Dear Members of the Community,

Connecting Everyone with Second Chances is an umbrella organization committed to creating solutions that provide a sense of hope to those living in poverty. By our estimates, we now help over 2% of Tallahasseeans, and, when needed, provide emergency services for those in need from our neighboring counties.

In a recent stakeholders’ survey, the two adjectives used most frequently to describe our work were “needed” and “innovative”. Leaders like former city commissioner Gil Ziffer reminded us how ubiquitous homelessness was in downtown Tallahassee before the construction of The Kearney Center just five years ago. Tallahassee Memorial Hospital president, Mark O’Bryant, who is a close collaborator on our new efforts to provide health and dental services at The Kearney Center underscored that our innovative telemedicine partnership was also saving the city EMT costs.

It is nice in an annual report to not rely simply on our sense of accomplishment, but to be evaluated by others. As we continued to build out The Dwellings, the nation’s first village of tiny homes developed for those with low income and special needs, we’re proud to share that we won first place in the Urban Land Institute’s Public Sector/Nonprofit Awards for Excellence. We have grown to 105 homes, but better yet, we are developing a unique community that provides a pathway to long-term stability and hope. The adjective that I would use to describe our work is “hope” because I see the love and efforts of our community every day. Thousands of community members volunteered this past year. Churches and synagogues regularly help us serve meals, dentists volunteer their time and are allowing our clients’ first impressions to be a smile and hundreds of people donate clothes, food, and personal items.

I don’t think it would be fair to present only the positive, so as you read our report, I hope you’ll understand the challenges we face. From a financial perspective, we’ve had to scale back and provide fewer case managers and less support at the Kearney Center, yet continue to ensure we feed and shelter those most in need.

Jeffrey, who was formerly homeless and now lives at the Dwellings, recently shared with me on why he volunteers daily at the kitchen at the Dwellings, “It’s my turn to give back.” Conversations like that make me incredibly hopeful for the future of Tallahassee.

Sincerely,
Rick Kearney
Board Chairman
“Having served people experiencing homelessness for over 40 years in this community, I have seen the difference adequate case management and diversion can make in reducing homelessness. I know this community cares about helping others now, more than ever, we need to care for our neighbors by financially supporting The Kearney Center/CESC to reduce the number of homeless individuals in our community.” – Priscilla Tharpe

Priscilla Tharpe, Board Member

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MISSION AND VISION

To offer help and hope by creating solutions that provide a path to self-sufficiency to those in poverty.

To transform lives by connecting everyone with second chances.

ABOUT US: Founded in 2015 Connecting Everyone with Second Chances (CESC) is the umbrella organization that operates programs at The Kearney Center, Health Services, Westgate and The Dwellings.

Every day we bring hope to families by providing job training and placement, housing, free medical and dental care and so much more.

Every night we provide food and shelter to over 600 people at The Kearney Center, Westgate and The Dwellings.
WE PROVIDE HELP
### Kearney Center

- **1 million meals served** (since 2015)
- **3,609 clients served**
- **50 organizations provided supportive services to clients**
- **7,200 volunteered shifts in the food program**

### The Dwellings

- **105 homes completed**
- **145 people housed**
- **50 community programs offered**
- **1,875 hours of case management provided to residents**
- **The Dwellings Community Center opened:**
  - dining hall, community room, wood-working shop, administrative offices, garden and greenhouse

### Westgate

- **Completion of two new buildings with 108 new rooms**
- **1,875 hours of case management provided to residents**
- **283 clients housed at Westgate**
- **40 residents transitioned to stable, permanent housing**

### Healthcare

- **Tallahassee Memorial Healthcare Transition Center opened**
- **Telemedicine with TMH Transition Center launched**
- **$1.12 million in dental care provided**
- **4,623 hours of dental office volunteers**
- **15% reduction in EMT calls from The Kearney Center since opening the TMH Transition Center**
WE PROVIDE HOPE
HEALTHCARE LIFE-SAVINGS STATS | 2019 OUTCOMES

376 Healthcare Interventions

1,863 dental procedures performed

872 prescriptions purchased for clients at an average cost of $8.69

18,461 healthcare visits
WE PROVIDE A PATH TO SELF-SUFFICIENCY
WORKFORCE  WORK THE NUMBERS

SELF-SUFFICIENCY

940 vocational assessments provided

100+ businesses contacted

35 clients placed in temporary employment

Clients placed in long-term employment 647

381 confirmed employment

130 people enrolled in GED education

323 Identification provided birth certificate, drivers license

HOUSING

809 clients placed in stable housing

OVER 150 Hurricane Michael victims clients served

30 clients were given transportation home
PROGRAM AREAS

CESC is the umbrella organization that executes programs at Westgate, The Kearney Center, CESC Health Services and The Dwellings.
THE KEARNEY CENTER is a 24-hour comprehensive emergency service center that serves as a point of entry into assistance by coordinating services and responding to the immediate needs of individuals and families until appropriate permanent housing can be arranged. We opened in April 2015 as a one-stop-shop for individuals experiencing homelessness or economic hardship in the North Florida region by providing both overnight shelter and daytime services.

At The Kearney Center clients are first provided the basic necessities such as a warm shower, hot meal, clean clothes, and a bed to sleep in. Clients are then connected with case managers to work with them individually to find a path to permanent housing. Because there is no one path to permanent housing, The Kearney Center provides space for state/federal/local governmental agencies, non-profits, and faith-based organizations to co-locate and provide wrap-around services to clients. It is our policy to help any individual or family regardless of race, ethnicity, age, gender, sexual orientation, religious orientation, or income level. By having an open-door approach, any individual who seeks services at our agency is assessed and connected to resources.

In working with case managers, clients may take advantage of these opportunities such as utilizing our partnership with Adult and Community Education or ACE to earn their General Education Diploma, job placement services, assistance in obtaining a driver’s license, access to food stamps, and more.

The Kearney Center partners with several community organizations to provide these wrap-around services. In addition to the individual services mentioned earlier, The Kearney Center hosts several community programs and classes weekly. These programs may include grooming services such as haircuts, meditation, sports, HIV testing, art classes, job readiness courses, the music of The Shelter Band, and more.

Housed within The Kearney Center is CESC Health Services, home to our Evening Nurse Clinic, the Tallahassee Memorial Healthcare Transition Center, and the CESC Dental Office. All of these services are provided to clients at The Kearney Center at no cost.

It is through these services that we can achieve our mission to offer help and hope by creating solutions that provide a path to self-sufficiency to those in poverty.

Success Story:

Mike had fallen on hard times and found himself without a place to call home when he came to The Kearney Center. He recalls being welcomed with open arms when he first arrived and was soon connected with a case manager. During their sessions, Mike’s case manager discovered he had enough income to live at The Dwellings and made arrangements for Mike to move. The team from The Kearney Center brought Mike to The Dwellings as a surprise and revealed this was the place he would call home. His home is his favorite color, pink, and he describes The Dwellings as a “paradise.” Mike is grateful for The Kearney Center for taking him in when he was in need and is overwhelmed by the amount of support he was offered during his journey home.
CESC HEALTH SERVICES is a program area that provides a holistic approach to healthcare, revolutionizes treatment options, and cares for individuals in the community who have been underserved and misunderstood. These services are provided to clients of The Kearney Center, Westgate, and The Dwellings at no additional cost. Health Services is located in The Kearney Center and houses our Dental Office, Evening Nurse Clinic, and the Tallahassee Memorial HealthCare Transition Center.

The Dental Office provides clients with continuous dental care including X-rays, exams, oral cancer screenings, fillings and crowns, extractions, dentures, anterior root canals, deep cleaning and ongoing hygiene services. There is a strong connection between oral health and general health—offering dental services has been critical in setting clients up for long-term success. In 2019, the Dental Office met the goal of providing over $1 million dollars in free dental services to clients.

The Evening Nurse Clinic opened in 2006 and has since helped thousands of clients by providing first aid, assessment of vital signs, diabetic monitoring, glucose testing, over-the-counter medications, and medication assistance.

Through a partnership with Tallahassee Memorial HealthCare, we opened the TMH Transition Center in 2019. At the Center, clients have access to medical services including, but not limited to, help filling prescriptions and helping clients find a primary care physician to ensure continued health. The office also utilizes telemedicine services to connect clients to clinicians to address non-urgent medical needs instead of going to a primary care physician’s office or the emergency room. This innovative approach to medical care allows us to connect clients with the necessary resources and support to help them recover and maintain health.

**Success Story:**
When Bobbie Carrin entered the TMH Transition Center, she lost access to the medications treating her thyroid cancer and a heart condition. The lack of medication for her thyroid cancer led to her despair and depression. Through the TMH Transition Center, she has been able to access to her medications and receive the treatment she needed to enter remission. Bobbie says that thanks to Tallahassee Memorial HealthCare and The Kearney Center, she has “energy” and “hope for life again.”

**CESC Health Services Offers:**
- All oral hygiene services
- X-rays
- Oral cancer screenings
- Extractions; fillings; crowns; dentures
- Root canals
- Screening of urgent medical problems
- First aid
- Assistance in establishing a primary care physician
- Health and medication education
- Support in obtaining medications
- Wellness services
- Diabetic monitoring
- Mental Health (including substance abuse)
- Family practice
- Internal medicine
- Dermatology
- Specialty consults (Cardiology, Pulmonology, Neurology)
WESTGATE is a low-cost, low-barrier housing community for individuals in the Tallahassee area. The community is built to foster opportunities for continued growth for its residents. These opportunities are made possible through partnerships that allow us to provide residents with a variety of services and amenities included at no additional cost.

In 2020 Westgate will open 108 new units. These units are fully furnished, private studio apartments that will be available to the public in February. We are eager to welcome our new neighbors and kick-off 2020 together!

Westgate offers 4 housing options:
1. Bunk-Style Housing within our open-bay building. This space can host dozens of residents and consists of single beds as well as bunk beds.
2. Shared Living in one of our 5 dorm-style buildings. In these spaces, residents live in double-occupancy rooms upstairs with a communal kitchen and living space downstairs.
3. Single Residential Occupancy in one of 40 units. Here residents have a bedroom, sink, refrigerator, and cooktop.
4. Studio Apartments. These spaces are fully furnished with kitchenette, restroom, and TV. These units are available to residents in 4 different floor plans that range in price.

Success Story:
Walter came to Westgate as a student at Florida A&M University looking for affordable, stable housing. The team at Westgate has worked with Walter throughout his time at Florida A&M to assure that he can secure stable housing and focus on finishing his degree. The team at Westgate worked to waive his rent so that he could purchase his cap and gown for graduation and take the final step towards his degree. From Westgate, Walter has moved into more permanent housing and is hopeful others can follow in his footsteps to stability. Walter thanks “the management staff” and is “very excited about what the future has to hold”.

Westgate Offers Residents:
- Wi-Fi
- Televisions
- Fully-furnished spaces
- Kitchen facilities
- Laundry facilities
- Utilities
- On-site security
- Case management
THE DWELLINGS is a housing solution for individuals who are financially, socially, or institutionally disadvantaged. We are the first tiny home community in The United States to offer this sustainable housing solution. Our doors are open to those who may not traditionally meet the requirements for other housing options in the Tallahassee area. The community offers an array of on-site amenities designed to provide participants with new ways of receiving assistance and support, access to advanced technology, and pride in a space to call their own.

The Dwellings provides participants with on-site case management, job placement, and even medical and dental care, in an effort for its participants to achieve independence and stability. We partner with approximately 40 social service agencies in Tallahassee and case managers provide referrals and recommendations for participants on a variety of services, such as transportation, mental health, substance abuse, and crisis intervention.

The Dwellings community houses a greenhouse where participants are encouraged to help grow vegetables, an arts center with a 12 screen TV wall, a complete woodshop, and even a high-tech, cashless laundry facility. The community houses a dining hall that serves 2-3 meals a day, a general store, an outdoor stone fire pit, and walking trails. Community Center programs include financial planning, wellness, counseling and general community building through organized recreation. This innovative approach provides participants with the tools to grow and become self-sustaining while being part of a healthy society of friends and neighbors.

Residents volunteer in the gardens, greenhouse, and kitchen. Residents love giving back to our community, and for many, it is part of their daily routine.

Over the past year, our team has been building approximately 10 new homes every 45-60 days for future residents. We now have 105 houses in the community and are looking to complete construction in 2020.

In constructing these houses, it was important that they be integrated with technology to make the lives of our residents easier. Each home is equipped with Amazon Alexa to control the air conditioning, lighting, and locks. Residents can even order prescriptions or transportation with this smart technology. Homes are furnished with smart meters to monitor utility consumption, fiber optic internet, and a smart TV.

We believe that low-barrier housing should be available without limitations. We want members of The Dwellings community to have access to the same products and resources as the rest of Tallahassee. This innovative approach provides residents with the tools to grow.

Success Story:

Jeffrey started his journey with CESC at The Kearney Center after losing his job as a chef and battling an infection which would later result in an amputation. After receiving physical therapy and healing, Jeffrey was able to move to Westgate where he lived for over a year. In his time at Westgate, Jeffrey awaited his disability benefit so he could make his next move. Jeffrey now calls The Dwellings home and he “couldn’t be happier.” His career as a chef made him a natural fit for volunteering in the kitchen where he helps prepare and serve meals to members in the community. He loves his tiny home and is grateful his journey led him to this place.
HELPING THOSE IN POVERTY
OUR VOLUNTEERS AND SUPPORTERS

Through the generosity of our community in time, talent, and contributions we can connect everyone with second chances.

We are endlessly grateful to our team of volunteers for their commitment to our mission to help those in poverty. Our volunteers come from all over the community with churches, schools, partner organizations, and civic groups to forever change the life of each client served. They are the lifeblood of our organization and make our programs better daily through their selfless contributions.

At CESC, we have the opportunity to witness the inherent compassion within people. Between those coming to us for help and those helping, kindness is shared. We rely on the generosity of private citizens and community organizations in the Big Bend to continue our goal to reduce the effects of poverty in our community. We simply can’t say enough good things about our volunteers and supporters. We invite you to join us in improving the lives of the most vulnerable members of our community.

VOLUNTEER INFORMATION

9,074 volunteer shifts provided
18,230 volunteer hours
Total value of volunteer service provided $463,588
WAYS TO GIVE

Monetary Contribution
Through the generous donations of our donors, we are able to provide housing, meals, health services, case management and countless other services to our clients. Every donation goes towards helping our client’s self-sufficiency.

Support Our Events
CESC partners with organizations in the Big Bend to host fundraising events that support our mission. By attending, you are helping a great cause and having fun while doing it.

Re-Occuring Donations
For those who are able, recurring donations allow donors to make monthly contributions to our programs. The donations give us the security to continue developing services.

Food Donations
The Kearney Center served an average of 700 meals a day in 2019. In-kind donations of food help us serve as many meals as we do.

Memorial Gifts
A wonderful and thoughtful way to celebrate a life is through giving a gift to help others in the name of a loved one.

Non-Food In-Kind Donations
A monetary way to support our mission is through donations of everyday necessities. Toiletries, cleaning supplies, work boots and even toilet paper can make a difference.
Our sincere appreciation to our founder, Rick Kearney, who in 2019 via the Beatitude Foundation donated $2,000,000 toward our efforts to help the homeless and those in poverty.

CONTRIBUTIONS

$10,000 – 24,999+
Rick Kearney/Beatitude Foundation
ALSCO
DLV Family Foundation
Harry & Susan Anstead
William and Priscilla Tharpe

$5,000 – 9,999
Dantin Consulting, LLC
Sandra Harvey
Trinity United Methodist Church

$1,000 – 4,999
Jay & Mary Baker
James & Theresa Croteau
David H. Melvin, Inc.
DodStone Group Architects
Chuck & Judy Ehrhardt
Ted Frazee
Robert & Jennifer Glickenberger
Michael & Virginia Goff
Joel & Judy Goldman
Ronald & Carolyn Hobbs
HUB International Limited
Sally Karioth
Howard Kessler
Joseph W. Landers
W. Russell & Eugenia Morcom
Barbara Parker
TC Federal Bank
Earl and Rutha Thompson
Glenda Thornton
Toma Wilkerson
David Mary Jean Yon
St. Elizabeth Ann Seton Catholic Church
Sacred Heart Church
Mark Griesbach
Hancock Whitney
Jonathan Henderson
Robert & Connie Ruggles
Robert & Bonnie Snyder
Centerpoint Tallahassee, Inc.
The Unitarian Universalist Church of Tallahassee
Reverend Dr. Kandace Brooks
(St. Paul’s UMC)
James & Elyse Linn
Perry M. Koussiafes
Blessed Sacrament Catholic Church
Gretna Presbyterian Church
Karen L. Johnson
John E. Phipps
Bo and Sara Beth Shippen
Crossbridge Christian Church
Lafayette Presbyterian Church
Caryn Beck-Dudley
Jimmy & Josie Gustafson
Family Worship & Praise Center
Faith Presbyterian Church
First Presbyterian Church
Florida Dental Association
J. Dillon & Julie Forbes
First Baptist Church of Tallahassee
St. John’s Episcopal Church

$500 – 999
Dean Mead Egerton Bloodworth
Capouano & Bozarth PA
Joe and Cherie Elebash
First Commerce Credit Union
Patricia Flowers
Daniar Hussan
Barbara Kadzis
Wellington Meffert
Phoenix Fire Protection Inc
David and Jane Watson
Grant Mitchell Birtman
Community Foundation of North Florida
William & Sally Wendt
Kathleen Villacorta & Thomas Warren
Rita LaBlanc
Joe R. Baker
James & Julie Bettinger
Grace Mission Episcopal Church
Stanley & Barbara Mattick
Worley Construction, Inc.
Jerry & Sondra Boltz
Millicent Marchiano
Daniel Thomas Vogt
David Beggs
Deerlake United Methodist Church
REVENUE

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<td>Private Contributions</td>
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<td>Program Fees</td>
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<td>Government Funding</td>
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<td>Contributed Services &amp; Materials</td>
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EXPENSES

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<td>Program Expenses</td>
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<td>General and Administrative</td>
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<td><strong>Total</strong></td>
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2019 financials awaiting final audit.
BOARD OF DIRECTORS

Rick Kearney, Chairman
Business entrepreneur & founder of the Kearney Center

Caryn L. Beck-Dudley, J.D.
Dean, Leavey School of Business, Santa Clara University

Tomi Gomory, Ph.D.
Professor, FSU College of Social Work

Russell B. Rainey, DMD
Owner, Russell B Rainey, DD

Priscilla Tharpe
Realto, Coldwell Banker Hartung and Nobin

Claude Walker, ESQ
Chief Executive Officer, Summit Group Companies

Glenda L. Thornton, ESQ
Assistant Dean for Strategic Initiatives, Florida State University College of Law

Donald Gray, AIA
Principal Architect/Urban Designer, Fitzgerald Collaborative
**The Kearney Center partners with over 50 agencies and organizations in our community to meet our clients’ diverse needs. Some of the agencies include:**

- Ability 1st
- Adult and Community Education (ACE)
- Alcoholics Anonymous (AA)
- ALSCO
- Apalachee Center, Inc.
- Area Health Education Center
- Advocates for Veteran Housing
- Bethel Missionary Baptist Church
- Bicycle House
- Big Bend Homeless Coalition (BBHC)
- Bond Community Health Center, Inc.
- BowStern Marketing Communications
- Capital City Youth Services, Inc.
- Career Source Capital Region
- Department of Children and Families
- Drug Information Service Center Village (DISC)
- Florida Agricultural and Mechanical University Department of Social Work
- Florida State University College of Social Work
- Florida State University College of Education Sports Management Department
- Florida State University Community Ambassadors Program
- Forward March
- Good News Outreach
- Good Samaritan Network
- HOPE Community
- Leon County Schools Adult and Community Education
- Life Kingdom Church International
- Missionary Bible Church
- Neighborhood Medical Center
- Ohanah Ministries
- Recovery Ministries
- Red Hills Church
- Refuge House
- Star Metro
- Tallahassee Chan Center
- Tallahassee Church of God
- Tallahassee Veteran’s Administration
- Unhoused Humanity
- United Way of the Big Bend
- Well Care
- Wells Fargo
United Way of the Big Bend hosts working groups with the city, county, shelter board to discuss next steps in serving homeless.

The Dwellings opens

United Way of the Big Bend hosts working groups with the city, county, shelter board to discuss next steps in serving homeless.

The Shelter building donated by the City of Tallahassee opens

Downtown churches & faith-based groups begin serving people experiencing homelessness

THE KEARNEY CENTER TIMELINE

The Kearney Center opens

Westgate opens

1980

1990

2000

2010