



**Steuben Churchpeople Against Poverty, Inc.**  
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## SCAP, Inc. is positioned for success

The SCAP, Inc. Board of Directors recognizes that a strong infrastructure empowers the agency to develop an organizational culture where staff and programs grow and thrive.

In 2005, SCAP, Inc. concluded an organizational strengthening process that has positioned the agency for success by focusing its resources for greater effectiveness. The agency infrastructure has been fortified with the restructuring of some traditional positions to new ones that make better sense and will serve the agency's needs more appropriately. Also, SCAP, Inc. has begun a consulting contract in human resources that will include coaching services to enhance provider ability to deliver quality services. An information technology contract relationship will ensure that SCAP is working efficiently and using its systems optimally as it advances its mission.

Significant organizational accomplishment in 2005 included:

- Integrating all SCAP locations with the addition of a new server and VPN system;
- Implementing shift to Blackbaud - Financial Edge finance software;
- Completing the development of the 2005-2008 Strategic and Operational Plan;
- Earning "Exemplary Organizational Health" rating from NeighborWorks America;
- Receiving an additional \$233,000 in funds from NeighborWorks America;
- Completing domestic violence feasibility study, human resources assessment and plan, information technology plan and program services market study.

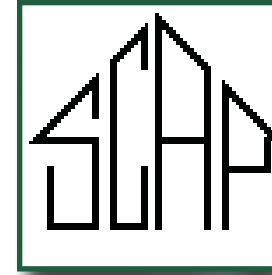
Indeed, 2005 will be remembered as a year of organizational strengthening and renewal.

## Lights of Hope 2005

In October of 2005, the Net Domestic Abuse program hosted a public event called Lights of Hope. The gathering was held in Pulteney Park and was designed to carry a message of hope to sufferers of domestic violence. The event featured a display from The Clothesline Project. Victims of domestic violence use tee shirts as canvases on which to express their pain and begin the healing process. The tee shirts are hung on small clothesline structures and taken to various locations to be displayed as a reminder that family abuse persists as a problem in our society.

The Lights of Hope event also was designed to raise awareness about the extent of domestic abuse in the local community. Program coordinator Cheryl Talbot told the Steuben Courier Advocate, "[Domestic Violence] crosses all economic and religious lines. We're here to honor those who have suffered and offer hope to those who need it."

Honoring the symbol of hope shared by advocates across the country, purple balloons decorated the park. To reinforce the message of hope the event sought to express, lighthearted jazz music complemented the displays and remarks addressed to the audience assembled at the park.



# Steuben Churchpeople Against Poverty, Inc. 2005 Annual Report

## A Message from the CEO



Jeffrey Eaton, CEO

SCAP Inc. believes that shelter, health, safety, opportunity, independence and justice are fundamental rights that society must protect for its citizens. But the fact of the matter is that none of these cornerstones of a quality life are guaranteed to Americans, and many of them are dangling beyond the reach of hard-working citizens.

Families in Steuben County work hard to make a better life for themselves, but half are forced either to settle for inadequate shelter or to live beyond their means because jobs aren't

paying them enough to afford the cost of housing. *More affordable housing units should be available to our neighbors.*

Mental disorders rob our population of more productive years than all cancers combined, yet there are vastly more treatment options available for cancer patients. *Individuals who constantly strive to manage a mental illness have a right to live independently, and with a relatively small amount of support they can.*

People who are literally changing the course of their lives to protect themselves and their children from violence in their home are among our most courageous citizens. They have a difficult, winding path to travel, and meet many obstacles along the way. *These brave people can benefit greatly from the presence of a guiding, steadying hand.*

SCAP, Inc. is dedicated to building vital communities where safe, decent housing is within reach for everyone. SCAP initiatives tackle the housing problem by developing affordable, multi-family rental properties. We also improve housing conditions through a program that empowers homeowners to preserve and rehabilitate their residences by connecting them with resources for quality home repair within their means.

SCAP, Inc. fosters the progress of thousands of people who are in the process of making a better life for themselves, and helps to position them for successful independent living. We offer assisted and independent living opportunities, as well as skill development, to people who are learning to manage a serious mental illness so they can live on their own. We provide safe haven and life-changing support to people who are courageously "starting over" to protect themselves and their children from domestic violence.

Our work at SCAP, Inc. aims to give citizens the opportunity to claim their rights of shelter, health, independence, safety and justice. We are both proud and humbled to do this work each day, and are pleased to share with you in this report some of our 2005 successes.

Sincerely,

*Our mission is to  
 enhance the quality of  
 life in our community  
 by providing safe  
 and affordable  
 housing options and  
 supportive services.*

## Building vital communities where decent, affordable housing is within reach for everyone

### Real Estate Development increases affordable housing

In 2005 SCAP, Inc. proudly celebrated the completion of *Meadowside II*, a 40-unit, multi-family real estate property in Penn Yan. The opening of *Meadowside II* represents the 120<sup>th</sup> unit SCAP co-manages in Penn Yan in partnership with Conifer Realty, LLC.



*Meadowside II ribbon-cutting ceremony*

Another success for the Real Estate Development business line in 2005 was the funding it secured from NYS Housing Trust Funds, Neighborworks America and the Federal Home Loan Bank, among others, for a project to develop 21 housing units for income-eligible seniors on Lake Street in Hammondsport. The funds will be used

to renovate a historic building in the village, where occupants will live within walking distance from Keuka Lake and local shops.

### Housing Preservation and Rehabilitation improves conditions

SCAP, Inc. received considerable funding from sources such as CDBG, Affordable Housing Corporation and NYS RESTORE, empowering the Housing Preservation and Rehabilitation business line to advance its purpose to improve local housing conditions. In 2005, SCAP connected *seventy-two* homeowners with the resources to repair damaged roofs, install proper windows, improve energy efficiency and replace defective well and septic systems.

With funding from NYS ACCESS, the Housing Preservation and Rehabilitation team helped individuals with disabilities to maintain their independence by providing wheelchair ramps as well accessible doors and bathrooms in homes throughout SCAP's coverage area. NYS Main Street funding is at work revitalizing Bath's historic Liberty Street. Working with building and business owners, SCAP Inc. is coordinating the renovation of 2<sup>nd</sup> and 3<sup>rd</sup> floor apartments and improving storefront façades.

### Property Management increases safety and comfort

The Property Management business line did its part in 2005 to ensure that decent, affordable housing is available in towns throughout the county. The highlight of the year came when SCAP concluded the two-year renovation of its Seneca Street Station property in Hornell. Tenants of the apartments will benefit from the security of a new roof and ventilation system. Plus, each apartment received brand new carpeting and a fresh coat of paint. The finishing touch to this improvement initiative was a repaired, renovated and painted front façade.

SCAP, Inc. continues to manage its properties with the utmost attention to tenant safety and structural maintenance, ensuring community access to safe, secure dwellings at a rent that is affordable against the backdrop of local wages.



*Seneca Street Station apartments are renovated.*

## Auditor's Report

### Combined statement of Activities - Year Ended December 31, 2005

REVENUES	
Unrestricted Grant Revenue	\$ 2,104,705
Medicaid	1,040,515
Program Fees	870,261
Rental Income	82,989
Investment Income	17,825
Management/Maintenance Fees	84,390
Miscellaneous	222,521
<b>Total Revenues</b>	<b>\$ 4,423,206</b>
EXPENSES	
Management & General	\$ 438,243
Property Management	346,697
Home Improvement	612,364
Supported Living	2,618,957
Rural Preservation	32,514
Depreciation & Amortization	160,697
<b>Total Expenses</b>	<b>\$ 4,209,472</b>
<b>NET INCREASE (DECREASE) IN ASSETS/NET GAIN</b>	<b>\$ 213,734</b>

### Combined Statement of Financial Position, December 31, 2005

ASSETS	
Cash	\$ 220,420
Grants	417,995
Medicaid	281,660
Other Receivables	406,492
Prepays	29,078
<b>Other Total Current Assets</b>	<b>\$ 1,355,645</b>
Security Deposits	\$ 12,032
Tax & Insurance Escrow	59,430
Reserve Replacement	370,184
Other Total Current Assets	11,823
<b>Total Restricted Deposits</b>	<b>\$ 453,469</b>
Land Building & Improvements	1,986,892
Construction In Progress	572,884
Furniture & Equipment	1,047,847
Less Accumulated Depreciation'	1,533,861
<b>Net Total Plant, Property &amp; Equipment</b>	<b>\$ 2,073,762</b>
Property Held for Resale	\$ 274,032
Other	138,629
<b>Total Other Assets</b>	<b>\$ 412,661</b>
<b>Total Assets</b>	<b>\$ 4,295,537</b>
LIABILITIES & NET ASSETS	
Accounts Payable	\$ 262,315
Deferred Revenue	54,814
Current Mortgage Installment	38,987
Security Deposits	12,032
Mortgage Payable Excluding Current	439,339
Total Liabilities	\$ 807,487
Unrestricted/Permanently Restricted	2,612,050
Partner/Member Equity	876,000
Total Combined Equity/Unrestricted/Permanently Restricted	\$ 3,488,050
Total Liabilities & Net Assets	\$ 4,295,537

## Providing powerful opportunities for people to make a better life for themselves

At residential sites throughout Steuben County, SCAP, Inc. fosters the progress of thousands of people in the process of making a better life for themselves. Behavioral Health Services help people learning to manage a serious mental illness to live independently. The Net offers safety and support to people who are "starting over" to protect themselves and their children from domestic violence.

### Sedgwick House fosters independent living skills

Sedgwick Community Residence in Bath, New York worked with thirty-four individuals with mental illness in 2005, providing them with valuable experiences that they can apply later to help themselves live independently. Sedgwick residents co-facilitate a house meeting, form discussion groups on topics of their choice such as trauma, abuse and the courage to heal. Advisors work with residents on the importance and value of working on personal goals and the rewards that come from achieving them. One of the most memorable events of 2005 came when



*Sedgwick House*

Sedgwick House sponsored a Halloween party for all clients of SCAP's residential services. Over forty people attended the party. Residents organized contents for best costume and best pumpkin. Independent living skills were practiced and reinforced as residents participated in decorating, cooking and clean-up for the party. *A fine time was had by all!*

### The Net secures stepping stones toward a better life

In 2005 The Net Shelter and Domestic Abuse program continued to secure the stepping stones on the path to a better life for adult and child victims of domestic abuse. For 127 people that meant spending some time in The Net shelter. For an additional 427 people, The Net eased the process of building a new life by providing legal advocacy, relocation assistance, transportation and support groups.

The program enhanced its ability to help victims "move on" both emotionally and practically when it won *three key grants*. With funding from the Community Foundation of the Elmira-Corning Area, the shelter contracted a licensed therapist to facilitate a children's support group. This new offering ensures that each child interacts directly with a counselor within seven days of their arrival at the shelter. Even better, the presence of a licensed therapist for the youngest clients prompted the Steuben County Department of Social Services to offer to cover the costs of providing the same to the women's support group at the shelter.

A separate grant from the U.S. Department of Housing and Urban Development empowered The Net to provide rent-free apartments to a limited number of clients for up to a year while they establish themselves on a positive, safe course in life. Thanks to the funding, staff also can continue to guide and support the client during that transitional year. After the twelve months pass, the client can simply assume responsibility for the rent and stay in the same dwelling, deepening the experience of personal security. *Thanks to The Net, hundreds of people are making progress on the road to a better life!*