This report represents Postgraduate Center for Mental Health's responses to Charting Impact, a joint project of BBB Wise Giving Alliance, GuideStar USA Inc, and Independent Sector. Charting Impact uses five simple yet powerful questions to encourage strategic thinking and help organizations share concise information about their plans and progress toward impact.

Postgraduate Center for Mental Health
158 E 35 St , New York, NY
10016
212
www.pgcmh.org

Mission:
Postgraduate Center for Mental Health is dedicated to serve the housing and mental health needs of individuals in the most innovative, effective and efficient way possible. We are an outcome driven organization. We strive to provide the highest value to our consumers and funders by maximizing the quality they receive for their investment. Our values include respect, empowerment and accountability.

The content of this Charting Impact Report is the sole product and responsibility of Postgraduate Center for Mental Health. This report does not in any way represent an endorsement from Independent Sector, BBB Wise Giving Alliance, or GuideStar, nor does it represent fulfillment of the BBB Wise Giving Alliance's Standards for Charity Accountability. For more information on Charting Impact, visit www.guidestar.org/chartingimpact
1. What are we aiming to accomplish?
develop and manage affordable housing in the community for people with chronic mental illness, for homeless individuals, and for low income individuals and families

2. What are our strategies for making this happen?
PCMH has used and will continue to use its resources to purchase vacant land in the Bronx, Brooklyn and Queens. PCMH has and will continue to use Tax Credit to develop its buildings.

3. What are our organization's capabilities for doing this?
PCMH has vast experience in using and developing housing. In the past several years we have developed over 600 apartments in congregate buildings ranging in size from 43 units to 78 units. As of 2016, the agency operated 1200 apartments and is constructing additional 200 apartments.

4. How will we know if we're making progress?
The occupancy of a building within 12 months post TCO will indicate completion of a project. The ability to attach various capital funds and successfully partner with the private market for the sell of the Tax Credit will indicate the beginning of a new project,

5. What have and haven't we accomplished so far?
In 2013/14 we have begun occupancy and operation of 2 new buildings. We are in construction on two additional building and we are in the initial development on 3 new sites.