

2011

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
Telephone: (970) 352-3215 (Main Number)
FAX: (970) 352-0130
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, 27 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.

As the Greeley community continues to struggle with the challenges of a high poverty rate, high unemployment, low wages, and lack of affordable housing, the need for our safety net of programs is higher than ever. We are very grateful for the many community partners who help support our work through financial, time, and in-kind donations. We could not do this work without all of you!

2011 Board of Directors

Deb DeBoutez, President
City of Greeley

Jen Shute, Vice President
Phelps-Tointon, Inc.

Brandon Houtchens, Secretary
Houtchens, Houtchens, Greenfield LLC

Kevin Whyrick, Treasurer
EnviroTech Services, Inc.

Jackie Lyman
Cache Bank & Trust

Tobias Guzman
University of Northern Colorado

Angie Lovell
Community Volunteer

Debbie Ulibarri
Wells Fargo

Michael Muskin
UNC Foundation

Diane Stephens
Student

Steve Bytnar
Envirotech Services, Inc.

Diane Stephens
Community Volunteer

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 2011 we provided 11,792 individual nights of shelter to 80 families, breaking our all-time record for number of nights of shelter by 806 nights (8% increase). We provided shelter for 234 individuals (97 adults and 134 children). We continued to have families stay much longer than our 60 day guideline, our average length of stay increased to over 80 days due to the families having difficulty finding employment and affordable housing. We provided 92 Life Skills classes and approx. 920 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 139 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 adults and 200 children in 2010. Over 2,125 client meetings occurred providing 1,750 hours of case management to the families.

These programs continued to have very good outcomes in helping families become self-sufficient. Over 90% of the families who received emergency shelter in 2011 found permanent, affordable housing. Due to the high unemployment in the community, only sixty percent (60%) 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 (80%) 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	2011
Families served by Emergency Shelter Program	77	85	100	82	96	93	80
Individuals served by Emergency Shelter Program	254	291	303	288	309	271	234
Individual Nights of Shelter Provided	10,295	10,768	10,351	10,972	10,503	10,986	11,792
Families Served by Follow-up Program	71	65	55	45	47	95 *	139 *
Individuals served by Follow-up Program	280	253	227	162	180	357	478

* 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 \$7.50 and \$9.00 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 (68%) are single-parent families and 33% are two parent families
- Most of the adults are young – 67% are age 18 to 30, and 95% 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 – 2011-12

The following administrative goals/objectives were adopted by the Board of Directors at its annual strategic planning retreat in November 2011, for implementation in 2012. 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 2012.

- **Goal #1:** Ensure Financial Sustainability By Increasing Fundraising Efforts
- **Goal #2:** Provide Increased Housing Opportunities by Implementing a Transitional Housing Program
- **Goal #3:** Increase Community Awareness Through Comprehensive Public Awareness Campaign
- **Goal #4:** Explore ways to share resources through Community Collaborations
- **Goal #5:** Evaluate and Adjust Programs & Outcome Goals in Response to Other Goals as Needed

In addition, the following program goals/outcomes were established for 2012:

- Provide shelter for at least 90 homeless families (300 individuals) for up to 60 days
- 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.
- Provide support to 80 families in our follow-up transitional housing programs (Follow-up & Champions Programs) to help them remain stable in their housing and other basic needs.
- Work with families in our Follow-up and Champions Programs to receive a 75% success rate for these families in remaining stable in their housing and other basic needs two years after enrolling in these programs.
- Provide long-term (up to two years) transitional housing for 8 families in our new Camfield Corner Apartments.



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	Alanna Gauthier
Child/Adolescent Program Coordinator	Abby Smith
Child/Adolescent Activities Director	Rhonda White

House Managers Sean Konrad
Emma Lee Muniz

Wilbur White
Leigh Curtis
Megan Middleton

Major Contributors 2011

Name	Type of Donor	Use of Funds	Amount Contributed
United Way of Weld County	Local Community Support	Safety Net Funding & Champions Program	\$67,900
Monfort Family Foundation	Private Foundation	General Operating	\$20,000
George Doering Foundation	Private Foundation	General Operating	\$15,000
El Pomar Foundation	Private Foundation	General Operating	\$10,000
Helen & Arthur Johnson Foundation	Private Foundation	General Operating	\$10,000
A.V. Hunter Trust	Private Foundation	General Operating	\$7,500
Gay & Lesbian Fund of Colorado	Private Foundation	General Operating	\$7,500
Anonymous Donor	Individual	General Operating	\$5,500
Envirotech Services, Inc.	Corporate Donor	General Operating	\$5,000
Hensel Phelps Construction	Corporate	General Operating	\$2,500
Poudre Valley Healthcare System	Corporate	General Operating	\$2,500
UMB Bank	Corporate	General Operating	\$2,500
Sam S. Bloom Foundation	Private Foundation	General Operating	\$2,500
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
Shirazi Benefits LLC	Corporate	General Operating	\$1,500
MC Construction	Corporate	General Operating	\$1,400
Cementer's Well Service	Corporate	General Operating	\$1,500
Phelps-Tointon, Inc.	Corporate	General Operating	\$1,250
Anadarko	Corporate	General Operating	\$1,250
Cache Bank & Trust	Corporate	General Operating	\$1,250
Kenny's	Corporate	General Operating	\$1,250
Kevin & Kristen Whyrick	Individual Donation	General Operating	\$1,200
Jim & Von Prichard	Individual Donation	General Operating	\$1,000

2011 Financial Statement

(unaudited)

Revenue

Private Foundation Funding	\$ 79,000
Federal Program Reimbursements (HUD/FEMA)	109,000
Weld County Emergency Shelter Funding	15,000
City of Greeley	7,000
United Way of Weld County	67,900
Individual & Board Member Donations	27,400
Corporate Donations (excluding sponsorships)	2,250
Church Donations	2,900
Special Event Fundraisers	85,150
In-Kind Contributions & Misc.	<u>27,500</u>
Total	\$423,100

Expenses

Management & General	\$ 45,800
Program Services	324,800
Fundraising Expenses	<u>45,770</u>
Total	\$416,370

Net Income \$ 6,730

Percentage of Admin./Fundraising Expenses (AFR) 21%

Year-End 2011 Net Assets \$540,614

Board of Directors - 2011

The Board of Directors meets at 5:30 p.m. on the 1st Wednesday 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)	• Exec. Committee
Jen Shute Phelps-Tointon, Inc. 801 8 th St., Suite 200 Greeley, CO 80631 (970) 313-2453 jshute@phelpstointoninc.com	Vice President	Staff Accountant	1/09 – 12/11	• Executive Committee • Fundraising
Kevin Whyrick EnviroTech Services 910 54 th Ave., Suite 230 Greeley, CO 80634 (970) 346-3900 kwhyrick@envirotechservices.com	Treasurer	Vice President, Finance	3/08 – 2/11	• Executive Committee
Brandon Houtchens Houtchens, Houtchens & Greenfield LLC 822 7 th Street, Suite 270 Greeley, CO 80631 (970) 353-9195 Brandon@houtchens.com	Secretary	Attorney	10/08 – 9/11	• Fundraising
Jackie Lyman 1675 40 th Avenue Greeley, CO 80634 (970) 352-1293 Slvf15e@aol.com		Banking/ Community Volunteer	11/08 – 10/11	
Steve Bytnar EnviroTech Services, Inc. 910 54 th Ave., Suite 230 Greeley, CO 80634 (970) 346-3900 sbytnar@envirotechservices.com		Director of Research & Quality	11/09-10/12 (Currently serving 2 nd term)	
Diane Stephens 1380 Redwood Dr. Windsor, CO 80550 Cell: (720) 261-3481 Step0223@bears.unco.edu		Former Bank Officer; currently UNC Student	9/08 – 8/11 (Currently serving 2 nd Term)	
Debbie Ulibarri Wells Fargo Bank 2300 W. 16 th Street Greeley, CO 80634 (970) 378-2360 debbie.i.ulibarri@wellsfargo.com		Branch Manager	5/09 – 4/12 (Currently serving 2 nd Term)	
Michael Muskin UNC Foundation 3109 Crooked Wash Dr. Loveland, CO 80538 (970) 351-1408 dimi@lpbroadband.net		Asst. Director for Development, College of Ed. & Behav. Sciences	7/08 – 6/11	• Fundraising
Angie Lovell 3119 57 th Ave. Greeley, CO 80634 (970) 506-0485 ajlovell4@comcast.net		Community Volunteer	1/10-12/12	• Fundraising
Diane Miller 3542 Wagon Trail Road Greeley, CO 80634 (970) 330-4664 dianewmiller@comcast.net		Retired College Administrator	2/11-1/14	
Tobias Guzman University of Northern Colorado 1915 81 st Ave. Greeley, CO 80634 (970) 351-1944 (UNC) tobias.guzman@unco.edu		Assistant Vice President For Enrollment Mgmt. & Student Access	4/11-3/14	
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	• Summerfest Special Event Planning

2011 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	1/5/11	2/2/11	3/2/11	4/6/11	5/4/11	6/1/11	7/6/11	8/3/11	9/7/11	10/5/11	11/11/11	12/7/11
Deb DeBoutez	X	X	X	X	X	Proxy	X	X	X	X	X	X
Diane Stephens	X	Proxy	X	X	X	X	X	X				
Steve Bytnar	X	Proxy	Proxy	X	Proxy	X	X		X	X	X	X
Debbie Ulibarri	X	X	X	Proxy	X	X		X	X	X	X	X
Angie Lovell	X	Proxy	X	X	X	X	X	Proxy	X	Proxy		X
Jackie Lyman	X	X	X	X	Proxy	X	X	X	Proxy	X	X	X
Kevin Whyrick	X	X	X	X		Proxy	X	Proxy	X	X	X	X
Jen Shute	Proxy	X	X	X	X	X	Proxy	X	Proxy	Proxy	X	X
Michael Muskin	Proxy	X	Proxy	X	X	X	X	X	Proxy	X	X	X
Brandon Houtchens	X	X	X	X		X	Proxy	X	Proxy	X	X	X
Tobias Guzman				X		X			X		X	
Diane Miller					X	X	X	X	X	X	X	

% of Board In Attend.	80%	70%	80%	90%	58%	58%	83%	67%	64%	73%	90%	82%
------------------------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------