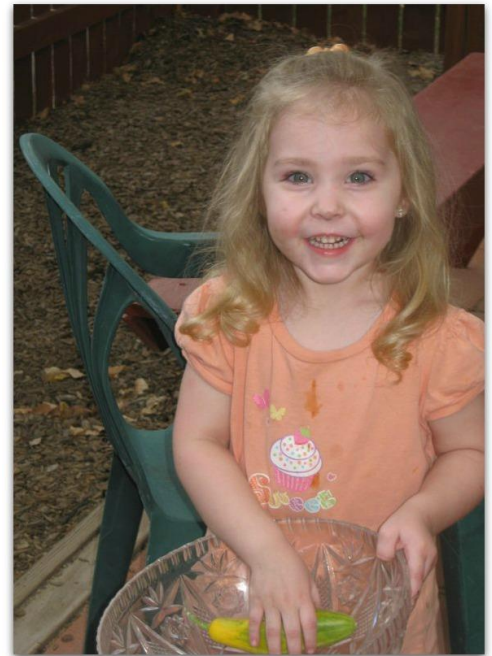


2013

# Annual Report



*“helping homeless families help themselves”*

## Location

1206 10<sup>th</sup> Street, Greeley, CO 80631  
(corner 12<sup>th</sup> Ave. & 10<sup>th</sup> 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](mailto:jhart@qwestoffice.net)

## Website

[www.greeleytransitionalhouse.org](http://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!

## 2013 Board of Directors

*(served full or partial year terms in 2013)*

**Kevin Whyrick**, President  
EnviroTech Services, Inc.

**Matt Brucklacher**, Vice Pres.  
Axis Management

**Dr. Laura Connolly**, Secretary  
Professor Emeritus, UNC

**Nicole Watkins**, Treasurer  
Aliquam Financial Services LLC

**Tobias Guzman**  
University of Northern Colorado

**Diane Miller**  
Retired College Administrator

**Tiffany Hettinger**  
Banner Health

**Brandon Houtchens**  
Houtchens, Houtchens & Greenfield LLC

**Amanda Knoph**  
Autoplex by VanWorks

**Josh Trujillo**  
EnviroTech Services, Inc.

**Jen Shute**  
Phelps-Tointon, Inc.

**Jackie Lyman**  
Cache Bank & Trust

**Sarah Johnson**  
Greeley West High School

**Polly Kurtz**  
UC Denver, Dept. Family Medicine

**Chris Crutcher**  
Wells Fargo

# Community Impact

GTH is much more than just a shelter for homeless families. Donor funds are used to provide 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 2013 we provided 11,927 individual nights of shelter to 80 families, continuing our high level of occupancy. We provided shelter for 260 individuals (118 adults and 142 children). We continued to have families stay much longer than our 60 day guideline, with the average stay extending to 90 days – primarily due to an acute shortage of affordable housing due to the September floods in the area and a high influx of oil and gas workers into the county. We provided 91 Life Skills classes and approx. 1,330 hours of case management to the adults while living at the shelter. The children received a variety of services including case management, twice-weekly activity nights, tutoring, advocacy, school intervention, holiday and birthday celebrations, and assistance with toys, equipment, diapers, food and clothing. An additional 90 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 118 adults and 164 children in 2013. 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 71% of the families who received emergency shelter in 2013 found permanent, affordable housing. Employment opportunities improved significantly in 2013 in Weld County, and 90% of the families we served found employment before leaving the shelter. 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. Ninety-five percent (95%) 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	2013
Families served by Emergency Shelter Program	77	85	100	82	96	93	80	82	80
Individuals served by Emergency Shelter Program	254	291	303	288	309	271	234	274	260
Individual Nights of Shelter Provided	10,295	10,768	10,351	10,972	10,503	10,986	11,792	11,988	11,927
Families Served by Transitional Hous. Programs	71	65	55	45	47	95	139	102	90
Individuals served by Transitional Hous. Programs	280	253	227	162	180	357	478	359	282



# 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 condo-style facility near downtown Greeley. The building has the capacity to house 12 families at a time with private bedrooms/baths and shared kitchens and living rooms. 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 \$8.50 and \$11.00 per hour. It takes 2.5 wage earners at these wages to afford an average priced two-bedroom apartment in Greeley (approx. \$700/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 75% 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 – 2013-14

The following administrative goals/objectives were adopted by the Board of Directors at its annual strategic planning retreat in November 2013, for implementation in 2014. 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 2014.

- **Goal #1:** Increase funding through expansion of Summerfest Event
- **Goal #2:** Increase Community Awareness Through Comprehensive Public Awareness Campaign

In addition, the following program goals/outcomes were established for 2014:

- 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
Case Manager	Adam Schooley
Case Manager	Maria Hernandez
Child/Adolescent Program Case Mgr.	Abby Smith
Child/Adolescent Activities Coordinator	Rhonda White
Teen Life Skills Program Coordinator	Maitri Day
House Managers	Megan Middleton Emma Lee Muniz Wilbur White Leigh Curtis Edwin Roman

# Major Contributors 2013

(Corporations & Foundations)

Name	Type of Donor	Use of Funds	Amount Contributed
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
Helen & Arthur Johnson Foundation	Private Foundation	General Operating	\$12,500
A.V. Hunter Trust	Private Foundation	General Operating	\$10,000
Envirotech Services, Inc.	Corporate Donor	General Operating	\$5,500
Anschutz Family Fund	Private Donation	General Operating	\$5,000
Littler Youth Fund, Comm. Foundation	Private Foundation	General Operating	\$5,000
Hensel Phelps Construction	Corporate	General Operating	\$3,000
University of Colorado Hospital Authority	Corporate	General Operating	\$3,000
UMB Bank	Corporate	General Operating	\$3,000
Noble Energy	Corporate Donor	General Operating	\$3,000
NCCM, Inc./Banner Health	Corporate Donor	General Operating	\$3,000
Flood & Peterson Insurance	Corporate	General Operating	\$3,000
Sam S. Bloom Foundation	Private Foundation	General Operating	\$2,500
Ernest Martin Family Fund	Private Foundation	General Operating	\$2,000
W.D. Farr Family Fund	Private Foundation	General Operating	\$2,000
Phelps-Tointon, Inc.	Corporate	General Operating	\$2,000
Shirazi Benefits LLC	Corporate	General Operating	\$1,500
Zarlengo-Raub, LLP	Corporate	General Operating	\$1,500
Anadarko	Corporate	General Operating	\$1,500
Cache Bank & Trust	Corporate	General Operating	\$1,500
Kenny's	Corporate	General Operating	\$1,500
Andersen Salvage	Corporate	General Operating	\$1,500
Women's Fund	Private Foundation	Program Support	\$1,000

# 2013 Financial Statement

(unaudited)

## Revenue

Private Foundation Funding	\$102,500
Federal Program Reimbursements (HUD/FEMA)	67,430
Weld County Emergency Shelter Funding	10,000
City of Greeley	7,000
United Way of Weld County	67,840
Individual & Board Member Donations	23,490
Corporate Donations (excluding sponsorships)	2,800
Church Donations	3,465
Special Event Fundraisers	101,718
Fee for Services	4,800
Miscellaneous Income	<u>80</u>
Total	\$391,123

## Expenses

Management & General	\$ 38,670
Program Services	305,565
Fundraising Expenses	<u>42,500</u>
Total	\$386,735

Net Ordinary Income \$ 4,388

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

Year-End 2013 Net Assets \$577,310



## Current Board of Directors (2014)

The Board of Directors meets at 5:30 p.m. on the 2nd Wednesday of each month at the Envirotech Inc. corporate office board room, 910 54<sup>th</sup> Ave, Suite 230 Greeley, Colorado. Committees meet once a month at a variety of times at the Greeley Transitional House facility or at a local restaurant. Call for schedule.

Board Member	Officer	Occupation	Board Term	Committees
<b>Matt Brucklacher</b> 1926 80th Ave. Greeley, CO 80634 (970) 381-5834 <a href="mailto:mattb@axismanagement.org">mattb@axismanagement.org</a>	President	Owner Axis Management	10/12-9/15	<ul style="list-style-type: none"> <li>Executive Committee</li> </ul>
<b>Diane Miller</b> 3542 Wagon Trail Road Greeley, CO 80634 (970) 330-4664 <a href="mailto:dianemiller@comcast.net">dianemiller@comcast.net</a>	Vice President	Retired College Administrator	2/11-1/14	<ul style="list-style-type: none"> <li>Executive Committee</li> <li>Governance Committee</li> </ul>
<b>Nicole Watkins</b> 3313 67th Ave. Pl. Greeley, CO 80634 (970) 381-1910 <a href="mailto:Nicole.watkins@live.com">Nicole.watkins@live.com</a>	Treasurer	Owner Aliquam Financial Services LLC	10/12-9/15	<ul style="list-style-type: none"> <li>Executive Committee</li> </ul>
<b>Dr. Laura Connolly</b> 5011 13 <sup>th</sup> Street Greeley, CO 80634 (970) 352-0516 <a href="mailto:Laura.connolly@bears.unco.edu">Laura.connolly@bears.unco.edu</a>	Secretary	Retired Economics Professor, University of Northern Colorado	2/12-1/15 <small>(this is Laura's 2nd time on the board....she served for two terms from 2001-2007)</small>	<ul style="list-style-type: none"> <li>Executive Committee</li> <li>Governance Committee</li> </ul>
<b>Brandon Houtchens</b> 822 7 <sup>th</sup> Street, Suite 270 Greeley, CO 80631 (970) 353-9195 <a href="mailto:Brandon@houtchens.com">Brandon@houtchens.com</a>		Attorney Houtchens, Houtchens & Greenfield, LLC	10/11 – 9/14 <small>(currently serving 2<sup>nd</sup> term)</small>	<ul style="list-style-type: none"> <li>Summerfest</li> </ul>
<b>Kevin Whyrick</b> 910 54 <sup>th</sup> Ave., Suite 230 Greeley, CO 80634 (970) 346-3900 <a href="mailto:kwhyrick@envirotechservices.com">kwhyrick@envirotechservices.com</a>		Vice President, Finance EnviroTech Services	3/11 – 2/14 <small>(currently serving 2<sup>nd</sup> term)</small>	<ul style="list-style-type: none"> <li>Executive Committee</li> </ul>
<b>Tiffany Hettinger</b> 6711 W. 32 <sup>nd</sup> St. Greeley, CO 80634 (970) 330-2499 Work: 378-4404 <a href="mailto:Tiffany.hettinger@bannerhealth.com">Tiffany.hettinger@bannerhealth.com</a>		Patient Care Service Director Cardiovascular Unit NCMC	2/12-1/15	<ul style="list-style-type: none"> <li>External Affairs</li> </ul>
<b>Amanda Knoph</b> 814 Apex Drive, Unit B Fort Collins, CO 80525 (970) 397-6458 <a href="mailto:Arknoph90@gmail.com">Arknoph90@gmail.com</a>		Director of Marketing Autoplex by Vanworks	10/12-9/15	<ul style="list-style-type: none"> <li>External Affairs</li> </ul>
<b>Josh Trujillo</b> 910 54 <sup>th</sup> Ave., Suite 230 Greeley, CO 80634 970-346-3954 <a href="mailto:jtrujillo@envirotechservices.com">jtrujillo@envirotechservices.com</a>		Global Mining Division EnviroTech Services Inc	10/13-9/16	<ul style="list-style-type: none"> <li>External Affairs</li> </ul>
<b>Polly Kurtz</b> 1875 36 <sup>th</sup> Ave. Ct. Greeley, CO 80634 970-397-7359 <a href="mailto:Polly.Kurtz@ucdenver.edu">Polly.Kurtz@ucdenver.edu</a>		Instructor/Exec. Director UC Denver, Dept. of Family Medicine/Collab. Family Healthcare Assoc.	12/13-11/16	<ul style="list-style-type: none"> <li>Governance</li> <li>Summerfest Corp.</li> </ul>
<b>Chris Crutcher</b> 2120 Fossil Creek Parkway Fort Collins, CO 80528 <a href="mailto:Christopher.crutcher@wellsfargo.com">Christopher.crutcher@wellsfargo.com</a>		Business Relationship Mgr., Wells Fargo	12/13-11/16	<ul style="list-style-type: none"> <li>External Affairs</li> </ul>
<b>VACANT</b>				<ul style="list-style-type: none"> <li></li> </ul>
<b>Travis Gillmore</b> 801 8th St., Suite 200 Greeley, CO 80631 (970) 313-2451 <a href="mailto:twg@phelpstointoninc.com">twg@phelpstointoninc.com</a>	<i>Ex-Officio Member SummerFest Special Event Coordinator</i>	Vice President Phelps-Tointon, Inc.	N/A	<ul style="list-style-type: none"> <li>Summerfest Special Event</li> </ul>

## 2013 Board Attendance

Board Meetings are held on the 1 <sup>st</sup> Monday of the month at 5:30 p.m. at Envirotech Services, Inc. Board Room, 910 54 <sup>th</sup> Ave., Suite 230 P=Proxy													
Board Member	1/9/13	2/6/13	3/6/13	4/3/13	5/8/13	6/5/13	7/10/13	8/7/13	9/11/13	10/9/13	11/1/13	12/11/13	% Mtgs
Kevin Whyrick	X	X	X	P	X	X	P	P	P	X	X	X	67%
Jennifer Shute	P	X	X	X	X								80%
Brandon Houtchens	X	X	P	X	X	P	X	X	X	X	X	X	83%
Jackie Lyman	P	X	X	P	P								40%
Diane Miller	X	X	X	X	X		X	X	X		X	X	83%
Tobias Guzman	P	X	P	X	P	X	P	P					33%
Laura Connolly	X	X	X	P	X	X	X	X	X	X	X	X	92%
Tiffany Hettinger	X	P	X	X	X	X	P	X	X	P	X	X	75%
Sarah Johnson	X	X	P	X	P	P							50%
Amanda Knoph	X	X	X	X	X	P	X	P	P	X	X	X	75%
Matt Bruchlacher	X	X	X	X	X	P	X	X	P	X		P	67%
Nicole Watkins	X	X	X	X	X	X	X	X	X	X	X	P	92%
Josh Trujillo										X	X	X	100%
Polly Kurtz												X	100%
Chris Crutcher												X	100%

<b>% of Board In Attend.</b>	75%	92%	75%	75%	75%	50%	67%	67%	56%	78%	92%	82%	74% Average Attendance
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