERVICE AT [MY.NEIGHBOR.ORG/70](http://MY.NEIGHBOR.ORG/70).



The Village Health Center opens in the Joan Kroc Center providing primary and pediatric care to those in need.

**1988**

**1982**

Father Joe Carroll is assigned to lead the organization.

**1987**

The St. Vincent de Paul Joan Kroc Center opens.

## CHARLOTTE’S VOLUNTEER STORY

For 30 years, Charlotte Spahn has spent her Saturday afternoons at Father Joe’s Villages serving lunch to hungry neighbors in need. As the Saturday Volunteer Coordinator for the Franklin Antonio Public Lunch Program, Charlotte organizes volunteer groups to serve meals.

“ Father Joe’s Villages is where my heart is. I just love being here. ”

Apart from ensuring they get a healthy lunch, Charlotte’s biggest priority is showing kindness to the people she serves.

“ Volunteering at Father Joe’s Villages has made me more understanding. I’ve learned that, regardless of where we are at in our lives, we are all brothers and sisters. ”

In addition to serving meals through the Lunch Program, Charlotte and her husband, Merv, assist with administrative work at Father Joe’s Villages Home Office location every Wednesday. Through her years of dedicated volunteering with Father Joe’s Villages, Charlotte has made a direct impact in the lives of neighbors in need.



**1950**

The foundation for Father Joe’s Villages is laid when Bishop Charles F. Buddy dedicated St. Mary’s of the Wayside Chapel at 811 F Street in downtown San Diego.



**1997**

Village Place, the organization’s first supportive and affordable housing building, opens on 17th Street, providing 47 units of housing for individuals in need.

**2015**

Deacon Jim Vargas takes the helm as CEO & President of Father Joe’s Villages.

**2020**

Father Joe’s Villages breaks ground on Benson Place and Saint Teresa of Calcutta Villa, two affordable housing buildings that will house more than 600 residents and offer access to an array of wraparound services.

Father Joe’s Villages recognizes its 70th year of service.



## OUR 2019 MAJOR CORPORATE PARTNERS

A.O. Reed & Co.	McMahon Steel
Albertsons Companies Foundation	MRC Smart Technology Solutions
Aminpour & Associates	Pacific Western Bank
AMN Healthcare	Perkins Coie
Bank of America Charitable Foundation	Qualcomm
Banner Bank	Raymond James
Charles Schwab Foundation	RCP Block and Brick
Chelsea Investment Corporation	The Richman Group
Chevron Corporation	Road Runner Sports
Delawie	San Diego Fluid System Technologies
Eli Lilly	San Diego Gas & Electric
FMT Consultants, LLC	San Diego Union-Tribune
General Atomics	SDC Solutions
Hewlett Packard	SFL Properties
Higgs, Fletcher & Mack	Siemens
Hyder Properties	Sprouts
Joseph Wong Design Associates	Stater Bros. Charities
Kiran Analytics	Sycuan Casino
Law Offices of Robert I. Kotob, Inc.	The Kroger Co.
Lawyers' Mutual Insurance Company	Veritext
Lennar Charitable Housing Foundation (Homeful Foundation)	Walmart
Level 10 Construction	WD-40 Company Foundation
Marsh & McLennan	Wells Fargo Foundation
Marrokal Design & Remodeling	Witt Lincoln
	Wright, L'Estrange & Ergastolo

## BANK OF AMERICA

Father Joe's Villages could not improve the lives of so many of San Diego's neighbors in need without the support of compassionate corporate partners. For 40 years, Bank of America has invested in Father Joe's Villages' critical programs that help people struggling with homelessness get back on their feet.

Through the Bank of America Charitable Foundation, the organization has supported Father Joe's Villages' housing programs and supportive services for decades, ensuring a brighter future for those who are most vulnerable in the community. Rick Bregman, Bank of America's San Diego Market President, explains,

“ We share Father Joe's Villages' mission to help make financial lives better by addressing basic needs and homelessness. ”

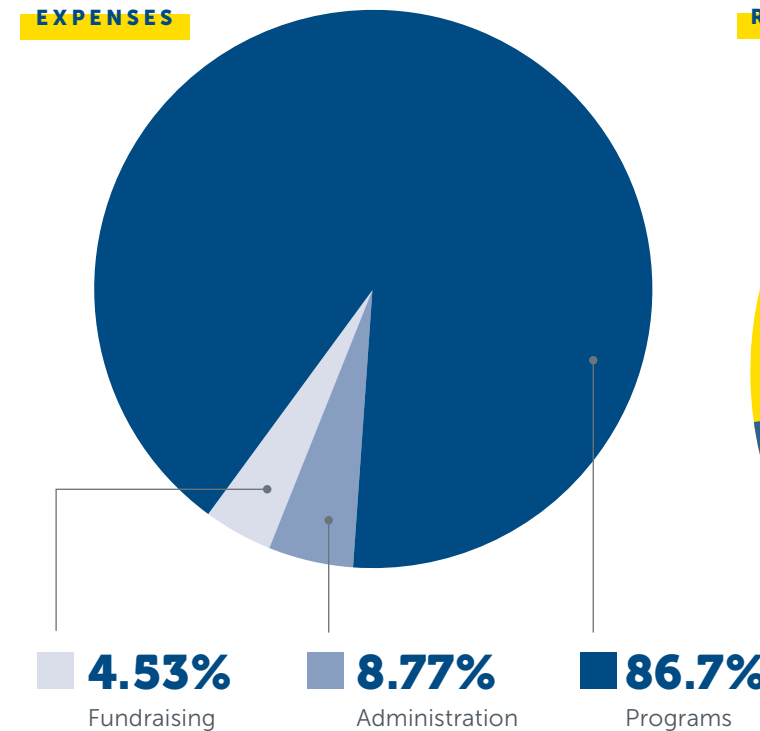
Bank of America works to support people experiencing poverty and homelessness by helping to ensure their basic needs, such as food and housing, are met. By creating strong partnerships with local nonprofits like Father Joe's Villages, they hope to contribute to a strong, thriving community.

“ We all have a part to play to help those in need. With San Diego's business community engaged, the private sector can do even more to help individuals and families get out of poverty. ”

Not only has Bank of America invested in Father Joe's Villages' essential housing programs and supportive services, their charitable staff has also volunteered countless hours. By serving meals, painting rooms in our emergency adult shelters and making sure the grounds are clean, the Bank of America Team has gone above and beyond to help San Diego's neighbors in need.

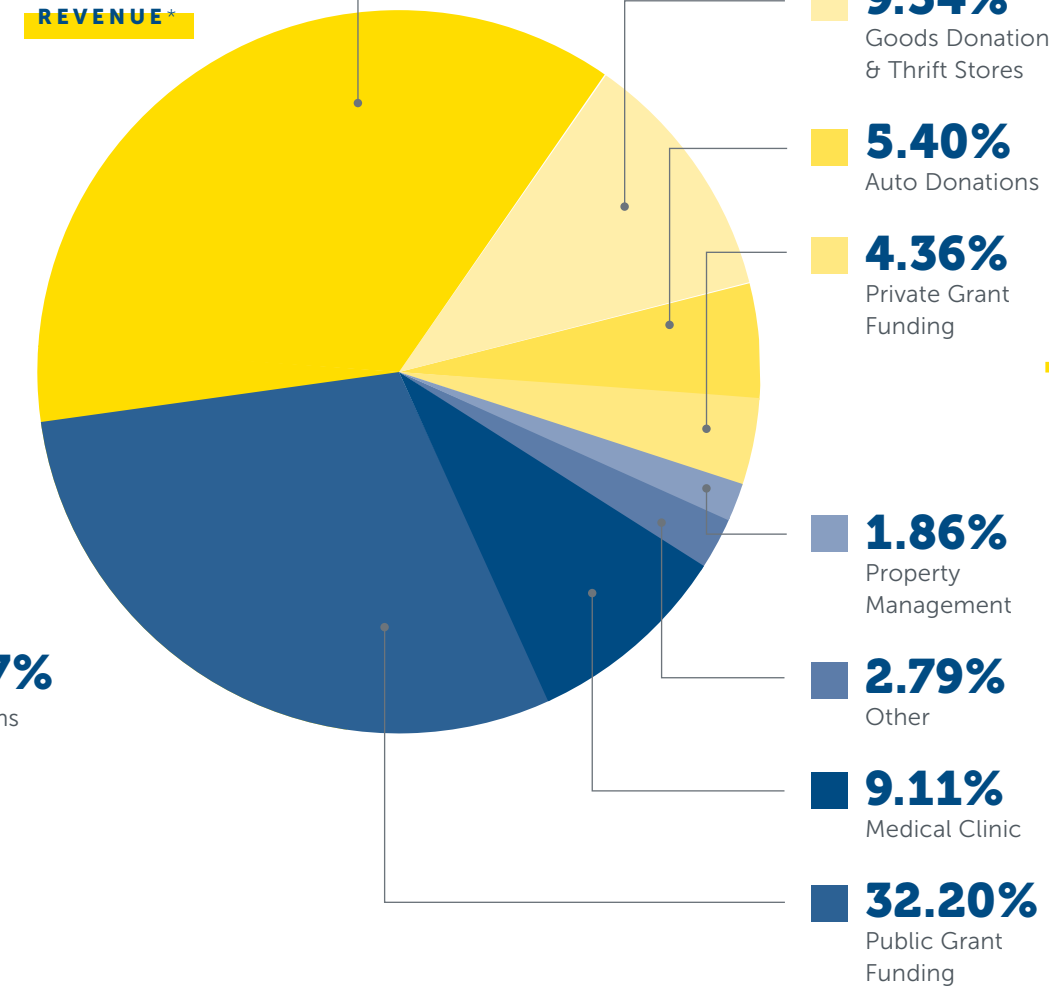
# 2019 FINANCIALS

### EXPENSES



**Over 86%**  
OF OUR FUNDS SUPPORT LIFE-  
CHANGING PROGRAMS HELPING  
SAN DIEGANS WHO NEED IT MOST.

### REVENUE\*



**54%**  
OF COMBINED  
REVENUE  
COMES FROM  
PRIVATE  
GIVING.

\*Turning the Key construction projects excluded from revenue total to show a clearer picture of Father Joe's Villages' operating revenue.



# BOARD OF DIRECTORS

## ST. VINCENT DE PAUL VILLAGE, INC. BOARD OF DIRECTORS

### BOARD OFFICERS

**Chair** · **Bill Whelan**  
Attorney and Partner at Solomon Ward, Seidenwurm & Smith

**Vice Chair** · **Harris Steinberg**  
Attorney and Partner at Levine, Steinberg, Miller & Huyer

**Secretary** · **Virginia Callaghan Bayer**  
Retired Commander of the U.S. Navy and Owner of RAVE, Inc

**Treasurer** · **Joe Ergastolo**  
Attorney and Partner at L'estrage & Ergastolo

### BOARD MEMBERS

<b>Dr. David Folsom</b> Director of the Division of Clinical Psychiatry of University of California, San Diego	<b>Mary Korey</b> Ladies Guild President
<b>Lynn Fulks</b> President of Upstart Group	<b>Craig McKasson</b> CFO of Premier, Inc
<b>Sebastian Herrera</b> Community Member	<b>Angela Mullins</b> Attorney Advisor of the U.S. Navy
<b>Robert Irving</b> Retired Chief Legal and Administrative Officer of Leap Wireless International, Inc.	<b>Teresita Nelson</b> Program Manager of Volunteers of America
<b>Randy Kelly</b> Retired Partner of PricewaterhouseCoopers LLC	<b>Marilyn Stenoien</b> Retired Hospital Administrator
	<b>Ron Verneti</b> Retired School Teacher
	<b>David Valladolid</b> Community Member

## PRESIDENT EMERITUS Father Joe Carroll

## S.V.D.P. MANAGEMENT, INC. BOARD OF DIRECTORS

### BOARD OFFICERS

**Chair** · **Mike Schleyhahn**  
President and CEO of San Diego Fluid Systems

**Vice Chair** · **Eric Casazza**  
CEO of FMT Consultants

**Secretary** · **Joost van Adelsberg**  
Partner of van Adelsberg, Goddard & Schomberg

**Treasurer** · **Richard Norling**  
Senior Fellow of Institute for Healthcare Improvement

### BOARD MEMBERS

<b>Al Aguirre</b> Community Member	<b>Brian Mulvaney</b> Senior Vice President of Voit Real Estate Services
<b>Bishop John Dolan</b> Auxiliary Bishop of Catholic Diocese of San Diego	<b>Jim O'Hara</b> President of GCGnetwork
<b>Michael Farrell</b> CEO of ResMed	<b>Isabel Rafferty</b> CEO of Canela Media
<b>Jim Francis</b> Executive Vice President of Union Bank	<b>Jamie Settineri</b> Community Member
<b>Bob Leone</b> President of MRC	<b>Linc Ward</b> Retired Vice President of AT&T/ Pacific Bell
	<b>Ed Witt</b> Retired Owner of Witt Lincoln

# MOVING TO ACT

Father Joe's Villages can't end homelessness alone; it takes the support of every San Diegan to contribute both large and small.



## BECOME AN ALLY

- Follow Father Joe's Villages on social media.
- Sign up for Father Joe's Villages' email newsletter at [my.neighbor.org](https://my.neighbor.org).
- Stand up for affordable housing in your community.



## CONTRIBUTE

- Donate cash.
- Donate household goods.
- Donate a car or vehicle.
- Include Father Joe's Villages in your trust or will.




## GIFT YOUR TIME

- Volunteer your time.
- Join our Ladies Guild.

**ACT NOW: [MY.NEIGHBOR.ORG/TAKE-ACTION](https://my.neighbor.org/take-action)**



Father Joe's Villages 

## CONTACT US

1.619.HOMELESS (466.3537)

MY.NEIGHBOR.ORG

  @FatherJoesVillages

  @FatherJoes

