PRIMAVERA FOUNDATION 25 YEARS

ANNUAL REPORT 07/08
Our most recent fiscal year, July 1, 2007-June 30, 2008, was marked by the crisis, challenge, and opportunity unfolding across our community. As we began to experience a rise in the number of homeless and at-risk individuals and families, we were grateful for the July 1, 2007 merger between the Travelers Aid Society of Tucson and The Primavera Foundation. The successful integration and reorganization of Primavera following the merger enabled us to strengthen and expand our continuum of shelter and rental housing programs, including the following new programs:

- A 17 unit family shelter and motel emergency shelter sites
- A 21 unit transitional housing program for men
- A 12 unit transitional housing program for women
- Two transitional housing programs for families with children
- A transitional housing program for people with challenging conditions
- A mobile homeless outreach program
- An eviction prevention program
- An energy star mortgage foreclosure prevention and mitigation component

In response to Arizona’s rapid rise to number four in the nation in mortgage foreclosure filings, we expanded our HomeOwnership program to add a mortgage foreclosure prevention and mitigation component. By the majority of customers seeking assistance with foreclosure prevention and mitigation were those new to our Homebuyer assistance program. The majority of families seeking assistance from Primavera had received no financial or homebuyer education and fell victim to sub-prime loans and/or adjustable rate/zero down-payment mortgages.

During the past year, Primavera also launched a new Neighborhood Revitalization Program in partnership with the City of South Tucson and Pima County. This four-year program is assisting homeowners with the rehabilitation of their distressed houses with repairs, such as new roofs and new electrical and plumbing systems, vital to making their home safe. In addition, this program is replacing unsafe and uninhabitable homes with new Energy Star homes and adding new infill housing on vacant lots for first-time homebuyers.

Primavera’s new Community Building and Organizing Program held a series of community forums throughout the past year on quality of life issues of critical importance to our community, including the multifaceted causes of poverty and prisoner reentry and community reintegration. Due to popular demand, these forums will continue throughout the coming year.

We expect that the current economic recession will only broaden and deepen the current unprecedented demand for Primavera’s diverse and multifaceted programs focused on ensuring survival, security, stability, and sustainability for the most marginalized in our community.

So what sustains us for the long haul?

- The fierce determination of our program participants;
- The strong and effective partnerships with our diverse community partners;
- The compassion and commitment to excellence of the Primavera staff;
- The hospitality and hard work of our volunteers and board of directors who share from their abundance and;
- The deep and long-standing generosity of our donors.

Together, let us create the community of our common dream!

Love and peace,

Leslie L. Hunter
President of the Board of Directors

Peggy Hutchison
Executive Director
For many men, women, and families, the first step to getting off the streets is connecting to one of Primavera’s Emergency Service Programs where they will find immediate relief, shelter, information, and advocacy as they recover from economic crisis. The services offered are often the first contact an individual will have with the continuum of care offered by Primavera.

**SURVIVAl**

**EMERGENCY SERVICES**

**RELIEF AND REFERRAL DROP-IN CENTER**
Our street-level center provides basic survival resources for homeless and low-income men, women, and children, including personal hygiene products, restrooms, respite from the weather and Pima County’s only free message and mail service. The program also offers information and referrals through case management and a supportive, safe environment.

- 5,752 Participants served (unduplicated)
- 2,813 Visits
- 1,654 Bus passes provided for access to medical care and job interviews
- 12,246 Received mail (duplicated)

**MEN’S EMERGENCY SHELTER**
This 100-bed facility is the largest men’s shelter in Pima County, and provides meals, support services, and case management for up to five consecutive nights. If working or in case management, guests may stay up to 90 days free of charge. Case managers offer assistance and referrals to guests dealing with health concerns including substance abuse problems.

- 25,346 Nights of safe sleep
- 1,753 Men served
- 1,048 Men new to Primavera
- 721 Men received case management
- 98% Of participants said their basic needs for food, shelter and hygiene were met
- 96% Of participants said they received referrals and information that met their needs

**RECOVERY PROGRAM**
Short term case management for homeless and near homeless individuals and families providing emergency motel vouchers for families, eviction prevention funds, rental, mortgage and move-in assistance, referrals to emergency and transitional shelters and assistance with basic needs, such as food, clothing, diapers and bus passes.

- 316 Families received eviction prevention, move-in assistance, or mortgage assistance
- 1,219 Families received emergency food boxes
- 2,217 Emergency motel nights provided

**MOBILE OUTREACH**
The outreach case manager visits desert encampments, river beds and other areas to inform homeless individuals and families about services and resources for their immediate and/or long range needs. Bringing food, blankets and clothing helps establish rapport, gain trust and develop relationships with those living outside.

- 312 People served

**CASA PALOMA DROP-IN CENTER**
Unaccompanied, homeless women receive immediate survival assistance including showers, food, hygiene supplies, clothing and a safe haven. Services available include case management and referrals, free laundry facilities, phone access, bus passes and supportive volunteers, staff and peers.

- 360 Women served
- 2,869 Visits

**GREYHOUND HOMELESS FAMILY SHELTER**
The 17 unit complex is the only shelter in Tucson that keeps families of any make up housed together. A case manager works with guests to link them with benefits they may be entitled to, helps with budgeting and a savings plan, and advocates on their behalf with DES, CPS and school districts.

- 22,032 Nights of safe sleep
- 93 Families served
- 70 Families moved on to permanent housing
- 376 Persons served; 225 of those were children
- 7 Babies were born at the shelter
AFFORDABLE RENTAL HOUSING
Primavera owns and manages seven rental properties with 123 units of safe, affordable transitional and permanent rental housing. The majority of tenants earn 50% or less of the Area Median Income in Pima County.

PRISONER REENTRY PARTNERSHIP (PREP)
Primavera’s primary reentry program funded by the U.S. Department of Labor reintegrates non-violent former prisoners into the community by providing employment, training, mentoring, and advocacy. This transitional day labor program helps people establish a stable work history, gain job skills and access resources necessary for permanent employment and independent living.

WORKFORCE DEVELOPMENT
Primavera partners with homeless men, women, and families as they transition to a stable lifestyle by providing job training and placement and safe, affordable housing.

TRANSCRIPTION HOUSING
Rent is income-based with a monthly fee to cover program costs. Case management is required and all residents participate in Primavera’s Financial Education and other life skills classes.

Program to date numbers 3/06-6/08

People enrolled
470
13% Recidivism rate
3126 Annual cost per participant
($3,000 varies up to $65,000 annual cost to incarcerate)
$9.09 Average hourly wage earned in jobs
673 Employed when exiting the program
77% Still employed 9 months later

BRIDGES
Scattered site apartments across Tucson for homeless families with full-time working parents. Savings, and debt reduction, job training, and permanent housing are the program goals.

Families served
11
11
10 Left employed
10 Left to permanent housing

CASA PALOMA WOMEN’S RESIDENCE
Twenty-eight apartments for women transitioning into employment who are employed full-time or are enrolled in the Jacqueline Employment Center. Case management is required and residents learn to save money for permanent housing. Women who gain sustainable full-time employment and/or obtain job training.

Families served
21
Woman housed

CATALANA HOUSE
Twenty-five units for homeless women in transition who are employed full-time or are enrolled in the Jacqueline Employment Center. Women must be employed full-time, and be able to get a lease in their own name.

People served
32
Woman housed

FIVE POINTS TRANSITIONAL HOUSING
Twelve two bedroom, two bath apartments for clean and sober men living on limited incomes. Most residents are veterans or unable to work full-time due to physical conditions.

People housed
19

LAS CASTAS APARTMENTS
Twelve two bedroom, two bath apartments for low-income families with children Financial and Homebuyer Education classes are offered to interested families.

Adults and children housed
88

STABILITY
Primavera provides the following services:

FINANCIAL AID AND EMERGENCY ASSISTANCE
Alleviates immediate financial crises for individuals and families including rent, utilities, and medical expenses.

People served
80

FOOD AND ESSENTIALS
Provides food, clothing, household supplies, and personal hygiene items.

People served
1,754

PERMANENT HOUSING
ALAMO APARTMENTS
Fourteen single apartments for clean and sober men living on limited incomes. Most residents are veterans or unable to work full-time due to physical conditions.

People housed
19

WINST TELLE RAP ARTE APARTMENTS
Twenty-eight units for single employed women who work with a case manager on financial, skills, budgeting, full-time employment, counseling, and securing permanent housing.

People housed
16

WAYNE APARTMENTS
Twenty apartments for single employed men who work with a case manager on financial, skills, budgeting, full-time employment, counseling, and securing permanent housing.

People housed
8

**Note:** The above text has been extracted and formatted for better readability. The actual document may contain additional details not included in this representation. 
Primavera is committed to providing long term economic independence and security to individuals and families in our community through a variety of strategies including educational empowerment and opportunities for sustainable homeownership.

**Financial Empowerment**

Primavera’s ten hour Financial Education class empowers participants to make life-long, smart money decisions. Topics covered include goal setting, debt management, avoiding identity theft, predatory lending, filing taxes, buying insurance, investing and planning for the future. One-on-one credit counseling is provided.

- **138 Graduates**
- **124 Persons opened their first bank account**

**Homeownership Promotion and Education**

Primavera’s comprehensive eight hour homebuyer education class provides custom- ers with the knowledge they need to navigate the complex processes of purchasing a home. Staff help customers prepare the mortgage package and negotiate with lenders, real estate agents, inspectors, insurance and title companies. Down payment assistance for qualified buyers empowers low-income, first time homebuyers to build long term financial security.

- **289 Graduates**
- **99 Successful first time homebuyers**
- **$19,443,640 Direct investment into the community from new homebuyers**
- **9 Loans From Primavera’s Revolving Loan Fund**

**Mortgage Foreclosure Prevention and Mitigation**

In response to the mortgage foreclosure crisis, Primavera added a foreclosure prevention and mitigation component which includes post-purchase education classes, one-on-one foreclosure counseling, negotiation with lenders and servicers, and soft second loans.

- **120 Participants**
- **120 Foreclosure counseling sessions and interventions**
- **12 Refinanced loans**

**Community Building & Organizing**

Primavera’s education and advocacy projects provide an opportunity to give voice to solutions that will bring long term systemic change for the most marginalized in our community. Educating our community on issues of poverty and injustice can change the way we think, the way we vote, and the way we treat those around us.

**Annual Homeless Memorial**

Held on the Winter Solstice, this event brings attention to the tragedy of homelessness. It is a time to remember those who paid the ultimate price for our nation’s failure to end homelessness.

**No on Prop 200 Campaign**

In partnership with Arizona for Responsible Lending, the Social Justice Education Project and other organizations, Primavera helped defeat Proposition 200. This ballot initiative would have continued payday lending in the state of Arizona indefinitely.

**Social Justice Forums**

Primavera organized and sponsored community-wide and neighborhood forums on topics such as prisoner reentry and community reintegration, poverty and responsible lending attended by over 375 people.

**Civil Rights Restoration Project**

In partnership with the University of Arizona College of Law and local attorneys, Primavera assisted 18 people with felony convictions get their civil rights restored.

**Transformative Justice Campaign**

Education and policy recommendations aimed at reducing recidivism, rewiring public safety, improving conditions in neighborhoods, and investing in workforce development.

**Sustainability**

Primavera began a new neighborhood revitalization pilot project in partnership with the City of South Tucson, Pima County, NeighborWorks® America and CFED. With over 40% of South Tucson’s families living in poverty, and many living in sub-standard, severely distressed housing, this new project is a key component to creating a neighborhood of choice for the residents of this community. The project includes owner-occupied rehabilitation of distressed homes and development of replacement housing and new infill housing on vacant lots using new energy Star manufactured homes. Most of the year was spent developing a four year strategic plan and securing funding. The following was completed:

### Residential:
- 40 Households participated in a resident satisfaction and neighborhood security survey carried out by Primavera in partnership with the youth of the John Valenzuela Youth Center.
- 9 Owner-occupied rehab homes completed
- 3 Homes condemned and razed
- 10 Families prepared to receive a new replacement home

### Commercial:
- Primavera contracted with the City of South Tucson to begin rehabilitation of the City of South Tucson complex including the Police Department, Fire Department, and City Administration buildings.
- The project includes:
  - Owner-occupied rehabilitation of distressed homes and development of replacement housing and new infill housing on vacant lots using new Energy Star manufactured homes.
  - Most of the year was spent developing a four year strategic plan and securing funding.

**Safety and Sustainability**

In response to the mortgage foreclosure crisis, Primavera added a foreclosure prevention and mitigation component which includes post-purchase education classes, one-on-one foreclosure counseling, negotiation with lenders and servicers, and soft second loans.
We could not help the numbers of people we do each year without the significant support of so many businesses, individuals and civic groups. Following is a sampling of some of our major contributors. We thank them and all of our supporters.

Volunteers

Most Primavera programs rely heavily on the time, energy and compassion of a volunteer force of thousands of people from all walks of life. They are truly the backbone of our agency and we are forever inspired by their commitment.

Volunteer hours are estimated in some cases

<table>
<thead>
<tr>
<th>Value of Volunteer Hours in Dollars</th>
<th>$1,089,243.30</th>
</tr>
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<tbody>
<tr>
<td>Volunteer hours equal 31 full time paid employees</td>
<td></td>
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<tr>
<td>Total hours annually</td>
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Located in Lorain, Ohio, The Stocker Foundation is a private family foundation established in 1979 by Beth K. Stocker and her husband's estate of C. Paul Stocker. During their life, Beth and Paul incorporated their personal values with their philanthropic spirit of giving, and between 1980 and 2008 the Foundation has awarded more than $36 million to eight communities in five states. Primavera is deeply appreciative to The Stocker Foundation’s Board for its ongoing support of Primavera Cooks!, totaling over $130,000.
Cynthia struggled with alcoholism for many years. After visiting Primavera’s Casa Paloma as a drop-in participant a number of times, she was referred to a sobriety program, and has been sober since November 2005. After a year of sobriety, Cynthia decided to take another proactive step. She applied to Casa Paloma’s Transitional Housing Program and was accepted. During the first year of her stay, she wanted to accomplish one of the goals she set while in her initial case management session—obtaining her GED. Staff referred her to El Rio Neighborhood Center for her schooling. Cynthia started attending school in the fall semester of 2006, and by July 2007 Cynthia received her GED and is proud to show it off. Receiving a GED was a major turning point in Cynthia’s life. She applied for a scholarship to attend college, and has received a full-ride scholarship for the spring semester of 2008 at Pima Community College!
Leslie Hunter
President
City of Tucson Community Services
Retired

Leslie J. Cohen, Esq
Vice President
Director
Sonoran UCEDD Family & Community Medicine, U of A

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Secretary
Train Service Conductor
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Nancy Bissell
Co-Founder
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Cecilia Campillo
Community Volunteer

Janice Crebbs
Administrative Assistant

Rhonda Dean
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Board Meetings are held at 702 South 6th Avenue the second Wednesday of every other month.

Members are re-elected every three years, officers bi-annually.