

2018

ANNUAL REPORT



BRIDGING COMMUNITIES, INC.
DETROIT, MICHIGAN





It's a great day in the neighborhood!

2018 was an awesome year of progress for Bridging Communities, Inc. (BCI). The year ended with BCI receiving the LISC/CEDAM/CDAD Community Developer of the Year award. Other highlights include the renovation of our office space and the re-syndication of Pablo Davis Elder Living Center, which will continue to provide 80 units of quality, affordable, independent living for seniors. We welcomed new staff and new Board members, obtained City of Detroit CHDO (Community Housing Development Organization) status, and continue to expand our funding sources while building partnerships that will have a lasting and positive impact for us and the Southwest Detroit community. We're honored to be working in partnership with a wide range of dedicated, caring individuals and organizations. Our partners include everything from government to the faith community, and everyone has a genuine passion and commitment to stabilizing the community.

In 2018, BCI assisted homeowners in securing their homes through the City of Detroit Zero Interest Loan Program, prevented foreclosures as a partner with the Quicken Loans Property Tax Foreclosure initiatives, and added homeowners to the community through our land contract program. We were afforded

LETTER FROM THE EXECUTIVE DIRECTOR

the opportunity to deconstruct a million-dollar home and used repurposed the materials to assist local property owners and individuals in maintaining their properties.

We witnessed over 1,600 residents attend one of our four Movies on the Green Series. BCI provided food, music, entertainment, and others forms of art that engaged residents in a safe multicultural atmosphere of sharing. We served as the lead organization in hosting the Community Holiday Festival where toys, pajamas, books, food, arts and crafts, and Santa were shared with over 400 children and adults.

Two \$500 Marion J. Bloye Scholarships were awarded to two college bound students from the community to offset some of the cost of their college education.

Our success is the community's success. With the ongoing support of our donors, partners, Board and volunteers, Bridging Communities, Inc. is ready for the challenges and achievements ahead in 2019.

"IF LIVING IS YOUR PRIORITY THEN AGING IS YOUR DESTINY."

*Phyllis Edwards, LMSW
Executive Director*

NEIGHBORHOOD STABILIZATION

Bridging Communities is truly an asset to the Southwest Detroit community as it relates to grassroots neighborhood stabilization and housing. The Pablo Davis Elder Living Center, which BCI owns, was re-syndicated by becoming CHDO in 2018. With that, 80 units are now being renovated. With Pablo Davis along with the Springwells Village Townhomes, we lead the way for housing geared for older adults. We have also continued efforts to address housing solutions through the Detroit Land Bank, Wayne County Tax Foreclosure Auctions, and our Land Contract Program. Two of BCI's Land Contract holders became first-time homeowners in 2018.

Bridging Communities has assisted 3 people in the Southwest Detroit by purchasing properties from the DLBA: 1 completed, 1 90% completed, and 1 undergoing rehab.

Some of Bridging Communities' services are city-wide such as providing Property Tax Exempt application assistance. 221 homeowners were serviced at our office on McGraw in 2018 alone. We continue to host Homeowner Education Workshops in partnership with Chase Bank.

We also continue to be an intake site for the City of Detroit's 0% Interest Home Repair Loan as well as the City of Detroit Lead Hazard Reduction Grant applications. Hundreds of applications for these programs were accepted in our office in 2018 as well.

Bridging Communities was awarded a grant through Michigan State Housing Development Authority (MSHDA) called the "Neighborhood Enhancement Project" to provide ten homeowners in the Chadsey-Condon neighborhood of Southwest Detroit with a \$2,500 exterior repairs grant. Two are currently under construction and eight are complete.

Bridging Communities continues to host McGraw Resource Stop meetings, which is a collaborative of non-profits, businesses, faith-based organizations, and residents that come together every second Tuesday of each month at BCI from 4:30 PM-6:00 PM. Thanks to all our partners, the McGraw Resource Stop has been able to continue to host Movies on the Green and the Annual Holiday Festival for families in the Southwest Detroit community.

ELDERCARE

By the Numbers

405

Surveys
Completed

335

Cards Sent

113

Home Visits

18

Community
Meetings

- **113** home visits, **55** office visits, and **35** walk-ins.
- Provided **167** medical transportation rides totaling over **500** volunteer hours
- **54** Department of Health and Human Services applications completed, including: **20** Medicaid, **14** SNAP, **6** Extra Help, **8** Medicare Sharing Cost, and **6** State Emergency Relief.
- **18** Community Meetings attended, including: **11** Pablo Davis Elder Living Center meetings, **3** McGraw Resource Stop, **3** Providers, and **1** I-Wish.
- **28** Re-certifications for Focus Hope completed.
- **23** Staff Trainings, including: **16** Medicare Medicaid Assistance Program events (including webinar, conference calls, monthly meetings, outreach, shadowing, and Medicaid training); **2** MI Bridges Trainings, **5** MiCafe.
- **33** Referrals received and **31** referrals made to our housing department and various organizations.
- Training: **5** interns and **1** new employee.
- Conducted outreach to **113** churches during our remodeling in May.
- Information Session on Life Review and Reminiscence at Pablo for possible ongoing Group Discussion that includes 12 sessions.
- Held **2** Research Focus Group sessions for seniors, one at Pablo Davis and one at BCI regarding pros and cons of living in an independent living center versus living in a house.
- **4** Workshops on topics such as dementia and recycling.
- Provided assistance for **25** clients and community members to attend the Universoul Circus.
- **335** Cards sent, including: **249** Birthdays, **17** Get Wells, **16** Sympathy, **15** Thinking of You, **18** Mother's Day, and **20** Christmas
- **214** Potential client letters were sent to residents, of which **35** became clients
- **405** Surveys conducted



ELDERCARE

BCI Eldercare Department Case Managers continues to provide a pleasant and friendly atmosphere while meeting the needs of our clients and the community at large. Our service areas consist of the following zip codes: 48204, 48206, 48208, 48209, 48210, 48216, 48217, and 48238. The Eldercare Department was able to provide case management for over 400 clients through various referral resources such as: family & friends, walk-ins, outreach and community partners. Once a case manager has assessed the needs of an elder, then they are to coordinate a team of dedicated volunteers and partners to fulfill the request of the clients. Some of the requests from our clients are small home repairs, grass cutting, snow shoveling, friendly calls, and medical transportation.

As case managers, we assist clients with applications through the Department of Health and Human Service using MI Bridges. We have many success stories of benefits we have helped clients receive, like Medicaid, FAP (Food Assistance Program), SER (State Emergency Relief), Extra Help and Medicare Share Cost. Focus Hope Food Program is another service we provide for our homebound clients and have completed all of our client's re-certifications. We conducted over 400 surveys with the help of our Social Work Interns.

We did outreach to over 100 churches in our service area. We sent out over 335 cards to our clients and over 200 letters were sent to potential clients. We did our own specialized appreciation to our veteran clients which included personal letters and a special appreciation gift. The veterans were so excited and surprised! One of the clients even framed his letter. We organized and provided transportation for Pablo Davis Elder Living Center and community residents to go see the UniverSoul Circus. One of the residents of Pablo Davis decorated the Common Area and entrance way with drawings she did of acts in the circus.

One of our clients was so overwhelmed by the assistance that we gave her that she sent a beautiful thank you note. She keeps expressing that words alone cannot explain her gratitude for the assistance and support she receives from BCI.



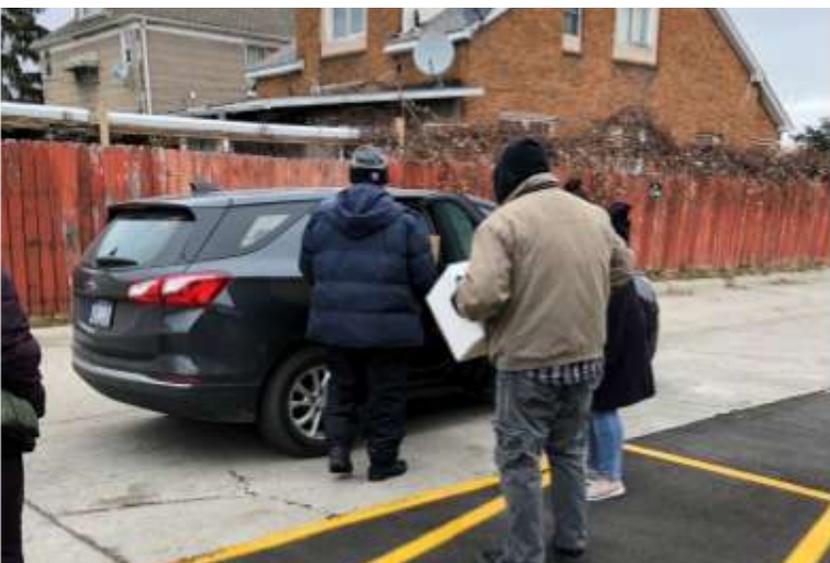
VOLUNTEER SERVICES



At Bridging Communities, volunteerism means everything - not only to the seniors but also to our staff. Volunteers help our programs run effortlessly and for the year 2018 we have a total of 3,644 hours from volunteer services. With the assistance of True Word Ministries, we were able to feed 6 families for Thanksgiving. We delivered 912 meals through our Meals on Wheels Program. These meals were delivered not only to our clients but to seniors all around Detroit. When making 5,394 friendly calls during the year, we are able to be the ear that listens, the voice that put smiles on the senior's face. We made 532 deliveries for Holiday Remembrances and Focus Hope.



Volunteers and staff were able to provide 167 rides for medical transportation. We were able to cut 45 lawns, we did 49 snow removals for our seniors and completed several necessary small home repairs that will allow our clients to remain in their homes. Great Lakes Urban helped to provide a senior with house painting.



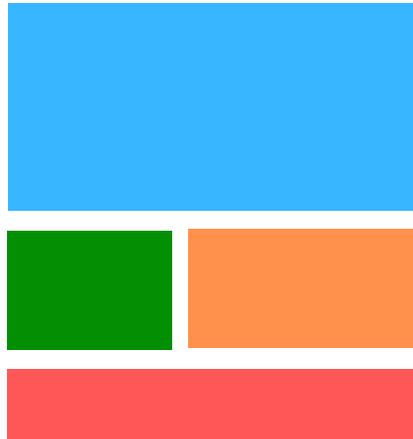
BCI will collaborate with many partners to help meet their needs. As host to the Unity in Our Community TimeBank, we had the pleasure of partnering with them on several special projects, including one of their members repairing gutters on our seniors' homes. One of our seniors wanted a rail going down her back stairs to help prevent falling, and we were able to meet that need through the UOC TimeBank as well.

As you can see 2018 has been a very busy year for our volunteers. We look forward to an even stronger 2019!

YOUTH PROGRAM

Bridging Communities' youth program is dedicated to creating opportunities for youth development for young people living in Southwest Detroit. With our community partners, staff, and civic leaders we provide stipends, life skill building, financial education, event planning, public speaking, and academic enrichment to create pathways for future success. Youth engage in event planning to lead the organization's Movies on the Green series. They participate in every aspect of the event decision making, movie and food selection, serving as the emcee, coordinating registration, and managing the evening's games.

Our goal is to engage youth from the community in intentional, productive, and constructive mechanisms of change while recognizing and enhancing their strengths. Our program seeks to promote positive outcomes by providing opportunities, fostering positive relationships, and giving the support that is needed to the youth to build their skill set while reducing risky behaviors.



MOVIES ON THE GREEN

Movies on the Green, which started in 2011 with roughly 50 people attending each of the Friday night events, grew to over 700 attending the final night in 2018.

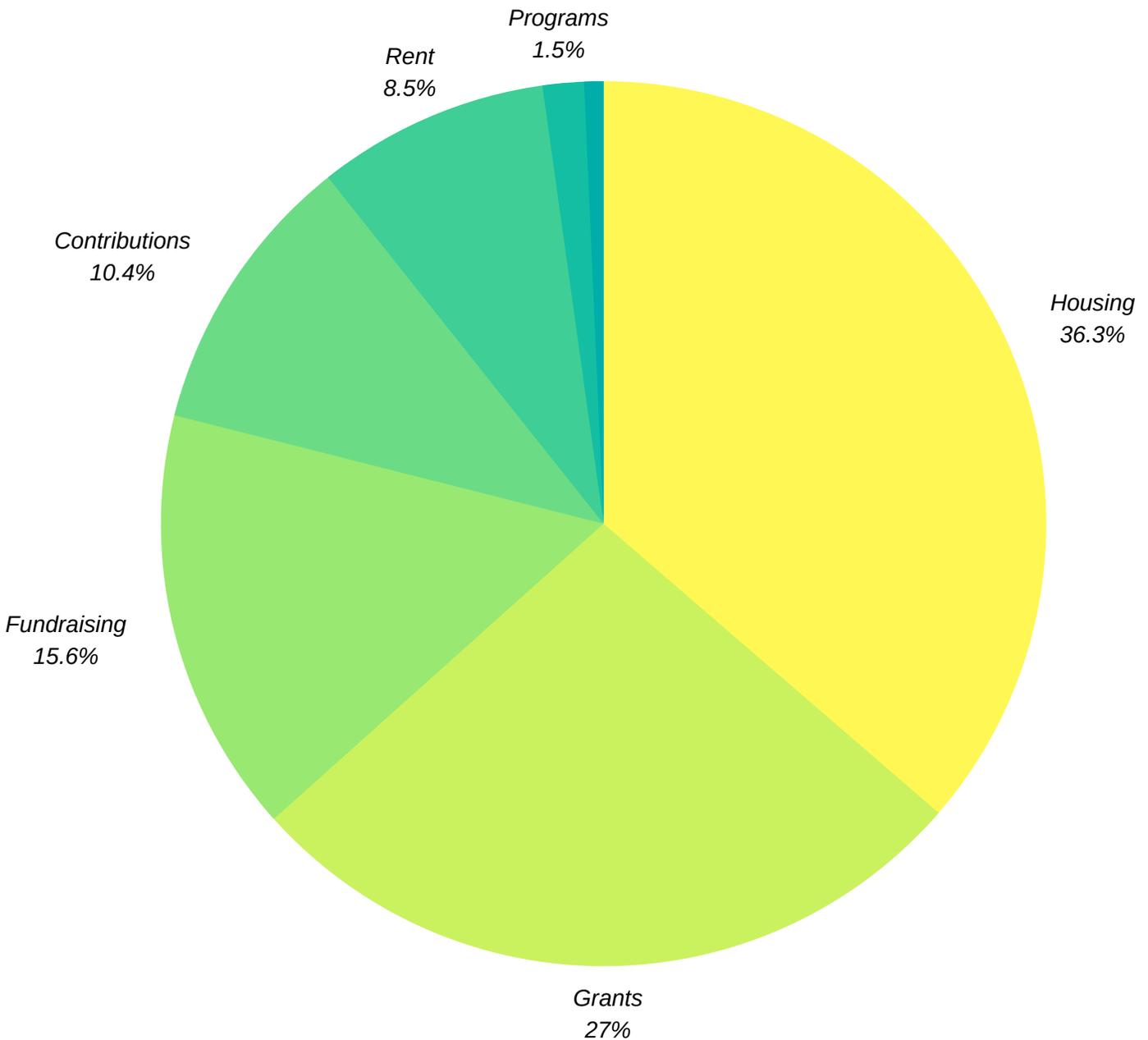
Each night includes shared meals, music, dance and entertainment. Bridging Communities and its partners continue to celebrate, acknowledge, and showcase the diversity of our awesome community through this event.



FINANCIAL OVERVIEW

Bridging Communities relies on multiple sources of funding to complete the work we do in Detroit. Much of our funding comes from housing revenue, grants, and generous individuals. We are grateful for the support of our funders, who have made the work in the preceding sections of this report possible. We aim to continue growing our revenue base in order to expand our programming to ensure we can work toward our mission and grow as an organization.

The chart below shows our 2018 revenue sources. Our total revenue for the year was \$444,577.26.



LEADERSHIP

Bridging Communities, Inc. is governed by a 16-member Board of Directors and advised by a 13-member Advisory Board. We take pride in the fact that our board consists of a diverse array of stakeholders and community members who represent and advocate for the communities we serve.

Board of Directors

Ian Zitron, *President*
Marilyn Mullane, *Vice President*
Dr. Lynda Jeffries, *Secretary*
Rhonda Bost, *Treasurer*
Matthew Burchi
Pamela Czopek
Jesse Gonzales
Michael Joseph
Stan King
Gregory Knott
Donovan McKinney
Joshua Morris
Kwaku Osei
Gay Salsberry
Patrick J. Southward
J. Lee Tilson

Advisory Board

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Rev. Steven Archer
Paul Bridgewater
Don Davis
Henry Ford III
Patrick Irwin
Kenneth King
Mitch Meisner
Rick Popp
Bernie Ricke
John Serda
Ted Stawikowski
Rashida Tlaib

STAFF TEAM

Phyllis Edwards, *Executive Director*
Jennie Weakley, *Office Administrator*
Alicia Knott, *Eldercare Case Manager*
Deshunia Perry, *Eldercare Case Manager/Volunteer Coordinator*
Gabrielle White, *Housing Coordinator*
Mayra Valle, *Receptionist/Translator*
Susan McKnight, *Medical Transportation Drive & Support Services*
Corey Moore, *Facility Manager*



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