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PROJECT FOR PRIDE IN LIVING

2019 Annual Report

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OUR MISSION

PPL builds the hope, assets, and self-reliance of individuals and families who have lower incomes by providing transformative affordable housing and career readiness services.

OUR STATEMENT OF EQUITY

PPL strives to be an equitable and inclusive organization committed to elevating the voices of the communities we serve that are disproportionately affected by systemic inequities. Dear Friends,



Paul Williams President & CEO



Damu McCoy Board Chair



We are aware of how profound the transformation in our communities has been so far in 2020: the impact of the pandemic, how it has not only threatened our health and safety, but laid bare disparities so present for our Black, Indigenous, and People of Color (BIPOC) neighbors.

Our community experienced another killing of a Black man at the hands of police. George Floyd's face is the face of our communities. He is our resident, he is our student, he is our staff, he is our banking class graduate, our proud emerging leader brimming with promise and hope. And he was taken from us.

These are challenging times, particularly for those with limited resources and few opportunities. With your support, PPL has stayed firmly committed to our vision of creating hope, assets, and self-reliance for individuals and families in our community with lower incomes. We are steadfast in our mission and constantly reminded to not lose sight of our true, shared objectives, even on the most challenging days.

Thanks to the results you made possible in 2019, PPL is well-positioned to act with urgency and innovation in 2020:

70 units of affordable housing were built or upgraded across the Twin Cities, including opening Mino Oski Ain Dah Yung that serves Native American youth experiencing homelessness, another example of PPL's deep cultural partnerships. PPL was also selected to develop 380 units of affordable housing on the historic Ford site in St. Paul over the next decade. Construction on the first building begins in 2021.

Our Career Training graduates increased their income by 4x on average, a record high for PPL. We continue to provide training across a broad spectrum, from ensuring youth graduate from high school employment-ready to coaching jobseekers to take the next step in their career. We also celebrated the 50th graduation in our financial services training program, and saw 58 young adults graduate from our alternative high schools.



We helped conduct research that asked if a criminal background impacts a resident's housing success, and **used the data to advocate for housing requirements that don't perpetuate disparities.** We also partnered with community organizations to elevate the voices and rich history of the Phillips neighborhood that PPL has been a part of for nearly 50 years, by creating a 4,000 sq. ft. mural on the side of PPL's newly completed Career Center.

Nearly 13,000 individuals and families with lower incomes were served in 2019, and thanks to you, that number continues to grow.

PPL's model of stabilizing the economics of a household through affordable housing and career training is more relevant than ever. Thanks to you, our work hasn't missed a beat.

Paul Williams

LAT

Damu McCoy

Lawanda, Career Training Graduate

"I knew that if I took pride in every task, no matter how small, I'd be noticed. I wanted to show my children that if you work hard and put your mind to it, you can change your situation for the better."

NEARLY 13,000 SERVED

PPL served 84% BIPOC (Black, Indigenous, People of Color) and 90% people living in poverty, which helped reduce racial and economic disparities.

93%

of residents maintained housing for 24+ months

Onsite support services help residents gain the tools, resources, and supportive networks needed to stabilize their household and restore pride.





84%

of graduates hired retained their employment for 12+ months

Career training programs help job seekers get and keep a job by preparing for entry level positions with career laddering and income growth opportunities.

4x

income growth for graduates hired, on average

Career training programs help graduates increase their professional skills, financial stability, and opportunities for professional growth.





1,599

affordable housing units

On any given night, 3,322 people live with PPL. Each property offers rents below market-rate, providing affordable housing options to people most in need.



Anarosa, Student

"Being at MERC helped me have better opportunities. The staff are wonderful people and understand that we all have personal things going on outside of school. Attending MERC really helped me become a more mature person."

Statement of Activities	PPL Inc. (Programs) (in thousands)	Real Estate & Other Related Entities (in thousands)
Revenue Contributions Government Grants Rental Revenue Investment Earnings and Other Revenue from Properties and Programs Total Support and Revenue	\$5,714 \$9,721 \$102 \$8,745 \$24,282	\$990 \$13,759 \$5,554 \$603 \$20,906
Program Expenses Housing with Services Employment Readiness and Schools Other Programs	\$11,643 \$6,228 \$981	\$28,699
Supporting Activities General and Administration Fundraising	\$2,666 \$1,229	
Total Expenses	\$22,747	\$28,699
Change in Net Assets Change in Net Assets from 2019 Operations Change in Net Assets from 2019 Non Operating Activity Capital contributions from noncontrolling interests, net Total Change in Net Assets	\$1,535 (\$1,073) \$462	(\$7,793) \$6,266 \$15,972 \$14,445

Statement of Financial Position

Assets Cash, Cash Equivalents and Liquid Investments Cash with Restrictions Accounts Receivable Property Under Development or Held for Sale Due from Other Funds Other Assets Property and Equipment, net Total Assets	\$4,836 \$757 \$2,623 \$5,010 \$590 \$1,018 \$14,834	\$4,423 \$16,005 \$6,150 \$11,311 \$3,164 \$722 \$184,379 \$226,154
Liabilities Accounts Payable and Accrued Expenses Deferred Revenues Construction Payables Notes and Mortgages Payable Due to Other Funds Total Liabilities	\$563 \$53 \$5,499 \$1,998 \$8,113	\$3,147 \$1,290 \$3,388 \$113,612 \$19,092 \$140,529
Net Assets Undesignated Non-Controlling Interest in Partnerships Assets with Restrictions Total Net Assets	\$4,230 \$2,491 \$6,721	\$3,697 \$81,928 \$85,625
Total Liabilities & Net Assets	\$14,834	\$226,154

ANNUAL REPORT 2019

Damu McCoy, Chair Target Corporation

Bill McKinney, Vice Chair

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Phil Davis Retired, Minneapolis College

Jan Dick Minneapolis Heart Institute Foundation

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Kristine Widmer Opus Foundation Board

Shay Wyley Retired, General Mills

Mai Lia Xiong MN Department of Human Services

Tom Zirbs U.S. Bank

PPL Executive Team

Paul Williams President & CEO

Scott Cordes CFO & Vice President of Operations

Joanne Kosciolek Vice President of Development & External Affairs

Mike LaFave Senior Vice President of Housing Stability

May Xiong Vice President of Career Readiness

Alex, Resident & Career Training Graduate

"I never thought I'd be where I am today. I have a good job with benefits and potential to move up the ladder. This is all thanks to the good people of PPL." THANK YOU for creating real results for real people across the Twin Cities!

SUPPORTERS

+ 5+ years of consecutive giving

Building Ladders campaign donor
^ Sustaining donor
* Estate gift

\$100,000+

Anonymous (2) Todd and Allyson Aldrich + # The Fred C. and Katherine B. Andersen Foundation + # The Katherine B. Andersen Fund of The Saint Paul Foundation # The Annie E. Casey Foundation The Bank of America Charitable Foundation, Inc. + Bergerson Family Foundation F. R. Bigelow Foundation # The Douglass Brandenborg Family Foundation # Otto Bremer Trust Patrick and Aimee Butler Family Foundation + # James and Carmen Campbell + # Margaret A. Cargill Foundation # Ron and Joan Cornwell + # Greater Twin Cities United Way + Hardenbergh Foundation + # Barbara Koch # Al and Kathy Lenzmeier # Barbara S. Longfellow * # Dick and Joyce McFarland + # McKnight Foundation + # New America Pohlad Family Foundation + # The Saint Paul & Minnesota Foundation # The Richard M. Schulze Family Foundation + # Target Foundation + # Thrivent Financial + # Thrivent Foundation + U.S. Bank + # U.S. Bank Foundation + # Wells Fargo Foundation Minnesota + #

\$25,000 - \$99,999

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\$10,000 - \$24,999

Anonymous 3Mgives + Pete and Margie Ankeny Julie and Douglas Baker # The David Winton Bell Foundation + Kathleen Blatz # Bremer Financial Services Michael and Ann Ciresi # Chris and Ingrid Culp Wanda Davies # GHR Foundation # Gilligan Foundation + Donald and Marion Hall # Christina Hennington and Michelle Hoff Mort and Merle Kane Jay and Iris Kiedrowski + The Kresge Foundation

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\$5,000 - \$9,999

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Catherine and Curt Gunsbury Peter and Anne Heegaard # The House of Hope Presbyterian Church + The Jamf Nation Global Foundation Bill and Pat Kelly # Joanne Kosciolek and Randy Hoversten # Kenneth and Brenda LaChance # Loeffler Construction & Consulting Ryan Long and Lindsay Strauss # ^ Mahoney Ulbrich Christiansen & Russ P.A. + Margaret Rivers Fund + Mike and Kay McCarthy + Edwin and Susan McCarthy + Damu McCov and Nicole France + # Alice Greene McKinney and E. Kirk McKinney, Jr. * Peter McLaughlin and Nancy Hylden # Minneapolis Area Realtors Foundation MSR Design # Leigh and Jess Niebuhr + # NorthMarg Elinor Ogden + Sue Perkins + # Elizabeth C. Quinlan Foundation + RBC Foundation USA + Karen Hanson Riebel and Andrew Riebel + # Thomas Rock and Melissa Raphan + The Sheltering Arms Foundation Emily Slowinski + Warren and Mary Lynn Staley + Sarah Stumme and Duane Carter TCF Foundation + Karen Viskochil + Archie D. & Bertha H. Walker Foundation Weis Builders, Inc. Wells Fargo + Wells Foundation John and Margie Wiehoff Paul Williams and Michelle Moore + # Xcel Energy +

\$2,500 - \$4,999

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\$1,000 - \$2,499

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\$100 - \$249

Anonymous (2) 56 Brewing Gaye Adams Massey and Harold Massey Caroline Amplatz Kelley Anderson Cindy Angerhofer Kirk and Mary Ankerstjerne Lisa and Jay Annis Janet Arai David Archer Tracy Armstrong Steve Arnold and Helen Paul Mara Ascheman Atonement Lutheran Church

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