



# 2022 Annual Report

PREPARED BY  
STEPHANIE BOOKER  
FOUNDER/EXECUTIVE DIRECTOR



# TABLE OF CONTENTS

|                                                               |              |
|---------------------------------------------------------------|--------------|
| <b>FOUNDER'S STATEMENT</b>                                    | <b>3-4</b>   |
| <b>MISSION &amp; VISION STATEMENT</b>                         | <b>5</b>     |
| <b>AHARI'S CAUSE</b>                                          | <b>5-6</b>   |
| <b>AHARI'S CHALLENGES</b>                                     | <b>6</b>     |
| <b>2023 STRATEGY &amp; GOALS</b>                              | <b>6</b>     |
| <b>11 YEAR MILESTONE</b>                                      | <b>7</b>     |
| <b>GREAT GATSBY GALA</b>                                      | <b>8</b>     |
| <b>EXECUTIVE BOARD OF DIRECTORS</b>                           | <b>9</b>     |
| <b>DEVELOPMENT TEAM</b>                                       | <b>10-12</b> |
| <b>MOBILE HUNGER RELIEF EXPANSION</b>                         | <b>13</b>    |
| <b>COVID-19 INITIATIVE</b>                                    | <b>14</b>    |
| <b>PHOTOS DOCUMENTING AHARI'S WORK, AFFILIATIONS AND GALA</b> | <b>15-22</b> |
| <b>FINANCIAL STATEMENT</b>                                    | <b>23-24</b> |
| <b>CLOSING</b>                                                | <b>25</b>    |



Stephanie Booker, MS, CPS, FPS, WRAP Facilitator

## FOUNDER'S STATEMENT

2022 has been another pivotal year for AHARI. It has been a year of accomplishments, learning new strategies, and dealing with new challenges, leading to the organization's success, growth, and forward movement. Through God and Perseverance, AHARI has been able to succeed. The organization has been Resilient, Resourceful, and Responsive to the community at large.

Through a COVID Initiative grant from HRSA administered through PHMC, AHARI expanded its Mobile Hunger Relief program to include a COVID-19 Initiative. Along with food, clothing, personal care, shoes, and PPE gear, AHARI provided COVID-19 education to over 2000 community residents, hosted

20 vaccine clinics from March 2022 through December 2022, and helped over sixty people get vaccinated. 2022 also allowed AHARI to experience tremendous growth. AHARI has been able to contract ten professionals that understand and promote the Mission of AHARI. We have secured a new Board Chairperson (Aronda Smith) and a new Board Member (Dennis Garrett); both are subject matter experts in their fields. During the first quarter of 2023 (January-April 2023), AHARI will accept applications from subject matter experts to serve on the board as Secretary, Treasurer, and Attorney (specializing in NPO Law). The application process is on the website <https://www.aharihomes.org/board.html>.

Also, during this year, AHARI has been blessed to acquire two additions to our development team: Joseph Jampel (a contractual attorney) and Steve Masters (a zoning attorney). In 2022, the development team raised \$700,000 for AHARI VETERAN VILLAGE Housing Development. More details on the team and progress are on pages 10 and 11.

Increased partnerships with community organizations and public officials have also helped AHARI expand its reach and impact. In 2022, AHARI partnered with Councilwoman

Gauthier, Philadelphia's Sheriff's Office, Small Thing, KRAUS Coates – JAKIB Media, Operation Warm Coat, One Warm Coat, The Purple House Project, Share Express, Phi Nu Alpha Military Spouses Sorority, Inc., Camphor Memorial UMC, Vine Memorial Baptist Church, Operation Jersey CARES, Safe HUB, WREATHS Across America (Zeta Phi Beta Sorority, Incorporated, PHA – (C. Flemings), Highmark Whole Care, Oak Street Medical, Paragon Home Care, The Baby Bureau, Church of the Overcomers (Trainer PA), Belfield Recreation Center, NAACP Philadelphia Chapter, DBHIDS, Stand Down (Dover DE), Temple University Workforce Development, Jannie Blackwell, and the Philadelphia Veterans Day Parade along with our many existing partners. AHARI sponsored youth to the Olympian Games in Boston, MA 2023, Sherriff Bilal's Holiday Giveaway, Councilwoman Gauthier's Holiday Giveaway, and donated over \$15,000 products to smaller NPOs, Churches, and Recreation Centers.

In 2023, AHARI will focus on securing operating space and capacity-building funds. We will hire contractors to complete the pre-construction phase of AHARI's Village and increase productivity while manifesting our 12th Anniversary Celebration.

I am excited to celebrate the significant accomplishments that AHARI has made thus far! April 22, 2023's Gatsby Gala brings a virtual presentation of AHARI VETERAN VILLAGE while networking with and recognizing those who have been instrumental in the journey with an Award Ceremony and, of course, some dancing. Our resident disc jockey, DJ Nate, will be on hand along with musical guests, the Philly Intruders. Tickets and advertising opportunities are available at <https://tinyurl.com/567n2s7w>. You may also visit <https://www.aharihomes.org> for more information on tickets, sponsorships, and donations.



*Stephanie Booker*  
Founder / Executive Director



## MISSION STATEMENT

To provide permanent supportive housing to veterans at-risk of homelessness, homeless veterans, and their families to help them become self-sufficient. AHARI is committed to establishing collaborations with other nonprofit organizations with a similar passion that provide housing, programming, and auxiliary support services.

## VISION STATEMENT

To eradicate Veteran homelessness in the City of Philadelphia by providing homeless Veterans with access to safe, quality, affordable housing, resources, and supportive services that help veterans become self-sufficient and create longevity in economic competence.

## AHARI'S CAUSE

According to a recent Substance Abuse and Mental Health Services Administration report, 21% of veterans in a substance abuse treatment program were also homeless. One in ten homeless are veterans, 50 percent are disabled, and three-quarters of homeless veterans have mental health issues. Another 1.4 million veterans are at-risk for homelessness because of poverty, lack of support networks, and overcrowded housing. Half a million veterans pay more than half of their income in rent. There is also a strong emphasis on data collection and analysis in the movement to end veteran homelessness.

Data collected in Housing Management Information Systems (HMIS), such as length of stays at homeless shelters or transitional housing, where veterans place on vulnerability indices, and data regarding their utilization of crisis services are all factored into housing decisions to ensure the right services at the right time. These factors can compound putting veterans at an even greater risk of homelessness than the general population. The report also indicated that there were growing percentages of women who did not report military sexual trauma (MST) because they feared reprisals from their coworkers and were concerned that their accusations would not be believed. To further compound the issues of MST, a report issued by Yale Law School's Veterans Legal Services focused on the health consequences that survivors of MST face as they adjust to civilian life.

The VA estimates that female veterans are at least twice as likely to be homeless as non-veteran women. In addition, women veterans are more apt to be single parents, with other issues

associated with homelessness, including unemployment, poor mental or physical health, and substance use disorders. As a result, our targeted population, our “Heroes,” our veterans who have returned home from several wars and conflicts securing our nation, its freedom, and our democracy, require a great deal of attention, including mental health support, help to navigate bureaucratic systems to ensure veterans’ entitlements, career opportunities, family counseling, and safe and affordable housing.

From veterans experiencing untimely access to care for their PTSD, substance abuse, and other mental health issues to being ignored by the country they have served, a cultish homeless infrastructure has developed—group support among themselves where they are not judged, shunned, or abandoned. Finally, many reside in and live in appalling and atrocious conditions.

Our Heroes deserve so much more, and AHARI’s Mission is to see that our veterans receive support, all their entitlements, and safe and affordable housing.

## AHARI’S CHALLENGES

AHARI’s most significant need is one central location to administer services, programs, and provide housing. We could give much more with adequate operating, storage, and programming space. By acquiring these resources, AHARI could double the number of constituents we service yearly. AHARI is also working to develop consistent earned revenue through contracting WRAP® services to other NPOs that serve veterans.

## 2023 STRATEGY & GOALS

- The Founder’s strategy is to build AHARI out to the point that we have yearly sustainability and our Mission and Vision come to fruition.
- AHARI’s goal is to continue focusing on Board Development and craft a top-notch WORKING board with working professionals.
- AHARI will implement the AHARI WRAP® Program, expand its community outreach as we facilitate ReCAST programming, transitional employment for our youth, workforce development, and continue to develop trauma-informed Community Health Workers.
- AHARI will continue to work on the housing development to raise \$4.9 million and to break ground by the end of the fourth quarter in 2023 or sooner.
- The foundation has been laid, our Mission is solid, and our Vision is brighter. The funding must be secured, and AHARI will be sustainable while growing into a major NPO serving Veterans nationally.

# 11 YEAR MILESTONE FROM CAPSTONE TO VILLAGE

- AHARI was born on May 11, 2011, as a Capstone project in Stephanie Booker's Master's Program at Eastern University. R. Yerodin Avent completed AHARI's 1023 application to obtain our 501c3 status. He still serves as a member of AHARI's advisory board and makes major monetary contributions.
- 2011 through 2014 was AHARI's infancy phase. The Founder, a new nonprofit developer, a single mother of two daughters, a caregiver for an autistic uncle, and a full-time student with a full-time job; struggled to find AHARI's direction and build committed board members and volunteers. However, amidst the naysayers, she continued filing the 990s to maintain AHARI's 501c3 status with the IRS.
- 2015, while volunteering with numerous NPOs and colleges, AHARI began collaborating with larger NPOs to get our name in circulation.
- In November 2015, Founder Stephanie Booker met Richard "TuT" Carter, a courageous, brilliant, knowledgeable, and very caring person who was also interested in supporting veteran organizations. He came into AHARI with a solid plan for AHARI to partner with Chester Re-Entry to house veterans that were returning citizens and build a village just for Veterans. He trained AHARI on the nuances, language, engagement methods, challenges, and assets of the unique community we served.
- Richard and Stephanie worked well together, they were a powerful couple. Three years later, they married. July 22, 2018, our world was shattered. Richard had a terrible accident that left him with quadriplegia overnight. He passed on April 5, 2019. AHARI shut down for a year for our Founder to properly grieve.
- In 2020, Stephanie returned with a vengeance after regaining mental clarity. She began raising awareness about large developers receiving landbank properties for development and low-income families were not allowed residency due to gentrification. Stephanie's advocacy for AHARI received attention after three years of applying for vacant lots. AHARI was granted four lots in University City, totaling 1.3 acres.
- In 2020, due to the COVID-19 pandemic, AHARI had to pivot. We transformed our hunger program and took it mobile. The Mobile Hunger Relief program has fed over 45K community members and clothed over 20K with coats, sneakers, clothing, household items, and more. Through the program's collaborative model, AHARI has also empowered and helped build outreach infrastructure for over 50 organizations.
- Mid-year 2021, AHARI crafted a dynamic development team that successfully moved forward with the AHARI VETERANS' VILLAGE affordable housing project.
- In July 2021, AHARI secured funding from Temple University for Trauma-Informed Workforce Development, a COVID-19 initiative.
- In 2022, AHARI secured funding from PHMC to continue our work with the COVID-19 Initiative. AHARI was granted \$180K from State Representative Rick Krajewski to cover our pre-construction cost. AHARI was awarded a grant of \$500K from the PHLB-Pittsburgh.
- In 2023, AHARI will work diligently to secure \$4.9 million to break ground on AHARI's Village.



# GREAT GATSBY GALA



A ONE NIGHT ONLY FORMAL CHARITY EVENT TO BENEFIT THE AHARI VETERANS VILLAGE. ENJOY AN EVENING OF LIVE ENTERTAINMENT, A SILENT AUCTION, A THREE COURSE MEAL, BEVERAGES, DESSERTS, CASH BAR, LED ROBOTS - BACK BY POPULAR DEMAND, THE PHILLY INTRUDERS AND ORCHESTRA, 360 PHOTO BOOTH, AND MORE..

APRIL

22  
2 0 2 3

6-11 PM

FOP Lodge, Heroes Ballroom  
11630 Caroline Rd #3, Philadelphia, PA 19154

PURCHASE TICKETS EARLY AND SAVE

\$85 1/2/23 - 2/28/23 🌿 \$120 3/1/23 - 4/16/23



VISIT US ONLINE FOR SPONSORSHIP OPPORTUNITIES AND TO PURCHASE TICKETS.

[WWW.AHARIHOMES.ORG/ANNIVERSARYGALA](http://WWW.AHARIHOMES.ORG/ANNIVERSARYGALA)





# EXECUTIVE BOARD OF DIRECTORS



**Aronda Smith**  
Board Chair



**Stephanie Booker**  
Founder



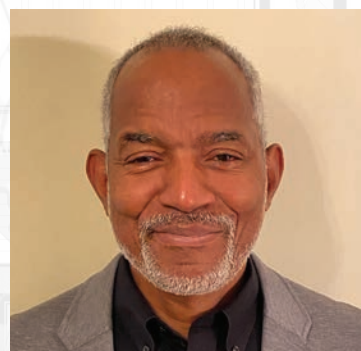
**Pearl Karen Hall-Ragin**



**Jahi Ali-Bey**



**Otis Nash**  
Advisor



**R. Yerodin Avent**  
Advisor

Full bios for the AHARI Board of Directors can be found at <https://aharihomes.org/board.html>.



More than a mantra! **We Believe A Home Is A Right** is the spark of a movement and manifestation of homes for underserved and under-housed veteran families. The development team revised the site plans in less than six months and created new site elevations. We have 12 units with the revised plans instead of 10 units. We have distributed an RFP to recruit developers, over \$2.4 million in funding is pending, rendered photographic imaging of AHARI Veterans Village, and we will have applied for \$4.9 million in construction cost by August 2023.



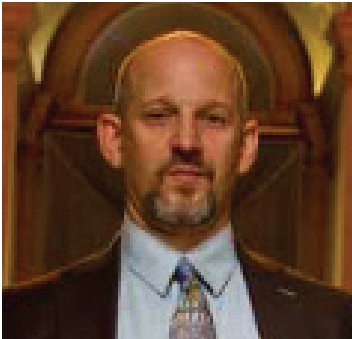
AHARI's Founder, Stephanie Booker, has 20 years of experience as a certified HUD Landlord, has rehabbed numerous properties, owns several investment properties, and has been the general contractor on each project. Stephanie has presented before the Bureau of Zoning Board on numerous projects. She has been granted variances in each appeal and pursued the Philadelphia Redevelopment Authority for three years to obtain 1.3 acres of land in a gentrified area in Philadelphia.



Jacquelyn J. Sims, President of The Maple Corporation, is a finance and real estate professional with more than 20 years' experience. She has worked in banking, wealth management, and home mortgage financing. She uses her expertise to help underserved populations throughout Greater Philadelphia with money management, credit repair, and personal financing. Maple Corporation is a minority-led non-profit focused on affordable housing preservation that provides real estate development planning, feasibility studies, site analysis, acquisition assistance and financial packaging services.



Dennis Garrett is an accomplished operating executive with a demonstrated ability to deliver mission-critical results. He has successfully managed operational support services and project activities in high-risk environments for the builders and operators of power, renewable energy, clean energy, communications, heavy civil, and oil & gas infrastructure projects. He has successfully managed more than \$150 million of energy infrastructure projects.



Steve Masters has a rare combination of skills that make him uniquely suited to help small businesses, unions or nonprofits take zoning projects, local government issues or political campaigns to the next level. Steve spent twelve years at the Philadelphia City Council where he drafted many groundbreaking and innovative bills. Steve also served as Council President and Anna Verna's zoning lawyer for over ten years, helping developers and concerned community groups settle their differences and reach community benefits agreements.



Sonya T. Nickerson serves as Assistant Project Manager for The Maple Corporation. Ms. Nickerson has ten years of affordable housing property management experience with five years in housing development and is a Certified Assisted Housing Manager. She takes leadership in assisting clients with government funding applications, creating and issuing Requests for Proposals (RFPs), professional proposals, and driving the development process.



Ivano D'Angella is the Principal, Architect, Builder, & Developer of ID'A. DESIGN/BUILD LLC which focuses on single and multi-family, commercial, retail, professional office, developer/design/build, expert testimony. He also served as President, Business manager, and lead architect of an eleven-person architecture design firm. Ivano is an Adjunct Associate Professor, Architecture at Thomas Jefferson University and an alumnus of Temple University with a Bachelor of Architecture.



Jahi Ali-Bey is a Veteran, served in the Army National Guards, and has a BA in Business Management from Temple University and a certification in Computer Science from Bellevue University. He is also a Certified Master Trainer and Business Credit Counselor. His critical skillset includes Assessment, Listening, Leadership, Organizational-level Operation Management, Business and Contract Negotiations, Quality Improvement, Communication, Community Outreach, Cost Reductions, Cross-Cultural Communications, Departmental Operations Management, Distribution Management, Diverse Market Unification.



Aronda earned a master's degree from the University of Pennsylvania in Organizational Dynamics with three certifications. She is also a highly sought leadership and personal development coach. Her professional focus is on: leading from the center, program design and implementation, organizational innovation, and personal effectiveness. She emphasizes "leading from the center," a rite of passage to becoming an authentic leader. She is known to equip leaders by introducing the practice of Appreciative Inquiry and System Thinking into their leadership philosophy.

Aronda Smith is an honorably discharged Army veteran; she deployed during Desert Shield-Storm as a medic with the 3rd Armored Division 45th Support Battalion. Aronda's Unit received the Valorous Unit Award.



Joe Jampel represents nonprofits in the development and preservation of affordable housing as well as community groups working to ensure equitable development. He is also involved in a variety of policy initiatives to increase affordable housing supply and equity. Joe has been named a Philadelphia Bar Association "Bar Star" (2021), a Billy Penn "Who's Next: Real Estate and Housing" honoree (2018) and an Independence Foundation Fellow (2017-2019). As a presenter, he has spoken on topics including equitable development, affordable housing preservation and housing policy. Joe is Vice Chairperson of the Executive Committee of the Philadelphia Bar Association's Real Property Section. Joe holds a J.D. from Yale Law School and a B.A. from Harvard College.

# MOBILE HUNGER RELIEF EXPANSION

Engaging &  
Collaborating to  
Meet the Needs of the  
Community-At-Large



69

**EVENTS**

14

**PARTNERSHIPS**

8K

**SERVED**

February 1, 2022, through December 30, 2022, AHARI, in partnership with Small Things, distributed 100- 500 boxes of food monthly to community residents, churches, and other organizations. AHARI also hosted Massive Food Distributions and Giveaways with Councilwoman Gauthier, Philadelphia's Sheriff's Office, Small Thing, KRAUS Coates – JAKIB Media, Operation Warm Coat, One Warm Coat, The Purple House Project, Share Express, Phi Nu Alpha Military Spouses Sorority, Inc., Camphor Memorial, Vine Memorial Baptist Church, PHA – (C. Flemings), Highmark Whole Care, Oak Street Medical, Paragon Home Care, The Baby Bureau, Church of the Overcomers (Trainer PA), Belfield Recreation Center, DBHIDS, Stand Down (Dover DE), Temple University Workforce Development, and Jannie Blackwell.

AHARI has taken on the youth population by working with Temple University to enroll our youth into a workforce development program and engage them in PA State Certification Training. We host group sessions that address conflict resolution, anti-violence, and personal development. We lost a few participants due to a lack of attention span; however, we still have four who enjoy coming to work for AHARI, two of which have given up the street life under our mentorship. We hope to recruit 10-100 youth in 2023 to participate in AHARI's Mission!

AHARI was also able to provide PPE, clothing, Nike sneakers, shoes, Bombas socks, men's suits, toys, coats, hats, gloves, food, frozen turkeys for Thanksgiving, sponsored ten families for Christmas, sponsored five organizations for their holiday giveaways, provided personal care items, and served hot meals to over 500 people at numerous community events.



# HELP PROTECT YOURSELF & YOUR COMMUNITY

GET THE FACTS

BE INFORMED

MAKE THE RIGHT DECISION ABOUT GETTING VACCINATED

## GROWING OUR INFLUENCE THROUGH ACTION-ORIENTED ENGAGEMENT

20

EVENTS

40

PARTNERSHIPS

5K

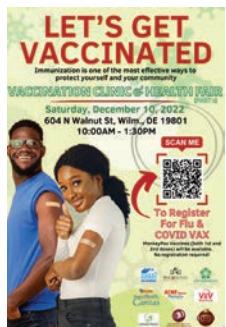
SERVED

68

# VAX

February 1, 2022 through December 30, 2022, saw AHARI in partnership with Councilwoman Gauthier, Philadelphia's Sheriff's Office, Small Thing, KRAUS Coates – JAKIB Media, Operation Warm Coat, One Warm Coat, The Purple House Project, Share Express, Phi Nu Alpha Military Spouses Sorority, Inc., Camphor Memorial UMC, Vine Memorial Baptist Church, Operation Jersey CARES, Safe HUB, WREATHS Across America (Zeta Phi Beta Sorority, Incorporated, PHA – (C. Flemings)), Highmark Whole Care, Oak Street Medical, Paragon Home Care, The Baby Bureau, Church of the Overcomers (Trainer PA), Belfield Recreation Center, NAACP Philadelphia Chapter, DBHIDS, Stand Down (Dover DE), Temple University Workforce Development, Jannie Blackwell, and the Philadelphia Veterans Day Parade along with our many existing partners.

AHARI was also able to provide PPE, clothing, sneakers, shoes, socks, men's suits, toys, coats, hats, gloves, food, frozen turkeys for Thanksgiving, sponsored 10 families for Christmas, provided household items, as well as served hot meals to over 400 event attendees.



# PENNSYLVANIA, DELAWARE, NEW JERSEY













# JULY 22, 2022 AND VACCINE CLINIC



# TURKEY GIVEAWAY AND VACCINATION CLINIC

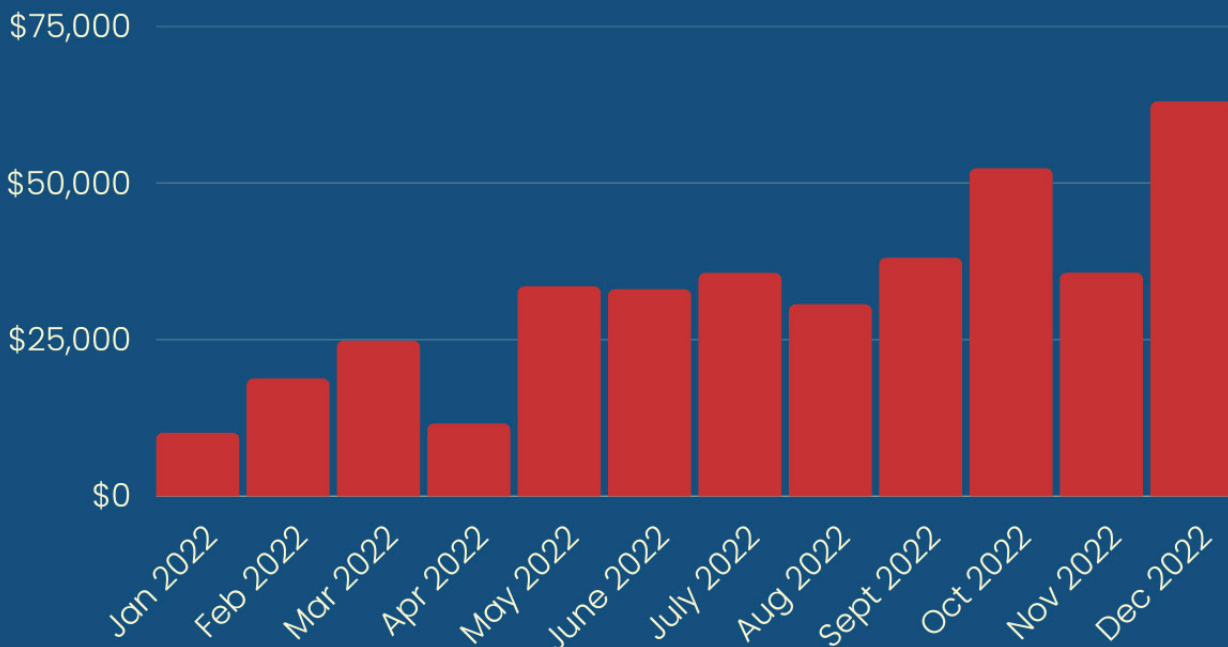
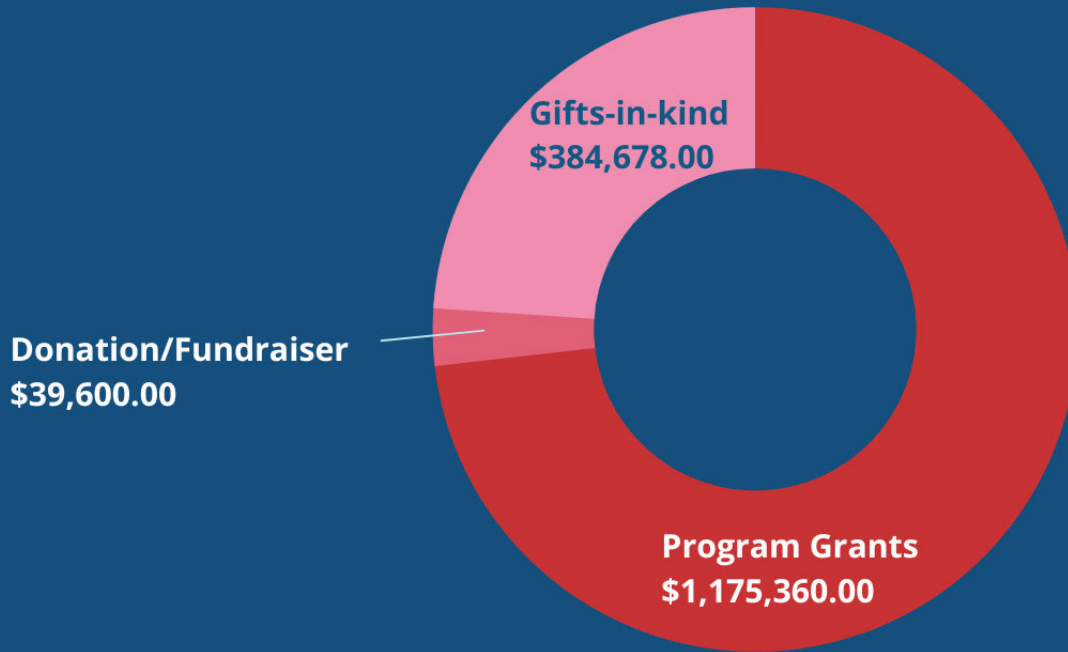


# AHARI'S 2022 ANNIVERSARY GALA



# FINANCIAL STATEMENT

AHARI - A Home Is A Right received \$1,599,638.00 in revenue from grants, in-kind, donations and fundraisers and provided PPE, clothing, shoes, housewares, toys, and other product donations to the community at large



# GRANTS, IN KIND, DONATION, FUNDRAISERS

JANUARY 1, 2022 TO DECEMBER 31, 2022

## PROGRAM GRANTS

|                                  |                       |
|----------------------------------|-----------------------|
| FHLB-Pittsburgh .....            | \$500,000.00          |
| PHMC .....                       | \$408,606.00          |
| Pandemic Relief Fund .....       | \$180,000.00          |
| Veterans Trust Fund .....        | \$50,000.00           |
| Temple University .....          | \$29,754.00           |
| City of Phila .....              | \$4,000.00            |
| DBHIDS .....                     | \$3,000.00            |
| <b>Total Program Grant .....</b> | <b>\$1,175,360.00</b> |

## DONATION/FUNDRAISERS

|                                                   |                       |
|---------------------------------------------------|-----------------------|
| Samuel Staten Jr. Local 332.....                  | \$20,000.00           |
| Shoprite .....                                    | \$800.00              |
| AHARI's 2022 Gala .....                           | \$10,000.00           |
| Highmark Whole Care .....                         | \$ 5,000.00           |
| Steven Arnold .....                               | \$1,000.00            |
| R. Yerodin Avent.....                             | \$1,000.00            |
| Giving Tuesday .....                              | \$1,800.00            |
| <b>Total Donations, Fundraising .....</b>         | <b>\$39,600.00</b>    |
| <b>Total Grants, Donations, Fundraising .....</b> | <b>\$1,214,960.00</b> |

## Gifts-in-kind

|                                                                                            |                       |
|--------------------------------------------------------------------------------------------|-----------------------|
| Good 360 (clothing, footwear, various supplies) .....                                      | \$158,178.00          |
| Don Anticoi - Teamsters Local 502-CASA (hand sanitizer, Lysol products, facial mask) ..... | \$40,000.00           |
| KRAUS Coats (mens, womens, childrens coats) .....                                          | \$75,000.00           |
| Philadelphia Veterans Parade (mens, womens, childrens coats) .....                         | \$8,000.00            |
| Chris Murray - Operation Jersey Cares (Girl Scout cookies, candy, survival kits) .....     | \$7,700.00            |
| Uhaul .....                                                                                | \$300.00              |
| SALUTE2SERVICE (mens, womens, childrens coats, Bambas socks) .....                         | \$13,000.00           |
| HANES (socks and cloth face masks) .....                                                   | \$2,500.00            |
| The Baby Bureau (baby supplies) .....                                                      | \$10,000.00           |
| Small Things (food perishable and nonperishable) .....                                     | \$60,000.00           |
| Eunice Parks (men's designer clothing, shoes) .....                                        | \$10,000.00           |
| <b>Total gift in kind .....</b>                                                            | <b>\$384,678.00</b>   |
| <b>Total income .....</b>                                                                  | <b>\$1,599,638.00</b> |







# 2022 Annual Report

UNITED WAY Donor #54826 | PHILA. COMBINED GIVING CAMPAIGN DONOR #30-0093

[www.aharihomes.org](http://www.aharihomes.org)