

ST. PETER'S HOMES INC.

Annual Report

July 1, 2007 -
June 30, 2008



McCreech Place residents and volunteers participate
in the 2008 Homeless Awareness Walk

Executive Director's Report



Jermayne Denny Cook
Executive Director

It's hard to believe that McCreesh Place has completed five successful years of operation – the time truly has flown by! McCreesh Place is permanent, supportive housing. It is also used as transitional housing for those who wish to move on to other housing opportunities.

During these five years:

- ◆ a total of 201 homeless, disabled men have entered
- ◆ residents' ages have ranged from 18 to 84 years
- ◆ all have been disabled with one or more debilitating conditions
- ◆ the average amount of time that gentlemen live at McCreesh Place is 16.2 months
- ◆ if transitional, at the time of their moving:
 - ~ 53% went to permanent housing situations
 - ~ 14% went to transitional housing situations
 - ~ 5% entered hospital settings
 - ~ 19% the outcome is unknown
 - ~ 10% entered assisted living, nursing home situations or died

How do we measure success? Success is measured when residents maintain stable housing, improve their health issues, enhance skills and resources and achieve personal goals (as shown in chart below).

On behalf of the residents of McCreesh Place, the staff and Board of Directors for St. Peter's Homes, Inc., we thank you, our partners and supporters, for your part in making McCreesh Place a success. You have demonstrated that investing in the lives of your neighbors is a worthy and successful endeavor.

Jermayne D. Cook
Executive Director

Staff

- Jermayne D. Cook, Executive Director
- Amy Leary, Support Services Manager
- Mike Boldt, Community Relations Coordinator
- Kim Lister, Case Manager
- Robert Hayes, Case Manager
- Virginia Pharr, Development Associate
- Dennis Lowry, Maintenance Technician

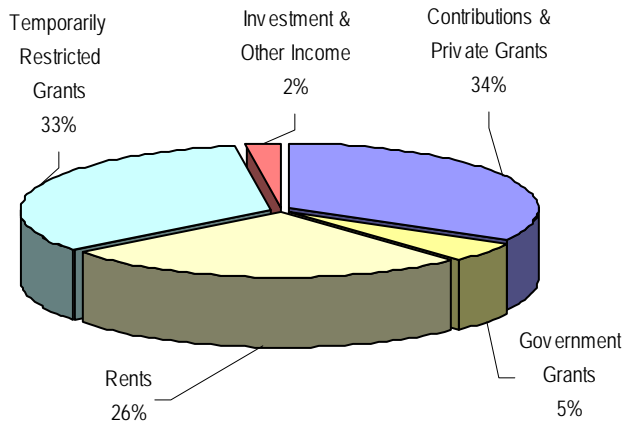
Goals/Performance Measurements 2007-2008

Goals	Performance
65%	93% of residents served during the year maintained permanent housing for a minimum of 1 year.
50%	83% of residents served during the year maintained stable employment or served the community in key volunteer positions.
90%	98% of residents increased their income and/or other resources.
65%	96% of residents achieved at least one self-improvement goal.

Photos of residents, volunteers and staff of McCreesh Place.



Financial Statement Fiscal Year 2007 - 2008

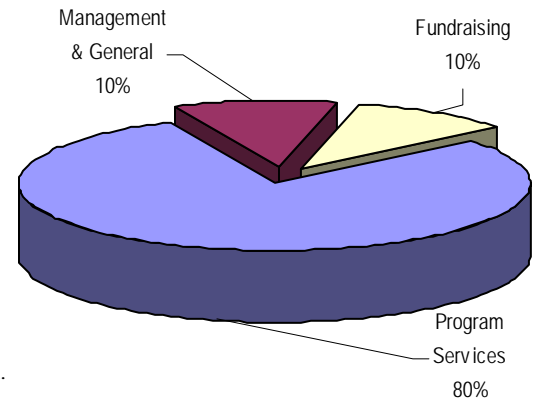


Revenue

Contributions & Private Grants	\$ 219,617
Government Grants	\$ 33,333
Rents	\$ 175,640
Temporarily Restricted Grants	\$ 222,528
Investment & Other Income	\$ 13,944
Total Revenue	\$ 665,062

Expenses

Program Services	\$ 525,956
Management & General	\$ 68,399
Fundraising	\$ 67,641
Total Expenses	\$ 661,996



* Financial data is based on the 2007-2008 Audit conducted by C. DeWitt Foard & Company, P.A.

**We do not receive United Way funding.



Photos of residents, and staff of McCreech Place.

Signage made possible by a grant from Southwood Corporation

Top Donors

Religious

Covenant Presbyterian Church
 First Presbyterian Church
 Myers Park Baptist Church
 Myers Park Presbyterian Church
 Myers Park United Methodist Church
 Plaza Presbyterian Church
 Providence United Methodist Church
 Sardis Presbyterian Church
 Sharon Presbyterian Church
 St. Peter's Catholic Church
 St. Peter's Episcopal Church
 St. Gabriel Catholic Church

Corporations/Organizations

Carolina Funeral & Cremation Center, LLC
 Charlotte-Mecklenburg Martin Luther King, Jr. Community Education Forum, Inc.
 Cunnane Group, Inc.
 Horack, Talley, Pharr & Lowndes, P.A.
 Tropical Nut & Fruit Co.

Foundations

ARA-Charlotte Charitable Foundation
 Eleanor & James Barnhardt Foundation
 James & Angelia Harris Foundation
 James G. and Linda Wallace Family Fund
 Jerry R. Licari Foundation
 John Crosland, Jr. Family Donor Advised Fund
 Lance Foundation
 The Dickson Foundation
 The Merancas Foundation
 Sisters of Mercy
 The Wachovia Foundation

Individuals

A. Carter Arey
 Mr. & Mrs. Harry P. Booth
 Mark Boyd and Andre Fleuriel
 Julie N. Brenizer
 Marion Burke
 Cynthia & Jeffrey R. Capwell
 Dr. & Mrs. Herbert W. Clegg, II
 Nadine and Phillip Dilorio
 Ellen and Scott Evans
 Joe Montgomery and Tommy Anthony
 Mark and Maurita Pierman
 Claire and Edward Shapack
 Celeste & James Shuback
 Brian E Smith
 Diane & Barry Stocker
 Susan and David Lee Huizenga
 James and Claire Talley
 Nancy L. and David D. Townsend

Permission received from individual donors to publicize their names

Mission

St. Peter's Homes, Inc. was established to provide affordable housing to alleviate homelessness and human suffering.



Paul M. Walker
President

Paul M. Walker, President

It is with a sense of humility and honor that I serve as President of the Board of St. Peter's Homes, Inc. at McCreesh Place. At a recent Board meeting, I looked around the table at the impressive people who continue to invest themselves in resolving homelessness for persons with disabilities.

Most of the regular readers of our annual report are aware of the barriers to exiting homelessness that the men of McCreesh Place have faced. The costs of housing and critical medical treatment, just two basic essentials of independent living, far exceed a resident's average annual income of less than \$8,000.

This is where the passion, energy, wisdom and special skills of our Board members fill the gaps. We have lawyers, doctors, developers, real estate experts, financial specialists, dedicated volunteers, retired civil servants and even a social worker who collectively push and pull each other toward consensus on critical issues. Our agency is young, yet strong, thanks to our friends and partners in the private non-profit, religious, corporate and government arenas who have supported us in the past and who will be there as we continue to expand our mission.

A handwritten signature in cursive script that reads "Paul Walker".

Board President
St. Peter's Homes, Inc./McCreesh Place

2007-2008 Board of Directors

Officers

Paul M. Walker, President
CMC ACCESS Project

George W. Sistrunk, III, Vice President
Attorney, Hamilton, Moon, Stephens, Steele & Martin

Susan L. Zielinski, Secretary
Zielinski, Inc.

James M. Talley, Jr., Treasurer
Attorney, Horack Talley

Board Members

Mark Cupples, Wachovia Corporation

Gerald "Jerry" FOX, Community Volunteer

Bobbi Gagnon, Community Volunteer

Bert Green, Habitat for Humanity

Dr. Bruce Noll, CMC-Randolph

Sara Pressly, County Attorney's Office

Ivon D. Rohrer, Jr., Development Management Inc.

James Wallace, Attorney, Wallace & Pittman, PLLC

St. Peter's Homes, Inc. owns and operates McCreesh Place, a single-room-occupancy (SRO) apartment community that was established to provide affordable, supportive housing for men with severe disabilities who are homeless or at risk of becoming homeless.

ST. PETER'S HOMES, INC.



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