



# IMPACT REPORT 2021

RENT HAS RISEN

**61% nationwide**

*while renters' average incomes\**  
have only increased by **5%**



Dear Friends,

The pandemic has made even more clear the importance of *safe, accessible, affordable housing* in the lives of those we serve.

We have assertively addressed the immense need for affordable housing solutions within our community. Housing provides more than shelter, it's a place to call home – *safe, accessible, affordable housing* allows our most vulnerable neighbors the chance to thrive and be healthy without worrying where they will sleep each night.

We hold true in our belief that Housing is Healthcare. Families and single adults need a safe space to call home and work on their overall health and wellness, educational, or employment goals.

**In 2021, YOU helped serve over 2,000 individuals! Those we serve continue to amaze us through their dedication and drive toward a better future.**

The unwavering support of our staff, volunteers, donors, board and community partners keeps us hopeful as we continue to navigate this new normal.

Whatever this new year brings, we look forward to facing it together, as one.

Joann Björnson, LSW, CEO

\*Harvard University Housing Studies



# 2021 IMPACT

*Connecting to solutions. Providing essential services.  
Offering compassion ... and hope.*

## WE SERVED 2,273 INDIVIDUALS

during a PUBLIC HEALTH CRISIS. Through our services and the compassion of our volunteers, we provided **HOLIDAY GIFTS** to **358 PEOPLE**, made **8,526 FACE-TO-FACE CONTACTS**, and linked over **2,273 people to services**.

**8,526**

face to face  
meetings

## BUILDING CONNECTIONS & COMMUNITY

We built **COMMUNITY** through **COLLABORATIVE PARTNERSHIPS**, **VOLUNTEER ENGAGEMENT**, and a **SHARED VISION TO END HOMELESSNESS and HOUSING INSECURITY**.

**2,273**

individuals  
served

## HOUSING AS COMMUNITY HEALTHCARE

Responding to the **PANDEMIC** and worsening **HOUSING CRISIS**, we have focused **OUTREACH** efforts on keeping those we serve **HOUSED, HEALTHY, and SAFE**. We have provided a variety of **HOUSING SERVICES**, such as housing unsheltered households, **EVICTON PREVENTION** including landlord negotiation, **CASE MANAGEMENT** services such as goal planning and education, and **SHELTER DIVERSION** to ensure systems are not overwhelmed.

**42**

households  
moved into  
permanent  
housing

## CHANGING LIVES

We had a **100% SUCCESS RATE** of families and individuals maintaining housing after shelter. More than **35% OF CLIENTS SERVED** in our housing programs were children.

**HOPE  
GIVEN**

priceless

## 91% OF EVERY DOLLAR RECEIVED DIRECTLY SUPPORTS

**FAMILIES and INDIVIDUALS** facing homelessness and housing insecurity.

# MISSION & VALUES

*Family Promise of Morris County mobilizes community resources and people to end the crisis of homelessness and housing insecurity faced by Morris County families and individuals; providing a continuum of services leading to self-sufficiency.*

## VISION FOR THE COMMUNITY

To strengthen our community by transforming lives impacted by homelessness through hope, dignity and compassion.

## AGENCY VALUES

In every step we take and decision we make, Family Promise of Morris County will adhere to the following values: the right to self-determination for the people we serve; a non-judgmental attitude; family first, regardless of family status; empowerment rather than enabling; and mutual respect and integrity.

## DEI COMMITMENT

Our long-term commitment to diversity, equity, and inclusion has been, and continues to be, a key focus area. Cultivating an inclusive and accessible community, wherein all voices and identities are valued is essential to our effectiveness as a community-based organization.



*Congresswoman Mikie Sherrill with CEO, Joann Björnson, LSW and Board Members, Frank Novack and Sharon Yoo, Esq.*

## BACKGROUND

Family Promise of Morris County is a nonsectarian, 501(C)(3) nonprofit organization modeled after Family Promise. The model has been replicated nationwide through 200+ partners, involving 200,000 volunteers, and serving over one million families since its founding.

## WHO WE ARE

In 1988, Family Promise of Morris County was founded in response to a growing number of families experiencing homelessness in Morris County, NJ. Today, we provide a continuum of services to both families and single individuals through our Shelter, Housing, and Outreach Programs. Program components include a drop-in resource center, a mobile outreach van, 24/7 on-call support to those we serve and our landlords, and most recently, affordable, shared housing for single women.



*Moving around so much and being away from my mother was hard on me when I was younger. **There's nothing more important to me than giving my children a place to call home.** Jackie's\* generosity has given us a safe, beautiful home, the opportunity to finish my GED and find the sort of work that will make sure we're never homeless again.*



**Crystal, Family Promise Guest**

\*Jackie is the family's landlord and a local realtor who donated her apartment to Crystal's family for six months.

Our Rapid Rehousing & Diversion Program (RRHD), launched in early 2021, is an expansion of our existing Housing Programs, adapted to better serve our community's current needs.

Rapid Rehousing helps individuals and families move into safe, stable housing quickly. Diversion plays an integral role in this process, as it provides monetary, systematic, and interpersonal interventions that help community members avoid the shelter system entirely. These services are inherent to what we do as an agency.

By providing more in-depth services in this area, the program can better serve our guests, landlords, and the community as a whole.

***RRHD supports our vision of Housing is Healthcare for our community, as public and economic health remain at the forefront.***

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The pandemic made clear how difficult it is to maintain our health without a safe space to call home.

***Housing is Healthcare works to ensure that everyone in our community has access to safe shelter and affordable housing—both of which are fundamental to one's health and well-being.***

Housing instability and homelessness have damaging health consequences that can last lifetimes, impacting not only adults but their children and generations thereafter.

Those experiencing homelessness are more likely to suffer from substance use disorder, mental health conditions, food insecurity, and heart disease (Network for Public Health Law).

A lack of health insurance and use of emergency room care as a primary healthcare source leads to increased healthcare costs for families, individuals, and the community as a whole.

***Addressing one's housing needs not only increases their health, ability to maintain employment, and quality of life, but the overall well-being of a community for future generations to come.***

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 **Children who endure *housing instability***

AT AN EARLY AGE STRUGGLE TO BUILD FRIENDSHIPS, fall behind in school and are more likely than peers with stable housing to develop behavioral problems.

# 2021 DONATIONS



*Provident Bank Foundation  
Executive Director, Samantha Plotino;  
FPMC CEO, Joann Björnson, LSW;  
and FPMC Board President,  
Willie Stroeve, with staff.*

***Our success relies on both financial and in-kind donations. These donations help us to respond to the changing needs of our community that have been triggered by the pandemic.***

## **DONATED OCCUPANCY**

- Shelter Sites
- Day Center/Office Space
- Our Promise Drop-in Center/Office Space

## **DONATED SERVICE**

- Donated Staffing and Professional Services
- Volunteers and Social Work Interns
- Making Moves Matter Program is an 100% volunteer led program that ensures every new household has the furnishings, bedding, supplies and food needed to ensure a successful new beginning

## **DONATED SUPPLIES**

- Shelter Meals
- Agency Partners, Congregations, Corporations, Community Groups and Individuals – furniture, household items, toiletries, gift cards
- Individuals – cars
- Holiday presents – Civic Groups, Individuals, Businesses, Corporations

**THANK  
YOU**

for your role  
in changing  
lives

Family Promise of Morris County is a tax-exempt 501(c)(3) nonprofit organization.

## **CARES FUNDING INFORMATION**

We were awarded funding via the Coronavirus Aid, Relief, and Economic Security (CARES) Act, which enabled further expansion of our Rapid Rehousing and Diversion (RRHD) services into a full-fledged program.

Allocated toward direct client services, these ONE TIME CARES ACT monies awarded us the greatest influx of public funding in our 33-year history to permanently house 38 individuals at a 100% success rate. Our CARES funding will soon come to an end, we are excited to continue this essential work while seeking new avenues for support.

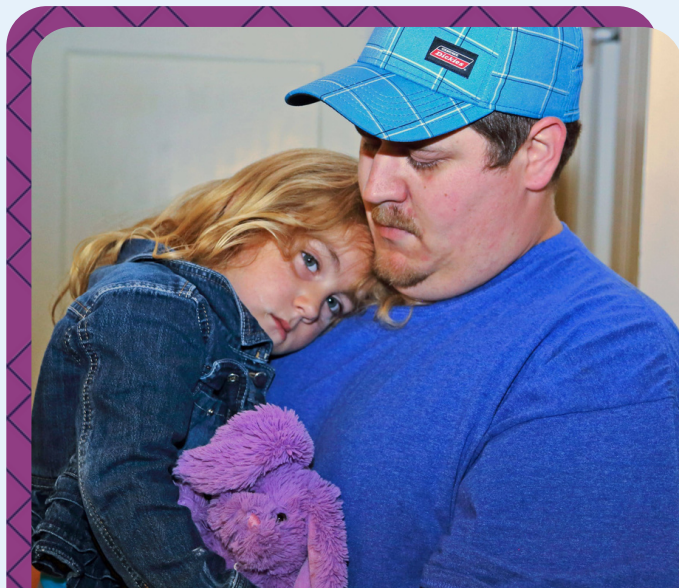


## PARTNER CONGREGATIONS

**Partner congregations work with us to ensure that our families' basic needs are met; they help shelter our families, feed them, and offer fellowship.**

All Saints Episcopal Church, Millington  
Assumption of the Blessed Virgin Mary Roman Catholic Church, Morristown  
Bethel Church of Morristown, Morristown  
Brookside Community Church, Brookside  
Budd Lake Union Chapel, Budd Lake  
Calvary Baptist Church, Morristown  
Calvary Presbyterian, Florham Park  
Chatham United Methodist Church, Chatham  
Christ Church, Montclair  
Church of Christ the King, New Vernon  
Church of the Redeemer Episcopal, Morristown  
Church of the Savior Episcopal, Denville  
Denville Community United Methodist Church, Denville  
First Baptist Community Church, Parsippany  
First Congregational Church of Chester, Chester  
First Presbyterian Church of Rockaway, Rockaway  
First Presbyterian Church of Stirling, Stirling  
First Memorial Presbyterian Church, Dover  
Good Shepherd Lutheran Church, Florham Park  
Grace Church on the Mount, Randolph  
Grace Church on the Mount, Netcong  
Grace Episcopal Church, Madison  
Hillside Lutheran Brethren Church, Succasunna  
Hilltop Presbyterian Church, Mendham  
Ledgewood Baptist Church, Ledgewood  
Living Waters Church, Parsippany  
Liquid Church, Parsippany  
Long Hill Chapel, Chatham  
Madison United Methodist Church, Madison  
Mendham Hills Community Church, Chester  
Meyersville Presbyterian Church, Gillette

Mission Latina, Ledgewood  
Morristown Jewish Center, Morristown  
Morristown Unitarian Universalist Fellowship, Morristown  
Newbridge Church, Morristown  
Our Lady of the Lake Roman Catholic Church, Mt. Arlington  
Our Lady Star of the Sea Roman Catholic Church, Lake Hopatcong  
Port Morris United Methodist Church, Landing  
Presbyterian Church of Chatham Township, Chatham  
Presbyterian Church of New Providence, New Providence  
Redeemer Lutheran Church, Succasunna  
Shrine of St. Joseph Church, Stirling  
St. Andrew Lutheran Church, Parsippany  
St. Gregory's Episcopal Church, Parsippany  
St. Jude Roman Catholic Church, Hopatcong  
St. Lawrence the Martyr Church, Chester  
St. Michael's Catholic Church, Netcong  
St. Patrick Roman Catholic Church, Chatham  
St. Paul's Episcopal Church, Chatham  
St. Peter's Episcopal Church, Mount Arlington  
St. Vincent de Paul Roman Catholic Church, Stirling  
St. Vincent Martyr Catholic Church, Madison  
St. Virgil Parish Roman Catholic Church, Morris Plains  
Succasunna United Methodist Church, Succasunna  
Trinity Lutheran Church, Dover  
United Methodist Church of Lake Hopatcong, Lake Hopatcong  
United Methodist Church of Parsippany, Parsippany  
Valley View Chapel, Long Valley



**47%**  
increase in  
outreach  
services

**31%**  
increase  
in housing  
services

Outreach results based on linkages/referrals 2020 vs. 2021.  
Housing based on households moved into housing 2020 vs. 2021.

## OUR PROGRAMS

*Family Promise of Morris County's mission is to mobilize community resources and people to end the crisis of homelessness and housing insecurity faced by families and individuals by providing a continuum of services leading to self-sufficiency.*

We have proudly served our community for 30+ years and are committed to improving overall housing, economic, health and wellness outcomes in Morris County.

Our programs provide shelter, housing, rental assistance, eviction prevention, diversion and prevention, outreach, education, and care management to individuals and families who are currently experiencing homelessness or housing insecurity, those who are precariously housed, and those who formerly experienced homelessness.

### SHELTER

**Emergency Shelter Program:** Since 1988, we've partnered with 75+ local congregations and a network of 1,600+ volunteers to provide overnight shelter, meals, crisis intervention, linkages to vital services, like health & wellness, and permanent housing acquisition.

**Motel Sheltering Program:** During the COVID-19 pandemic, we transitioned to a motel sheltering model to keep guests and staff safe.

**Coordinated Entry:** Provides housing navigation to those awaiting shelter or permanent housing.



### HOUSING

**Community Support Program:** Supports those who have graduated from our programs, leaving other shelters, using local food pantries and drop-in centers, and who are on the verge of homelessness.

**Keys to Housing:** Our housing voucher program that works in partnership with various local, regional, and federal agencies to provide housing solutions.

**Promising Solutions:** Provides safe, affordable, shared housing for single women experiencing homelessness and housing insecurity in our community.







*Those who are homeless use the ER more frequently than those who are stably housed*  
**MAKING UP OVER 50% of all ER visits**

National Institute of Health

## OUTREACH

**Our Promise Drop-in Center:** Our daytime resource center located in the First Baptist Church in Morristown provides respite from weather, a mailing address, donations, benefits screenings, and case management to low-income neighbors experiencing homelessness.

**Navigating Hope:** Our mobile outreach unit increases access to a variety of programs and services across all 39 Morris County municipalities.

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## RAPID REHOUSING & DIVERSION

**Rapid Rehousing:** Quickly connects families and individuals experiencing street homelessness, housing instability or living in the shelter system to housing in the community.

**Diversion:** Leverages resources to help families and individuals that are facing imminent homelessness divert the shelter system entirely by helping them maintain housing.

“What you do is really, really amazing and critical for society to move forward. *I mean, it's absolutely saving lives.* I think I'm just so genuinely appreciative of not only the service you provide but how you do it. *It's inspiring.*”



**Keys to Housing Landlord**

# BOARD & STAFF



***Our Goal is to help families and individuals experiencing homelessness achieve sustainable independence through community-based response.***

## TRUSTEES OFFICERS

### PRESIDENT

William Stroeve, Esq., Cole Schotz P.C.

### VICE PRESIDENT

Frank Novak, Munich Re – MRSI

### SECRETARY

Martin Gilligan, Phathom Pharmaceuticals

### TREASURER

Matthew Masterson, CFP®, RegentAtlantic

## TRUSTEES

Suzanne Brady, Greenberg Traurig, LLP

Stephen W. Hammond, P.E., County of Morris, Retired

Daniel Umana, Provident Bank

Amy Ochsenreiter, GAF

Sharon J.L. Yoo, Esq., Legal Services of Northwest Jersey, Inc.

Lawrence Ragonese, Morris County/NJDEP/Star Ledger, Retired

## LEADERSHIP TEAM

### CHIEF EXECUTIVE OFFICER, LSW

Joann Björnson

### CHIEF PROGRAM OFFICER, LCSW

Allison Wise

### CHIEF IMPACT OFFICER

Dominique Tornabe

## MANAGEMENT TEAM

Diane Sudo, Director of Finance

Laurice Carbonell, Director of Operations

Laura Giorgi, Director of Housing Programs

Lana Ubinski, LSW, Director of Rapid Rehousing and Diversion

Rebecca Butz, LCSW, Director of Outreach Programs

## TEAM

**Alacoque Morgan**, Outreach Programs Resource Navigator

**Alejandra Bozzolasco**, Promising Solutions Case Manager

**Amanda Sears**, LSW, Motel Shelter Case Manager

**Anastasia Arvanites**, Development & Community Relations Associate

**Benet Seifter**, LSW, Promising Solutions Program Coordinator

**Charles Wilson**, OP Facilities Help

**Christina Pilkington**, Outreach Programs Resource Navigator

**Francesca Lawrence**, Rapid Rehousing Case Manager

**Giselle Collazos**, BSW, HUD Voucher Case Manager

**Linda Diffley**, Housing Resource Specialist, Grant Administrator

**Lindsey Kahn**, LSW, Community Support Program Case Manager

**Michele Caruso**, Making Moves Matter Coordinator

**Nora Godown**, Community Engagement Coordinator

**Nubia Gomez**, Bookkeeper

**Rebekah Thorpe**, LSW, Navigating Hope Resource Navigator

**Savannah Voelbel**, LSW, Emergency Shelter & Coordinated Entry Program Coordinator

**Tania Novak**, Rapid Rehousing Locator

**Vincent Calogero**, Neighbors in Need/AmeriCorps VISTA Member

**Wendy Miller**, Office Manager

## INTERN TEAM

Heather Webster, Melissa Jacobs, Autumn Pilatowski,

Shawnequa Moore, Amy Fuscaldo, Anne Paulsen





IN NEW JERSEY  
**70%** *of extremely*  
*low-income renter households*  
spend more than **half**  
their income on rent.



Low Income Housing Coalition

*Scan to learn more about  
Family Promise of Morris County*





MORRIS COUNTY  
PROUD TO BE  
STIGMA-FREE

**THANK YOU**  
**FOR SUPPORTING**  
your community

P.O. Box 1494 | Morristown, NJ 07962 | [familypromisemorris.org](http://familypromisemorris.org)