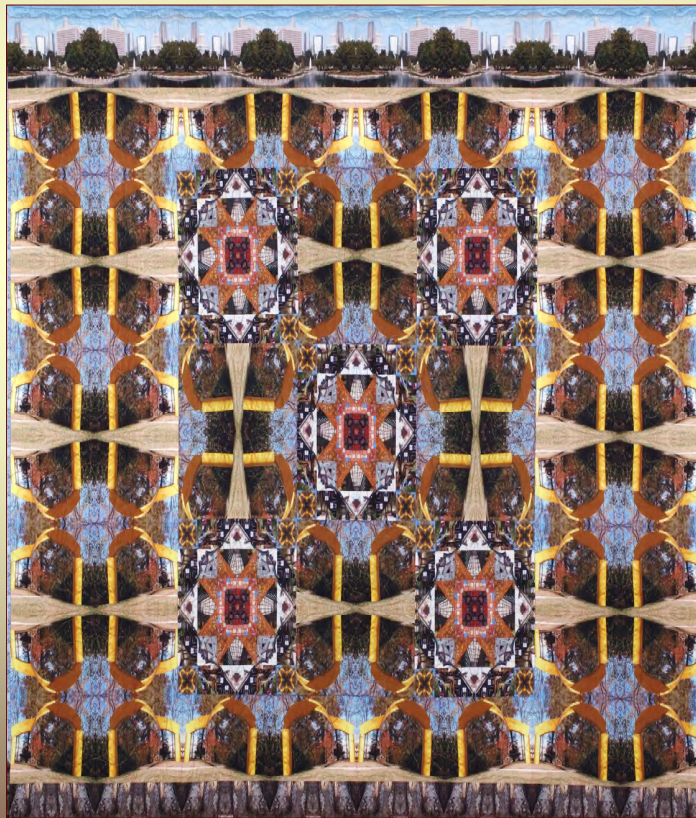


St. Peter's Homes, Inc. **McCreesh Place**

Annual Report

July 1, 2006—June 30, 2007



Diversity Quilt

A Public Art Project for the City of Charlotte, 2006
Commissioned by the Charlotte Arts & Science Council

A resident project designed by quilt maker Barbara Webster

Executive Director's Report



Jermayne Denny Cook
Executive Director

St. Peter's Homes, Inc. stepped up to the challenge facing Mecklenburg County in addressing the growing problem of homelessness among disabled and elderly adults in our community by providing *permanent supportive housing* at McCreech Place, a single-room-occupancy (SRO) apartment community where residents pay 30% of their income in rent.

What is supportive housing? It is more than housing. It is a holistic housing model designed to provide on-site services with affordable accommodations for special needs populations such as frail seniors, disabled adults and individuals who have experienced homelessness. McCreech Place is the first permanent, supportive housing apartment community in Charlotte/Mecklenburg for tenants who live with disabilities.

During 2006-2007, we served 84 individuals (ages 19 - 83) with 170 disabling conditions among them.

- 100% were homeless at entry
- 36% were chronically homeless at entry*
- 50% experience mental illness as a primary disability
- 61% were in recovery from chronic substance abuse
- 31% experience mental illness with a co-occurring history of substance abuse
- 27% experience a primary physical or medical disability
- 26% have three or more disabling conditions



In addition to a dedicated Board of Directors, funding partners and collaborating agencies help make McCreech Place possible. Partners include Mecklenburg County government, the Federal Department of Housing and Urban Development, the faith community, local foundations, individual donors, referring agencies and specialized community service providers.

The work accomplished in 2006-2007 has resulted not only in changed lives, but also in cost savings to the taxpaying community. Our residents are contributing to the community by paying taxes through employment earnings, performing volunteer services to decrease costs to health and human service organizations, and moving "from crisis to stable living" thus significantly reducing the frequency and extent of utilization of emergency shelters, emergency responders, hospital emergency departments and indigent care services.

Thank you for all that **you** have done to help make a difference in the lives of our residents and in the community!!

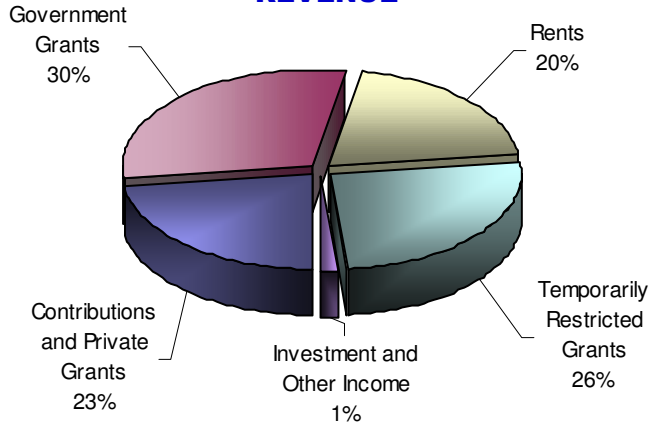
To learn more about McCreech Place, please visit our website at www.mccreechplace.org

* Defined as in a shelter or on the streets for one entire year or 4 episodes of homelessness in 3 years.

A handwritten signature in black ink that reads "Jermayne".

Financial Statement Fiscal Year 2006 - 2007

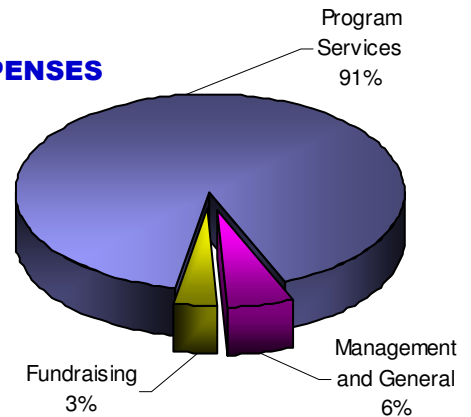
REVENUE



Contributions and Private Grants	\$ 162,536
Government Grants	\$ 213,683
Rents	\$ 145,422
Temporarily Restricted Grants	\$ 183,640
Investment and Other Income	\$ 9,428
Total Revenue	\$ 714,709

Program Services	\$ 526,755
Management and General	\$ 32,192
Fundraising	\$ 20,238
Total Expenses	\$ 579,185

EXPENSES



*Financial data is based on the 2006-2007 Audit conducted by C. DeWitt Foard & Company, P.A.



Goals/Performance Measurements - 2006-2007

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

Top Donors

Congregations

Covenant Presbyterian Church
 First Presbyterian Church
 Myers Park Baptist Church
 Myers Park Presbyterian Church
 Myers Park United Methodist Church
 Plaza Presbyterian Church
 Providence Baptist 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

Foundations

ARA-Charlotte Charitable Foundation
 Crosland, Jr. Family Donor Advised Fund
 James & Angelia Harris Foundation
 Jerry R. Licari Foundation
 The Merancas Foundation

Corporations/Organizations

Lance Foundation
 Tropical Nut & Fruit Co.

Individual donors not listed, as permission has not been obtained.

St. Peter's Homes, Inc. - McCreesh Place 2006-2007 Board of Directors

Paul Walker, President



Paul M. Walker
President

McCreesh Place is recognized as an excellent model for providing permanent supportive housing for formerly homeless men with disabilities. The acknowledgement is shared by local government officials, professionals in other agencies providing services to men whose life

experiences render them eligible for McCreesh Place services, and most importantly from the residents themselves.

Last Spring, board members, who over the past several years brought their energy, talents and successfully developed financial supports, took a look back at the successes and forward at the challenges. The program has achieved the goal of providing safe affordable housing. It has facilitated the development of a real community for the residents and the organization's financial status has successfully improved.

Officers

Paul M. Walker, President
Susan L. Zielinski, Secretary
James M. Talley, Jr., Treasurer

Board Members

Courtney Alexander
Barbara Atkinson
John Bambach
Tom L. Brown
Mark Cupples
Gerald "Jerry" Fox
David Furman
Bobbi Gagnon
Bert Green
Dale Mullennix
Dr. Bruce Noll
Sara Pressly
Ivon D. Rohrer, Jr.
George Sistrunk
James Wallace
Lou Weber

Mission Statement

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

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.

2120 North Davidson Street
Charlotte, North Carolina 28205

ST. PETER'S HOMES



MC CREESH PLACE

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www.mccreeshplace.org