

2012

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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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, 28 years later, Greeley Transitional House continues to serve homeless families, but the organization has also grown into a comprehensive program providing not only emergency shelter, but also intensive case management, a child/adolescent program, and a multi-level 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!

2012 Board of Directors

Kevin Whyrick, President
EnviroTech Services, Inc.

Jen Shute, Vice President
Phelps-Tointon, Inc.

Brandon Houtchens, Secretary
Houtchens, Houtchens, Greenfield LLC

Jackie Lyman, Treasurer
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Diane Miller
Retired College Administrator

Angie Lovell
Community Volunteer

Laura Connolly
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Michael Muskin
UNC Foundation

Tiffany Hettinger
Banner Health

Steve Bytnar
Envirotech Services, Inc.

Sarah Johnson
Greeley West High School

Amanda Knoph
Autoplex by Vanworks

Matt Brucklacher
Axis Management

Nicole Watkins
Aliquam Financial Services LLC

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 one of our multiple transitional housing programs through which they receive weekly and monthly visits from our transitional housing case manager to provide on-going support and encouragement, assessment of needs, frequent goal-setting, referrals, advocacy, and in some cases, direct financial assistance.

In 2012 we provided 11,988 individual nights of shelter to 82 families, breaking our 2011 all-time record for number of nights of shelter by 196 nights (2% increase - a 10% increase from 2010). We provided shelter for 274 individuals (111 adults and 163 children). We continued to have families stay much longer than our 60 day guideline, our average length of stay remained around 80 days due to the families having difficulty finding employment, and increasingly, affordable housing. We provided 94 Life Skills classes and approx. 1,120 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 102 families were served through our post-shelter transitional housing programs. These programs provided multi-levels of 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 133 adults and 226 children in 2012. Over 1,075 client meetings occurred providing 990 hours of case management to the families.

These programs continued to have very good outcomes in helping families become self-sufficient. Over 79% of the families who received emergency shelter in 2012 found permanent, affordable housing. Due to the high unemployment in the community, only sixty-five percent (65%) 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. Eighty-five percent (85%) of the families in our transitional housing programs 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	2012
Families served by Emergency Shelter Program	77	85	100	82	96	93	80	82
Individuals served by Emergency Shelter Program	254	291	303	288	309	271	234	274
Individual Nights of Shelter Provided	10,295	10,768	10,351	10,972	10,503	10,986	11,792	11,988
Families Served by Transitional Hous. Programs	71	65	55	45	47	95	139	102
Individuals served by Transitional Hous. Programs	280	253	227	162	180	357	478	359



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. \$680/mo.)
- All of our Emergency Shelter residents are drug and alcohol free (a requirement for entering our program)
- Seventy-five percent (75%) are single-parent families and 25% 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 – 2012-13

The following administrative goals/objectives were adopted by the Board of Directors at its annual strategic planning retreat in November 2012, for implementation in 2013. 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 2013.

- **Goal #1:** Expand programs to provide Housing Case Management to support any new affordable housing projects that are developed through the community's Homeless Coalition
- **Goal #2:** Increase Community Awareness Through Comprehensive Public Awareness Campaign

In addition, the following program goals/outcomes were established for 2013:

- Provide shelter for at least 85 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 100 families in our follow-up transitional housing programs to help them remain stable in their housing and other basic needs and prevent re-occurring homelessness.
- Work with families in our transitional housing 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.



AGENCY PERSONNEL

Executive Director	Jodi Hartmann
Office Manager	Teddy Sanchez
Homeless Programs Case Manager	Adam Schooley
Transitional Hous. Programs Case Mgr.	Maria Hernandez
Child/Adolescent Program Case Mgr.	Abby Smith
Child/Adolescent Activities Coordinator	Rhonda White
Teen Life Skills Program Coordinator	Maitri Day
House Managers	Sean Konrad Emma Lee Muniz Wilbur White Leigh Curtis Megan Middleton

Major Contributors 2012

Name	Type of Donor	Use of Funds	Amount Contributed
United Way of Weld County	Local Community Support	Safety Net Funding & Champions Program	\$70,000
Daniels Fund	Private Foundatin	General Operating	\$25,000
Monfort Family Foundation	Private Foundation	General Operating	\$20,000
George Doering Foundation	Private Foundation	General Operating	\$15,000
First National Bank	Corporate Fund	General Operating	\$15,000
Helen & Arthur Johnson Foundation	Private Foundation	General Operating	\$10,000
A.V. Hunter Trust	Private Foundation	General Operating	\$10,000
Gay & Lesbian Fund of Colorado	Private Foundation	General Operating	\$7,500
Anonymous Donor	Individual	General Operating	\$5,500
Anschutz Family Foundation	Private Foundation	General Operating	\$5,000
Envirotech Services, Inc.	Corporate Donor	General Operating	\$5,000
El Pomar Foundation	Private Foundation	General Operating	\$5,000
Littler Youth Fund, Comm. Foundation	Private Foundation	General Operating	\$5,000
Anonymous Donor	Individual Donor	General Operating	\$3,800
Hensel Phelps Construction	Corporate	General Operating	\$2,500
Colorado Health Medical Group	Corporate	General Operating	\$2,500
UMB Bank	Corporate	General Operating	\$2,500
Sam S. Bloom Foundation	Private Foundation	General Operating	\$2,500
Noble Energy	Corporate Donor	General Operating	\$2,500
NCMC, Inc./Banner Health	Corporate Donor	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
Anonymous Donor	Individual Donation	General Operating	\$1,500
Zarlengo-Raub, LLP	Corporate	General Operating	\$1,250
Cementer's Well Service	Corporate	General Operating	\$1,250
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
Anonymous Donor	Individual Donation	General Operating	\$1,200
Ehrhardt, Keefe, Steiner & Hottman PC	Corporate	General Operating	\$1,250
Andersen Salvage	Corporate	General Operating	\$1,250
Anonymous Donor	Individual Donation	General Operating	\$1,000
Darden Restaurant Foundation	Corporate	Restricted Program Support	\$1,000
Anonymous Donor	Individual Donation	General Operating	\$1,000
Anonymous Donor	Individual Donation	General Operating	\$1,000

2012 Financial Statement

(unaudited)

Revenue

Private Foundation Funding	\$128,860
Federal Program Reimbursements (HUD/FEMA)	83,380
Weld County Emergency Shelter Funding	10,000
City of Greeley	7,000
United Way of Weld County	69,940
Individual & Board Member Donations	20,490
Corporate Donations (excluding sponsorships)	640
Church Donations	3,440
Special Event Fundraisers	92,000
Miscellaneous Income	<u>200</u>
Total	\$415,950

Expenses

Management & General	\$ 42,850
Program Services	307,830
Fundraising Expenses	<u>39,000</u>
Total	\$389,680

Net Ordinary Income \$ 26,270

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

Year-End 2012 Net Assets \$577,124

Board of Directors - 2012

Board Member	Officer	Occupation	Board Term	Committees
Kevin Whyrick EnviroTech Services 910 54 th Ave., Suite 230 Greeley, CO 80634 (970) 346-3900 kwhyrick@envirotechservices.com	President	Vice President, Finance	3/11 – 2/14 (currently serving 2 nd term)	<ul style="list-style-type: none"> Executive 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	1/12 – 12/14 (currently serving 2 nd term)	<ul style="list-style-type: none"> 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	10/11 – 9/14 (currently serving 2 nd term)	<ul style="list-style-type: none"> Executive Committee
Jackie Lyman 1675 40 th Avenue Greeley, CO 80634 (970) 352-1293 Slyf15e@aol.com	Treasurer	Banking/ Community Volunteer	11/11 – 10/14 (currently serving 2 nd term)	<ul style="list-style-type: none"> Executive Committee
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)	
Michael Muskin UNC Foundation 3109 Crooked Wash Dr. Loveland, CO 80538 (970) 351-1408 dimi@lpbroadband.net		Director of Annual Giving	7/11 – 6/14 (currently serving 2 nd term)	
Angie Lovell 1847 Homestead Rd. Greeley, CO 80634 (970) 506-0485 ailovell4@comcast.net		Community Volunteer	1/10-12/12	
Diane Miller 3542 Wagon Trail Road Greeley, CO 80634 (970) 330-4664 dianemiller@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	
Laura Connolly 5011 13 th Street Greeley, CO 80634 (970) 352-0516 Laura.connolly@bears.unco.edu		Retired Economics Professor, University of Northern Colorado	2/12-1/15	
Tiffany Hettinger 6711 W. 32 nd St. Greeley, CO 80634 (970) 330-2499 Tiffany.hettinger@bannerhealth.com		Patient Care Service Dir. Cardiovascular Unit NCMC	2/12-1/15	
Sarah Johnson 6715 W. 32 nd St. Greeley, CO 80634 (970) 348-5421 Sarahjo-74@msn.com		Counselor Greeley West High School	2/12-1/15	

2012 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	1/4/12	2/1/12	3/7/12	4/4/12	5/2/12	6/6/23	7/11/12	8/1/12	9/5/12	10/3/12	11/2/12	12/7/11	% Mtgs
Kevin Whyrick	Proxy	X	X	X	X	X	X	X	Proxy	X	X	Proxy	75%
Jennifer Shute	X	Proxy	Proxy	X	Proxy	X	X	X	Proxy	X	X	Proxy	58%
Brandon Houtchens	X	X	X	X	X	Proxy		X	X	X	X	X	83%
Jackie Lyman	X	X	X	X	X	X	X	X	X	X	Proxy	X	92%
Steve Bytnar	X	X	X	X	X	X	Proxy	X	X	X			90%
Angie Lovell	X	Proxy	X	X	Proxy	X	Proxy	X	X		X	X	67%
Diane Miller	X		X	X	X			X	X	X	X		67%
Tobias Guzman				Proxy	X	Proxy	X	Proxy			X	X	33%
Debbie Ulibarri	X	X	X	X									100%
Michael Muskin	X		X	X	Proxy								60%
Laura Connolly		X	X	X	X	X	X	X	X	X	X	X	100%
Tiffany Hettinger		X	Proxy	X	X	X	X	X	Proxy	X	X	Proxy	73%
Sarah Johnson		X	Proxy	X	X	X	X	X	X	Proxy	X	X	82%
Amanda Knoph										X	X	X	100%
Matt Bruchlacher										X	X	X	100%
Nicole Watkins											X	X	100%

% of Board In Attend.	90%	61%	69%	92%	75%	73%	64%	91%	64%	77%	92%	69%	76%
	Average Attendance												