

2010

Annual Report



“helping homeless families help themselves”

Location

1206 10th Street, Greeley, CO 80631
(corner 12th Ave. & 10th Street in downtown Greeley)

Contact Information

Jodi Hartmann, Executive Director
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E-mail: jhart@qwestoffice.net

Website

www.greeleytransitionalhouse.org



Mission

Our mission is to provide safety, stability, and opportunity for families in crisis through emergency shelter and comprehensive support services.

History

The Greeley Transitional House (GTH) program was established in 1985 through the collaboration of the Greeley Interfaith Association, United Way of Weld County, and local human service agencies in response to an acute lack of services for homeless Weld County families. At the time there were no programs or facilities in the community to accommodate the unique needs of homeless families for shelter and supportive services. The organization is staffed by four full-time and eight part-time employees. Funding is provided by federal and state programs (primarily reimbursement for nights of shelter), through private foundations, United Way of Weld County, the City of Greeley, Weld County, businesses, and individuals.

The organization's mission is to provide safety, stability, and opportunity for families in crisis through emergency shelter and comprehensive support services. Today, 25 years later, Greeley Transitional House continues to serve homeless families, but the organization has also grown into a comprehensive transitional housing program providing not only emergency shelter, but also intensive case management, a child/adolescent program, and a two-year follow-up transitional housing supportive services program.

We reached an important milestone in 2010, achieving our 25th Anniversary of service. We celebrated the event with a community breakfast where over 80 community members, past and present board members, and supporters commemorated our history and achievements. We were able to recognize and thank many important leaders in helping us achieve not only 25 years of service, but were also able to reflect on the fact that over 1,400 families (including over 2,900 children) have found hope, stability, and the resources they needed to begin rebuilding their lives after experiencing homelessness.

2010 Board of Directors

Deb DeBoutez, President
City of Greeley

Kevin Whyrick, Vice President
EnviroTech Services, Inc.

Jackie Lyman, Secretary
Cache Bank & Trust

Jen Shute, Treasurer
Phelps-Tointon, Inc.

Steve Bytnar
EnviroTech Services, Inc.

Diane Stephens
1st Bank

Angie Lovell
Community Volunteer

Debbie Ulibarri
Wells Fargo

Michael Muskin
UNC Foundation

Andy Laycock
Hall-Irwin Corporation

Brandon Houtchens
Houtchens, Houtchens, Greenfield LLC

Travis Gillmore, *ex-officio*
Summerfest Special Event
Coordinator

Community Impact

GTH is much more than just a shelter for homeless families. It is a comprehensive program designed to assist homeless families in helping themselves....to assist them in moving from crisis to self-sufficiency. This is accomplished through intensive case management, immediate and long-term goal-setting, life-skills training, and commitment to a self-sufficiency plan. Our intake/ enrollment process is designed to identify families who are highly motivated to move from a position of instability and dependence on public programs to emotional stability and economic self-sufficiency as rapidly as possible. While at the shelter they receive weekly case management where they develop a self-sufficiency plan and set goals for improving their situation – primarily through securing employment (if unemployed) and finding “permanent” affordable housing. Families are eligible to stay at the shelter for up to 60 days, as long as they are making progress on these goals. The entire family attends life skills classes taught by other human service agencies and/or public education programs two evenings a week while living at the shelter. Once the families leave the shelter, they have the option of enrolling in our two-year Follow-up Program through which they receive weekly and monthly visits from our follow-up case manager to provide on-going support and encouragement, assessment of needs, frequent goal-setting, referrals, and advocacy.

In 2010 we provided 10,986 individual nights of shelter to 93 families. This included 271 individuals (119 adults and 152 children). This was a 5% increase in nights of shelter from 2009, but a decrease of about 13% in number of families served. These fluctuations were caused by families needing to stay longer due to difficulty finding employment. In the fall, for example, our average length of stay increased to over 80 days (our guideline is 60 days). We simply had no choice but to work with families longer in order to give them time to find employment and housing. We provided 97 Life Skills classes and approx. 1,650 hours of case management to the adults while living at the shelter. The children received a variety of services including case management, twice-weekly activities nights, tutoring, advocacy, school intervention, holiday and birthday celebrations, and food/clothing needs. An additional 95 families were served through our post shelter case management programs: the Follow-up program and the Champion program. These programs provide on-going case management for up to two years to support families after they leave the shelter, as well as other families in crisis in the community (Champions program) in their efforts to remain self-sufficient. These programs served 129 adults and 200 children in 2010. Over 2,075 client meetings occurred providing 1,647 hours of case management to the families.

These programs continued to have very good outcomes in helping families become self-sufficient. Over 80% of the families who received emergency shelter in 2010 found permanent, affordable housing. Ninety percent (90%) were employed or enrolled in vocational training or education. One hundred percent (100%) of the school-aged children regularly attended school while living at the shelter, and 100% of the families received referrals and assistance in enrolling in all eligible services for basic needs to enable them to stabilize their family. Seventy percent (70%) of the families working with our Follow-up and Champions case managers reported being stable in their housing/ employment for up to one year after leaving the shelter. Our recidivism rate is very low with these programs. Once families receive the support and resources they need to stabilize their financial situation they rarely return to the shelter.

	2005	2006	2007	2008	2009	2010
Families served by Emergency Shelter Program	77	85	100	82	96	93
Individuals served by Emergency Shelter Program	254	291	303	288	309	271
Individual Nights of Shelter Provided	10,295	10,768	10,351	10,972	10,503	10,986
Families Served by Follow-up Program	71	65	55	45	47	95 *
Individuals served by Follow-up Program	280	253	227	162	180	357

* includes families enrolled in Champions Program

The GTH Program



The Greeley Transitional House is the only homeless shelter in Greeley offering residential emergency and transitional shelter, case management, and follow-up programs for homeless families. We are located in a 12-room condo-style facility near downtown Greeley. The shelter was established in 1985 in response to community concerns for the need to find shelter for temporarily displaced families. These families find themselves homeless after unexpected loss of employment, farm or business foreclosures, overwhelming medical bills, domestic violence, and increasingly, lack of affordable housing combined with low wages.

Whatever the reasons behind a family's homelessness, the Greeley Transitional House provides a positive, hopeful, and supportive environment in which families in crisis can live temporarily while re-establishing their independence.

Understanding Homelessness

Who are the homeless families that we serve?

Homelessness is a complex social issue with many different causes. The families that come to our shelter have a variety of circumstances that have led to their homelessness.

- Ninety-nine percent (99%) of our clients are the working poor – meaning at least one family member is employed.
- Most are employed in retail or service positions paying between \$7.00 and \$8.50 per hour. It takes 2.4 wage earners at these wages to afford an average priced two-bedroom apartment in Greeley (approx. \$660/mo.)
- All of our Emergency Shelter residents are drug and alcohol free (a requirement for entering our program)
- Sixty-six percent (60%) are single-parent families and 34% are two parent families
- Most of the adults are young – 67% are age 18 to 30, and 73% are Hispanic
- The majority of clients served come from Greeley/Evans (93%) and surrounding Weld County communities (3%). About 4% of our clients come from other parts of Colorado (primarily metro Denver) or from out of state.

Who is eligible for our Emergency Shelter Program?

Any family, regardless of age, race, religion, color or creed, who is in need of temporary emergency housing, is eligible. The family must demonstrate that no other housing is available to them and that they are highly motivated to establish independent living as quickly as possible. Additionally, they must be willing to pursue an action plan for establishing self-sufficiency.

AGENCY GOALS & OBJECTIVES – 2010-11

The following administrative goals/objectives were adopted by the Board of Directors at its annual strategic planning retreat in October 2010, for implementation in 2011. The goals were accompanied by action steps with specific time lines and persons responsible in order to insure that progress is made towards achieving these goals in 2011.

- **Goal #1:** Ensure Financial Sustainability By Increasing Fundraising Efforts
- **Goal #2:** Expand & Improve Program Services
- **Goal #3:** Increase Community Awareness Through Comprehensive Public Awareness Campaign

In addition, the following program goals/outcomes were established for 2010:

- 85% of emergency shelter resident families will obtain permanent affordable housing after completion of the emergency shelter and self-sufficiency program.
- 85% of emergency shelter resident families will be employed or enrolled in education/training after completion of the emergency shelter and self-sufficiency program.
- 75% of families leaving the emergency shelter program will enroll in the Follow-up program
- 75% of participants in Follow-up program will remain stable in housing/employment for up to two years after entering program

AGENCY PERSONNEL



Executive Director	Jodi Hartmann
Assistant Director/Program Director	Lori Casares
Administrative Assistant	Teddy Sanchez
Follow-up/Champions Case Manager	Maria Hernandez
Americorps/VISTA Volunteer	Carol Hillebrand
Child/Adolescent Program Coordinator	Amber Faiman
Child/Adolescent Activities Director	Lanaye Smith
House Managers	Brian Watkins Emma Lee Muniz Wilbur White Leigh Curtis Tom Petry-Sanders

Major Contributors 2010

Name	Type of Donor	Use of Funds	Amount Contributed
United Way of Weld County	Local Community Support	Safety Net Funding & Champions Program	\$66,600
Federal Supportive Services Grant (HUD)	Public	Transitional Housing Program Supportive Services Reimb.	\$46,210
Weld County Shelter Grant	Public	Nights of Shelter	\$26,400
Daniels Fund	Private Foundation	General Operating	\$25,000
Monfort Family Foundation	Private Foundation	General Operating	\$20,000
George Doering Foundation	Private Foundation	General Operating	\$15,000
Emergency Food & Shelter Program (FEMA)	Public	Nights of Shelter	\$13,250
A.V. Hunter Trust	Private Foundation	General Operating	\$12,500
Emergency Shelter Grant (Colo. Div. of Housing)	Public	Supportive Services Reimb.	\$12,000
12 Board Members	Individual	General Operating	\$10,600
City of Greeley	Public	Nights of Shelter	\$7,000
Anonymous Donor	Individual	General Operating	\$5,500
2 Board Alumni	Individual	General Operating	\$5,850
Little Youth Fund at the Community Found.	Private Foundation	General Operating	\$5,000
Anschutz Family Foundation	Private Foundation	General Operating	\$5,000
El Pomar Foundation	Private Foundation	General Operating	\$4,250
Multiple Church Donations (six churches)	Church donation	General Operating	\$2,900
Envirotech Services, Inc.	Corporate Donor	General Operating	\$2,500
Hensel Phelps Construction	Corporate	General Operating	\$2,500
2 Major Donors (\$1,000 each)	Individual	General Operating	\$2,000
Sam S. Bloom Foundation	Private Foundation	General Operating	\$2,000
Phelps-Tointon, Inc.	Corporate Donor	General Operating	\$2,250
Flood & Peterson Insurance	Corporate	General Operating	\$2,500
Winograd Family Foundation	Donor Advised Fund	General Operating	\$2,000
Ernest Martin Family Fund	Private Foundation	General Operating	\$2,000
CARHOF Fund	Private Foundation	General Operating	\$1,500
Anadarko	Corporate	General Operating	\$1,250
Cache Bank & Trust	Corporate	General Operating	\$1,250
Wells Fargo	Corporate	General Operating	\$1,250
1 st Bank	Corporate	General Operating	\$1,250
Kenny's	Corporate	General Operating	\$1,250
Greeley Interfaith Association	Private Foundation	General Operating	\$1,000

2010 Financial Statement

(unaudited)

Revenue

Private Foundation Funding	\$110,700
Federal Program Reimbursements (HUD/FEMA)	93,700
Weld County Emergency Shelter Funding	26,500
City of Greeley	7,000
United Way of Weld County	66,500
Individual & Board Member Donations	21,900
Corporate Donations (excluding sponsorships)	1,000
Church Donations	2,900
Special Event Fundraisers	68,000
CDBG Infrastructure Improvement Grant*	16,700
In-Kind Contributions & Misc.	<u>5,500</u>
Total	\$420,400

Expenses

Management & General	\$ 41,250
Program Services	310,250
Fundraising Expenses	<u>30,500</u>
Total	\$382,000
Net Income	\$38,400
Percentage of Admin./Fundraising Expenses (AFR)	18.8%
Year End Net Assets – 2010	\$551,766

Board of Directors - 2010

The Board of Directors meets at 5:30 p.m. on the 1st Monday of each month at the Envirotech Inc. corporate office board room, 910 54th Ave, Suite 230 Greeley, Colorado. Committees meet once a month at a variety of times at the Greeley Transitional House facility or the Egg & I. Call for schedule.

Board Member	Officer	Occupation	Board Term	Committees
Deb Deboutez City of Greeley Neighborhood Resource Office 1863 13 th Ave. Greeley, CO 80631 (970) 352-1077 Wk. 350-9780 ddeboutez@msn.com	President	Neighborhood Resource Coordinator	1/09-12/11 (Currently serving 2 nd term)	<ul style="list-style-type: none"> • Exec. Committee • Public Relations
Kevin Whyrick EnviroTech Services 910 54 th Ave., Suite 230 Greeley, CO 80634 (970) 346-3900 kwhyrick@envirotechservices.com	Vice President	Vice President, Finance	3/08 – 2/11	<ul style="list-style-type: none"> • Executive Committee • Finance/Fundraising
Jen Shute Phelps-Tointon, Inc. 822 7 th St., Suite 700 Greeley, CO 80631 (970) 313-2453 jshute@phelpstointoninc.com	Treasurer	Staff Accountant	1/09 – 12/11	<ul style="list-style-type: none"> • Executive Committee • Finance/Fundraising • Public Relations
Jackie Lyman 5515 W. A Street Greeley, CO 80634 (970) 352-1293 Slyf15e@aol.com	Secretary	Banking/ Community Volunteer	11/08 – 10/11	<ul style="list-style-type: none"> • Executive Committee • Finance/Fundraising
Steve Bytnar EnviroTech Services, Inc. 910 54 th Ave., Suite 230 Greeley, CO 80634 (970) 346-3900 sbytnar@envirotechservices.com	Past President	Director of Research & Quality	11/09-10/12 (Currently serving 2 nd term)	<ul style="list-style-type: none"> • Exec. Committee • Public Relations • Programs/ Collaborations
Diane Stephens 1380 Redwood Dr. Windsor, CO 80550 Cell: (720) 261-3481 Step0223@efirstbank.com		Former Bank Officer; currently UNC Student	9/08 – 8/11 (Currently serving 2 nd Term)	<ul style="list-style-type: none"> • Public Relations
Debbie Ulibarri Wells Fargo Bank 2300 W. 16 th Street Greeley, CO 80634 (970) 378-2360 debbie.j.ulibarri@wellsfargo.com		Branch Manager	5/09 – 4/12 (Currently serving 2 nd Term)	<ul style="list-style-type: none"> • Programs/ Collaborations
Michael Muskin UNC Foundation 3109 Crooked Wash Dr. Loveland, CO 80538 (970) 231-8824 dimi@lbbroadband.net		Asst. Director for Development, College of Ed. & Behav. Sciences	7/08 – 6/11	<ul style="list-style-type: none"> • Public Relations • Programs/ Collaborations
Brandon Houtchens Houtchens, Houtchens & Greenfield LLC 822 7 th Street, Suite 270 Greeley, CO 80631 (970) 353-9195 Brandon@houtchens.com		Attorney	10/08 – 9/11	<ul style="list-style-type: none"> • Finance/Fundraising
Angie Lovell 3119 57 th Ave. Greeley, CO 80634 (970) 506-0485 ajlovel4@comcast.net		Community Volunteer	1/10-12/12	<ul style="list-style-type: none"> • Finance/Fundraising
VACANT				<ul style="list-style-type: none"> •
VACANT				<ul style="list-style-type: none"> •
Travis Gillmore Phelps-Tointon, Inc. 822 7th St., Suite 700 Greeley, CO 80631 (970) 313-2451 twg@phelpstointoninc.com	<i>Ex-Officio Member SummerFest Special Event Coordinator</i>	Vice President	N/A	<ul style="list-style-type: none"> • Summerfest Special Event Planning

2010 Board Attendance

Board Meetings are held on the 1st Monday of the month at 5:30 p.m. at Envirotech Services, Inc. Board Room, 910 54th Ave., Suite 230												
Board Member	1/4/10	2/1/10	3/1/10	4/5/10	5/3/10	6/7/10	7/12/10	8/2/10	9/13/10	10/4/10	11/1/10	12/6/10
Deb DeBoutez	X	X	X	X	X	X	X	X	X	X	X	X
Diane Stephens	X	X	Proxy	X	X	X	Proxy	Proxy	X	Proxy		X
Steve Bytnar	X	Proxy	X	X	X	X	X	X	X	X	X	X
Debbie Ulibarri		X	X	X	X	X	X	Proxy	X		X	Proxy
Angie Lovell		X	X	X	X	Proxy	X	X	X	X	X	Proxy
Andy Laycock	X	Proxy	X		X							
Jackie Lyman	X	X	Proxy	X	Proxy	X	X	X	X	X	X	X
Kevin Whyrick	X	X	X	Proxy	Proxy	X	Proxy	X	X	X	X	X
Jen Shute	X	X	X	X	X	X	X	Proxy		X	X	X
Michael Muskin	X		X	X	X	Proxy		X		X	X	X
Brandon Houtchens		X	X	Proxy	X	Proxy	Proxy	Proxy	Proxy	X	X	X
Alma Pena					X							