

A large, shiny blue ribbon is tied into a complex, multi-looped bow on a green lawn. The bow is the central focus, with its long tails extending horizontally to the left and right. In the background, a single-story house with light-colored siding and a white door is visible, slightly out of focus. The scene is set outdoors with green grass and some foliage.

CELEBRATING THE GIFT OF HOUSING

**Broward Housing Solutions®
Annual Report
and 20-Year Retrospective**

Dear Friends,

As we celebrate 20 years of serving people with mental illness in need of affordable, permanent and safe housing, we believe our most important contribution has been responding to the needs of the community as they arise.

For example, we stepped up to provide housing for young adults aging out of foster care by launching “Housing Solutions for Young Adults.” Furthermore, due to the fact that the veteran homeless population has increased to more than 16.1%, we prioritized finding housing opportunities specifically for them by developing our “Home for the Brave” program. By the same token, we continue to strive toward effectively maximizing our resources, creating innovative collaborations, and embarking on new affordable housing programs in order to house more individuals and their families who are chronically homeless and experience a mental health illness.

As a result of our tenacity, and on behalf of the people we proudly serve, we are now a \$3.6 million organization housing nearly 312 people with mental illness and their families in 89 properties across Broward County.

Of course, we have achieved this success thanks to the generous backing of our funders and supporters, whom we can always count on to stand behind and beside us. We thank you so much for helping us make strides in accomplishing our important mission, vision, and core values.

Please grant us the opportunity to share our proudest milestones with you, by reviewing the coming pages of this annual report.

Sincerely,

Lisa A. Vecchi

Lisa A. Vecchi, MBA

President/CEO



The 1993 formation of Broward Housing Solutions® as a Community-Based Housing Development Organization (CHDO) was the result of a community initiative led by Pat Kramer, a community leader who was then an employee of Henderson Behavioral Health, along with Kitty Summerville, who at the time was with the Department of Children and Families (DCF).

Kramer and Summerville, leveraged funding that became available from a settlement against the now-privatized South Florida State Hospital, with which they were able to launch a Community Development Corporation (CDC) specific to providing affordable housing for mental health consumers.

At the time, CDCs focused solely served low income populations, and creating a CDC that targeted mental health consumers was a novel idea. This idea came to Kramer and Summerville via the University of Vermont's Center for Community Change through Housing and Community Support, which was making the case that CDCs could be adapted to serve those with mental illness. Kramer and Summerville attended a conference at the Center for Change and brought this new idea home to Broward County.

Once incorporated as Broward County Community Development Corporation, the organization's goal was to offer affordable and permanent supportive rental housing while collaborating with separate community mental health service providers; a model very different from residential facilities. In essence, a much needed comprehensive model was proposed where Broward County Community Development Corporation would provide the housing, and the mental health organizations would provide the support services necessary to help the residents work toward their recovery in a stable environment.

In order to accomplish this goal, funding was applied for and once it was awarded, Kramer, Summerville and a committee of community leaders and mental health consumers met to create the guidelines for the organization. After a year of regular meetings, and with strong input from mental health consumers, the organization came into existence.

The first board of directors, mandated by the organization's bylaws to be comprised of one third low income primary or secondary mental health consumers, was led by Board Chair Jan Anastasato. Other members included William Bowden, Ed Cooper, Liz Dryer, Marilyn Goldner, Jay Kowalski, Richard Knights, Lee Schoendorf and Lori Zimmerman. Nancy L. Merolla was an early board member who ultimately took the helm as CEO in October of 2000. In 2008, Lisa A. Vecchi stepped into the CEO position. The organization is now a \$3.6 million agency having grown \$2.1 million under Vecchi's leadership.

"Broward Housing Solutions® has remained very true to its original mission of providing safe, stable and affordable housing," Kramer said recently. "It was a dream come true. Nancy [Merolla] and Lisa [Vecchi] took it way beyond ever imagined. It really touches me."





FEBRUARY 1993

Broward Housing Solutions® is founded as Broward County Community Development Corporation, Inc., a community-based housing development organization (CHDO) to provide permanent supportive rental housing to mental health consumers.

NOVEMBER 1995

Broward Housing Solutions® acquires the 6-unit Idylwoods complex in the Croissant Park neighborhood of Fort Lauderdale. The property is to be renovated to serve six families. A second Idylwoods property, a 3-unit triplex, is acquired in July of the same year.



APRIL 1996

Broward Housing Solutions® acquires the 6-unit Clusters 1-bedroom apartment complex. Clusters 1 is renovated and six mental health consumers move in the following September.

SEPTEMBER 1997

The 6-unit Clusters 2 in Fort Lauderdale, offering two one-bedroom and four two-bedroom apartments is acquired. The 6-unit Clusters 4 in Coral Springs and the 6-unit Clusters 3 property in Oakland Park are purchased in November and December respectively later in 1997.



JUNE 1998

The organization acquired the 6-unit Clusters 5 property in North Lauderdale offering two one-bedroom and four two-bedroom apartments.

FEBRUARY 1999

New administrative offices located at 305 Southeast 18 Court in Fort Lauderdale open.



APRIL 1999

Broward Housing Solutions® acquires the land to build its first property in west Broward. Ultimately, the land becomes an 11-unit apartment complex in Coral Springs, offering 7 one-bedroom, one-bathroom apartments and 4 two-bedroom, two-bath apartments. The City of Coral Springs waives \$40,000 in impact fees.



OCTOBER 2000

Nancy Merolla accepts the position of CEO for the organization after serving on the organization’s Board of Directors for five years.

DECEMBER 2001

Broward Housing Solutions® acquires a townhouse in Pompano Beach and Clusters 8, a property with 3 two bedroom, two-bathroom units the following May.



JUNE 2003

Clusters 9 and 10, Fort Lauderdale properties, both with eight two-bedroom, two-bathroom apartments, are acquired.





AUGUST 2004

Clusters 6, a \$1.3 million, two-story, 11-unit complex in Coral Springs, opens. The property represents the organization's largest project to date.

Left: Former board members Barbara Capeletti, Carol Molnar, John Macchia, former CEO Nancy Merolla, then Coral Springs Mayor Rhon Ernest-Jones.

OCTOBER 2004

A new program, Housing Solutions for Young Adults, is launched to provide housing for foster youth aging out of the system who also suffer from mental illness. The idea was the brainchild of Gale Butler, formerly of AutoNation, and implemented by Nancy Merolla and her team.

Right: Housing Solutions for Young Adults residents Charles Gipson, Fiderall Williams and James Russell with Kinda Bartholomew from Henderson Behavioral Health.



DECEMBER 2004

Broward County Community Development Corp., Inc. officially takes on the d/b/a name, Broward Housing Solutions®, to better reflect the mission of the organization. A new tagline, "Housing Opportunities for Broward's Mental Health Community" also is selected. Along with the name and tagline, a complete set of marketing materials, including a new logo, are developed.

Left: Former board member Jan Anastasato (who has since passed away), Nancy Merolla and John Rodstrom display the new Broward Housing Solutions® logo.

DECEMBER 2004

Broward Housing Solutions® was awarded \$269,137 from Broward County and \$54,224 from the City of Coral Springs to develop Woodside Gardens, a Coral Springs property for young adults aging out of the foster care system. SOS Children's Village collaborates to provide life coaching services for these young adults. The property eventually offers a two-bedroom, one-bath apartment and a two-bedroom, two bath apartment.





MARCH 2005

Broward Housing Solutions®' Lease to Buy Solutions program enables a mental health consumer to purchase a home – the first purchase since the program was revitalized earlier in the year.

Left: New homeowner Karen D.

MAY 2005

Broward Housing Solutions® hosts the baseball-themed “Angels in the Outfield” annual fund raising event. The event honored Janice Anastasato, an original board member who has since passed away, Mary Riedel, Rhon Ernest-Jones, and John Rodstrom. Barbara Capeletti and Carol Molnar chair the event, and sports anchor John Henry Smith serves as the emcee.

Right: Rafael Robert, Gale Butler, Carol Molnar, Mary Riedel, Pedro Molina



JUNE 2005

Broward Housing Solutions® owns and maintains 71 rental units with 136 tenants. It has raised more than \$14 million in contract funding, grants and fundraising activities from a variety of government and private sources since its inception.

SEPTEMBER 2005

The Broward County Board of County Commissioners votes to deed a 9-unit apartment complex on Wilson Street in Hollywood to Broward Housing Solutions® and commits more than \$300,000 for renovation of the boarded up, distressed property. The City of Hollywood donates the property for \$10. Broward Housing Solutions® earmarks the property for aged-out foster youth and names it Wilson Gardens.



Before



After



OCTOBER 2005

The groundbreaking ceremonies take place for Woodside Gardens, the Coral Springs property for young adults aging out of the foster care system. To develop the property, Broward Housing Solutions® was awarded \$323,361 from Broward County and \$19,504 from The Jim Moran Foundation to fund the first year of operating expenses.

Above: Margie Bruszer, Gus Carbonell, Melanie Burgess, Scott Russell, Diana Wasserman Rubin, Nancy Merolla, Rhon Ernest-Jones, Ilene Lieberman, John Macchia, and David Esposito.

NOVEMBER 2005

Broward Housing Solutions® currently owns and maintains 83 rental units with 140 tenants.



MARCH 2006

Broward Housing Solutions® hosts the “Are You Ready For Some Football!” event featuring Honorary Co-Chairs Manny Fernandez and Dwight Stephenson, both Miami Dolphins legends. Other former NFL players in attendance are Larry Ball, Jim Kiick, Reggie Givens, Sean Hill, Earl Morrall, Ken Poole, Larry Seiple and Shawn Wooden. Marcia Barry-Smith, Gale Butler, and Skip Campbell are the honorees.

Left : Manny Fernandez (back), Marcia Barry-Smith, Gale Butler, Skip Campbell, Barbara Capeletti



MAY 2006

Broward Housing Solutions® purchases the 2-unit Avondale Heights property in Pompano Beach, a community for its Lease-to-Buy Solutions program.





JUNE 2006

Broward Housing Solutions® receives a \$200,000 Neighborhood Builder Award from Bank of America as part of its Neighborhood Excellence Initiative. Bank of America provided this award in recognition of the non-profit organization’s work in providing affordable housing for Broward County’s mental health consumers.

Left: Then board chair John Macchia, Mark Maller, and Nancy Merolla.

SEPTEMBER 2006

Community Housing Development Organization (CHDO) house in Fort Lauderdale is purchased for Lease-to-Buy Solutions.

Right: Barbie K. plays with her daughter AnnaMaria in the front yard of her lease-to-buy home.



NOVEMBER 2006

Patty Duke, Academy Award-winning actress and bestselling author, delivers the keynote speech at a special Broward Housing Solutions® luncheon kicking off the organization’s Peace of Mind Giving Society.

Left: Former board member Peter Henn, Patty Duke, Rebecca Ward and Rafael Robert.

MARCH 2007

Using a fun, construction theme and honoring heavy-hitter community leaders who have touched the lives of mental health consumers, the “Raising the Roof” fundraising benefiting Broward Housing Solutions® brings in more than \$125,000 to the non-profit organization.

Left: Raising the Roof committee members includes Sandy Brittain, Barbara Capeletti, Nancy Merolla, Gene and Cathy Whiddon, Rocky Rodriguez, Brett Atkinson and Bill Stanton.



JULY 2007

Broward Housing Solutions® owns and maintains 90 rental units housing 143 residents.



FEBRUARY 2008

Lisa A. Vecchi is named President/CEO of Broward Housing Solutions®.

MARCH 2008

Astronaut Dr. Buzz Aldrin, famous for his historic Apollo XI moon walk, is the keynote speaker at Broward Housing Solutions®' annual event, themed "Moonwalkin' with Buzz."

Right: CEO Lisa Vecchi with Dr. Buzz Aldrin and his then wife Lois.



JUNE 2008

The 8-apartment Riverside Park complex in Fort Lauderdale is acquired.

DECEMBER 2008

Broward Housing Solutions® hosts the grand opening of Woodside Gardens in Coral Springs.





DECEMBER 2008

The grand opening of Wilson Gardens in Hollywood takes place. The property provides affordable housing for youth aging out of foster care with mental health issues, in collaboration with Henderson Behavioral Health.

Left: Elizabeth Wynter, Lisa Vecchi, Nancy Merolla, Stacy Lambert

MARCH 2010

Broward Housing Solutions® celebrates the opening of its new Riverside Park property, an eight unit complex in Fort Lauderdale, with a special ribbon-cutting event.



JULY 2010

Broward Housing Solutions® is awarded a federal-funded affordable housing program titled Broward II, housing 57 formerly homeless people and their families. The organization now serves a total of 228 residents.

MARCH 2011

The South East Florida Apartment Association (SEFAA) recruited 30 volunteers to paint a two-story Broward Housing Solutions®’ apartment building, Clusters 1, and place sealcoat on the driveways as part of its ongoing community service efforts.



APRIL 2011

A new program, “Home for the Brave,” with the goal of bringing safe and affordable housing to veterans, is launched.

Left: At his new Broward Housing Solutions®’ apartment, veteran Gordon (right) speaks with board member Phillip Sroka (left).



OCTOBER 2011

Broward Housing Solutions® hosts its first Key to Stability breakfast with then-board chair Maggie De Cambre Borges as emcee and Jen Klaassens and Gale Butler as program participants.

Right: Jen Klaassens and Ginger Martin



MAY 2012

Broward Housing Solutions® purchases a four-unit apartment complex in Pompano Beach to address the housing needs of homeless veterans.

SEPTEMBER 2012

Co-chaired by Nancy Merolla and Bill Stanton, Broward Housing Solutions® hosts its Second Annual ‘Key to Stability’ Breakfast. The event attracts 220 people. Sun Sentinel columnist Michael Mayo serves as emcee.

Right: CEO Lisa Vecchi with Michael Mayo, who is pulling a raffle ticket.



OCTOBER 2012

Broward Housing Solutions® owns and operates 94 rental units within 20 properties across Broward County. It houses 259 tenants and their families in various Broward County locations from Coral Springs to Hollywood.

FEBRUARY 2013

A ribbon cutting event is hosted for a four-unit apartment complex in Pompano Beach, part of the “Home for the Brave” program. Approximately 55 guests attend the event, including Pompano Beach Commissioner Rex Hardin.

Right: Board members Julian Gazzano, Joe Balocco, Phillip Sroka and Debbie Wiggan pose with Com. Rex Hardin and CEO Lisa Vecchi (center) to cut the ceremonial ribbon.





OCTOBER 2013

A third Key to Stability breakfast takes place featuring emcee Kristi Krueger, longtime WPLG anchor. The event is co-chaired by Jen Klaassens and Marcia Barry-Smith.

Left: Kristi Krueger, Lisa Vecchi, Marcia Barry Smith, Jen Klaassens, Maggie De Cambre

OCTOBER 2014

The 20th Anniversary Celebration themed “Emerald Excellence” honors Maggie De Cambre Borges and Nancy Merolla.

Right: Broward County Commissioner Lois Wexler, honorees Nancy Merolla and Maggie DeCambre Borges, and Broward County Commissioner Barbara Sharief.



DECEMBER 2014

Housing and Urban Development (HUD) via Broward County awards \$474,000 to Broward Housing Solutions® to house 33 people who are chronically homeless with their families.



MARCH 2015

Broward Housing Solutions® hosts a ribbon cutting for its 19th property, Clusters 11, a duplex offering two one-bedroom, one-bath apartments in Fort Lauderdale.

Left: Board members Shawn Masur, Phillip Sroka, Julian Gazzano Jr., Debbie Wiggan, Ken Binger, Alan D. Methelis and CEO Lisa A. Vecchi (third from right) prepare to cut the ribbon at Clusters 11.

APRIL 2015

Broward Housing Solutions® is now a \$3.6 million agency having grown \$2.1 million since 2008 under the leadership of CEO Lisa A. Vecchi.

Rental Housing Program

Broward Housing Solutions®' primary program is its "Rental Housing Program," which offers one, two and three bedroom apartments to eligible mental health consumers for only 30 percent of their gross monthly income. For example, a resident with \$710 Social Security Income each month pays only \$213 in rent. Currently, Broward Housing Solutions® owns and operates 19-total apartment complexes comprised of 99 rental apartments and an additional 89 units via our relationships with local landlords, housing 312 tenants in various cities throughout Broward County. Each property is located near transportation routes, employment opportunities, healthcare facilities, schools, and shopping areas to promote independent community living.

Lease-to-Buy Solutions

Broward Housing Solutions® offers homeownership opportunities through its Lease-to-Buy Solutions for low-to-moderate income residents diagnosed with mental illness. This housing program enables tenants to purchase or lease affordable rental housing from Broward Housing Solutions® for up to two years.

Once financially fit to purchase their home, it then matches qualified borrowers with properties within their price range and allows for down payment assistance, closing costs and renovation funds toward homeownership. A total of 36 mental health consumers have successfully become homeowners or are currently in the leasing stages of homeownership through this successful program with the partnership of the H2H (Homeless to Homeownership) program.

Housing Solutions for Young Adults

Broward Housing Solutions® launched "Housing Solutions for Young Adults" in December 2008 because it recognized that young people aging out of foster care often have no place to go, eventually ending up homeless. In addition to preventing homelessness, the program enables these young adults to develop skills to successfully transition into independent living for the long term, and prevent them from ending up on the Broward Housing Solutions®' adult waiting list.

In partnership with SOS Children's Village and Henderson Behavioral Health, the "Housing Solutions for Young Adults" program provides affordable and permanent housing for young adults, ages 18-23, diagnosed with mental illness who have aged out of the foster care system. Woodside Gardens in Coral Springs and Wilson Gardens in Hollywood are two Broward Housing Solutions®' properties specifically designated for young people aging out of foster care.

Home for the Brave

Broward Housing Solutions® serves a special group of people who not only courageously deal with PTSD, but also deal with their other mental illness every day. These brave uniformed men and women also have the fortitude to volunteer and serve in the United States Armed Forces. Recognizing their special needs with a healthy respect for their service to our country, Broward Housing Solutions® created the “Home for the Brave” program. In December 2012, the organization hosted a ribbon-cutting celebrating the opening of a four-unit apartment complex in Pompano Beach designed to provide permanent and affordable housing for low-income veterans, in addition to all individuals who struggle with mental illness.

Our Gracious Donors

AlarmOne	The Jim Moran Foundation
Azamara Club Cruises	The Howe Foundation Inc.
Bank of America	Hudson Family Foundation
Broward County	Livingston Landscape
Berger Singerman	Lydian Preferred Capital Corporation
Cindy Schutt PR	The Harry T. Mangurian, Jr. Foundation, Inc.
CNL Bank	Memorial Healthcare System
Community Foundation of Broward	Mercantil CommerceBank
Coral Springs Community Chest	Morrison, Brown, Argiz & Farra, LLC
Janssen Pharmaceuticals	PNC Bank
Joseph Balocco Law, P.A.	The Reeves Team
Fidelity Charitable	The Salah Foundation
First Service Residential	The Salvation Army
The Florida Department of Children and Families	South East Florida Apartment Association
Florida Community Bank	TD Bank
Foster Windows	TJX Foundation
Fowler, White Boggs	The Wasie Foundation
4 Star Plumbing Services	Wells Fargo
Gold Coast	Wiggin Financial Planning
Jairo & Lourdes Rojas Accounting	

Thank You to Our Community Partners!

Archways	Henderson Behavioral Health
2-1-1 Broward	Broward Regional Health Planning Council
Broward County Elderly and Veteran Services	South Florida Wellness Network
NAMI Broward County	SOS Children’s Villages
The FLITE Center	





Mission Statement

Broward Housing Solutions® provides quality, permanent and affordable housing opportunities to meet the needs of lower income or homeless people with disabilities who also have mental illness.

Vision Statement

A compassionate community where all low-income people with mental illness have a permanent and safe home.

Core Values

STABILITY — DIGNITY — HOPE

Broward Housing Solutions® Board of Directors

Debbie Wiggin, Chair
Julian Gazzano, Jr., Vice Chair
Phillip S. Sroka, Treasurer
Joseph Balocco, Jr., Secretary
Joseph Balocco, Sr.
Kenneth Binger
Ruth Franzen
Phillips Gay, Jr.
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Alan Methelis
Margaret Vilella
Maggie DeCambre-Borges

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Broward Housing Solutions® Resident

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