



ANNUAL REPORT

2020

37
YEARS

A home. A hand. A fresh start.



MESSAGE FROM THE **BOARD PRESIDENT**

TONY BRZYTWA

I hope that everyone reading this is healthy and finding ways to stay connected with family and friends. Rather than reflect on just this past year, I want to reflect on my tenure serving on the Extended Housing board. I will be completing 10 years on the board at the close of the fiscal year. It's been an amazing journey for me to participate in an organization with a mission to prevent and end homelessness for individuals with serious mental illness. I joined the board during an aggressive expansion period to increase housing units and expand our services.

The McKinley Grove project was in the planning phases when I joined. With no prior experience in large construction projects, property management or navigating the world of nonprofit funding, I had a steep learning curve to say the least. However, the project was a tremendous success and is now recognized as a model for future expansion. I've had

the opportunity to interact with our tenants over the years to understand the stability and joy that living in this community has provided them.

The board was not finished with expansion. Around the same time, we also took on the purchase of what is now the Extended Housing Wellness Center. Through the support of the Lake County ADAMHS Board, we have had a unique opportunity to partner with several local like-minded nonprofits to offer additional services through their respective agencies all under one roof.

You can probably imagine that with such quick growth, the board and staff needed time to work through the growing pains. As we have evolved, I have watched the board transition from a working board to a governing board with a very strong committee structure today. I'm proud of all that we have accomplished and look forward to future growth with an additional project that is currently in the planning and funding phases.

Thanks to everyone's leadership and support – Karen McLeod, the board, staff, community and donors, and the ADAMHS Board for a great decade and I am positive the next decade will be even better!



Extended Housing Board of Directors

Anthony Brzytwa, President
Ross McDonald, Vice President
Mary Jo Fryauff, Secretary
Kelly Amos, Treasurer

Members

Amanda Church
Amy Bileci-Cocca
Ray DeLaMotte
Mark Hill
Marcia Kasmarcik
Christine Pappas
Wesley Tyler

Emeritus Board Members

Betty J. Blanchard (BJ)
John Konrad
Michael Linn
Judy Parmenter-Oblocki
Joyce Swing
Richard Tibbits

MESSAGE FROM THE EXECUTIVE DIRECTOR

KAREN MCLEOD,



Warm and heartfelt greetings to you,
Today I heard a word describing this past year which truly resonated. That word was faithfulness. I hope you have had an opportunity to exercise your faith this year and that you have grown stronger because of it. To grow is to experience pain and when we go through this together the weight is shared and there is joy in the process.

This year the need to reinvent the way we serve our clients was a multifaceted challenge. We needed to create our own COVID-19 protocol, from scratch, and implement the same. Working remotely was a new concept with its own set of challenges and just the logistics of making this a reality needed to be well thought out. Security, time management problems, distractions and digital miscommunication were just some of the hurdles our team faced once this shift took place. GoToMeeting and scheduling alternating days when you could come to the Extended Housing Wellness Center became the new norm.

Despite these circumstances the Extended Housing Family rose to the occasion. I am truly blessed to be surrounded by such dedicated, hard-working, creative and resilient individuals who faithfully and unselfishly came through when needed most. I am so very proud of them and of the organization as a whole and feel confident, in the fact that, Extended Housing has and will continue to weather the storm. The events of this past year have highlighted both our clients' resilience and their vulnerability. The camaraderie that has developed over time amongst our tenants who live at McKinley Grove has served them well during this season of unrest. They have taken it upon themselves to look out for one another and found ways to celebrate and have community – what more would you want from your neighbors! In other cases, where our clients are living independent of others, we have rejoiced in the

tenacity and dedication of our housing staff. A special shout out to our unsung heroes who

investigate, problem solve, and connect to our community resources – they are conduits to persons becoming housed and champions to helping clients keep their housing which is no small task.

This year we focused on developing both our board of directors and our leadership team. The strength of both teams have empowered us through some trying times this year such as a major and unforeseen water and sewer line project, transitioning the operations of North Coast House back to a clinical organization, software changes, and the ebbs and flow of developing another McKinley Grove apartment building.

From our board to me to our leadership team to our staff who are the hands and feet on the ground, to you who support us in so many ways, we are living out our mission to prevent and end homelessness for individuals in Lake County with serious mental illness.

Karen



COMMUNITY IMPACT

HIGHLIGHTS FROM THE DIRECTOR OF HOUSING SERVICES

LEAH HOUSER



On March 22, 2020 a stay at home order was issued by Ohio Governor Mike DeWine. Extended Housing is a provider of homeless outreach services, residential care services, and permanent supportive housing to individuals with serious mental illness in Lake County. Extended Housing must ensure the continuous availability of trained and qualified direct service professionals to individuals receiving these services and support.

Our housing team created a plan quickly to address how we would operate while working remotely from home. Our mission was for staff to continue to work in the most effective way possible while staying safe. The Executive Director worked closely with GMS, our HR provider, to update our policies and procedures so that we remained in compliance with the new orders given by the governor. The Director of Business and Finance worked hand and hand with

our IT provider to purchase additional laptops, increased the number of licenses so all staff could log in remotely and we set up our faxes to be retrieved by email. I provided weekly updates to the Lake County ADAMHS Board, worked closely with the homeless outreach staff to implement new ways to outreach during the pandemic, requested waivers for initial and annual inspections, supported the housing support workers with the numerous rent changes because clients lost their jobs, provided the necessary office supplies to employees and communicated with community agencies on how we were providing services. In FY 2020, we were not able to successfully meet all of our goals we originally set but we improved in areas that we were not aware needed attention. We will continue to set goals and strive to meet those goals in the upcoming year.

107

Number of people served by Shelter Plus Care program

43

Number of housing loans processed this year

5%

Vacancy rate at Extended Housing properties

88

Number of tenants housed in Extended Housing owned properties

36

Number of individuals served at North Coast House

169

Number of people outreached to by homeless outreach team

106

Number of people enrolled into Extended Housing programs

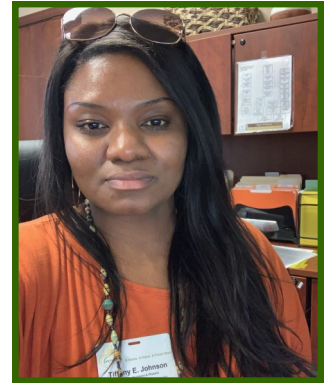
72

Number of households on housing subsidies

FINANCIAL

REPORT FROM THE DIRECTOR OF BUSINESS & FINANCE

TIFFANY JOHNSON



The Fiscal Department of Extended Housing saw tremendous growth during the last fiscal year. We added two new staff members bringing our department to four people. Melissa Jenkins and Dimpal Patel came on staff as our new Fiscal Specialists. They work beside Kelli Giambetro who is our department’s Fiscal Assistant.

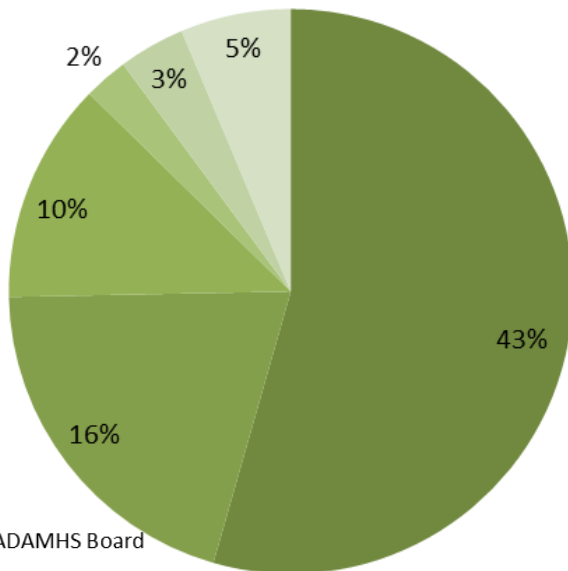
This year we worked with Extended Housing’s Resource Development & Community Engagement Department to offer new avenues for supporters to donate. You can now donate through our website, Facebook page, and Instagram page. As always, you can continue to mail-in donations to Extended

Housing.

We continue to work with vendors to streamline our processes and develop procedures that will help us be better stewards of the funding we receive. We continue to seek out businesses in the community to provide services to our clients and at our properties. We are also continuing to utilize new software to reduce overlap between our departments.

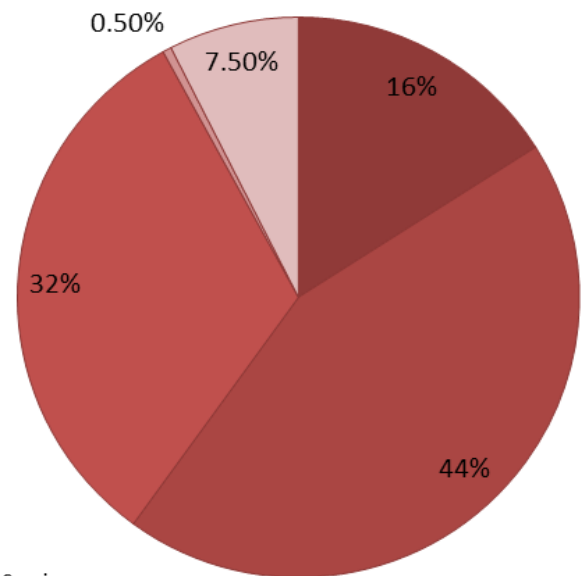
Our department is also excited by the full occupancy of the Extended Housing Wellness Center. We continue to work with our tenants to meet their business needs so they can provide the best services to their consumers.

FY 2020 Revenue
\$3,197,836



- Lake County ADAMHS Board
- Rent Revenue
- State & Local Programs
- Contributions
- Other Fees
- Other Revenue

FY 2020 Expenses
\$3,241,322



- Direct Services
- Housing Assistance Programs
- EHI Owned Properties
- Fundraising Costs
- Management & General Operations

Depreciation FY 20
\$334,785.89

SPONSORSHIPS & DONATIONS

2019 - 2020 Event Sponsors

Griffin Technology Group
Lake County ADAMHS Board

Lubrizol
NAMI of Lake County, OH

ONYX Creative
Peg's Foundation

2019 - 2020 Donors

Individual Donors

Kelly Amos
Beverly Azre
Kelly A. Barber
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Anthony Brzytwa
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Donald & Karen McLeod
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Mary Ann Neuman
April Niedzialek
Bernard & Darlene Novotney
Karen Paganini
Judy Parmenter-Oblocki
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Maria Smith
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Lisa Staab
Michelle Tibbils
Steven Topoly
Chris & Jackie Tubbs

Bethany Vosburg-Bluem
Pamela Wiseman
Sarah Zimmerman

Corporate Donors

200 West Apartments Ltd.
Agnes E. Meyer Herzog Fund
Berea Municipal Court
Clevespace Interactive LLC
Fisher Properties
HW & Co.
I & M. J. Gross Co.
Lake County ADAMHS Board
Lake Erie Landlord Assoc.
Lubrizol Foundation
Max Share Fund/Mutual Aid Minis-
teries
Morton Q. Levin Trust
New Oak Hill Village LLC
Northrn Ohio Apartment Assoc.
Peg's Foundation
Schiltz Crane Inc.
Tenkku Precision Grinding LLC
Trice Chiropractic Clinic
UAW Local 1834
Zaremba Mgmt. Co.
ZG Properties LLC

In-Kind Donors

Bella Donna Salon
Colleen Eve
Crossroads Community Church
Energy Focus
Hope Ridge United Methodist Church
Saint Gabriel Catholic Church

EXTENDED HOUSING WELLNESS CENTER

The Cleveland Foundation has graciously helped us in the past and more recently with a capital grant in 2018 to install an ADA compliant elevator at the office building that we own located in downtown Painesville. Since our purchase of the building in 2012, with over 1M in grants and assistance, we have been able to make significant improvements to this once four-story abandoned building now named the Extended Housing Wellness Center (EHWC). Currently, with funding from the state, we have repurposed the old elevator shaft into janitor closets and an ADA bathroom. The Council on Aging began a congregate meal program in our community room (along with their current meals on wheels program) prior to the pandemic – they are still operating the meals on wheels program, meeting volunteers on the outside of the building.



One of the goals for the Extended Housing Wellness Center is to be a central hub for other businesses and organizations; a one stop shop for consumers to connect with services they need. We are proud to be the home to St. Francis Physical Therapy, Frontline Services, the Lake County Council on Aging's Meals on Wheels program, and Bridges Mental Health Consumer Empowerment. Extended Housing is also proud to offer use of its community group to its tenants and community groups so they can better connect as well. For the past three years, the EHWC Community Room has hosted our annual stakeholders' meeting.

We look forward to adding other tenants to the building that can help serve the needs of the community.



A Special Thank You



Extended Housing would like to offer a special thank you to the Lake County Alcohol, Drug Addiction, and Mental Health Services (ADAMHS) Board, our sustaining partner. Their funding and support makes our work possible. Not only do they financially support our mission, but they also continue to offer other resources and training that help us do even more to serve our clients and fulfill our mission.



The mission of Extended Housing is to prevent and end homelessness for individuals in Lake County with serious mental illness.

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