

# Pathway Homes of Florida, Inc.

ANNUAL REPORT 2021

The Key is  
Permanent  
Supportive  
Housing



# Our Mission:

Pathway Homes embodies the spirit of recovery: embracing an attitude of hope, self-determination and partnering with each individual on their personal journey toward achieving self-fulfillment and realizing their dreams. We fulfill our mission by making available to individuals with mental illness and co-occurring disabilities a variety of non-time-limited, affordable housing and services to enable them to realize their individual potential.



# President's Message

## 2021: A Focus on Home

2021 was a year during which we helped a lot of people facing tremendous need; connected stretched families with important services; and lifted the spirits of people facing extreme mental duress. It was also a year of change as the pandemic continued to shape lives and communities, including propelling the continuing migration of people. As a nonprofit that helps people access and stay in affordable homes, we worry about how this national migration trend will affect those living in poverty and experiencing mental illnesses.

With remote working now an option for many more, mostly white-collar employees, COVID-19 spurred further flight from more densely populated areas. This means that the people staying in densely populated areas are likely less educated, people of color who work in retail or blue-collar jobs, or people like those we serve who are dealing with mental health conditions and have often struggled to get the housing they can afford.

This is especially troubling in Central Florida which has high housing and transportation costs and a service economy with wages that are disproportionately lower compared to similarly sized states. In fact, minimum wage workers in Florida need to work 72 hours per week to afford housing.

We also worry that the migration may exacerbate the lingering effects of redlining, a process by which banks and other institutions refuse to offer mortgages or offer worse rates to customers in certain neighborhoods based on their racial and ethnic composition.

This system of classifying geographic investment risk began around the time the Federal Housing Administration was established in the mid-1930s and codified existing racial prejudices into the laws that facilitated economic recovery from the Great Depression. The practice was outlawed in 1968 with the passage of the Fair Housing Act, but it continues in various forms to this day, including restrictive covenants and ordinances.

In a region that already has high housing costs and restrictive zoning ordinances, the journey from homelessness for people living with mental illnesses and/or poverty presents many obstacles. Now with home prices on the rise and inventory low, the difficulties facing homebuyers and renters are increased; even more so for people in poverty, or who have a mental illness or other disability. Nonprofits that are serving them are finding they are faced with similar challenges as they strive to provide stable housing that these individuals can afford.

As a partner in ongoing efforts to prevent and end homelessness in the community, Pathway Homes of Florida works with the Central Florida Homeless Services Network (HSN) to use funding from the US Department of Housing and Urban Development, the Central Florida Foundation, Orange County, the City of Orlando, and other public and private partners to move individuals from



homelessness into permanent stable homes. We provide services to children, families and chronically homeless adults with serious mental illnesses, substance abuse disorders and/or other co-occurring disabilities. Availability of housing is critical to our success.

Emphasizing this our partner, Martha Are, CEO, HSN, shared, "people succeed when they live where they want to live. People don't want to be homeless...There were nearly 5,000 individuals experiencing homelessness over the last year in Central Florida. We need to dramatically decrease that number by building trust and providing choice, so that their homelessness is brief and non-reoccurring."

Having a choice means that affordable housing must be an available option. Pathways will continue to work with our partners to help people stay in the home of their choice. Our updated 5-year Strategic Plan will help guide our work, further our commitment to serving with transparency and integrity, and continue our culture of excellence with P.R.I.D.E in our new agency values: Partnership, Respect, Integrity, Diversity Equity Inclusion Justice (DEIJ), and Empowerment.

Thank you to every one of our supporters who helped us meet the significant challenges of this past year. We look forward to continuing our work to solve the real issues facing those struggling to live, work, and contribute to our community.

Sylisa Lambert-Woodard, EdD, LCSW, LSATP, MAC  
President and Chief Executive Officer

# James' Story

James was homeless in Texas from 1997-2000. In 2000, he moved to Florida and remained homeless, living in his car until 2018. His son and daughter, ages five and eight, lived with their mother and were also homeless at times. In 2018, James' life changed for the better. He moved into permanent supportive housing with the help of Pathway Homes of Florida and is no longer homeless. He has a relationship with his children whom he co-parents with their mother. James, who is living with schizophrenia, is now able to maintain his housing and pay his rent and bills with little assistance. He is a practicing Christian and attends church frequently. Having a stable home has enabled James to live an independent and self-directed life.

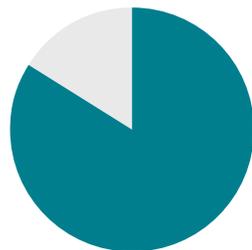


# Kelly's Story

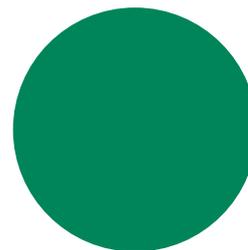
In 2016, Kelly went through a divorce and began drinking heavily, which led to her losing her home. She became homeless and cycled in and out of rehabilitation centers and jail. One day it all changed for her when she decided to get clean and sober. She successfully completed a rehabilitation program and immediately started attending Alcoholics Anonymous meetings at churches in the area. She was referred to the Samaritan Inn and connected to a case manager who referred her to the Hope Team. In 2017, the Hope Team referred Kelly to Pathway Homes of Florida, and it changed her life forever. Pathway Homes staff connected her to the City of Orlando project which helps individuals get into affordable housing with a Section 8 voucher. Kelly was able to work with her Pathway Homes case manager to apply for the Section 8 voucher and was approved. Once approved, she reported that her case manager worked diligently to help her find housing. Kelly successfully moved into her own home on August 25, 2017 and has successfully maintained her housing since that time. Pathway Homes' case managers provided her with consistent support, weekly food boxes and additional resources as needed to help her maintain her housing. Kelly now goes out weekly to check on other individuals who are homeless and helps them in any way that she can. She believes that she once was that individual who just needed one person to see her, so she could change her life forever.



**85%**  
remained housed



**84%**  
maintained or increased their income



**100%**  
have access to primary healthcare and documented reduction of emergency room services

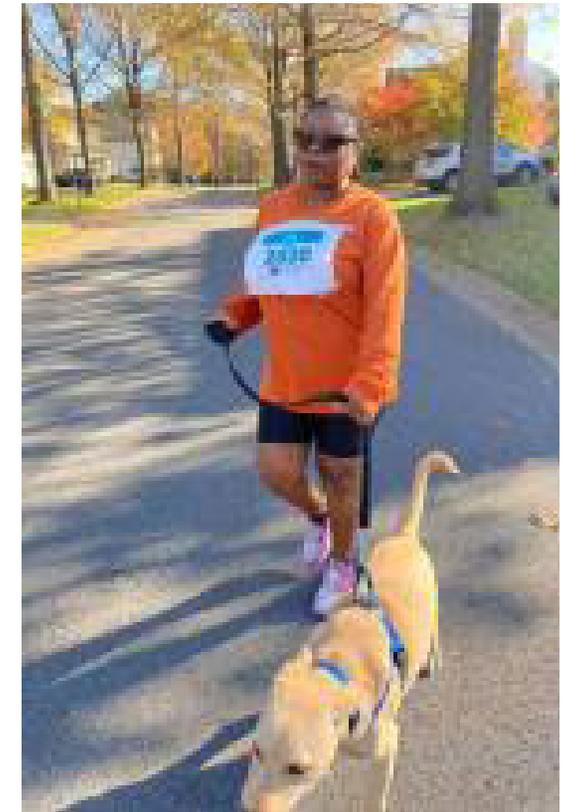
# Pathway Homes of Florida's First Fundraiser

We had tremendous success with our first ever virtual Help the Homeless 5K in November benefitting Pathway Homes of Florida!

This virtual 5k involved walking, running, biking, rollerblading – basically whatever moved our supporters – from anywhere they'd feel most comfortable. Whether it be in their neighborhood or downtown, virtually we would all be walking together.

President & CEO, Dr. Sylisa Lambert-Woodard, sent out an encouraging video on Facebook Live to motivate those using their feet to end homelessness.

Thanks to our supporters and sponsors, we raised over \$13,000 towards our mission to provide housing and mental health services to those who have experienced homelessness!



# The *Quackiest* Fundraiser You've Ever Seen!

In 2021, people started emerging after being indoors for a year due to the Coronavirus (COVID-19) pandemic. Families and non-profits alike were able to open their doors and see their loved ones and supporters in person again. Some came out full speed while others slowly tested the waters in a world that continued to practice social distancing and gather at the same time. How could we fundraise in this new world in a manner that was sensitive to both styles of re-connecting?

We decided that the fundraising event needed to be outside, needed to be fun and carefree, and something many of us have been craving this past year. Then it came to us, "A race!" Races are perfect fundraisers, as we had learned over the years and in our most recent virtual 5K. As we slowly emerged from our COVID-19 bubbles, we wanted this race to be in person but also knew this would mean that runners and walkers would inevitably be bunched together. We needed a creative spin. We needed stand-ins for our runners and walkers while keeping them engaged in a fun event. Our racers were replaced by rubber ducks, fun and carefree stand-ins. We only needed water for our ducks to swim the race. Island H2O Waterpark heard our call and offered their lazy river for the event. A duck race on the lazy river followed by a day at the waterpark. Yes, absolutely!

It was a picture-perfect day, with blue sky, puffy white clouds, and bright sunshine. This water race with a twist asked participants to register by purchasing their specific ducks, whether large, regular, or neon, to race down the river. Each duck was labelled with a number so that registrants could identify their ducks at the finish line. With generous donations from supporters and sponsors, there were prizes to be won by the fastest ducks. It was the perfect weather to be at a waterpark and Pathways' employees, sponsors, supporters, and participants arrived ready to race. News 6's Emmy award winning Chief Meteorologist, Tom Sorrells, acted as race commentator and kept everyone excited and engaged.

We set up a camera man in a raft to film the ducks on our Facebook Live for attendees who could not be there in person. We dumped



## The Quackiest Fundraiser You've Ever Seen! *(continued)*

over 900 ducks into the river, with lifeguards holding them back at the start line until Tom announced 3...2...1...GO! The race was on, and the ducks took off down the winding lane of the lazy river! Attendees walked along the side to urge their ducks on. Others cheered the ducks on through our Facebook Live. During the race, Pathways' President & CEO Dr. Sylisa Lambert-Woodard, spoke to local media outlets, explaining the importance of attending fundraisers like these to support homeless individuals in the community. "The pandemic has exacerbated homelessness. Individuals who never thought they would be homeless find themselves without a home and those basic needs that they require, so it's even more important for us to educate and advocate for one another," Lambert-Woodard told Channel 6 news.

At the end of this fun-filled race, we picked up the ducks that reached the finish line first and handed out the prizes to the lucky duck sponsors. Island H2O Waterpark topped it off by treating all attendees to 50% off their waterpark admission so they could continue their fun in the sun and water. It was a beautiful day of coming together to end homelessness while having fun together in a safe manner.

The Duck Race raised over \$16,000 that goes towards providing homes and supportive services to those in need. Thank you to all who supported the event and continue to support our work towards ending homelessness. We are excited to host this amazing event again next year and look forward to seeing everyone out there!



## GOLD LEVEL

O'Neill Foundation

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MIDFLORIDA Credit Union  
Soto Transport Inc.  
Mr. Brandon Worley

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Michael Cathcart  
Humana  
Melissa Rathbun  
Stacey Towns Realty, LLC  
Mr. and Mrs. Mary Elizabeth and John Susla

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Zac Alfson  
Martha Are  
LeKeisha Banks  
Devin Bennett  
Lauren Bentzel  
Kierstyn Bishop  
Rachael Bland  
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Jan Gehler  
Natalie Georges  
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Erich Gercke  
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Danika Hansen  
Danika Hansen  
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Bulbul Khondaker Haque  
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Eric Woodard  
Kevin & Jessica Yates  
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Thank  
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## Partner Organizations

Pathway Homes is proud to have worked in partnership during FY2021 with the following agencies and organizations.

- Homeless Services Network of Central Florida
- Health Care Center for the Homeless
- Orange Blossom Health
- Aspire Health
- City of Orlando
- Orange County
- Seminole County
- Osceola County
- Mustard Seed
- Two Men And A Truck
- Central Florida Foundation
- Meridian Behavioral Healthcare
- East Orlando Chamber of Commerce
- Winter Park Chamber of Commerce
- Island H2O Waterpark
- MIDFLORIDA Credit Union

## Pathways' Fiscal Year 21 Financial Summary

**July 1, 2020 – June 30, 2021**

CohnReznick a national Certified Public Accounting firm, performed audits as of June 30, 2021, for Pathway Homes, Inc and affiliates. A summary of the audited Financial Statement for Pathway Homes of Florida, Inc. is presented here.

### Combined Statement of Activities

SUPPORT AND REVENUE	
Government Grants and Contracts:	\$791,941
Contributions	\$27,288
<b>Total Support and Revenue</b>	<b>\$819,229</b>

*A summary from the Audited Financial Statement for fiscal year ending June 30, 2021 prepared by CohnReznick.*

