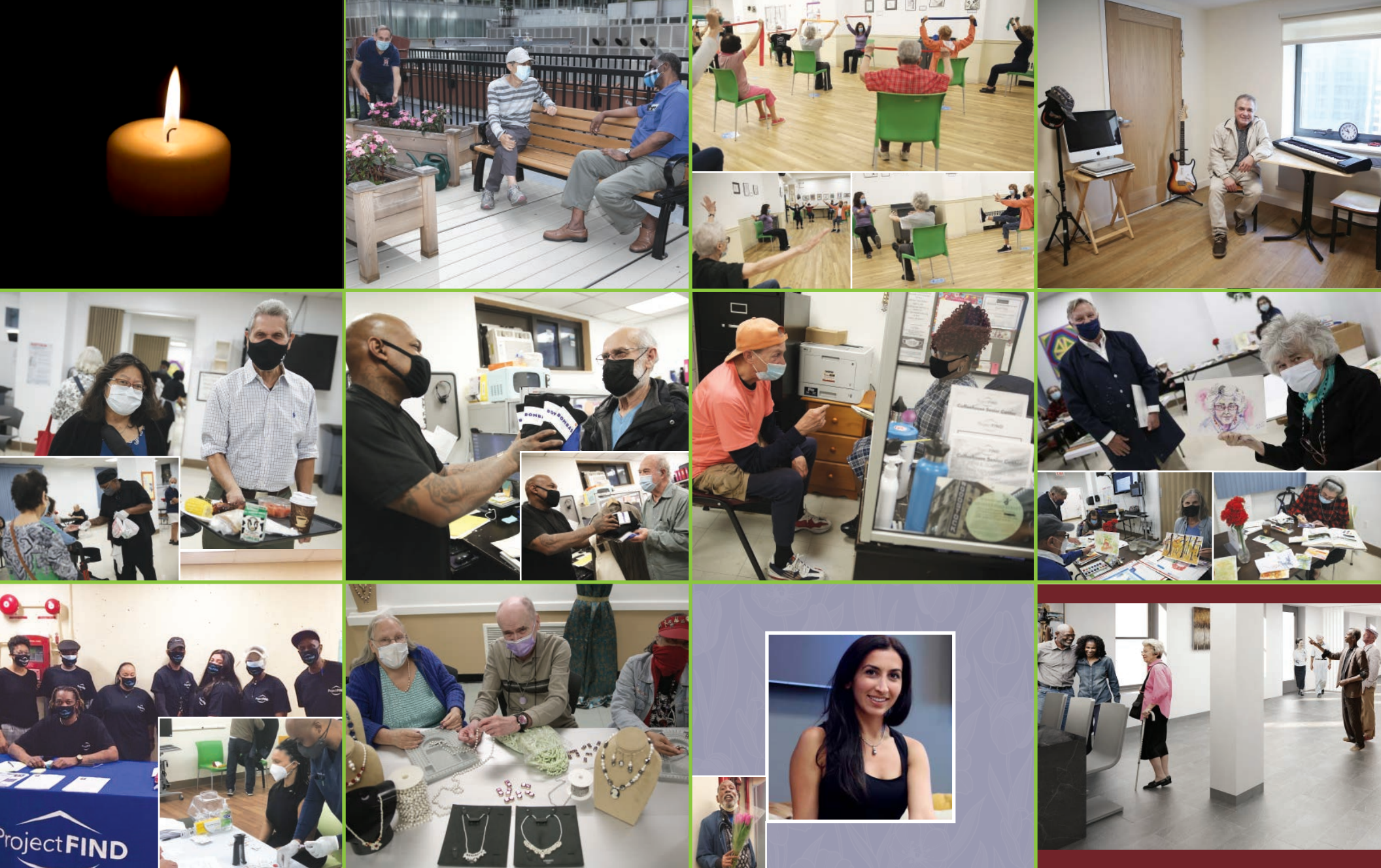


2022

ANNUAL REPORT & CALENDAR



A TRUSTED RESOURCE TO OLDER NEW YORKERS SINCE 1969



Special Thanks to Our Sponsor



STEPLIN CONSTRUCTION CORP.
 PO BOX 180305
 87-58 125TH STREET
 RICHMOND HILL, NEW YORK 11418
 (718) 441-2500



Though COVID's grip is loosening it is still very much with us, complicating the simplest of interactions, imposing constant risk calculations, and all manner of adjustments. And perhaps most tellingly it made us all intimately aware of loss on so many levels: autonomy, privacy, a public life, for many a job and for many others, friends, and family members. We dedicate this year's calendar to the memory of 40 people from the Project FIND community who left us during the pandemic – residents, employees, center members - not all from COVID-related complications, but whose passing we could not properly honor and mark because COVID took that option off the table.

We miss you all.

And still we persist. As the following pages show Project FIND never stopped during the pandemic, even when the in-person services at our centers were suspended. We revamped our programs to reach people where they were until it was safe to resume face-to-face programming on a phased-in basis. We also made excellent progress of several key initiatives: the refinancing of Hamilton House, the leasing of the former Heartland Brewery commercial space to the Alicart Group for the latest and largest Mermaid Inn in NYC, as well as the sales of air rights to be used to acquire and develop more affordable housing for older adults.

Speaking of more housing for older adults, Park 79 at 117 West 79th Street—the fruit of our partnership with Fairstead Affordable – will be opening its doors in the Spring of 2022.

Can't wait for 2022.

All the best,



David Gillcrist
Executive Director



Lillian Lorraine Bannister
Born in 1927



Karl Bart
Born in 1936



Joseph Brajevich
Born in 1932



Janice Byrd
Born in 1950



Cecile Caponi
Born in 1949



Rev. Joseph Cestario
Born in 1936



Margo Dolan
Born in 1941



Paul Donaldson
Born in 1941



Gene Ferguson
Born in 1934



Nelson Garcia
Born in 1946



Luis Gomez
Born in 1939



Richard Goodwin
Born in 1934



Richard Graham
Born in 1942



Eileen Greeley
Born in 1936



John Hall
Born in 1961



Donald Harris
Born in 1936



Sandra Hoagland
Born in 1937



William Kaufman
Born in 1934



John Kowalchik
Born in 1946



Benjamin Lopez
Born in 1962

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 New Year's Day
2	3	4	5	6 Three Kings' Day	7	8
9	10	11	12	13	14	15
16	17 Dr. Martin Luther King, Jr. Day	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

IN MEMORIAM

We wish to remember the beloved tenants and staff who have passed on in recent times. We hold their memories dear and were so fortunate to have known them. Below are tributes describing two cherished residents and what they meant to their loved ones, friends, and community.

Chris Murray spent nine years as a security guard at Hargrave House, also serving as president of the building's tenant association. Those who knew him describe him as a dedicated friend and neighbor, an advocate for tenants, an activist for LGBTQ rights, and an expert amateur tour guide in the city he loved. Margaret Hopkins, a Hargrave resident, and friend who—like many others—enjoyed regular group dinners and exploring New York with Chris said, "He knew all the nooks and crannies," and ran into people he recognized wherever he went. But he was more than a social butterfly. "If there was someone in the building who was in need, he wasn't afraid to call management and say look, let's just get this done," she says. "He was our advocate."

Lorraine Bannister, a longtime resident of Hamilton House, was a "force of nature," says Hamilton social worker Anna Cody. Her big personality, commanding voice, and social nature made her well-liked and respected—and made her friends wherever she went. "She never met a stranger," says her dear friend Wynelle Welch, who first connected with Lorraine when they chatted on a city bus. She befriended Dennis Manuel on a subway platform, inviting him to join her at Hamilton's watercolor classes. "I painted watercolors of her," he says. A poet, singer, and fine cook, she also enjoyed traveling the world as an agent for several airlines. But no matter how busy she was, she called her devoted son, Roger Patterson, every night. "My mother was born in Manhattan, went around the world, and ended her life in Manhattan," says Roger. "Her farthest destination was one foot from where she started."



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 Chinese New Year	2 Groundhog Day	3	4	5
6	7	8	9	10	11	12 Lincoln's Birthday
13	14 Valentine's Day	15	16	17	18	19
20	21 Presidents' Day	22	23	24	25	26
27	28					

WOODSTOCK ROOFTOP

Woodstock resident Ivan Black is a New York City mouse with country mouse roots. While he grew up in Manhattan with a father in show business, his mother grew up on a New Jersey farm, where he often went to help with the cows and chickens. "I spent hours in the fields and woods," he says. "I developed a love for botany and horticulture and now do landscaping." Black—also an experienced pianist and track and field champion—has brought that love to the Woodstock rooftop, where he maintains planters filled with flowers, herbs, tomatoes, and peppers.

"I like to relax and look at the scenery," says fellow resident David Tinook. For his part, Kyong Jin Park—a resident for 35 years and professional musician who runs Hamilton's karaoke events, jamborees, and musical coffeehouses—says he looks forward to being able to gather and play outdoors. (While some repairs to the building façade required installation of scaffolding on the roof this fall, the area should be back in full, sunny operation this spring.) All say that the indoors is brightening, too, with the return, after more than 12 months, of communal lunches. Black also notes that this year, some of last year's rooftop plants re-seeded themselves and sprouted on their own—a fitting metaphor for the persistence and reawakening of our residents and community.



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 Maha Shivaratri	2 Ash Wednesday	3	4	5
6	7	8 International Women's Day	9	10	11	12
13 Daylight Saving Time Begins	14	15	16 Purim Begins	17 St. Patrick's Day	18 Holi	19
20 First Day of Spring	21	22	23	24	25	26
27	28	29	30	31		

STRENGTH & BALANCE

Of Project FIND's 85 classes, most of which were able to continue meeting online during the height of the pandemic, 22 are now convening hybrid-style (online and in person), and 34 have been able to start gathering entirely face to face again.

The Strength & Balance class at Hamilton, for one, has never stopped bringing balance into people's lives, literally and emotionally. "The class gives me a reason to wake up and get going," says class participant Tania Hodgson—especially now that it's meeting face to face again. Though grateful that the class did continue virtually, she says, "You need the camaraderie. That's why I like to go in person. I've made friends. It's motivating. There's real laughter."

The class also delivers profound physical results. Instructor Rachel Eisenman, program coordinator, leads participants through movements that improve alignment, posture, and stability. Pat Dasko, finds satisfaction in the concrete progress she makes. "You can measure with the weights you're able to lift," she says. "I started with two pounds in July, then worked up to three, and now I'm up to four."

Says Eisenman: "I want people to walk away with something they can incorporate into their daily activities." And they do. Even within a few months of starting the class, people say things like, "Before I took your class, I could walk only two blocks before having to stop and catch my breath," or "I feel better when I carry my groceries."

Eisenman—who has led the class for more than 20 years, heard from one student who was able to keep herself from falling on the stairs by using a balance move she'd learned in class. Despite the destabilizing force of the pandemic, she has built relationships that transcend all. Says Eisenman: "I feel like they're teaching me."



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 April Fool's Day	2 Ramadan begins
3	4	5	6	7	8	9
10 Ram Navami	11	12	13	14	15 Good Friday Passover Begins	16
17 Easter	18	19	20	21	22 Earth Day	23
24	25	26	27	28	29	30

WOODSTOCK PENTHOUSE

The ten apartments in the 13th floor Woodstock penthouse became ready for tenants this year—and Sergio Cano was the first person to move in. "I like the area very much. Times Square—it's wonderful. I can see the billboards and the lights in the nighttime. I'm living up here like a tourist!" he laughs.

Cano, 59, came to New York from Colombia as a child, grew up in Queens, studied to be a pilot, and started a family. When hard times fell, he moved in with his brother, but the solution was not tenable. A representative from Volunteers of America found him living at LaGuardia airport. From there, he started on his path toward Project FIND. "When they showed me the studio, I said, 'I like it very much,' and I filled out the paperwork right away," says Cano, who would like to put his mechanical skills to work. "I achieved having an apartment, he says proudly. "My next goal is a permanent, stable job."





SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 Eid al-Fitr Begins	3	4	5 Cinco de Mayo	6	7
8 Mother's Day	9	10	11	12	13	14
15	16	17	18	19	20	21 Armed Forces Day
22	23	24	25	26	27	28
29	30 Memorial Day	31				

OLDER ADULT CENTER MEALS

From the start of the pandemic, the staff of Project FIND's four older adult centers had to find a way to balance the health and safety of their more than 3,000 members with their core purpose: bringing people together. Early last summer, the centers moved from helping to coordinate the delivery of home delivered meals to offering grab-and-go lunches, ensuring, those who could drop by the center had access to a wholesome meal. They also used those moments as "touchpoints to talk to people about the importance of mask-wearing and vaccination," says Porsha Hall, Project FIND's director of community services.

"We also kept in touch with members who did not drop by, with weekly wellness checks by phone," says Melissa Johnson-Bowen, program director at the Hamilton Center. "They really appreciated the calls."

But it hasn't been easy. Because of the particular logistics and training involved, grab-and-go had been "unheard of" for centers, Hall notes. Plus, while members appreciate the access to meals, she says, they also want to see each other.

Now, more and more, they can. This summer, all centers began offering sit-down dining. Capacity is limited for safety reasons, and not everyone is quite ready for in-person meals, says assistant director of community services Aaron DeBroux, "but we're grateful that we can at least open the door." More access is planned as vaccinations proliferate and things open up.

"We have so many older adults who are glad to be able to get back out, come to the center, and greet their friends and peers," says Hall. Our facilities and food are essential, but something else also transcends. One day during the pandemic, Hall recalls, "I was coming into Hamilton and I saw a group of members enjoying sitting together on the benches outside. They smiled and said, 'When you gonna open?' It showed me that we'd built a support system even outside of our buildings. It was a beautiful thing."



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3 National Donut Day	4 Shavuot Begins
5 Pentecost	6	7	8	9	10	11
12	13	14 Flag Day	15	16	17	18
19 Father's Day Juneteenth	20	21 First Day of Summer	22	23	24	25
26	27	28	29	30		

CORPORATE PARTNERS

The next time you put on your socks, or dry off after a bath, take a moment to appreciate the softness of your towel or the warmth of your toes. Our corporate partners understand the importance of these human needs and comforts—and they show it with their generous donations of clothing, accessories, and more. Special thanks to:

- The apparel company Bombas, founded on the principle of giving to those in need. They came through for HIR+ during the pandemic with a total of 3,000 pairs of socks, allowing us to give away two pairs at once during cold weather. As Bombas' s Giving Team told us: "We are very grateful that donation socks are a small stepping stone in your program's path to connection, support, and independence."

- Basics Clothing, for providing socks and underwear. "Undergarments are what people seek the most, says Project FIND's associate executive director, Mark Jennings. "Just to have clean underwear—it seems like the smallest, but it's really the grandest of things."

- Longtime partner Skadden, Arps, Slate, Meagher, & Flom, who never paused their twice-yearly shipment of clothes and shoes to fill our clothing closet, which "fill people's needs as fast as they come in," says Jennings. "It's remarkable that even when they were closed and working from all corners of the earth, they still found a way to provide clothing for the people we are serving. That says as much about them as it does about us."

- The Chatwal Hotel and volunteers through Common Pantry, who provided towels, replacing the paper towels we'd been offering the guests who use our showers—and bringing in a "breath of fresh air," Jennings says. "The participants told us how much better it felt to have a towel wrapped around them. It made the experience feel more human, which was the entire point."



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4 Independence Day	5	6	7	8	9 Eid-al-Adha Begins
10	11	12	13	14	15	16
17 National Ice Cream Day	18	19	20	21	22	23
24	25	26	27	28	29	30
31						Muharram International Day of Friendship

HOMELESS-IN-REACH PLUS (HIR+)

In late 2020, Project FIND received a grant from the Mother Cabrini Health Foundation that enabled us to fund essential staff positions for our HIR+ program, allowing us to serve even more street homeless individuals.

The program—an expansion of the original HIR Program, launched in the 1990s—had already established itself as a lifeline. Offering showers and a change of clothes, we could both help meet daily needs and establish the relationships that allowed us to do more: refer to services, track medical and psychiatric needs, and connect to the shelter/supportive housing system. “We’ve had our challenges with COVID, but we’ve never closed the HIR program,” says Robin Ann Plummer, Project FIND’s director of social services.

The program has now been able to bring on a housing specialist to assist clients with the complex process of completing the New York City Human Resources Administration’s 2010e housing applications. This also means we’re equipped to manage growing demand, with intakes doubling this fall compared to the previous six months. And this past spring, we succeeded in referring two people from HIR+ directly into housing in our own Woodstock Hotel.

One such client is Mr. Culmer. While he is “extremely independent,” HIR+ staff were able to thoughtfully deploy resources, connect him to services, and shift him out of transitional housing, says Plummer. “He moved in and got a really nice room. He’s safe and comfortable,” says Plummer. She adds: “It’s really rewarding to be able to get people off the street and give them a secure, warm place to live where they can pursue their interests and goals.”



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7	8	9 National Book Lovers' Day	10	11	12	13
14	15	16	17	18	19 Janmashtami	20
21 Senior Citizens' Day	22	23	24	25	26	27
28	29	30	31			

GEOFFREY'S WATERCOLOR CLASS

Award-winning painter Geoffrey Gneuchs has been teaching the art of watercolors to older adults at the Hamilton Center for six years. While his background lies more in oil painting, "watercolor has a luminosity and versatility that people appreciate," he says. He adds that the key challenge of watercolor paint is that—unlike oil paint—you can't scrape it off and repaint.

Fortunately, his watercolor students were nothing but forgiving when the pandemic sent their beloved class onto Zoom for twelve months. While everyone missed the buzz of face-to-face interaction and encouragement, "I could still see and critique their work," he says. "It was better than no contact at all."

Now Gneuchs's class is one of the 22 Project FIND classes meeting with a hybrid structure, both online and in-person—so the buzz is back. No matter where students are painting, they can look back over months or years of painting and see their improvement.

"The class is the highlight of my week," says Gneuchs. "I enjoy getting to know folks and their backgrounds, learning what experiences they bring to their art, and watching how they continue to express those experiences in visual forms."



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5 Labor Day	6	7	8	9	10
11 Patriot Day Grandparent's Day	12	13	14	15	16	17
18	19	20	21	22 First Day of Fall	23	24
25 Rosh Hashanah Begins	26 Navaratri begins	27	28	29	30	

VACCINE EVENTS

When vaccines became available, we did not leave the more than 600 older adults in our three housing sites searching for appointments on the internet or risking exposure by traveling to large facilities. Through partnerships with the City's Department of Health and Mental Hygiene and Department for the Aging, Ryan-Health, and Allure Pharmacy, we brought the vaccine to them—and to our city neighbors. What's more, Project FIND stepped up and helped lead the way for others, advocating for increased access in black and brown communities citywide.

In early March, we converted the Hamilton Center into our own vaccine clinic. "We had 50 people signed up in a matter of hours," says Project FIND associate executive director Mark Jennings. We held an additional event adjacent to the Woodstock, and provided a mobile vaccine van in front of the Holy Cross Church near our Coffeehouse Center and Port Authority. "We have a big homeless population in that area in need of service, so it was really nice to hold the event there," says Coffeehouse program director Kathleen Mohamed.

We also offered vaccines in our Clinton Center. "Turning our center into a clinic and having it work as well as it did—I was elated," says Clinton Center program director Trenace Simmons.

We also offered paid time off for employees to take their doses, along with a \$50 bonus for any of our 100-plus employees who is fully vaccinated.

Beyond providing and incentivizing vaccines, we sent a larger message. Mark Jennings joined the Racial Equity in Supportive Housing Workgroup (RESH) to expose systemic inequities and advocate for vaccine access among marginalized communities. We are proud to both serve our residents and communities, and to take a stand for change.



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4 Yom Kippur begins	5	6	7	8 Mawlid Begins
9 Sukkot Begins	10 Columbus Day	11	12	13	14	15
16	17	18	19	20	21	22
23	24 Diwali	25	26	27	28	29
30	31 Halloween					

BILL'S JEWELRY MAKING CLASS

You might say that the people in the Project FIND community are like beads on a string: unique, connected and especially beautiful when they are together. Someone who brings them together is Bill Sattan, former head of NYU's Interior and Lighting Design program, who has lived at the Woodstock for more than 20 years. Back then, he began teaching a crafts class at an art therapy organization around the corner from the Woodstock and invited its residents to join. Eventually, the class moved to the Woodstock itself and evolved into jewelry making. "21 years later, I'm still here," says Bill—and, persisting even through the pandemic, his class remains one of our most popular of all.

Bill's students were so dedicated during COVID-19 that, even when classes moved online for a whole year, they went to the trouble to come to Woodstock to pick up beads and other supplies necessary for the course.

Bill's class began to meet at the Woodstock again in September. "Just like old times," says Chenal Thompson, program director at Woodstock's Center. "Everyone works together, shares ideas, and shows off their personality with their jewelry."

No matter where they meet, Bill says, he always sees students uncover creative abilities that they might have doubted or thought they lost. "And the more your brain gets to be creative in later years, the more people say to you, 'You don't act that old!'" he laughs.



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
6 Daylight Saving Time Ends	7	8	9	10	11 Veterans Day	12
13	14	15	16	17	18	19
20	21	22	23	24 Thanksgiving Day	25 Black Friday	26
27	28	29 Giving Tuesday	30			

MELODY KHO DAVERDIAN

Project FIND is thrilled to honor Melody Khodaverdian for her nearly four years of volunteer service to our members and residents.

"Melody came to us in 2018 when she saw a Facebook post about an event at the Woodstock and called me to ask how she could get involved," recalls Kathy Fitzgibbons, Project FIND's director of development and external relations.

Since then, Melody has brought so much to the Project FIND community: a "deep compassion for older adults," says Fitzgibbons, and a network of energetic friends who joined her to conceive and execute a year's worth of monthly themed dinner events—Hawaiian, Halloween, and more—at our Coffeehouse Center.

When the pandemic struck, Melody picked up the phone, making calls to residents of the Hamilton to check on them and bring them some companionship.

And this past April, she donated dozens of tulips to bring joy to the Hargrave tenants... just because.

Melody has a long history of donating her time to a range of causes, from crisis counseling to nature conservancy to arts, youth, and more. We are so fortunate that she's part of our family, too. "She brightens everyone's day. You can see her light up when she meets our members and residents and sees them enjoy themselves," says Fitzgibbons. "She spreads sunshine all around."



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5	6	7 Pearl Harbor Remembrance Day	8	9	10 Human Rights Day
11	12	13	14	15	16	17
18 Hanukkah Begins	19	20	21 First Day of Winter	22	23	24
25 Christmas Day	26 Kwanzaa Begins	27	28	29	30	31 New Year's Eve

FAIRSTEAD

Prior to the pandemic, Project FIND entered into an agreement with Fairstead Partners—a real estate developer specializing in affordable and mixed-income housing—that began to renovate an SRO on West 79th Street into a vital 78-unit living space for older adults, now called Park 79.

"In one of New York City's wealthiest neighborhoods, Fairstead is transforming an old hotel into affordable housing for older adults where they can age in place in a walkable, vibrant community," says Fairstead Partners CEO Jeffrey Goldberg. "To support our residents, we knew we wanted to collaborate with a beloved and trusted local non-profit, and Project FIND was our ideal partner."

The agreement made Project FIND both the service provider for the building and its non-profit owner. The project will be financed through the Department of Housing Preservation and Development's (HPD) Senior Affordable Rental Apartments Program.

"We cannot wait to greet the first of the 78 older adults who will make Park 79 their home later this spring, says Project FIND's Executive Director David Gillcrist. "At Park 79 Project FIND will work to foster a dynamic where people develop friendships, explore interests, the amazing Upper West Side, and take advantage of a sensitized professional to problem solve and assist as wanted and needed. The Fairstead team has brought to life beautifully and intelligently designed public and flexible program space that will enable this community to take root and thrive," he added.

"The older adults at Park 79 won't just have a permanently affordable place to live," says Goldberg. "Thanks to Project FIND, they will have curated on-site services and support to help them live independently in the community they love."



Frederick Matthias
Born in 1945



Juan Mendosa
Born in 1933



Chris Murray
Born in 1947



Juliana Oprea
Born in 1924



Beverly Pallats
Born in 1935



Eleanor Richter
Born in 1930



Jesus Paz-Rivera
Born in 1934



Charles Roach
Born in 1931



Ladislav Smida
Born in 1944



Leslie Smith
Born in 1948



Anna Suarez
Born in 1923



Kim Sullivan
Born in 1961



Michael Tanzi
Born in 1929



Roberta Taylor
Born in 1938



Blossom Tracy
Born in 1922



Raymond Trezza
Born in 1944



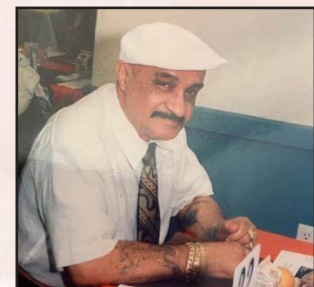
Orlando Valencia
Born in 1941



Charles West
Born in 1950



Joseph Wright
Born in 1950



Diego "Chico" Vargas
Born in 1943

SENIOR MANAGEMENT TEAM



David Gillcrist



Mark Jennings



Porsha Hall



Kathleen Fitzgibbons



Robin Ann Plummer



Deon Lewis



Aaron DeBroux



Ismet Alija



Richard Maranda

Executive Director

David Gillcrist

Associate Executive Director

Mark Jennings

Community Services

Porsha Hall, *Director*

Aaron DeBroux, *Assistant Director*

Development and External Relations

Kathleen Fitzgibbons, *Director*

Social Services

Robin Ann Plummer, *Director*

Finance

Deon Lewis, *Controller*

Facilities Maintenance

Ismet Alija, *Director*

Administrative Services

Richard Maranda, *Director*

Special Thanks to Our Sponsor

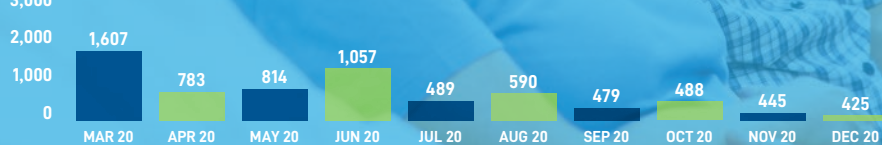


BY THE NUMBERS

OLDER ADULT CENTERS

Charts below reflect progress of meals served during the pandemic phases

■ Average Older Adult Center Meals (March to December 2020)



■ Average Older Adult Center Meals (January to October 2021)



HOMELESS-IN-REACH PLUS [HIR+]

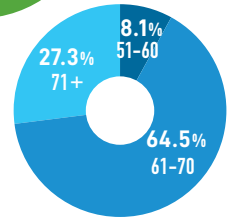
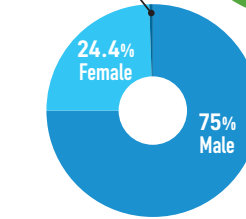
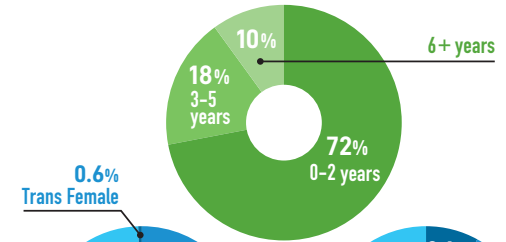


2,559
Showers Provided



1,154
Articles of Clothing Provided

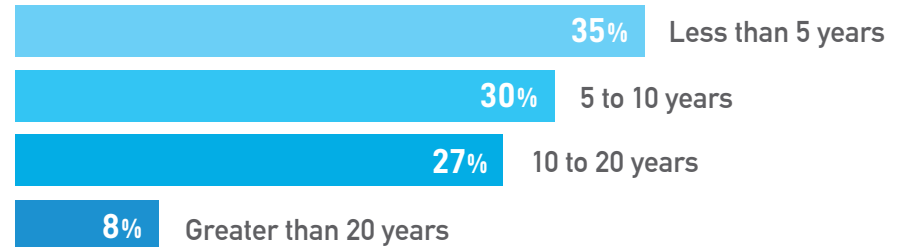
■ LENGTH OF STAY [HIR+]



■ GENDER IDENTITY

■ AGE

LENGTH OF TENANCY FOR ALL CURRENT TENANTS

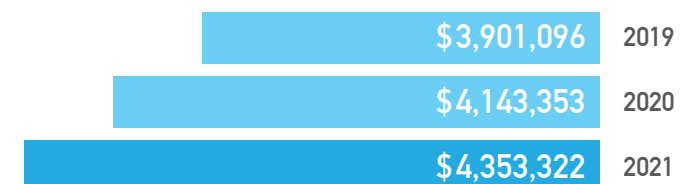


INVESTMENTS & CONTRACTS

Investments for Capital Improvement



GOVERNMENT CONTRACTS AWARDED



CONDENSED STATEMENT OF ACTIVITIES

Year Ended December 31, 2020

Operating Revenues and Other Support

Grants and Contracts	\$3,776,600
Contributions and Program Income.....	\$466,392
Special Events	\$5,000
Rental Income.....	\$4,305,249
Contributed Facilities	\$127,320
Developer Fees	\$100,000
Property Management Fees.....	\$114,130
Inclusionary Housing Air Rights, Net	13,555,440
Investments and Other Income	\$541,955

\$22,992,086

Operating Expenses

Program Services:	
Senior Housing.....	\$5,165,591
Senior Centers.....	\$3,925,390
Management & General.....	\$1,343,090
Fundraising	\$208,555

\$10,642,626

Change in Net Assets \$12,349,460

STATEMENT OF FINANCIAL POSITION

Year Ended December 31, 2020

Assets

Cash and Cash Equivalents and Investments	\$5,595,552
Restricted Deposits and Funded Reserves.....	\$6,477,587
Grants, Tenant Accounts, and Other Receivables	\$1,100,026
Due from Affiliate	\$16,090
Deferred Rents Receivable	\$1,237
Prepaid Expenses.....	\$293,693
Investments at Cost	146,541
Property and Equipment, Net.....	\$19,735,018
Intangible Air Rights.....	12,933,735

\$46,299,479

Liabilities and Net Assets

Total Liabilities	\$24,542,976
Net Assets:	
Without Donor Restrictions	\$8,544,600
With Donor Restrictions.....	\$13,211,903
	<hr/>
	\$21,756,503

\$46,299,479

PROJECT FIND OLDER ADULT CENTERS

Clinton Center

530 West 55th Street, New York, NY 10019
Director: Trenace Simmons
Phone: 212-757-2026
Email: tsimmons@projectfind.org

Coffeehouse Center

331 West 42nd Street, New York, NY 10036
Director: Kathleen Mohamed
Phone: 646-545-4621
Email: kmohamed@projectfind.org

Hamilton Center

141 West 73rd Street, New York, NY 10023
Director: Melissa N. Johnson-Bowen
Phone: 212-787-7710
Email: mbowen@projectfind.org

Hamilton Annex

111 West 71st Street, New York, NY 10023
Phone: 212-580-0888

Woodstock Center

127 West 43rd Street, New York, NY 10036
Director: Chenal Thompson
Phone: 212-575-0693
Email: cthompson@projectfind.org

PROJECT FIND HOUSING

Hamilton House

141 West 73rd Street, New York, NY 10023
Property Manager: Brent Ford
Phone: 212-595-3385
Email: bford@projectfind.org

Hargrave House

111 West 71st Street, New York, NY 10023
Property Manager: Brent Ford
Phone: 212-579-7881
Email: bford@projectfind.org

Woodstock Hotel

127 West 43rd Street, New York, NY 10036
Property Manager: Elizabeth Cunningham
Phone: 212-730-1442
Email: ecunningham@projectfind.org

PROJECT FIND SOCIAL SERVICES

Hamilton House Social Services

141 West 73rd Street, New York, NY 10023
Phone: 212-501-8966

Hargrave House Social Services

111 West 71st Street, New York, NY 10023
Phone: 212-787-6461

Homeless-In-Reach Plus Program

127 West 43rd Street, New York, NY 10036
Peer Specialist: Chandra Sutton ext. 414
Housing Specialist: Windell Francis ext. 423
Phone: 212-730-1442

Woodstock Social Services

127 West 43rd Street, New York, NY 10036
Social Work Supervisor: Russell Eisgrub
Phone: 212-730-3259 ext. 417

www.projectfind.org

BOARD OF DIRECTORS

Jane E. Silverman, *Chair*
John Crane, *Vice Chair*
Daniel L. Parcerisas, *Treasurer*
Constance Tempel, *Secretary*
Meghan C. Altidor
Ivan D. Armstrong, Jr., CPA
Joseph Camerata
Ronald E. Creamer Jr.
David G. Davenport
Father John P. Duffell
Jeffrey A. Fox
John Sheehan
Phyllis Mirenberg Simon
David Gillcrist, *Ex Officio*

*Special Thanks to
Our Sponsor*



Phone: 212-874-0300
Fax: 212-724-4163

Email: info@projectfind.org

Editor/Project Director: Kathleen Fitzgibbons
Photography: Paula Court
Printing/Design: Digital Touch Inc.
Text: Lynn Harris