



21/22 Impact Report



Mission

Our mission is to partner with communities to change the odds for children and families facing social, emotional, and financial adversity.

Vision

Community Partners of South Florida is the trusted leader in comprehensive community development – investing in people, places, and systems so neighborhoods and residents thrive.



History

CPSFL began in 1986 as a provider of housing services. Public policy work, first-time homeownership, and housing production for low and moderate-income families were the focus for the first five years. In 2001, we merged with the county's top provider of behavioral health services for children and families. We have evolved since then and our

commitment to stand alongside families and individuals facing adversity has never wavered.

Message from our CEO and Board Chair

As we reflect on the past year, there is one word that comes to mind: flourish.

Like a well-tended garden, CPSFL is cultivating communities and seeding opportunities for individuals and families to thrive.

As you will see in the stories and highlights in this year's impact report, we walked alongside our clients through happiness and hardship and stood by them for as long as it took to realize their goals. And we continued to invest in communities and nurture partnerships with residents, watching neighborhoods and families flourish and grow.

CPSFL took time this year to focus on our own growth, launching a new strategic plan to guide our work through 2025. We envision CPSFL as a local and national leader in comprehensive community development, and we will continue to invest in people, places, and systems so neighborhoods and residents can thrive. On the next page, you will see how our holistic case-management style prioritizes the vital, interrelated needs where we can make an impact —housing, health, employment, and education. Our staff will partner with each client, understanding their unique needs and what role we can best fulfill, working side-by-side as they strive to achieve self-determined success.

With a new plan in place, and a dedicated staff, our CEO Scott Hansel knows CPSFL is in good hands as he plans for his next opportunity as CEO of an organization addressing the complex challenges in Miami-Dade County. Since 2017, Scott has paved the way for thousands of CPSFL residents to thrive, a path we will continue to cultivate so that all can flourish.

In partnership,

Charlotte Pelton and Scott Hansel



I want to express my gratitude to our stakeholders and staff for giving me the opportunity to be CEO of this remarkable organization. Looking back, I'm incredibly proud of what we have accomplished together. I truly believe that I have spent the last six years in the very best of company – from the clients we serve and especially the people who make it all happen. Thank you for the opportunity to serve.

Scott Hansel, CPSFL CEO 2017-2023

Growing our capacity for thriving residents, strong communities

Growth takes vision and planning.

The past year was a time to envision our evolution toward 2030. The strategic plan we launched centers on three words: **Comprehensive community development.**

What is CCD?

AN INTENTIONAL APPROACH TO IMPROVE LIVES AND STRENGTHEN COMMUNITIES

Behind those three words is a promise: Each community in which CPSFL operates will look, feel, and behave differently than when we first entered.

How? By investing in people, places, and systems so neighborhoods and residents thrive.

We will engage neighborhoods using an asset-based approach, acknowledging its strength and history, building meaningful relationships, and offering skill-building opportunities.

And we know the partnerships we create between the community and CPSFL will create tangible outcomes—they already have—as you will see on the pages that follow.

What is our role?

CPSFL IMPACTS NEIGHBORHOODS BY BEING THE CONNECTOR AND PARTNER

Every client's unique story has contributed to our vision, evolving how we create impact as we walk alongside neighbors and communities.

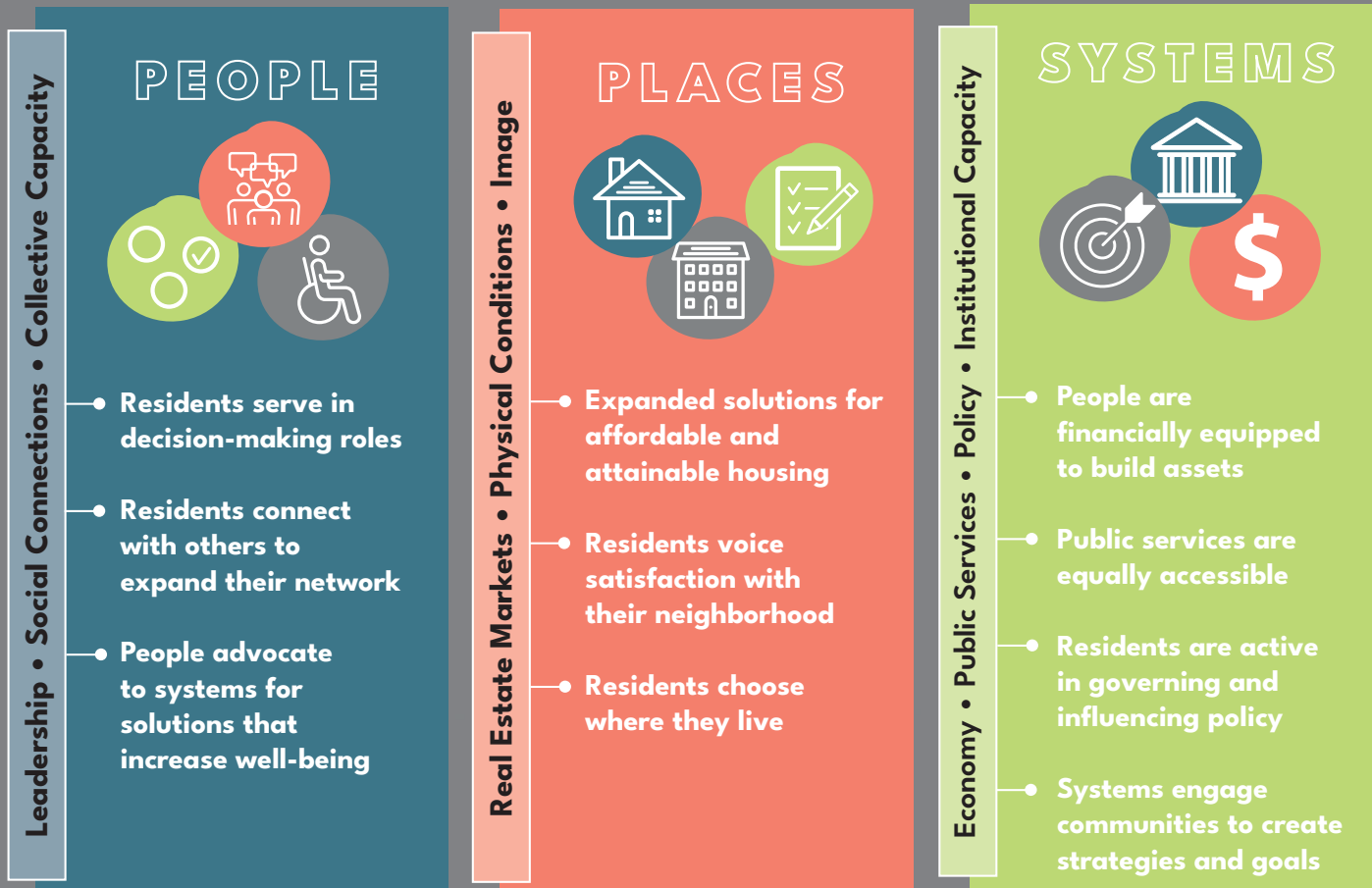
WE ARE THE CONNECTOR

- engaging residents in decision making
- connecting residents to opportunities
- bridging systems for positive community impact

WE ARE THE PARTNER

- listening to community and advocating on their behalf
- linking aligned systems to accomplish complex community challenges
- forging public-private partnerships for housing

Investing for long-term success



In every role, our staff dedicate their hearts and minds to our shared vision for thriving residents, strong communities, not just today, but for generations to come.

Stories inspiring the future—theirs and ours

The Connector. **A family's mission builds BRIDGES**

Imagine moving to a new country with young children. You don't know the language. You don't know how to help your children succeed in school. You want the best for your family, but how do you find resources if you don't even know they exist?

When you don't have a roadmap, you need a navigator. A facilitator. A mentor. Angel and Noira Jimenez embraced all these roles when they became members of CPSFL's BRIDGES at Lake Worth (BLW) community after leaving their home country of Bolivia. They arrived in 2021 on a missionary visa with their young sons, Joshua, now four, and Caleb, now two.

The first person Angel and Noira met was Abnet Nerelus, director of BLW, who helped them fulfill their calling by helping other young families from Spanish-speaking countries.

"When I met Abnet, he opened the door for me," Angel said. "It was God, giving me this opportunity to know BRIDGES, what it means to the community, and how we can contribute."

The Jimenezes' ability to see when and where they could serve through BLW was immediate. Noira became Spanish literacy tutor to a classmate she saw struggling. Her success led her to take on more BRIDGES moms, and Angel joined her as tutor, assisting moms and families in Spanish and English literacy.

"If I can help them to overcome that barrier, I can help them realize there is no limit, no boundaries," Angel said.

Angel also filled a need to provide health and fitness programming to BLW's children. He created "Daniel's Club," a weekly children's fitness club held every Saturday with families bringing healthy foods to share after group activities.

"Angel and Noira came with creative ideas for making programs better for members of the community," Abnet said. "We've been able to open doors where they can volunteer, facilitate activities at our site, and offer opportunities to share resources. It's a shared effort between CPSFL, BRIDGES, and the family to become servant leaders."





The Partner. **Building coalitions that strengthen communities**

The most successful partnerships share a mission to create something for the greater good.

The partners who came together on January 18, 2023, to celebrate the groundbreaking for the Davis Commons Affordable Housing Development project had one powerful purpose, according to Cindee LaCourse-Blum, executive director of the Community Land Trust of Palm Beach County: “to build affordable, resilient communities near transit.”

At a time when affordable housing seems to be out of reach to residents wanting to work and live in Palm Beach County, CPSFL, the Community Land Trust of Palm Beach County, and many others came together in 2021 to create a public-private partnership, securing funding for what will become Davis Commons, a Lake Worth community of 20 three-bedroom

townhomes for certified buyer households at 120% of area median income or below.

CPSFL CEO Scott Hansel cited the importance of the collaboration for making the project possible, including a \$2 million SHIP loan from Palm Beach County Department of Housing and Economic Development, grants from the Community Foundation for Palm Beach and Martin Counties and JP Morgan Chase, and a construction loan from the Palm Beach County Housing Finance Authority. “We need the private sector and the philanthropic sector to come together to create a loan pool that will allow us to acquire properties and put houses on them, and this project shows we have a community that can do that,” Hansel said. “The result is more residents achieving the American dream of home ownership. That’s a mission we’re proud to accomplish together.”

Impacting Neighborhoods. Riviera Beach Health Initiative

Over the last two years, we heard the call loud and clear that access to primary care was a pressing concern among residents. In partnership with the community, FoundCare, the Health Council of Southeast Florida, and the American Heart Association of Palm Beach County, we formed a new collaborative: the Riviera Beach Health Initiative (RBHI), a multi-pronged strategy to improve the health of residents by building the capacity of and increasing the residents' access to health and social services.

While placing a FoundCare mobile health clinic at CPSFL was a short-term solution this year, long-term plans are well underway for a new FoundCare center in Riviera Beach to open next year, providing comprehensive, affordable health care services.

The center will be built out in phases, and eventually include adult and pediatric primary care, women's health, mental health, and dental health care as well as community outreach, pharmacy, laboratory, healthcare system navigation, community outreach, and health promotion education. Once fully operational, the center will provide approximately 14,000 patients with 34,000 service visits annually.

Kelly Powell, CPSFL Chief Operating Officer, credits the partnership among systems and residents—many who have signed on to serve as members of the RBHI Resident Advisory Committee—as the key to success: “Collaboration and communication is the heart and soul of the Riviera Beach Health Initiative. Funders, other nonprofits, community leaders, and residents did the work of asking and answering tough questions, building trust, and making the commitment to continue cultivating relationships so that we can sustain this health system in Riviera Beach.”



Flourishing people, places, and systems. The story of our year.

Thriving by the numbers.

72% of individuals engaging in mental/behavioral health services successfully completed their prescribed therapy plan.

83% of participants in financial literacy workshops reported an increase in their financial knowledge.

Our teen club participants gave **10,582 hours** back to their neighborhoods by volunteering.

CPSFL hosted **456 virtual presentations and resource fairs** providing safety education to parents, caregivers and children.

91% of youth who were mentored or participated in our clubs self-reported improvements in their attitudes and behaviors.

CPSFL real estate development pipeline reached **100 units**.

Program Highlights

People, place, and systems are where we invest to realize the greatest returns. During the past year, we were inspired by parents and mentors growing their connections, residents becoming first-time homeowners and new affordable housing developments taking rise, and systems working with us to leverage our resources and grow our community together.

People

Art In My Backyard

BRIDGES of Pahokee, Belle Glade, and Riviera Beach partnered with the Cultural Council for Palm Beach County to provide an arts-exposure program for families with children to create, connect and discover the arts together. In addition to boosting neural development and fine motor skills, art also allows children to process their world and safely process their emotions. CPSFL operates five BRIDGES Community Centers throughout Palm Beach County. BRIDGES, a program of the Children's Services Council of Palm Beach County, are gathering places that connect local families to community resources so more children are born healthy, remain free from abuse and neglect, are ready for kindergarten, and have increased access to quality afterschool and summer programs.



Mentees on the Move

Longstanding CPSFL mentor, Lorraine Petrozza, was named the 2022 Volunteer of the Year at the 6th Annual Hats Off Nonprofit Awards hosted by Nonprofits First. Miss Lorraine has made lasting contributions to our community by continuously mentoring students since 2011. We are grateful for her service to the youth of Palm Beach County and for all of our mentors who nurture their mentees' social-emotional health and academic success.





Places

Homebuyers Fair

CPSFL teamed up with Riviera Beach Community Development Corporation and the Riviera Beach Community Redevelopment Agency for a family-friendly housing event. A home is where families become rooted in culture and community, but taking the first steps toward becoming a homeowner can feel overwhelming. The Housing team provides a supportive network and practical tools for neighbors seeking to be homeowners and reach financial stability.

Neighborhood Revitalization

We continued expanding solutions for affordable and dignified housing by acquiring and rehabbing three dilapidated homes in the Northend neighborhoods of West Palm Beach. Partnering with Northend RISE, Florida Community Loan Fund, The City of West Palm Beach, Florida Housing Finance Corporation, U.S. Department of Housing and Urban Development, and NeighborWorks America enabled Community Partners of South Florida to purchase, renovate, and re-sell the single-family homes to qualified buyers.

Systems

Securing Our Future

Securing Our Future is an initiative in partnership with Birth to 22 United for Brighter Futures and the Citizens Advisory Committee on Health & Human Services (CAC/HHS) that seeks to create pathways for economic mobility for families with children ages 0-18 who are living below 200% of the federal poverty level (FPL) with a special emphasis on families that are 100% or below FPL and can work. At the Summit, CEO Scott Hansel moderated the Leveraging Social Capital Networks to Advance Economic Mobility panel comprised of Dr. Raj Chetty, Professor of Public Economics at Harvard University and Director of Opportunity Insights, and Dr. Camille Bussette, Director - Race, Prosperity, and Inclusion Initiative of the Brookings Institute. Also pictured is Palm Beach County Mayor Gregg Weiss.



New Partners in Health and Employee Development

CPSFL began a new partnership with the Florida Blue Foundation. The Foundation will invest \$300,000 over three years to support training and development for mental health professionals and interns. Training will enhance practitioners' skills who provide in-person and telehealth cognitive and behavioral health support to thousands of residents in Palm Beach County. This need has increased significantly since the COVID-19 pandemic.

"We are proud to partner with Florida Blue Foundation. They see the value of providing high-quality mental and behavioral health care to the most vulnerable residents living at or below poverty in our community."

Ljubica "Jibby" Ciric, PsyD,
VP of Child and Family Mental Health





CPSFL Services



Senior Leadership Team

Scott Hansel, Chief Executive Officer
 Kelly Powell, Chief Operations Officer
 Gregory Demetriades, Chief Financial Officer
 Jaime-Lee Bradshaw, Chief Strategy Officer
 Lynda Charles, VP of Housing Services
 Ljubica Ciric, VP of Child & Family Mental Health Services
 Kenyon Link, VP of Community Services

Board of Directors

Charlotte Pelton, Board Chair
 Brian Lynott, Board Vice Chair
 Peter L. Cruise, Ph.D., Board Secretary
 Ricky Petty Sr., Board Treasurer
 Rev. James B. Cook
 Whitney Walker
 Cornesha Dukes-Chisholm
 Charlyn Lowery
 Jean Wihbey, Ph.D.
 Tammy Jackson-Moore

Statement of Activities

Revenues

Government Grants and Contracts	\$10,768,293
Contributions and Patient Services	\$4,148,137
Indirect Income	\$85,668
Consulting Fees and Other Revenues	\$305,041

Total Revenues **\$15,307,139**

Expenses

Community Revitalization	\$9,197,924
Health and Human Services	\$5,823,390
Management and General	\$486,023
Fundraising	\$173,125

Total Expenses **\$15,680,462**

Change in Net Assets

Net Assets, Beginning of Year	\$7,478,281
Net Assets, End of Year	\$7,103,239

Statement of Financial Position

Assets

Cash and Cash Equivalents	\$3,625,136
Cash and Cash Equivalents, Designated	\$313,466
Accounts and Grants Receivable, Net	\$1,325,036
Mortgages Receivable, Net	\$2,358,667
Real Estate Inventory	\$1,200,000
Other Assets	\$124,695
Related Party Receivable	\$57,428
Property and Equipment, Net	\$5,835,981
Community Land Trust	\$870,000

Total Assets **\$15,710,409**

Liabilities

Accounts Payable, Accrued Expenses and Other Current Liabilities	\$1,549,474
Mortgage Payable	\$3,760,000
Agency Payables and Refundable Advances	\$3,297,696

Total Liabilities **\$8,607,170**

Ending Net Assets

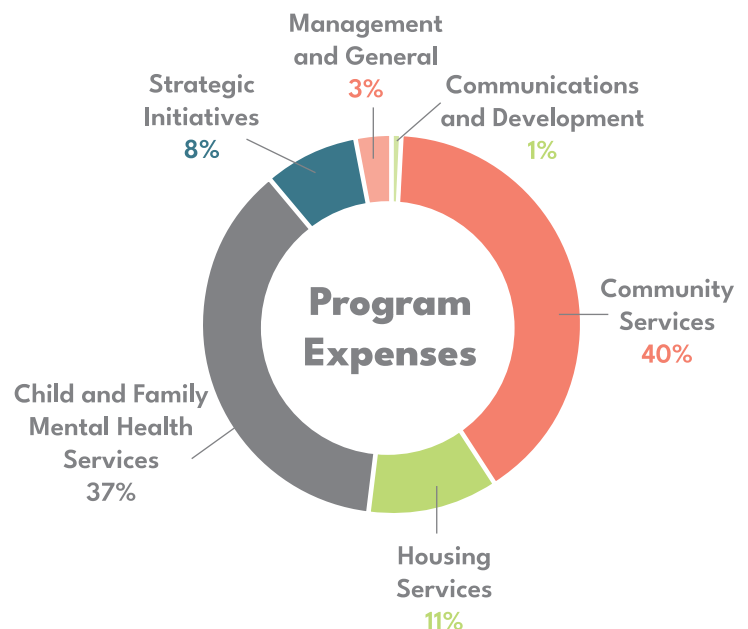
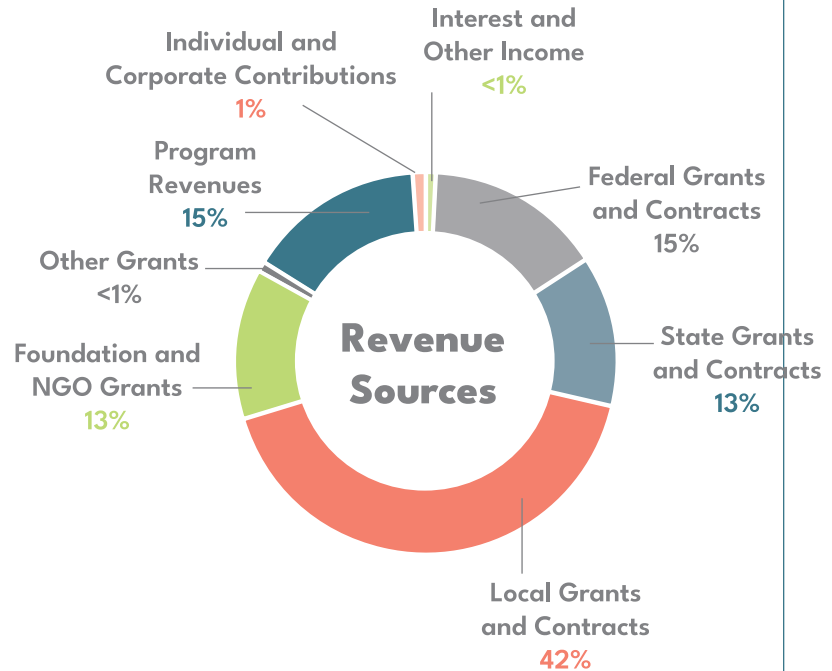
Without Donor Restrictions

Equity in Fixed Assets	\$2,408,167
Equity in Community Land Trust	\$870,000
Undesignated	\$3,825,072

Total Ending Net Assets **\$7,103,239**

Liabilities and Net Assets **\$15,710,409**

Consolidated Audited Financial Statements for the Year Ended September 30, 2022



Partners



1st Choice Antiques	Jennie K. Scaife Charitable Foundation
Aerojet Rocketdyne Foundation	Jim Moran Foundation
Amtrust Bank, a division of New York Community Bank	Johnson Scholarship Foundation
Bank of America Charitable Foundation	JP Morgan Chase
BankUnited	Kingdom United Community
City National Bank of Florida	LA Medical
City of West Palm Beach	Lake Worth CRA
Charlotte Pelton and Associates	Lesser, Lesser, Landy & Smith, PLLC
Clerk of the Circuit Court and Comptroller Palm Beach County	New York Community Bank
Cohen Milstein	NextEra Energy Foundation
Community Foundation for Palm Beach and Martin Counties	Palm Health Foundation
Consumer Action	Petty Capital Realty
DeLisi, Inc	PNC Foundation
DeLuca Foundation	Quantum Foundation
Edward and Lucille Kimmel Foundation	Regions Bank Community Foundation
Fifth Third Bank	Smith, Ball & Báez Injury Lawyers
FineMark National Bank & Trust	TD Bank
First Bank	The Edward & Lucille Kimmel Foundation
First Horizon Foundation	The Palm Beach County Sheriff's Foundation
Florida Blue Foundation	Truist
FPP Coalition - Florida Prosperity Partnership	U-Krave Fitness
Frisbie Group	United Missionary Baptist Church
Grower's Management, Inc.	Urban Sustainability Directors Network
Gulfstream Aerospace Corporation	Valley Bank
Health Council of South East Florida	Valley National Bank
Hearts of Palm Mission	Wealth Watchers
Holyfield & Thomas, LLC	Wellington Regional Medical Center
Ibis Charities Foundation	Wells Fargo
International Business Machines Corporation	Wildfire Amusements
Jem Farms Inc.	

For a list complete list of our investors, please visit cpsfl.org/our-partners



