



# A TRUSTED RESOURCE TO OLDER NEW YORKERS

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# 2026

ANNUAL REPORT &  
CALENDAR

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## YOUR IMPACT MAKES AN IMPACT

*Meet Kessler, a true fighter in and out of the ring. “After an incredible WWE career, Kessler faced a new battle—losing stable housing and security. Since 2009, The Woodstock Hotel has given him a safe place to call home and a community where he belongs. Your support helps ensure that more older adults like Kessler can live with comfort, stability, and belonging.”*



*Meet Lou, “The Hamilton OAC has been my second home for 15 years. Here, I found friendship, support, and purpose, and the staff guided me with kindness through life’s challenges, including the loss of my life partner. Today, I return with joy, knowing that in this community, no one is ever alone and everyone is treated with dignity and respect.”*



*Meet Derek, “Derek spent years homeless, aging out of foster care and struggling with PTSD, often sleeping in abandoned buildings after 34 years of incarceration. Project FIND’s Homeless-In-Reach program gave him housing, food, healthcare, and the skills to rebuild his life. Today, Derek is no longer homeless—he has stability, support, and a renewed sense of hope.”*





Photo credit: : Gerardo Bambu

My father was firmly in control of the remote—well, the TV knob—when I was growing up. Our living room was filled with shows like *Starsky & Hutch*, *The Beverly Hillbillies*, and *The Dukes of Hazzard*. But one show transcended entertainment for me then and still does today: *Star Trek*.

In the world of *Bones*, Spock, and Captain James T. Kirk, money was nonexistent. Replicators solved food scarcity. Everyone aboard had a function, a role, a purpose. As Manu Saadia, author of *Treknomics*, writes: “The only thing that one really needs to decide upon is how to balance the goal of bettering oneself vis-à-vis the injunction to better humanity. In other words, the biggest challenge for every Federation citizen resides in how to allocate his or her talents, time, and capacity for empathy, and how to best contribute to the common wealth.”

I hope that this calendar offers a glimpse into the eclectic work we do here at Project FIND. I also hope it inspires you to visit our programs, submit a résumé through our job portal, and—most of all—to invest in our mission with your time, your talents, and yes, good old-fashioned funds that help keep us afloat.

This calendar will show you smiles, innovative programming, and a taste of our ambitious goals for the future. What you won’t necessarily see is the foundation we are building to ensure Project FIND’s footprint remains strong and impactful for older adults across New York City.

As part of our strategic focus, we are moving our systems fully into the 21st century. This means updating our financial software and fiscal practices to meet and exceed industry standards. It means

investing in our property management systems, so tenants receive the highest-quality support and customer service. It means digitizing our workforce to stay competitive in a post-COVID world that values flexibility and remote work. And it means creating programs and tools that help us improve, visualize, and track meaningful KPIs that elevate the quality of our work across the organization.

And just like the Federation, our mission depends on people who believe in building something larger than themselves. When you invest in Project FIND—whether through a donation, volunteering, advocacy, or helping someone discover our work—you help chart a course for thousands of older New Yorkers to thrive with dignity, community, and purpose.

We invite you to join us on this journey.

Your support is our warp drive. Your generosity is our replicator. Use the QR code on this page to learn more about us and to invest in our mission to boldly go where aging services have not gone before.

Thank you for investing in our work—and in the lives we uplift every single day in hopes of helping every older adult we touch to “Live Long and Prosper.”



Mark Jennings  
Executive Director



*Hector Vazquez Colon and his case manager Victor Caba, (center) meet to discuss assistance he might need. Members of Project FIND's case management team get ready for a day of home visits.*





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
18	19 Dr. Martin Luther King, Jr. Day	20	21	22	23	24
25	26	27	28	29	30	31

## CASE MANAGEMENT EXCEEDS ITS TARGETS

There is a great need across the city for comprehensive care for older adults and Project FIND's case managers are well equipped to meet this demand. The case management program, funded by the New York City Department for the Aging, connects clients to resources such as nutrition assistance, help with personal care and counseling. Case Manager Victor Caba oversees client Mr. Vazquez Colon who receives home delivered meals and home care. These services are vital to him as he is blind in one eye, lives alone and ambulates with a cane.

This year, case managers have exceeded their targets because the need is so great, specifically when seniors are waiting to qualify for Medicaid and in need of food services. "Food insecurity is a huge deal. Older adults come to us to help establish home delivered meals while waiting for Medicaid coverage to begin," says Nicole Vaughn-Robinson, Director of Community Services. They also come to Project FIND for the most basic of needs like adequate protection from the cold.

Ms. Johnson lives alone in a women's dormitory on Manhattan's Upper West Side. During the winter, the building often doesn't provide sufficient heat, leaving her room uncomfortably cold. Due to safety restrictions, using an electric heater is not an option so she turned to Project FIND case managers for assistance. Staff were able to obtain a new electric blanket provided by a nonprofit community partner. Ms. Johnson expressed sincere appreciation for the help, noting that the blanket helps her stay warm during the cold weather. These are just two examples of Project FIND's impact in connecting older adults to important resources.



*Nicole Montero, Woodstock OAC Program Coordinator (top left), welcomes members of the Emblem Health Team (top right and center) as they outreach to participants providing food essentials and important information about their health insurance programs. Nicole speaks with a Woodstock participant (bottom photo).*

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

## THE WOODSTOCK OLDER ADULT CENTER

When Melissa Johnson-Bowen, Assistant Director of Community Services speaks to Woodstock residents and OAC members, she likes to find the value they can share with the community. On one such occasion this year Johnson-Bowen asked Dr. Ivan Black if he could impart his expertise with center participants and teach a class on orthopedics. Revitalize and Thrive, a weekly session taught by Dr. Black, a former Orthopedist, gives residents and members helpful tips on orthopedic health such as maintaining bone density among other topics pertinent to older adults. "I suggest simple things to get people moving again as it's one of the secrets to longevity," says Dr. Black. He also facilitates rooftop gardening that he and many residents enjoy.

In addition to these resident-led activities, Woodstock members enjoy a self-defense class and chair massages given twice a month. Each week, a fit for life strength training class gives members the needed physical exercise to stay healthy. To get residents and OAC members more involved in the community, tickets to the Christmas Spectacular are available for the first time this year with a big crowd expected to attend this holiday staple.

The OAC also invites health insurance companies to explain their products and coverage options with tenants and members. For example, Emblem Health visited the OAC in October to educate over 70 participants on its offerings and while there seniors received bags of fresh produce, a welcome surprise. Project FIND looks forward to continuing its partnership with Emblem Health.



*The Woodstock Tenants shown advocating for housing funding preservation and increases. The tenants meet to develop future advocacy strategies in the Woodstock Hotel Conference Room (far left).*

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

## WOODSTOCK TENANT ADVOCATES

"We have a circle of influence, and we can either be a mute spectator, or we can be an active participant in deciding what our lives should be," says Sonya Lee, member of the Woodstock Advocacy Committee. The active members of this committee have been integral in both the Times Square Casino proposal defeat and the fight for an increase in New York State Supportive Housing Program Funding over the past year.

Members began organizing in 2024 to discuss the proposed casino and strategizing on protest activities like banner making and a petition. The planning then moved to action as committee members presented testimony at the casino board hearings to voice their opposition. The group partnered with the Broadway League, also a part of the anti-casino movement. Strength in numbers was key given casino supporters had their advocates ever present from construction unions to large corporations. "It felt like David and Goliath in the beginning," said Loretta Halter but they pressed on and had the communities' best interest at the center of their fight. The "quality of life" is foremost the concern stated Anthony Hammond, and a new casino would increase the challenges of congestion, economic disruption and social harm already faced by residents in this bustling area of the city. What seemed insurmountable in the beginning led to victory as the proposal was struck down ultimately; the committee and Project FIND playing an important role in this victory.

"It's an ongoing process and we do whatever we can to support the interests of the seniors and the larger community," says Hammond.



*Peer Specialist Angelicia Edwards confers with HIR client Derek to discuss his progress in his new permanent housing unit.*

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

## HOMELESS-IN-REACH (HIR)

Angelicia Edwards started as an intern in the Woodstock Hotel's Homeless-In-Reach (HIR) program and is now a peer specialist. "I have paintings on my wall from the people I have worked with," says Edwards of a career she says chose her. "My gift is being a mentor to my clients," and the warmth comes through when HIR participants interact with her. Derek is one of those clients Edwards has made a significant impact on at a critical time in his life. "Visiting the HIR office at Project FIND led to meeting Angelicia, who provided consistent and compassionate support, rooted in trauma-informed care. I received hot meals, a shower, clean clothes, and weekly mental health support which has been encouraging and makes me feel connected to others," said Derek, who has now secured housing and employment through his work with the dedicated HIR staff.

Stone Metz, HIR Housing Specialist, is new to Project FIND and works hard to place unhoused people at the Woodstock under increasing difficulty due to policy changes at the city and federal levels. "I'm working to place people that have been running into roadblocks in securing housing, but I have been able to place three people in the Woodstock," he says. The barriers include new steps required to being placed in long-term housing and a lack of housing vouchers. "People are discouraged by having to wait to be approved for placement, Stone says, but he works to reassure his clients and make the transition into Project FIND's facilities a smooth one.



*Kayla Velez and Jesenia Ramirez of Capital One prepare to provide financial literacy training to older adults at the Hamilton OAC (left). Hamilton OAC Senior Program Director, Pamela Yoder confers with Capital One officials (top right).*

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

## THE HAMILTON OAC

Project FIND is devising new ways to reach its community and developing new partnerships to bring needed information to the older adults that attend its centers. The new partnership with Capital One and the Hamilton OAC is an important collaboration that brings financial literacy classes to attendees. It kicked off on October 21st and 17 participants attended. "The session was popular, and we will aim to do at least two more classes," said Pamela Yoder, Senior Program Director at Hamilton. Jennette Woo, a member who attended the first class said, "I like to attend these kinds of classes because I always learn something new. The swag bag was great too!"

Staff at the Hamilton OAC inquired with members about what classes they wanted to be offered, and many spoke about financial literacy as a top priority for them. Topics such as preventing scams and fraud, digital banking assistance, and managing money were the main topics of concern for attendees. Yoder and her team communicated this need to the Project FIND development team and they were able to foster the relationship with Capital One to bring this training resource to the Hamilton. "We are thrilled Kayla Velez and her team have provided our seniors with this vital training opportunity", said Kathy Fitzgibbons, Director of Development and External Relations. "Partnering with companies in the area like Capital One is one way we plan to expand our visibility in the neighborhood," she noted.

# Please Join

Jeanne Straus Publisher  
Keith J. Kelly Editor In Chief  
Tania Cade Vice President

The local paper for the Upper West Side



## TO SALUTE THE 2025 WESTYS HONOREES

(West Side Spirit Thanks You)

With Host Dan Rivoli, NY1

**4.10.25** | THURSDAY  
6 – 8 PM

W83: 150 W 83rd St. New York, NY

**Rev. Dr. Chloe Breyer**  
The Interfaith Center of New York

**Betsy Gotbaum**  
Citizens Union

**Rafael Castellanos**  
Central Park Medical Unit

**Audrey Hendler**  
A Fair Shake for Youth

**Noreen Doyle**  
Hudson River Park

**Lauren Lavin**  
Beresford Apartments Food Drive

**Andrew Genn**  
Broadway Mall Association

**Mark Jennings**  
Project Find

**Seth Goodman Park**  
The Asylum Support Clinic

**Des O'Brien**  
Langan's

Please RSVP to Molly Colgan at [RSVP@strausnews.com](mailto:RSVP@strausnews.com)

The local paper for the Upper West Side



Mark Jennings proudly accepts the WESTY Award (center) and the honor from the Downtown Zetas (bottom right). The Downtown Zetas come together to celebrate their supporters (top).

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

## PROJECT FIND RECEIVES AWARDS

For almost six decades, Project FIND has made a positive impact on the community. People are starting to take note.

For 10 years, the publishers of West Side Spirit, Straus Media, have recognized people and organizations making exceptional contributions in its distribution area. In April 2025, Mark Jennings was presented with a WESTY award for his work as Executive Director.

“It was a lovely event and my first time attending,” said Project Find Board Chair, Gordon Hough, who has a long history of living on the Upper West Side in addition to his volunteer duties with the agency. “This award will allow for more recognition to create a broader foundation of knowledge about the agency.”

One month later, The Alpha Alpha Upsilon Zeta Chapter (Downtown NYC Zetas) supplied Project FIND with an honor to celebrate its community service to older adults.

The Downtown NYC Zeta event, held in Brooklyn, was special as it celebrated their 10th anniversary. The Zetas have been a fixture at Project FIND’s Coffeehouse Christmas event in recent years as volunteers.

“This award was a testament to the hard work of our staff and leaders in serving NYC’s older adults with quality and care,” said Mark Jennings. “Being bestowed such honors from an organization committed to service tells me that our work of creating a quality, mission-driven brand is truly paying off.”



*The Project FIND team clears the land for the future home of our first ground up facility at 123rd Street and Park Avenue in Harlem.*

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

## AFFORDABLE HOUSING

There is an affordable housing crisis across the city for individuals of all ages. Older adults are particularly affected due to many living on fixed incomes. Project FIND mitigates this crisis by providing residences that are affordable and accessible for all older adult populations including the formally unhoused. Its Woodstock residence and Park 79, Project FIND's newest property, are both largely serving the unhoused. The Hargrave and Hamilton residences provide housing for low-to-moderate income older adults in areas of the city that are reserved for mostly high-income residents. "To be able to live in Times Square or on the Upper West Side for around \$1,500 for a two-bedroom unit is unheard of. We're proud of the fact that we're able to provide this level of discount for people to live in quality housing," says Executive Director, Mark Jennings.

In this era of organizational expansion, Project FIND has embarked on building its first residence from the ground up in Manhattan. Located at 123rd and Park Avenue in Harlem, new construction will soon break ground. This residence will contain over one hundred units for older adults. Jennings and senior management are in the process of finding a developer and are working with the city to acquire the land and begin construction. The anticipated project timeline is 3-5 years to opening. Similar expansion is a goal for the organization, Jennings says into other boroughs such as the Bronx and Brooklyn.



Tenants at Park 79 enjoy a nice meal together (top left and bottom). Tenants help with cleanup and Block Association beautification. Bowling is popular (bottom right).

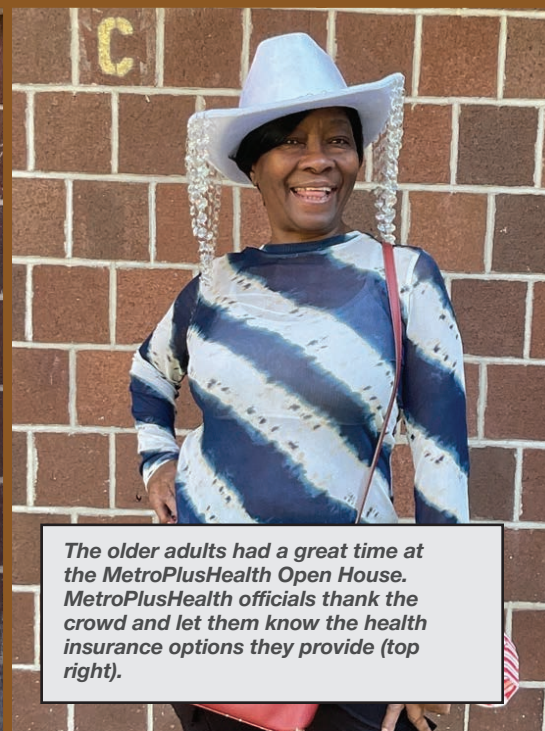
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4	5	6	7	8
9 National Book Lovers Day	10	11	12	13	14	15
16	17	18	19	20	21 Senior Citizens Day	22
23	24	25 Mawlid Begins	26	27	28	29
30	31					

## PARK 79

Park 79 is a hub of activity for its residents in and around the wider New York community. Tenants enjoy trips to the Natural History Museum, the Met Cloisters, and bowling in Brooklyn, just to name a few outside events. "I enjoyed bowling! We went bowling in Brooklyn in 2024 and 2025 and we have pictures in the lobby to prove it," says resident Michael Holmes happily recounting his time.

Closer to home, the neighborhood Block Association lends its resources to residents by providing discounts to local businesses and free membership to the association, not to mention including residents in their own activities like the beautification of the neighborhood. "The members of the Block Association welcome the Park 79 residents, and our flower planting activity helped to bring us together," says Dale Brown, President of the Block Association.

Residents also enjoy many in-house activities, such as monthly movie and pizza afternoons which usually bring together over 40 residents to view a variety of films. There is a gardening group two Tuesday's out of each month where the Horticultural Society comes to meet with residents in the back of the building to beautify the space. The Hamilton OAC is closest to Park 79 and residents have access to additional meals here as well as their activities such as arts and language-focused programs, making for a thriving community of support and engagement.



*The older adults had a great time at the MetroPlusHealth Open House. MetroPlusHealth officials thank the crowd and let them know the health insurance options they provide (top right).*



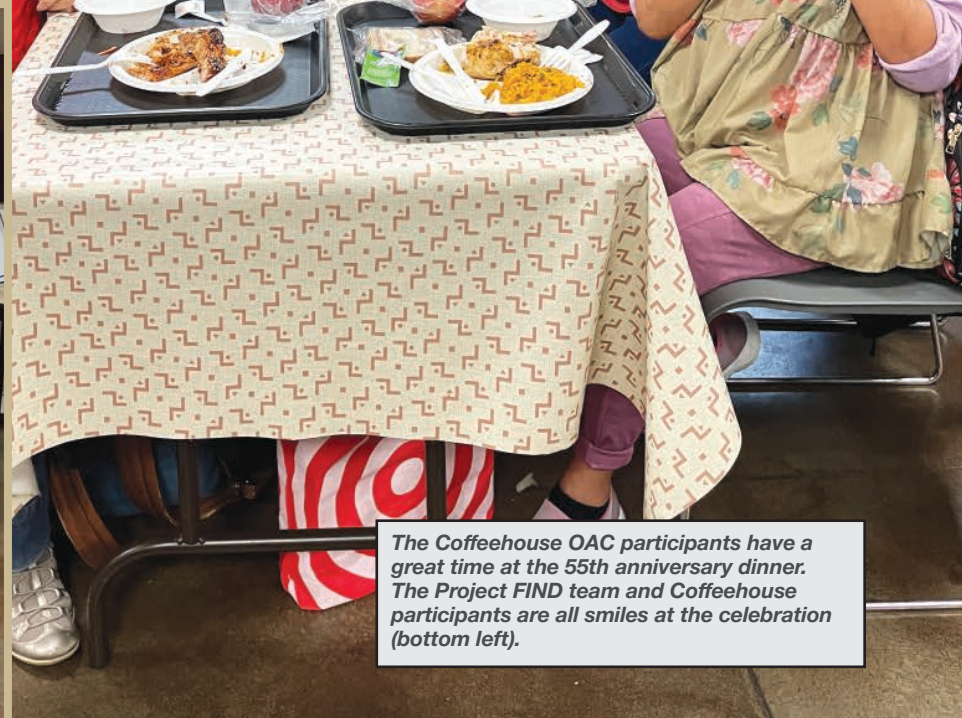
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4 Janmashtami	5
6	7 Labor Day	8	9	10	11 Rosh Hashanah Begins	12
13 Grandparent's Day	14	15	16	17	18	19
20 Yom Kippur begins	21	22 First Day of Fall	23	24	25 Sukkot Begins	26
27	28	29	30			

## CLINTON AND MetroPlusHealth

In September, the Clinton Older Adult Center welcomed MetroPlusHealth for a community open house to celebrate National Senior Center month. A DJ was on site and community members received a first-hand look at what the company provides for health care. "Having an insurance company present, sharing what they offer is helpful," said Stephanie Falcon, Program Director. "This open house was also important because it exposed the wider community to the OAC, giving it more visibility," said Falcon.

"MetroPlusHealth is very pleased to partner with Project FIND to provide its constituents with information on available health care insurance options for them and their loved ones," said Roger Milliner, Chief Growth Officer at MetroPlusHealth. "We look forward to continuing to be a valuable resource to the Project FIND community, helping them connect to critical supports," he emphasized.

While this visit from MetroPlusHealth was focused on traditional health care, what brings the members of the Clinton OAC great joy are the intergenerational activities it holds regularly that provide emotional support to the older adults. The OAC has partnered with Independence High School to bring students in to play bingo and virtual reality activities which the members enjoy. "Polly Dodge pre-school children have come to make art with the older adults which has been very therapeutic," says Falcon. They will be doing a Christmas activity with the preschoolers as well. "Anyone under the age of 60 will be therapeutic for the seniors," Falcon stated. The center will continue to bring these activities to its members to encourage sound health in all its facets.



*The Coffeehouse OAC participants have a great time at the 55th anniversary dinner. The Project FIND team and Coffeehouse participants are all smiles at the celebration (bottom left).*

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

### COFFEEHOUSE 55TH ANNIVERSARY

The week of October 20th marked the 55th anniversary of the Coffeehouse OAC and its members are a buzz! Director of Community Services, Nicole Vaughn-Robinson said this anniversary brought back a tradition that long-time members wanted back - supper - at the end of the celebratory week. "This is something that used to happen many moons ago at the center and its been missed. Most older adult centers don't do supper meals so it's something everyone's looking forward to," said Vaughn-Robinson.

On the anniversary date, October 23rd, the center celebrated with a large party, complete with a special meal, a DJ, and recognizing some of the more seasoned members of the OAC.

Coffeehouse has a long history of serving the neighborhood's older adults. "Back in the day when there were no older adult centers, many of the retired actors in the theater district congregated in the Port Authority. Project Find gave them the opportunity to be in a dedicated place (what became the Coffeehouse OAC) instead," says John Crane, long-time Board member since the inception of Coffeehouse.

At Coffeehouse, members enjoy a wealth of activities from art classes to jewelry making and painting. For longtime participant, Patcharee Musso, "the Coffeehouse is a place where we can make new friends, stay active, enjoy learning, line dance, and discover many new interests with happiness." A far cry from the Port Authority days but always the same sentiment, this center continues to give needed community to its members.



*The Slack Team enjoy a day of exercise, socializing and games with Coffeehouse Older Adults. Mark Jennings, Sheila Kazan of Slack, Kathy Fitzgibbons and lustina Kely of Slack (center) meet to discuss the next day's volunteerism. A youth from Booker T. Washington School takes part in video gaming at Park 79 (bottom right).*



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

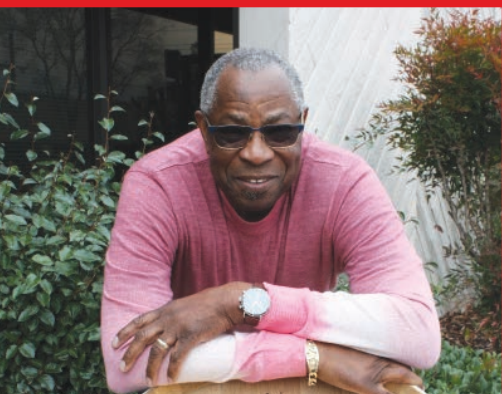
## IMPACT

March kicked off a month of incredible volunteer service for Project FIND. Seventy staff from Slack gave of their time and visited the Woodstock and Coffeehouse OACs to spend the day doing chair yoga, playing checkers, serving meals, and building connections with the older adults. A core group even helped our Homeless In-Reach team conduct street outreach speaking with the unhoused.

Intergenerational interaction was also featured this month when seventh graders from Booker T. Washington Middle School volunteered to visit the Hamilton OAC and Park 79. Elana Elster, the school's principal wanted her students to make a meaningful impact in their community for civics week in March, and she reached out to inquire if students could visit both locations and the answer was yes!

More than 20 students visited each location on March 12th. "The kids had a great afternoon. It was a really positive experience and the teachers who accompanied them want to participate again also," says Elster. At Park 79, the young people played games like Uno, Connect 4, and chess and danced with the older adults. At the Hamilton Annex, students and seniors had a sing along, danced and did Zumba together.

"We had a great time, and it was a surprise having the students take part. We thought they would just watch the Zumba class, but they participated too. Everybody was dancing!" said member Dian Willoughby. Both the Hamilton OAC participants and Elster are looking forward to having this type of activity again soon, bridging the generational gap with interactive fun for all.



*The Project FIND Board of Directors show their support (top middle). Council Member Gale Brewer poses with Mark Jennings. Dusty Baker, (far left bottom) , George Papoutsis, Melissa Ludtke (bottom) and Maura Twomey (center right-middle row) were distinguished honorees.*

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 Giving Tuesday	2	3	4 Hanukkah Begins	5
6	7 Pearl Harbor Remembrance Day	8	9	10 Human Rights Day	11	12
13	14	15	16	17	18	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		

## PROJECT FIND'S ANNUAL BENEFIT

This year's annual benefit on September 8th was a resounding success. Held at a new location on Columbia University's campus, the Faculty House was fitting for this year's celebration focused on recognizing leadership and community champions in the sports arena. The honorees included MLB legend Dusty Baker, sports journalist Melissa Ludtke, endurance swimmer Maura Twomey, and social media influencer George Papoutsis (aka George the Messiah). The honorees were selected due to their depth of commitment to their individual sport. Keeping in mind the bread and butter of Project FIND, its older adult community, Woodstock tenant and sportsman Ivan Black was honored as the Person of the Year. The evening was hosted by Marcus Matthews, former Social Media Manager at ESPN and Project FIND's Executive Director, Mark Jennings, delivered the keynote speech.

"We expanded our horizons by adding new elements to the benefit this year for an even more attractive and fun event," says Kathleen Fitzgibbons, Director of Development. This year, the benefit featured a raffle, giving away sports memorabilia like a wine basket from Dusty Baker's vineyard, restaurant gift cards and more. New event sponsors and the updated venue contributed to a fifteen percent rate of growth in attendance, and those surveyed after the event shared high ratings on event satisfaction.

This growth directly benefits the mission of Project FIND, with all proceeds going to the expansion of the organization's programs and facilities, ranging from the new residential building being constructed to the HIR+ program.



# SENIOR MANAGEMENT TEAM



Mark Jennings



Russell Eisgrub



Zain Saeed



Nicole Vaughn-Robinson



Kathleen Fitzgibbons



Karen Bradunas



Deon Lewis



Richard Meador



Kyanna Beech



Ismet Alija



Asha Hanna



Melissa Johnson-Bowen



Peggy Ferrer

## Executive Director

Mark Jennings

## Associate Executive Director

Russell Eisgrub

## Finance

Zain Saeed, *Director*

Deon Lewis, *Controller*

## Community Services

Nicole Vaughn-Robinson, *Director*

Melissa Johnson-Bowen, *Assistant Director*

## Development and External Relations

Kathleen Fitzgibbons, *Director*

## Human Resources

Karen Bradunas, *Director*

## Social Services

Richard Meador, *Director*

Peggy Ferrer, *Assistant Director*

## Property Management and Housing Services

Kyanna Beech, *Director*

## Facilities Maintenance

Ismet Alija, *Director*

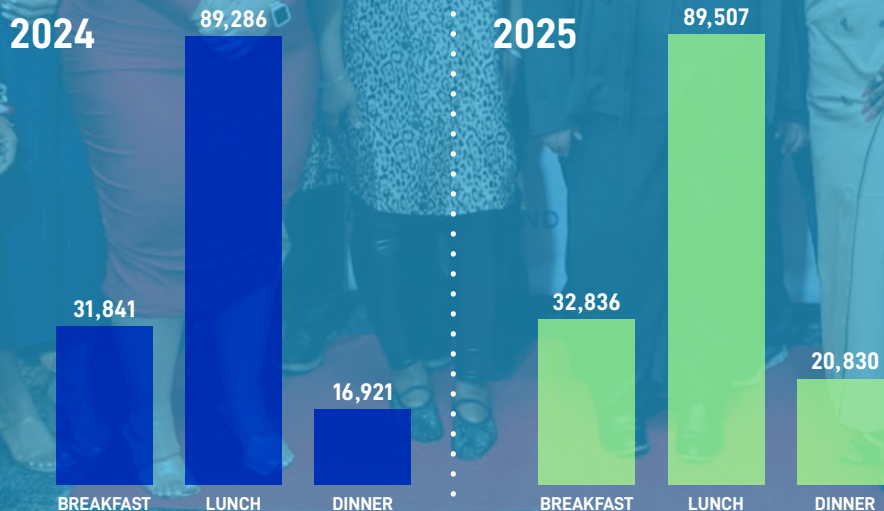
## Administrative Services

Asha Hanna, *Director*

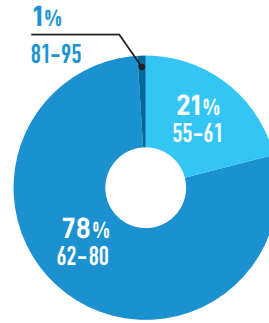
# BY THE NUMBERS

## OLDER ADULT CENTERS

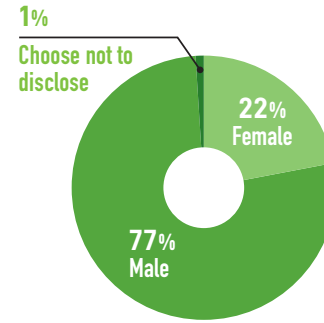
The charts below reflect the growth in the number of meals served at the four older adult centers



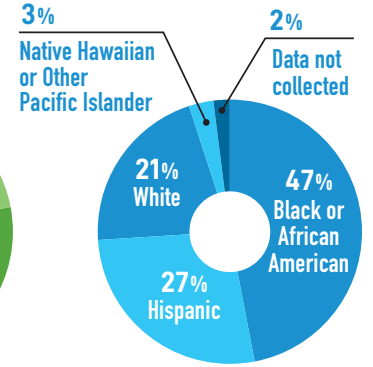
## HOMELESS-IN-REACH



AGE



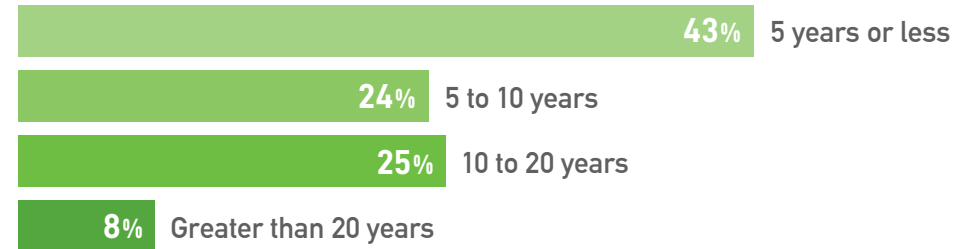
GENDER IDENTITY



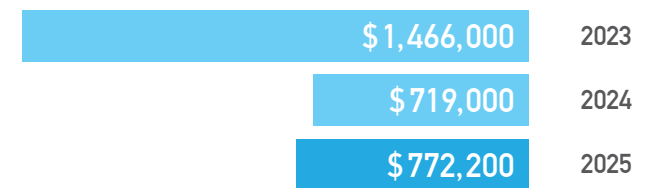
RACE

AVERAGE LENGTH OF STAY [HIR] 1.7 YEARS

## LENGTH OF TENANCY FOR ALL CURRENT TENANTS



## INVESTMENTS & CAPITAL IMPROVEMENTS



## GOVERNMENT CONTRACTS AWARDED



## CONDENSED STATEMENT OF ACTIVITIES

Year Ended December 31, 2024

### Support and Revenues

Rental Income, Net.....	\$4,504,732
Government Grants.....	5,159,273
Contributions.....	195,939
Special Events.....	80,549
Contributed Facilities.....	391,290
Property Management Fees.....	322,226
Developer Fees.....	333,947
Investment Return, Net.....	579,457
Other Income.....	\$275,908
	<b>\$11,843,321</b>

### Expenses

Program services:	
Senior housing.....	4,868,628
Senior centers.....	5,063,158
	9,931,786
Management and General.....	2,001,163
Fundraising.....	241,886
	12,174,835
Change In Net Assets.....	(331,514)
Net Assets, Beginning of Year.....	19,531,032
Net Assets, End of Year.....	19,199,518

## STATEMENT OF FINANCIAL POSITION

Year Ended December 31, 2024

### Assets

Cash and Cash Equivalents and Investments.....	\$5,626,035
Restricted Deposits and Funded Reserves.....	12,604,867
Grants, Tenant Accounts, and Other Receivables.....	2,799,378
Due from Related Parties.....	4,594,034
Prepaid Expenses.....	276,539
Investment at Cost.....	146,541
Deferred Rent Asset.....	967,805
Leased Costs, Net.....	303,231
Operating Lease Right of Use Assets, Net.....	1,067,602
Property and Equipment, Net.....	12,709,530
	<b>\$41,095,562</b>

### Liabilities and Net Assets

Total Liabilities.....	\$21,896,044
Net Assets:	
Without Donor Restrictions.....	\$5,266,328
With Donor Restrictions.....	\$13,933,190
	\$19,199,518
	<b>\$41,095,562</b>

## PROJECT FIND OLDER ADULT CENTERS

### Clinton Center

530 West 55th Street, New York, NY 10019  
Program Director: Stephanie Falcon  
Phone: 212-757-2026  
Email: sfalcon@projectfind.org

### Coffeehouse Center

331 West 42nd Street, New York, NY 10036  
Program Director: Karen O'Savio  
Phone: 646-545-4621  
Email: kosavio@projectfind.org

### Hamilton Center

141 West 73rd Street, New York, NY 10023  
Senior Program Director: Pamela Yoder  
Phone: 212-787-7710  
Email: pyoder@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  
Senior Program Director: Cymone Wynn  
Phone: 212-575-0693  
Email: cwynn@projectfind.org

## PROJECT FIND CASE MANAGEMENT

160 West 71st Street, Suite G, New York, NY 10023  
Program Director: Yaneza Cruz  
Phone: 646-366-9104  
Email: ycruz@projectfind.org

## PROJECT FIND HOUSING

### Hamilton House

141 West 73rd Street, New York, NY 10023  
Phone: 212-595-3385

### Hargrave House

111 West 71st Street, New York, NY 10023  
Phone: 212-579-7881

### Woodstock Hotel

127 West 43rd Street, New York, NY 10036  
Phone: 212-730-1442

## 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 Program

127 West 43rd Street, New York, NY 10036  
Phone: 212-730-1442

### Park 79

117 West 79th Street, New York, NY 10024  
Phone: 646-969-5052

### Woodstock Social Services

127 West 43rd Street, New York, NY 10036  
Phone: 212-730-3259

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