

2014

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!

2014 Board of Directors

(served full or partial year terms in 2014)

Matt Brucklacher, President
Axis Management

Diane Miller, Vice President
Retired College Administrator

Dr. Laura Connolly, Secretary
University of Northern Colorado

Nicole Watkins, Treasurer
Aliquam Financial Services LLC

Josh Trujillo
Global Management Consultant

Brandon Houtchens
Houtchens, Houtchens & Sedlak, LLC

Tiffany Hettinger
Banner Health/NCMC, Inc.

Polly Kurtz
UC Denver, Dept. Family Medicine

Amanda Knoph
Autoplex by VanWorks

Jessica Yarnell
Kaiser Permanente

Kevin Minner
FirstBank

Bianca Fisher
Greeley Downtown Dev. Authority

Ryan Kamada
Grant, Hoffman & Kamada PC

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 2014 we provided 11,287 individual nights of shelter to 76 families. We provided shelter for 255 individuals (109 adults and 146 children). The total number of families served was down a little due to a six-month major remodeling and renovation of one of our units (four family rooms), and because we continued to see an acute shortage of affordable housing in the community. This shortage is partially due to the continuing high influx of oil and gas workers into the county in 2014. We provided 96 Life Skills classes and approx. 1,140 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 107 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 149 adults and 205 children in 2014. Over 2,400 client meetings or contacts occurred providing 2,736 hours of case management to the families in these transitional housing programs.

These programs continued to have very good outcomes in helping families become self-sufficient. Over 86% of the families who received emergency shelter in 2014 found permanent, affordable housing (it just took longer for them to find that housing). Employment opportunities were strong in 2014 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 percent (90%) 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 continues to be 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	2014
Families served by Emergency Shelter Program	77	85	100	82	96	93	80	82	80	76 *
Individuals served by Emergency Shelter Program	254	291	303	288	309	271	234	274	260	255 *
Individual Nights of Shelter Provided	10,295	10,768	10,351	10,972	10,503	10,986	11,792	11,988	11,927	11,287
Families Served by Transitional Hous. Programs	71	65	55	45	47	95	139	102	90	107
Individuals served by Transitional Hous. Programs	280	253	227	162	180	357	478	359	282	354

* The number of families served in 2014 was down slightly due to our six-month facility remodeling which took four family rooms out of circulation, and because affordable housing continued to be very scarce.

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 \$9.50 and \$11.50 per hour. It takes 2.5 wage earners at these wages to afford an average priced two-bedroom apartment in Greeley (approx. \$950/mo.)
- All of our Emergency Shelter residents are drug and alcohol free (a requirement for entering our program)
- Sixty-five percent (65%) are single-parent families and 26% are two parent families
- Most of the adults are young – 55% are age 18 to 30, and 60% are Hispanic
- The majority of clients served come from Greeley/Evans (45%) and surrounding Weld County communities (15%). About 41% of our clients come from other parts of Colorado (primarily metro Denver) or from out of state. This percentage has increased dramatically in recent years due to the influx of workers coming to Weld County for job opportunities, and then becoming stranded when they do not qualify for those jobs.

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 – 2014

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	Kate Hendrick
Teen Life Skills Program Coordinator	Rochelle Warren
House Managers	Emma Lee Muniz Rhonda White
	Wilbur White Robert Aldridge Ryan Nielsen

Major Contributors 2014

(Corporations & Foundations)

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
No/Co 20/30 Foundation	Private Foundation	General Operating	\$5,000
El Pomar Foundation	Private Foundation	General Operating	\$5,000
Hensel Phelps Construction	Corporate Donor	General Operating	\$3,000
University of Colorado Health	Corporate Donor	General Operating	\$3,000
Noble Energy	Corporate Donor	General Operating	\$3,000
NCMC, Inc.	Corporate Donor	General Operating	\$3,000
Flood & Peterson Insurance	Corporate Donor	General Operating	\$3,000
Sam S. Bloom Foundation	Private Foundation	General Operating	\$3,000
Shirazi Benefits LLC	Corporate Donor	General Operating	\$2,250
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 Donor	General Operating	\$2,000
Zarlengo-Raub, LLP	Corporate Donor	General Operating	\$1,500
UMB Bank	Corporate Donor	General Operating	\$1,500
Anadarko	Corporate Donor	General Operating	\$1,500
Cache Bank & Trust	Corporate Donor	General Operating	\$1,500
Ehrlich Family of Dealerships	Corporate Donor	General Operating	\$1,500
Andersen Salvage	Corporate Donor	General Operating	\$1,500
Banner Health/NCMC, Inc.	Corporate Donor	General Operating	\$1,500
Roche Constructors	Corporate Donor	General Operating	\$1,500
Axis Management LLC	Corporate Donor	General Operating	\$1,500
Renaissance Insurance	Corporate Donor	General Operating	\$1,500
First Bank	Corporate Donor	General Operating	\$1,000
Gusher Oilfield Services	Corporate Donor	General Operating	\$1,000

2014 Financial Statement

(unaudited)

Revenue

Private Foundation Funding	\$ 82,865
Federal Program Reimbursements (HUD/FEMA)	40,870
Weld County Emergency Shelter CSBG Funding	15,000
City of Greeley	7,000
United Way of Weld County	74,500
Individual & Board Member Donations	25,100
Corporate Donations (excluding sponsorships)	2,625
Church Donations	9,750
Special Event Fundraisers	120,520
Fee for Services	6,000
In-kind Donations	14,540
Miscellaneous Income	<u>78,470</u>
Total	\$477,240

Expenses

Management & General	\$ 45,660
Program Services	360,740
Fundraising Expenses	<u>50,240</u>
Total	\$456,640

Net Ordinary Income \$20,600

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

2013 Year Net Assets (unaudited) \$572,995

Current Board of Directors (2014)

The Board of Directors meets at 5:30 p.m. on the 2nd Wednesday of each month at the Axis Management Board Room, 6500 W. 29th St., Suite 280 (upstairs), 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
Matt Brucklacher 1926 80th Ave. Greeley, CO 80634 (970) 381-5834 mattb@axismanagement.org	President	Owner Axis Management	10/12-9/15	<ul style="list-style-type: none"> Executive Committee
Diane Miller 3542 Wagon Trail Road Greeley, CO 80634 (970) 330-4664 dianemiller@comcast.net	Vice President	Retired College Administrator	2/14-1/17 (currently serving 2 nd three-year term)	<ul style="list-style-type: none"> Executive Committee Governance Committee
Nicole Watkins 3313 67th Ave. Pl. Greeley, CO 80634 (970) 381-1910 Nicole.watkins@live.com	Treasurer	Owner Aliquam Financial Services LLC	10/12-9/15	<ul style="list-style-type: none"> Executive Committee
Dr. Laura Connolly 5011 13 th Street Greeley, CO 80634 (970) 352-0516 Laura.connolly@bears.unco.edu	Secretary	Retired Economics Professor, University of Northern Colorado	2/12-1/15 (this is Laura's 2nd time on the board....she served for two terms from 2001-2007)	<ul style="list-style-type: none"> Executive Committee Governance Committee
Tiffany Hettinger 6711 W. 32 nd St. Greeley, CO 80634 (970) 330-2499 Work: 378-4404 Tiffany.hettinger@bannerhealth.com		Patient Care Service Director Cardiovascular Unit NCMC	2/12-1/15	<ul style="list-style-type: none"> External Affairs
Amanda Knoph 814 Apex Drive, Unit B Fort Collins, CO 80525 (970) 397-6458 Arkknoph90@gmail.com		Director of Marketing Autoplex by Vanworks	10/12-9/15	<ul style="list-style-type: none"> External Affairs
Polly Kurtz 1875 36 th Ave. Ct. Greeley, CO 80634 970-397-7359 Polly.Kurtz@ucdenver.edu		Instructor/Exec. Director UC Denver, Dept. of Family Medicine/Collab. Family Healthcare Assoc.	12/13-11/16	<ul style="list-style-type: none"> Governance Summerfest Corp.
Jessica Yarnell 2520 52 nd Ave. Ct. Greeley, CO 80634 (970) 590-7589 istrouth@hotmail.com		RN Manager Kaiser Permanente	4/14-3/17	<ul style="list-style-type: none"> External Affairs
Kevin Minner 1945 19 th Ave. Greeley, CO 80631 (970) 405-9011 Kevin.minner@efirstbank.com		Senior Vice President FirstBank	6/14-5/17	<ul style="list-style-type: none"> External Affairs
Bianca Fisher 139 47 th Ave. Ct. Greeley, CO 80634 (970) 356-6775 Bianca@greeleydowntown.org		Associate Director Downtown Development Authority	11/14-10/17	<ul style="list-style-type: none">
Ryan Kamada 821 9 th Street Greeley, CO 80631 (970) 397-3918 rkamada@greeleyattorneys.com		Partner Grant, Hoffman & Kamada PC	12/14-11/17	<ul style="list-style-type: none">
VACANT				<ul style="list-style-type: none">
Travis Gillmore 801 8th St., Suite 200 Greeley, CO 80631 (970) 313-2451 twg@phelpstointoninc.com	<i>Ex-Officio Member SummerFest Special Event Coordinator</i>	Vice President Phelps-Tointon, Inc.	N/A	<ul style="list-style-type: none"> Summerfest Special Event

2014 Board Attendance

Board Meetings are held on the 2 ND Wednesday of the month at 5:30 p.m. at Axis Management Board Room, 6500 W. 29 th St., Suite 280													
Board Member	1/15/14	2/12/14	3/12/14	4/9/14	5/14/14	6/11/14	NO MEETINGS July & August	9/10/14	10/8/14	11/7/14	12/10/14	% Mtgs Attended	
Matt Brucklacher	X	X	X	P	X	P	<i>The Board of Directors made a decision not to conduct regular business meetings in July and August in order for the Board to focus on the planning/implementation of our major fundraiser (Summerfest) in August. However the Exec. Comm. did meet monthly throughout this period to review financials and other critical matters</i>	X	X	X	X	80%	
Diane Miller	X		P	X	X	X		X	X	X	X		80%
Laura Connolly	X	X	X	X	X	X		X	X	X	X	X	100%
Nicole Watkins	X	X	P	X	X	P			P	X	X		70%
Kevin Whyrick	X	X											100%
Brandon Houtchens	X	X	X	X	X	X		X					100%
Josh Trujillo	P		X	X									50%
Tiffany Hettinger	X	X	P	X	X	X		X	X	X	X	X	90%
Amanda Knoph	X	X	P	X		P							33%
Polly Kurtz	X	X	X	X	X	X		X	X	X	X		90%
Chris Crutcher	X	P											50%
Jessie Yarnell				X	P	X		X	X	X	X	X	86%
Kevin Minner						X					X	X	60%
Bianca Fisher											X	X	100%
Ryan Kamada												X	n/a

% of Board In Attend.	91%	70%	56%	90%	78%	70%		80%	67%	90%	90%	78%
												Average Attendance