

Performance Investment Program Results & Ranking Calendar Year 2004

	Facility†	Provider	Type	Total Points
EXCELLENT	Kianga House	Kianga House HDFC Inc./ Brooklyn Neighborhood Improvement Association	Non-Profit	10.00
	Providence House I	Providence House, Inc.	Non-Profit	9.90
	Arbor Inn	Brooklyn Community Housing and Services, Inc.	Non-Profit	9.70
	Concourse House	Fordham Bedford Housing Corporation	Non-Profit	9.70
	Helen's House	Henry Street Settlement	Non-Profit	9.50
	Thorpe Family Residence	Thorpe Family Residence Inc./ Dominican Sisters	Non-Profit	9.32
	Prospect Interfaith Family Inn	Homes for the Homeless	Non-Profit	9.24
	Lee Goodwin Residence	Phipps Community Development Corporation	Non-Profit	9.11
	Van Siclen Family Residence	Overcoming Love Ministries	Non-Profit	8.78
	Rose F. Kennedy Family Center	Project Teen Aid Family Services	Non-Profit	8.67
	West End Intergenerational Residence	West End Intergenerational Residence Housing Development Fund	Non-Profit	8.48
	Monica House II	Women in Need, Inc.	Non-Profit	8.33
	Baychester Family Residence	Baychester Motel, Inc.	For Profit	8.25
	Julio's Place	Aguila, Inc.	Non-Profit	8.10
	Jennie A. Clarke Residence	Hope Community, Inc.	Non-Profit	8.06
	Springfield Family Residence	Homes for the Homeless, Inc.	Non-Profit	8.04

VERY GOOD	Clinton Family Inn	Homes for the Homeless, Inc.	Non-Profit	7.97
	Regent Family Residence	Volunteers of America	Non-Profit	7.83
	Urban Strategies Maternity Shelter	Urban Strategies, Inc.	Non-Profit	7.80
	Briarwood Family Residence	Salvation Army	Non-Profit	7.79
	Lex Bronx Residence	Somerstein Associates	For Profit	7.71
	Help Bronx (Crotona)	HELP U.S.A.	Non-Profit	7.70
	Hillside House	Metropolitan New York Council on Jewish Poverty	Non-Profit	7.57
	Providence House III	Providence House, Inc.	Non-Profit	7.54
	Urban Transitional Family Residence	Urban Strategies, Inc.	Non-Profit	7.40
	Siena House	Tolentine Zeiser Community Life Center	Non-Profit	7.37
	Icahn House East	Icahn House, LLC	Non-Profit	7.36
	Casa Rita (Win)	Women in Need, Inc.	Non-Profit	7.10
	Linden Family Residence	DHS	Directly Operated	7.06
	Julio's House	Aguila, Inc.	Non-Profit	7.04
	Lehman Brothers Residence	Women in Need, Inc.	Non-Profit	6.78
	Nelson Avenue Family Residence	Citizen's Advice Bureau	Non-Profit	6.70
	Providence House II	Providence House, Inc.	Non-Profit	6.67
	Abyssinian House	Samuel D. Proctor, HDFC	Non-Profit	6.61
	Alexander Abraham	Women in Need, Inc.	Non-Profit	6.49
	Jackson Avenue Family Residence	Citizen's Advice Bureau	Non-Profit	6.46
	Seton Residence	Catholic Home Bureau	Non-Profit	6.43
	Bushwick Family Residence	Salvation Army	Non-Profit	6.34
	New Broadway	Family Center Association	For Profit	6.28
	Metro Family Residence	Berger and Berger, Inc.	For Profit	6.09
	Providence House VII	Providence House, Inc.	Non-Profit	6.08

GOOD	Hospitality House	Project Hospitality, Inc.	Non-Profit	5.86
	Skyway	Family Center Association	For Profit	5.81
	Sojourner Truth House	Phipps Community Development Corporation	Non-Profit	5.71
	Fox House	Msgr. Robert Fox Memorial Shelter, HDFC	Non-Profit	5.42
	Icahn House	Children's Rescue Fund	Non-Profit	5.42
	Wayside MacDonough Residence	Wayside Baptist Church	Non-Profit	5.00
	Jamaica Family Residence	DHS	Directly Operated	4.97
	Rainbow Scatter*	Preferred On-Site Services, Inc.	For Profit Scatter	4.95
	Eden	Eden Motel	For Profit	4.91
	Park Family Residence	Belt Park Association, LLC	For Profit	4.77
	University Family Residence	Volunteers of America	Non-Profit	4.76
	Theresa's Haven	Family Support System Unlimited	Non-Profit	4.57
	Seneca Annex	SEBCO Development Co. Inc.	Non-Profit	4.51
	Dean Street Family Shelter	Urban Strategies, Inc.	Non-Profit	4.51
	Flatlands Family Residence	DHS	Directly Operated	4.45
	Nazareth House	Nazareth Housing, Inc.	Non-Profit	4.26
	Sammon Build Center	Tolentine Zeiser Community Life Center	Non-Profit	4.17
	Pete's Annex	BASIC Housing Inc.	Non-Profit	4.11
	Laguardia Family Center	Family Center Association	For Profit	4.00
	Icahn House West	Icahn House, LLC	Non-Profit	3.94
	St. John's Place Family Residence	St. John's Place Family Center, HFDC/ Settlement Housing Fund	Non-Profit	3.91
	East River	Family Center Association	For Profit	3.79
	Ellington	Aladdin Management, Inc.	For Profit	3.72
	Caldwell	Aguila, Inc.	Non-Profit	3.60
	Jenn's Court	BASIC Housing, Inc.	Non-Profit	3.49
	Help Bronx (Morris)	HELP U.S.A.	Non-Profit	3.44
	Town & Country	Family Center Association	For Profit	3.43
	Seneca House	SEBCO Development Co. Inc.	Non-Profit	3.30
	Mitty Residence/ Valentine	Catholic Home Bureau	Non-Profit	3.17
	Carlton House	Salvation Army	Non-Profit	3.07

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	Facility†	Provider	Type	Total Points
SATISFACTORY	Saratoga Interfaith Family Inn	Homes for the Homeless, Inc.	Non-Profit	2.81
	Junius Street Family Residence	Women in Need, Inc. (WIN)	Non-Profit	2.68
	Help 1/ Blake Avenue Shelter	HELP U.S.A.	Non-Profit	2.62
	Mike's House	Aguila, Inc.	Non-Profit	2.62
	Stadium	Family Center Association	For Profit	2.58
	Lydia E. Hoffman Family Residence	Volunteers of America	Non-Profit	2.53
	Stockholm Family Residence	St. Christopher Otilie	Non-Profit	2.29
	York 1 Scatter	York Management	For Profit Scatter	2.16
	Sunshine Scatter*	Preferred On-Site Services, Inc.	For Profit Scatter	2.04
	Milbank/ Pelham Fritz Apartments	Children's Aid Society	Non-Profit	1.92
	Cross Bronx Residence	Berger and Berger, Inc.	For Profit	1.62
	New Lotts (Suzanne's Place)	Women in Need, Inc. (WIN)	Non-Profit	1.51
	Help New Horizons	HELP U.S.A.	Non-Profit	1.31
	Urban Family Center	Henry Street Settlement	Non-Profit	0.93
	Bay Family	Family Center Association	For Profit	0.89
	Pacific Dean Annex	Interim Housing, Inc.	For Profit	0.81
	LIFE (Catherine Street)	DHS	Directly Operated	0.75
	Pacific Place	Interim Housing, Inc.	For Profit	0.74
	Kings Inn	Family Center Association	For Profit	0.71
	Pacific Dean Place	Interim Housing, Inc.	For Profit	0.61
	York 2 Scatter	York Management	For Profit Scatter	0.55
	We Care	We All Care, Inc.	For Profit Scatter	0.47
	City Homes 2 - Bklyn	City Homes II	For Profit Scatter	0.33
	Rose McCarthy Family Residence (Dumont)	East New York Urban Youth Corporation	Non-Profit	0.30
	Frant	101 Frant Operating Corporation	For Profit	0.29
	Helpers Scatter*	David Stern Management Corporation	For Profit Scatter	0.23
	Rosie & Harry's Place	Association to Benefit Children/ 12-16 Arden Association, Inc.	Non-Profit	0.12
	NEEDS IMPROVEMENT	Hamilton	Hamilton Place Association Inc.	For Profit
New Dawn		Interim Housing, Inc.	For Profit	-0.33
Rody's Place		BASIC Housing, Inc.	Non-Profit	-0.39
Lenox		Lenox Family Center	Non-Profit	-0.63
Millie's Place		BASIC Housing, Inc.	Non-Profit	-0.66
Belt Family		Belt Park Association, LLC	For Profit	-0.69
Woodruff		Homelife Services, Inc.	Non-Profit	-0.78
Lincoln Atlantic		Berger and Berger, Inc.	For Profit	-1.01
Alan's House		Aladdin Management, Inc.	For Profit	-1.07
John's Family Center		Interim Housing, Inc.	For Profit	-1.15
Colonial		Family Center Association	For Profit	-1.51
Auburn Family Shelter		DHS	Directly Operated	-1.96
Huntington House		Women's Prison Association	Non-Profit	-1.97
Pilgrim Realty 2		Pilgrim Realty	For Profit Scatter	-2.37
Sinergia		Sinergia	Non-Profit	-2.37
Pilgrim Realty 1		Pilgrim Realty	For Profit Scatter	-2.57
Concourse Residence		Homelife Services, Inc.	Non-Profit	-2.64
Van Derveer*		Somerstein Associates	For Profit Scatter	-2.81
Pete's Place		BASIC Housing, Inc.	Non-Profit	-2.99
New Hope Scatter		New Hope	For Profit Scatter	-3.01
Clermont		Somerstein Associates	For Profit	-3.44
City Homes 1 Scatter		City Homes I	For Profit Scatter	-3.67
Bella's Place		Marion Hotel	For Profit	-3.76
Gin Realty 2*		Gin Realty	For Profit Scatter	-3.87
Gin Realty 1*		Gin Realty	For Profit Scatter	-4.06
Helpers 3 Scatter*		David Stern Management Corporation	For Profit Scatter	-4.09
Bronx Scatter		Somerstein Associates	For Profit Scatter	-4.14
Eldert Family Residence		Interim Housing, Inc.	For Profit	-4.44
Haven	Project Building Blocks	For Profit	-4.85	
Flatbush Family Residence	Interim Housing, Inc.	For Profit	-5.44	
Lex Brooklyn Residence	Somerstein Associates	For Profit	-5.46	
Parnosa	Somerstein Associates	For Profit	-5.50	
Manhattan Scatter*	Lex Residence, LLC	For Profit Scatter	-5.63	
UNSATISFACTORY	Robbie's Place	BASIC Housing, Inc.	Non-Profit	-6.99
	Alexander Family Residence	Willow Services, Inc.	For Profit	-7.65
	Anthony	Somerstein Associates	For Profit	-10.00

* No longer providing services to DHS families.

†Only includes facilities that have been operational and with families meeting length of stay criteria for at least six months of the current PIP evaluation period.