



Father
Joe's
Villages

Annual
Report

2017



Our Mission Prevent and end homelessness, one life at a time



COMPASSION

Concern for others and a desire to assist.

RESPECT

An act of giving particular attention or special regard.

EMPATHY

Understanding, an awareness of and sensitivity to the feelings of others.

EMPOWERMENT

Helping others to help themselves.

DIGNITY

Counting all people worthy of our esteem.

Letter from the President

Hear from Deacon Jim»
2017.neighbor.org



Through the faithful support of our staff, partners, volunteers and donors, we have accomplished much over the past year. I am proud to share these successes in this 2017 Annual Report, underlining that an investment in Father Joe's Villages is an investment in life-changing results.

This year, your support provided safe and welcoming housing for more than 2,000 people each night. Your support also served as a source of hope for over 13,100 neighbors in need through the provision of meals, medical care, employment training, childcare and more.

Danielle, a mother and Veteran, is one of the people we helped in 2017. Before Father Joe's Villages, Danielle, homeless for the first time, felt scared and alone.

“ You could have turned your back on me. However, when I came knocking on your door for help when at my worst, you not only believed in me without judgments, but you decided to take a chance on me.

Danielle

“I now have an opportunity to start a new life with my son, because you helped me start one.”

“ In the last five years, Father Joe's Villages has helped over 5,600 people, like Danielle and her son, move into permanent housing, ending their homelessness.

Deacon Jim

I am particularly proud of two housing programs that started in 2017 expanding services to two populations in need: Veterans and Transition Age Youth.

Father Joe's Villages was chosen by the Veteran's Administration – the only award given in the county – to provide specialized care to homeless Veterans with complicated medical and mental health issues. This program continues our deep commitment to helping Veterans enjoy the freedoms they fought to protect.

Additionally, our Rapid Rehousing program for Youth ages 18-24 provides this underserved population rental assistance, case management and other critical support they need to live on their own.

2017 also stands out because we introduced Turning the Key, our bold initiative to add 2,000 units of affordable housing to our region. We already have 600 units in the pipeline.

These are just a few reasons Father Joe's Villages is a good investment. Watchdog organizations say that top-rated charities should spend at least 75% of their budget on services. In 2017, 83% of our funding went directly to programs and services.

When you support Father Joe's Villages, either as a major donor, a monthly donor or a one-time giver of household goods, vehicles or money, we all get something back: a brighter San Diego.

Yours in God's service to our neighbors in need,

Deacon Jim F. Vargas, OFS
President | CEO





A Story of Hope:

Jill's Journey

Jill always dreamed of being happily married and raising a family. She married young, had a child and was headed for the life she dreamed of. However, after becoming widowed twice, Jill gradually turned to alcohol to cope. In her grief, she had panic attacks and episodes of depression. She was drinking every day.

Eventually, Jill lost interest in her job and then she lost her housing. Jill was homeless on the streets of San Diego for 10 years before finding safety, support and ultimately recovery at Father Joe's Villages.

"I was sick," Jill said of her decision to come to Father Joe's Villages. "I was tired of being homeless and tired of losing everything. I couldn't stop drinking. I said to myself, I can't be the poster child for hopelessness anymore."

Jill moved into the Paul Mirabile Center in 2010. She immediately got to work. She enrolled in classes in Employment and Education Services, attended groups offered by Chaplaincy, saw a doctor and psychiatrist in the Village Family Health Center and connected with our Addiction Treatment and Education Center.

“ I threw myself into the addiction treatment program like my life depended on it. In fact, it did. ”

Jill

Eventually, Jill went from drinking daily for nearly 15 years to being clean and sober for more than 8 years.

After attending a sector-based training program for property management,

she found a steady, reliable career in property management. Jill graduated from our program in 2011 and has maintained full-time employment and her own apartment ever since.

“ The training and support I had while I was [at Father Joe's Villages], affords me the life I live today. When I was there, people believed in me. ”
Jill

"They kept repeating, 'You can do this and here are the tools you can use.' They helped me find hope again."

In May 2017, Jill became the on-site Community Director at a permanent supportive housing development for seniors overcoming homelessness. For Jill, working with people who were homeless provides the opportunity to offer the same hope and encouragement that once helped her.

"The programs at Father Joe's Villages provide the tools you need to become successful and to become independent. Honestly, it is a one stop shop for everything you need...medically, legally, spiritually, educationally. It isn't easy..., but it's worth it; to be able to give back is really huge."

Hear More »
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A Story of Renewal:

Elaine's Excellence



Chaplaincy provides spiritual support to clients through interfaith services and support groups.

“ I am so thankful for the things that happened through Father Joe's. I just want to stress how much goodness is in this place. You can improve your life if you take advantage of the programs here.

Elaine

Transitional Housing Program Graduate

Hear Elaine's Story »
2017.neighbor.org



Our Addiction Treatment and Education Center works with clients in groups and individually to help them reach their recovery goals.



Supporter Spotlight:

Jim & Kim DeLapa and Family

Jim DeLapa, CEO of Kiran Analytics, his wife Kim and their children's involvement with Father Joe's Villages began 15 years ago when a friend told them about the good work of the agency and asked for a contribution. Since then, the DeLapa's commitment to the organization has grown into a steadfast dedication to our mission and to improving the lives of children experiencing homelessness in San Diego.

Jim says that when the family started to get more involved and learned the magnitude of the issue, they "got really inspired by the work of Father Joe's Villages, especially the Therapeutic Childcare Center." He said, "As I got to know the organization and got more involved, I thought, why did I think writing a check was enough? I can make a bigger impact." And he has.

For the last four years, Jim and his family have taken the lead in planning and raising funds for an annual Children's Christmas Party. In addition to the countless hours they spend on ensuring that the children have a magical holiday experience, he and Kim are loyal donors and leaders in getting their friends, family and employees



involved in the organization. Jim also served on the Board of Directors for five years. His term ended in December 2017.

Jim shared, "Serving on the Board, I was able to see a whole other side of the operation. The leadership... these are people that could work at the C-level in any corporation in San Diego. They are smart and talented people."

When asked why he has continued to give over the years, Jim said, "When you invest in Father Joe's Villages, you are investing in people who will get personally involved at the core level of homelessness. In the end we have to get to people who are

[Hear More»
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on the street and forge a path for them to get back on their feet. This is what Father Joe's Villages does, this is where the return on investment comes from."

"I want to state emphatically that a contribution to the organization is a good investment. If you evaluate your investments based on return on investment, Father Joe's Villages stacks up really well."

— Jim —



At the annual Children's Christmas Party, each child is given special attention and gifts from Santa.

Supporter Spotlight:

Sustaining Donors

People who donate monthly are the backbone of Father Joe's Villages, providing consistent, reliable support for our mission to end homelessness, one life at a time. Thank you to all of our monthly donors for your support.

With special donors like Jack, who has contributed \$5 a month each and every month since 1983, or Beverly, who has been contributing \$200 a month since 1985, we truly make a lasting difference in the San Diego community. Together, we can see all of San Diego shine.

MAJOR CORPORATE SPONSORS

LEADERS

Aimloan.com	MRC, Smart Technology
AMN Healthcare	Solutions
Banner Bank	San Diego Fluid System
Chevron	Technologies
Kiran Analytics	Witt Lincoln

SUPPORTERS

A.O. Reed	Harley Owners Group	Samsung
Chula Vista Towing	Latitude 33	SunRoad Auto
Daley & Heft, LLC	Marrokal Design	TruSource Energy
Delawie	Merrill Lynch	University of Dayton
Deloitte	Pala Band of	Waste Management
Ecwid	Mission Indians	Wells Fargo
FMT Consultants	Road Runner Sports	Wright, L'Estrange
Gelson's	Rockport Healthcare	& Ergastolo

“ If you give money to a national charity there is a filter... and some of that money just doesn't land in your community. Working with Father Joe's Villages, I know that all of the treasure that I am able to give is directly working in my community.

— Ed Witt

Outgoing Chairman of the Board
and Owner of Witt Lincoln

Hear More from Ed Witt »
2017.neighbor.org





Meeting Human Needs



HOUSING

- Emergency & Bridge Shelter
- Transitional Housing
- Rapid Rehousing
- Permanent Supportive Housing
- Affordable Housing

ESSENTIAL SERVICES

- Franklin Antonio Public Lunch Program
- Day Center for Homeless Adults
- Outreach & Case Management

2017 Impact of Housing & Essential Services

5,600 people moved into **PERMANENT HOUSING** in the last five years.



We provided **SERVICES** to more than **13,100** neighbors in need.



We served more than **1 MILLION** nutritious, hot **MEALS**.



The Day Center provided over **32,000 SHOWERS** to people in need.



“I was given the support I needed to get housing and gain more custody of my children.

— Transitional Housing client

Investing in Children



THERAPEUTIC CHILDCARE

- State Licensed Child Development Center
- Behavioral Health Services
- Speech Therapy
- Family Literacy Program
- After School Programs
- Parenting Support

“The staff at Therapeutic Childcare are a part of our family. I wouldn't be where I am today without their continued support.

Family program alumnus & Therapeutic Childcare participant

“[My kids] always had a place to do their homework. They were 'A' students.

Family program alumnus



The program provided services to over **450 CHILDREN & PARENTS.**



90% of kids ages 0-12 improved **ACADEMIC & LIFE SKILLS.**



93% of school age children improved **GRADES** in at least one subject area.



90% of preschool children improved their early **LITERACY** skills & scores.



2017 Impact of Therapeutic Childcare





Making Health a Priority



HEALTH SERVICES

- Village Family Health Center
- Medical & Dental Care
- Addiction Treatment
- Mental Health Services
- Health & Wellness Programs

“ I have been blessed by wonderful doctors, doctors who listen and console with a heart for those they care for.

Village Family Health Center & Mental Health Services patient

“ Without the Addiction Program, my kids would have been with some foster family, sleeping in different homes with strangers.

Addiction Treatment program graduate

2017 Impact of Health Services

The City of San Diego saved **\$1.75 MILLION** through the decreased use of **EMERGENCY SERVICES.**



The Village Family Health Center provided **13,500** patient visits.



More than **750** patients received **DENTAL CARE.**



2,600 people received **HEALTH SERVICES** at the Village Family Health Center.





97% of EES clients gained **SKILLS** needed for employment.



Over **400** clients engaged in **CHAPLAINCY SERVICES.**



92% of Culinary Arts Program graduates found **JOBS** in local restaurants.



100% of CAP graduates with jobs are making more than **MINIMUM WAGE.**



Empowering Tomorrow



EMPOWERMENT SERVICES

- Employment & Education Services (EES)
- Sector-Based Employment Training
- Culinary Arts Program (CAP)
- Chaplaincy

“ This is the first time in a long time that I am actually proud of myself. ”
 — Sector based training participant —

“ I truly believe that Father Joe’s Villages saved my life. Today, I am a permanent, full-time employee. ”
 — Employment program alumnus —

2017 Impact of Empowerment Services



A Story of Victory:

Alan's Accomplishment

Alan is a 72-year-old Army Veteran who served active duty and spent 27 years in the Reserves. Alan has a Bachelor of Arts degree and spent 30 years working as an Administrative Specialist at UCLA. After his retirement, he struggled to maintain consistent affordable housing, spending more than five years living in a van and experiencing homelessness on the streets.

Alan shares, "I used to live in a van. It's very difficult... When you're older, it is a lot of wear and tear on you... It was very uncomfortable."

In March 2017, with help from the local Department of Veterans Affairs, Alan received priority entry into Father Joe's Villages' Veteran's program offering housing, case management, hot meals, counseling, classes and regular support.

Alan says, "I think what helped me most was the staff of Father Joe's. I had a very good case manager. They're very hot on budgeting, on housing and credit reports. They have people that you can talk to at Employment and Education Services."

Alan met the qualifications for our Rapid Rehousing program for Veterans. This



team helps people locate affordable housing, provides short-term rental assistance and offers in-home supportive services to help people achieve lasting housing stability. Alan worked with a Housing Locator to find an apartment in downtown San Diego.

“ They helped me move my stuff. They brought things for me, rugs, toiletries—they helped me diligently in terms of making me happy in where I'm staying.

Alan

Now, as an alumnus, Alan comes back to our East Village campus each week to attend the weekly Veterans' Lunch. It gives him a chance to share in the comradery that the military brought to his life throughout the years.

Father Joe's Villages' programs give Veterans the opportunity to benefit from support catered to their specific experiences and to connect with

other Veterans. In this way, Father Joe's Villages gives hope to our heroes that they won't be left behind.

“ Being in the military...It made me proud to be an American. We're here because of the military. Anytime I see someone in uniform, I'm grateful for our military.

Alan

After he graduated, Alan shared, "[When you're homeless] you're always looking behind your back, looking for a place to stay or to roost. That's why a place like Father Joe's Villages is a godsend.

The people that work with Father Joe's are devoted people. To help homeless people find a place, find a job and to make them happier. That's worth its weight in gold."

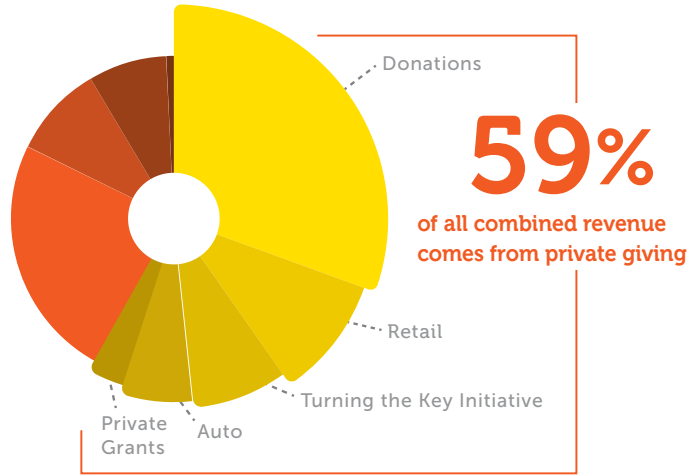
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2017 Financials

Combined Financials for
St. Vincent de Paul Village and
S.V.D.P. Management nonprofit activities

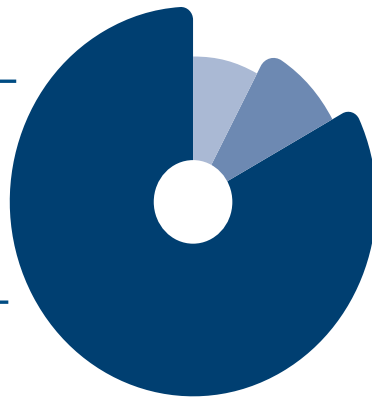
Revenue

30%	Donations
10%	Retail
8%	Turning the Key Initiative
7%	Auto
4%	Private Grants
23%	Public Grants
9%	Miscellaneous
8%	Health Services
1%	Property Management



83%

of all combined revenue
directly goes towards
benefiting our clients



Expenses

83%	Programs
10%	Fundraising
7%	Administration



Boards of Directors



PRESIDENT EMERITUS
Father Joe Carroll

“ These are neighbors not strangers. They are somebody’s son, daughter. They’re just in trouble, but there’s a way to help them.

— Father Joe

S.V.D.P. MANAGEMENT

Al Aguirre
Community Member

Ernesto M. Arredondo, Jr.
Seacoast Commerce Bank
– Executive Vice President
and Chief Banking Officer

Adriana Cabré
National University
– Vice Chancellor of
Human Resources

Eric Casazza (Vice Chair)
FMT Consultants – CEO

Bishop John Dolan
Catholic Diocese of San
Diego – Auxiliary Bishop

Steven Francis
Francis Enterprises – President

Bob Leone
MRC, Smart Technology
Solutions, Xerox
Company – President

Richard Norling
Institute for Healthcare
Improvement – Senior Fellow

Jim O’Hara
GB Advisors – President

Mike Schleyhahn (Chair)
San Diego Fluid System
Technologies – President/CEO

Bart C. Schubert
Kleinfelder – Chief Marketing
Officer, Senior Vice President

Kathleen Sellick (Secretary)
Community Member

Jamie Settineri
The Enterprise Group,
Ltd. – President

Joost H. van Adelsberg, Jr.
(Treasurer)

Van Adelsberg Goddard
Schomberg – CPA

Linc Ward
Community Member

Steve Wehn
AMN Healthcare – Vice
President Government
& Community
Relations

Ed Witt (Past Chair)
Witt Lincoln – Owner

ST. VINCENT DE PAUL VILLAGE

Arthur Burgess
Old Town Trolley Tours – Driver

CDR Virginia Callaghan Bayer
USN Retired, Business Owner

Joe Ergastolo (Chair)
Wright, L’Estrange &
Ergastolo – Partner

James Horne
St. Augustine High
School – Principal

Randy Kelly
PricewaterhouseCoopers
LLP – Retired Partner

Kristi Keith
Ladies Guild – President

Ann Link
Ladies Guild – Member

Craig McKasson (Treasurer)
Premier, Inc – Chief
Financial Officer

Caleb McKinley (Vice Chair)
Cavanaugh Properties
– President

Bob Milliken
Community Member

Jim Mulvaney, Jr.
Alliant Insurance Services
– Vice President

Dave Schaefer
Triton Management Services
LLC – Chief Financial Officer

Paul Shipstead
Wells Fargo – Relationship
Manager

Harris Steinberg
Attorney At Law

Frank Ternasky
Delawie – Principal

Ron Vernetti
Community Member

Bill Whelan (Secretary)
Solomon Ward Seidenwurm
& Smith, LLP – Partner

How to Get Involved



DONATE

Give cash, vehicles & goods at neighbor.org/how-you-can-help.



LEAVE A LEGACY

Make a planned gift. Learn more at neighbor.org/planned-giving.



SPREAD THE WORD

Share our animated short film 'Shine' at neighbor.org/wesee.



ATTEND AN EVENT

See our calendar of events at neighbor.org/events.



VOLUNTEER

Give back to your community; Visit neighbor.org/volunteer.



ADVOCATE

Support affordable housing in San Diego. Visit neighbor.org/thekey.



GO SHOPPING

Shop in our stores. Find hours and locations at neighbor.org/shop.





Contact Us

Call 1.800.HOMELESS
Or visit www.neighbor.org



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