People + Passion = Pride
People + Passion = Results
People + Passion = PPL
PPL is a results-driven housing and job readiness organization.
We focus on two core drivers of poverty – unemployment and homelessness – and insist that every one of our programs deliver superior results.
Your support makes it happen.
In 2016, you changed the lives of 14,283 people.

90% were living in poverty
82% were people of color
Housing

PPL’s affordable rental housing includes wraparound services to support residents’ academic and employment success and help them maintain stability.
When Calvin and Amanda found PPL, Calvin had lost his job as a night stocker at Walmart and Amanda was struggling with a severe anxiety disorder that kept her from leaving the house.
When a PPL apartment opened up, they moved with their six children from a homeless shelter into PPL’s Collaborative Village on Franklin Avenue in Minneapolis.

Their children joined PPL’s youth programs and Amanda and Calvin attended PPL’s classes on parenting, stress reduction, and more.

“These classes taught us how to cope. They helped us communicate as a family. Neither of us grew up in good home situations and we want to create something different for our kids,” Calvin says.

With encouragement from her therapist, Amanda took the step of joining the building’s community council.

The council focused on neighborhood safety issues, engaging local businesses and eventually the City of Minneapolis to reduce nearby drug dealing, prostitution, and gang activity.
“It was an amazing experience,” Amanda says. “People were coming up to us and thanking us for what we had done.”

For Amanda, it was a big step toward recovery.

“It opened her up,” Calvin says. “For the first time in years, she could leave the house. She could communicate with the kids and me. It was a turning point for her.”

After two years, the family has moved out of their PPL apartment and Amanda has started a job training program.

“We loved our apartment, we loved the community, but we decided to leave because we wanted another family to have that opportunity. It made us stronger. It will make another family stronger too,” Calvin says.

“With PPL, if you show them you’re going to work hard, they’re going to work even harder to help you. It’s all right there for you—but it’s up to you to get it.”
Total residents living in housing owned or managed by PPL: 3,616

Residents who maintained stable housing for 12 months or more: 95%

Households that maintained or increased their income in PPL housing: 77%

Average length of stay in PPL housing: 4 years
Employment

PPL specializes in helping low-income people of color prepare for entry level work in professional services, including banking, healthcare, and government.
Fahad’s first job when he arrived as an immigrant from Pakistan in 2014 was at a Mall of America kiosk. He was working at a bank when he had his first experience with county government.
“I went to get my driver’s license and I saw this incredible system that could deliver so many services for people and help people have better lives. That gave me the spark to work for the community.”

Through Hennepin County’s website, Fahad learned about PPL’s office specialist training program, which prepares people for work in county government.

Fahad applied and was enrolled within a few months.

His first training class included a trip to the Hennepin County Government Center in downtown Minneapolis for an overview of county departments and a chance to meet the county commissioners.

“I was so excited to be there because this was exactly what I wanted to work for,” Fahad says.
Fahad says he learned how to work in a professional environment and that the communications and interview training helped him land his first job for Hennepin County.

“It gave me a great deal of confidence, especially as someone who is still learning English. I remember sitting across the table from these three people at the interview and they asked me a question and it was exactly the question I had prepared for.”

Fahad was hired as office support in the corrections department, a full-time position with benefits. He hopes to enroll in school to study criminal justice or business so he can continue his career at the county.
Average starting wage of sector-based training participants: $15/hour

Participants who kept their jobs for 12 months or more: 90%

Average income growth:

Before PPL training: $8,275
After job placement: $29,149
At PPL, our vision for a strong and healthy community is rooted in the belief that the most effective way to promote long-term self-reliance is by stabilizing the economics of the household.

Our focus on housing and jobs gets to the core of what makes a household function. We help set the stage for long-term stability, so this generation and the next can have a better future.

**Thanks to you, we delivered real results for real people in 2016.**

In housing:

- We opened the second of two buildings at Hamline Station, creating a total of 108 apartments for lower-income workers on the Green Line in St. Paul.

- With the American Indian Community Development Corporation, we opened Anishinabe Bii Gii Wiin, which provides 32 homes with supportive services for people who are homeless or near-homeless.

- We began construction in North Minneapolis and Hopkins on buildings that will generate more than 120 additional housing units.
In employment, we expanded our work preparing people for career-track jobs in professional services. Our career pathways provide people with industry-specific skills and help employers better represent the diversity of our community.

Nearly 70 jobseekers in 2016 found work at Hennepin County through our office specialist pathway, which prepares people for work in county government.

We also added two new pathways: one in medical administration and one in building operations.

In 2016, we grew our work with challenged youth in alternative high schools, foster care, and corrections. PPL is providing the wraparound support they need to enter the workforce upon graduation.

As an organization committed to racial equity, we also continued on our journey toward cultural competency and took an active role in conversations on race in the Twin Cities.

**More than 14,000 lives changed in 2016, thanks to you.**

That’s an impact we can all be proud of.

**Thank you!**

Paul Williams, PPL President & CEO

Todd Aldrich, PPL Board Chair
Our financials
PPL Revenue by source

Total: $21,019,387

- 44% Government Grants
- 19% Earned Income - Real Estate Services
- 19% Contributions
- 9% Developer Income
- 4% United Way
- 3% Program Income
- 2% Interest & Other Income
PPL Expenses
by program

Total: $20,427,311

- 61% Housing with Services
- 23% Employment Readiness
- 9% General & Administrative
- 4% Technology & Other Programs
- 3% Fundraising
## 2016 Audited Financials

### Consolidated* Statement of Activities & Changes in Net Assets

#### Revenue
- Individual Contributions: $1,174,911
- Corporate & Foundation Contributions: $2,924,868
- United Way: $757,898
- Government Grants: $9,961,230
- Sales: $1,581,833
- Rental Property Income: $12,534,393
- Program Income: $659,368
- Developer Income: $1,951,056
- Interest & Other Income: $857,827
- **Total Revenue**: $32,403,384

#### Expenses
- Housing Services: $26,627,175
- Employment Readiness and Schools: $4,014,001
- Technology & Other Programs: $845,301
- **Total Program Expenses**: $31,486,477

#### Supporting Activities
- General & Administration: $1,826,880
- Fundraising: $685,501
- **Total Expenses**: $33,998,858

#### Change in Net Assets
- Change in Net Assets from 2016 Operations: $(1,595,474)\(^1\)
- Change in Net Assets from 2016 Non-Operating Activity: $4,718,463
- **Total Change in Net Assets for PPL**: $3,122,989

- Net Contributions to Properties from Limited Partnerships: $14,963,605
- **Total PPL Consolidated Change in Net Assets**: $18,086,594

---

\(^1\) PPL Inc’s change in net assets before non-operating activity was $592,076. PPL Properties will show a negative change in adjusted net assets before non-operating activity due to non-cash items related to depreciation and accrued interest.
## 2016 Audited Financials
### Consolidated* Statement of Financial Position

<table>
<thead>
<tr>
<th><strong>Assets</strong></th>
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<tbody>
<tr>
<td>Cash &amp; Cash Equivalents</td>
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<tr>
<td>Cash Held in Rental Property Reserves</td>
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<td>Cash - Custodial</td>
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<td>Cash Held in Construction Escrows</td>
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<td>Property under Development and For Sale</td>
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<td>Total Other Assets</td>
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<td>Total Assets before Property and Equipment</td>
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<td>Net Property &amp; Equipment</td>
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<td><strong>Total Assets</strong></td>
<td><strong>$173,126,824</strong></td>
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<th><strong>Liabilities</strong></th>
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<td>Accounts Payable</td>
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<td>Accrued Expenses</td>
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<td>Deferred Revenues</td>
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**Total Consolidated Liabilities & Net Assets** $173,126,824

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*Consolidated Financial Statements include three entities:

- **Project for Pride in Living, Inc.** (parent organization)
  Two real estate legal entities:

- **PPL Properties**, an affiliate nonprofit organization under common PPL Board control which wholly owns single-purpose limited liability companies (LLCs).

- **Limited Partnerships**, in which PPL has a controlling interest as a General Partner. (Numbers above include both controlling and non-controlling interests in the Limited Partnerships.)
Your financial support makes PPL happen.
Thank you.
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Mary Ellen Hennen, in honor of Sarah Koschinska  
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Nathan Hughes, in honor of Mom and Dad  
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Ronald Snyder, DDS  
Saint Charles Borromeo Roman Catholic Church  
Saint Joan of Arc Church  
Saint John’s Catholic Church of Little Canada  
Saint Peter Catholic Church  
Salem Covenant Church  
Second Stork  
Michelle Sether and Jim DeVos  
Silver Jeans  
Judy Sonstegard  
Wendy Thompson  
Three Bridge Solutions  
Thrivent Financial  
Suzy Troha  
United FCS  
UnitedHealth Group  
Wile & Anderson, Inc.  
WSP  
Zachry Engineering Corporation
Thank you, volunteers.

You gave 47,018 hours of service in 2016.

That’s the same as 23 full-time employees.
2016 Board of Directors
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Jason K. Davis
Jan Dick
Emily E. Duke
David F. Fisher
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Christine Hobrough
Brian Jermeland
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Nasibu Sareva
Christine Szaj
Ben Bache-Wiig, MD
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Mai Lia Xiong

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Scott Cordes
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Joanne Kosciolek
Vice President of Development & External Affairs
Barbara McCormick
Senior Vice President of Housing with Services
May Xiong
Vice President of Employment Readiness
PPL builds the hope, assets, and self-reliance of individuals and families who have lower incomes by providing transformative and employment readiness services.