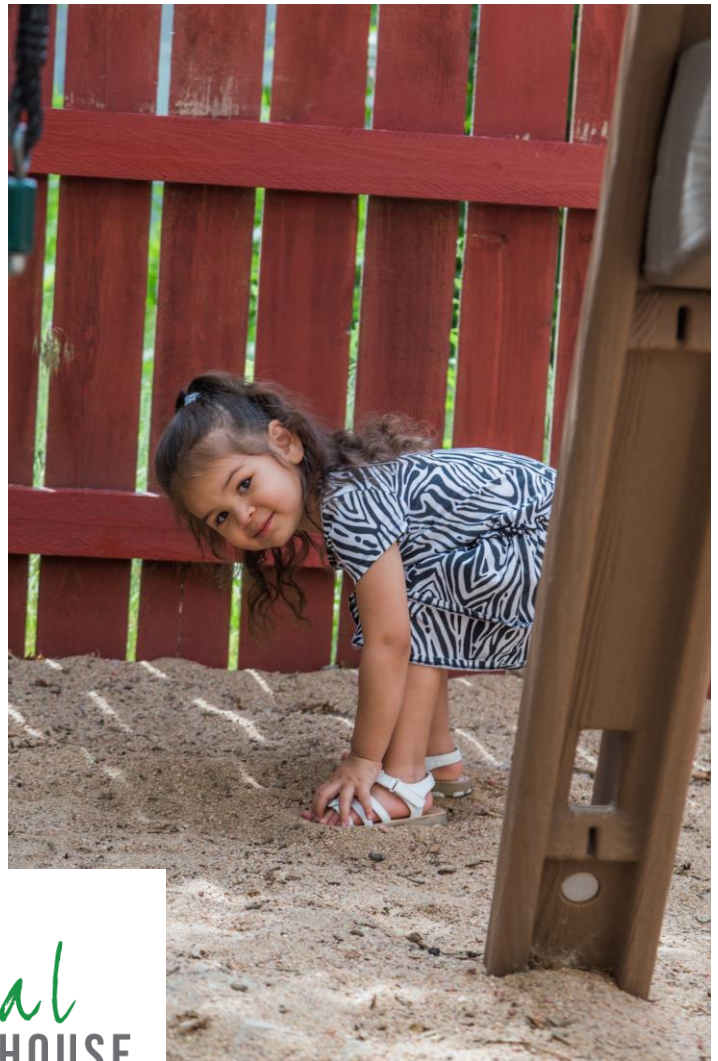


2016

# Annual Report



## 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: [jodi@greeleytransitionalhouse.org](mailto:jodi@greeleytransitionalhouse.org)

## 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 six 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, more than 32 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, 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!

# 2016 Board of Directors

*(served full or partial year terms in 2016)*

**Diane Miller, President**  
Retired College Administrator

**Dr. Laura Connolly, Vice President**  
University of Northern Colorado

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

**Kevin Minner, Treasurer**  
First Bank

**Tiffany Hettinger**  
Banner Health/NCMC, Inc.

**Jessica Yarnell**  
Kaiser Permanente

**Bianca Fisher**  
Greeley Downtown Dev. Auth.

**Rev. Ben Konecny**  
First Congregational Church

**Tim Blandford**  
Thrivent Financial

**Chris Moser**  
Unified Title Company

**Randy Moser**  
Sears Real Estate

**Leslie Trujillo**  
University of Northern Colorado

**Travis Gillmore, Ex-Officio**  
Phelps-Tointon, Inc.

## Community Impact

GTH is much more than just an emergency 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, and always striving to move families back into housing as quickly as possible. While at the shelter families 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 2016 we provided 15,945 individual nights of shelter to 75 families. We provided shelter for 303 individuals (115 adults and 188 children). The total number of families served continued to be lower than in past years because we continued to see an acute shortage of affordable housing in the community and families simply had to stay longer as they searched for housing. This longer length of stay is reflected in the almost 16,000 individual nights of shelter, which far exceeds our highest previous years (an 18% increase over 2015). We were simply full nearly every day the entire year.

These programs continued to have very good outcomes in helping families become self-sufficient. Sixty-two of our families (87%) found permanent housing, and 68 families (90%) were employed when they left the shelter. Families received tools and skills during their shelter stay through over 1,180 hours of case management, 90 Life Skills classes, and 375 referrals to more than 30 community partner agencies and programs. Long-term impact was achieved by 98% of the 37 families served in post-shelter housing programs reporting housing stability at the end of their program participations (varies from three months to two years, depending on the type of program assistance provided).

## Multi-Year Comparison of Numbers Served

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Families served by Emergency Shelter Program	77	85	100	82	96	93	80	82	80	76	77	75
Individuals served by Emergency Shelter Program	254	291	303	288	309	271	234	274	260	255	294	303
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	13,488	15,945
Families Served by Transitional Hous. Programs	71	65	55	45	47	95	139	102	90	107	84	33
Individuals served by Transitional Hous. Programs	280	253	227	162	180	357	478	359	282	354	259	178

## The GTH Program



The Greeley Transitional House is the only homeless shelter in Greeley focusing exclusively on the unique needs of homeless families by providing temporary residential emergency and housing stabilization programs. 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 the family has sporadic employment, but that employment is not adequate or stable enough for the family to become self-sufficient.
- Most are employed in retail or service positions paying between \$9.50 and \$12.50 per hour. It takes 2.5 wage earners at these wages to afford the average rent of \$1,018.00
- Forty-nine percent (49%) are single-parent families and 39% are two parent families
- Most of the adults are young – 54% are age 18 to 30, and 51% are Hispanic
- The majority of clients served come from Greeley/Evans (75%) and surrounding Weld County communities (10%). About 15% 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 – 2016**

The following administrative goals/objectives were adopted by the Board of Directors at its annual strategic planning retreat in November 2015, for implementation in 2016. 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 2016.

- **Goal #1:** Ensure employee retention and recruitment of high-quality employees
- **Goal #2:** Broaden the organization's revenue base

In addition, the following program goals/outcomes were established for 2015:

- Provide shelter for at least 80 homeless families (285 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 25 new 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	Maria Hernandez
Case Manager	Claire Dobson
House Managers	Emma Lee Muniz Rhonda White
	Wilbur White Robert Aldridge



# Major Contributors 2016

## (Corporations & Foundations)

Name	Type of Donor	Use of Funds	Amount Contributed
Monfort Family Foundation	Private Foundation	General Operating	\$20,000
George Doering Foundation	Private Foundation	General Operating	\$15,000
A.V. Hunter Trust	Private Foundation	General Operating	\$10,000
Anschutz Family Foundation	Private Foundation	General Operating	\$7,500
Envirotech Services, Inc.	Corporate Donor	General Operating	\$6,000
Flood & Peterson Insurance	Corporate Donor	General Operating	\$3,500
Pioneer Press	Corporate Donor	General Operating	\$3,500
Sam S. Bloom Foundation	Private Foundation	General Operating	\$3,500
Hensel Phelps Construction	Corporate Donor	General Operating	\$3,500
University of Colorado Health	Corporate Donor	General Operating	\$3,500
NCMC, Inc.	Corporate Donor	General Operating	\$3,500
CARHOF (Colo. Assoc. of Realtors)	Private Foundation	General Operating	\$2,500
Superior Solutions, Inc.	Corporate Donor	General Operating	\$2,500
Interior Sprinkling Systems, Inc.	Corporate Donor	General Operating	\$2,500
Shirazi Benefits LLC	Corporate Donor	General Operating	\$2,000
Ernest Martin Family Fund	Private Foundation	General Operating	\$2,000
Phelps-Tointon, Inc.	Corporate Donor	General Operating	\$2,000
Zarlengo-Raub, LLP	Corporate Donor	General Operating	\$2,000
Catering by Kenny's	Corporate Donor	General Operating	\$2,000
Anadarko	Corporate Donor	General Operating	\$2,000
Bicknell Insurance	Corporate Donor	General Operating	\$2,000
Ehrlich Family of Dealerships	Corporate Donor	General Operating	\$2,000
Andersen Sales & Salvage	Corporate Donor	General Operating	\$2,000
Banner Health/NCMC, Inc.	Corporate Donor	General Operating	\$2,000
Ottercares Foundation	Corporate Donor	General Operating	\$2,000
PDC Energy	Corporate Donor	General Operating	\$2,000
ReMax Alliance	Corporate Donor	General Operating	\$2,000
Burris Company	Corporate Donor	General Operating	\$2,000

# 2016 Financial Statement

(unaudited)

## Revenue

Private Foundation Funding	\$ 74,250
Federal Program Reimbursements (HUD/FEMA)	86,902
Weld County Emergency Shelter CSBG Funding	15,000
City of Greeley	6,750
United Way of Weld County	28,112
Individual & Board Member Donations	31,789
Corporate Donations (excluding sponsorships)	2,325
Church Donations	3,369
Special Event Fundraisers	154,500
Fee for Services	7,400
In-kind Donations	10,917
CDBG Capital Improvement Grant	25,991
Miscellaneous Income	<u>2,360</u>
Total	\$449,665

## Expenses

Management & General	\$ 29,460
Program Services	324,058
Fundraising Expenses	<u>67,337</u>
Total	\$420,855

Net Ordinary Income \$28,810

Percentage of Admin./Fundraising Expenses (AFR) 23%

2015 Year End Net Assets (unaudited) \$592,130



# 2016 Board Attendance

Board Meetings are held on the 4 <sup>th</sup> Thursday of the month at 4:00 p.m. at the First Congregational Church, 2101 16 <sup>th</sup> Street												
Board Member	1/28/16	2/25/16	3/24/16	4/28/16	5/26/17	6/23/17	No July	No Aug	9/22/17	10/27/17	11/18/17	12/15/16
Diane Miller	X		X	X	X	X			X	X	X	X
Laura Connolly	X	X	X		X	X	Board does not conduct business meeting in July/Aug in order to plan Summerfest fundraiser		X	X	X	X
Polly Kurtz	X	X	X		X	X			X	X	X	X
Kevin Minner	X	X	X	X		X						
Tiffany Hettinger		X	X	X		X			X	X	X	
Jessica Yarnell	X	X		X	X				X	X		X
Bianca Fisher	X	X	X	X		X			X	X	X	X
Ben Konecny	X	X	X	X	X	X			X	X	X	X
Chris Moser				X	X	X				X	X	X
Randy Moser				X	X	X				X		X
Tim Blandford					X	X			X	X	X	X
Scott Bicknell											X	X
Lesli Bicknell												X
Leslie Trujillo												X

<b>% of Board In Attend.</b>	<b>88%</b>	<b>88%</b>	<b>88%</b>	<b>80%</b>	<b>73%</b>	<b>91%</b>			<b>80%</b>	<b>100%</b>	<b>75%</b>	<b>92%</b>
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