

Place  
Postage  
Here

1216 N 13th Street  
Milwaukee, WI 53205  
(414) 345-3240  
[www.guesthouseofmilwaukee.org](http://www.guesthouseofmilwaukee.org)



The logo for 'the guest house' features a stylized orange house icon above the text. 'the' is in a small purple font, 'guest' is in a large orange font, and 'house' is in a large purple font.



To:



*The Guest House  
L.E.A.D.S. to Success!*

*Transforming Lives  
With Dignity and Purpose*

**2009 ANNUAL REPORT**

Dear Friends,

We are pleased to present this annual report on the state of the Guest House of Milwaukee. The year of 2009 was another year of accomplishments, challenges and reminders of what great things can happen when people work together to transform lives and end homelessness.

With a committed staff that creatively and effectively cares for clients, the Guest House programs served more than 900 men, women and families. Many of our programs not only achieved their goals, but surpassed national benchmarks for services. Our accomplishments are highlighted throughout this report.

It has been a year of challenges as well. The economic downturn that continues to effect so many is a double-edged sword for a social service agency. The increased need for services is often met with decreased funds. Traditional sources of funding are tenuous and often do not keep pace with the increasing costs of providing services.

With support from the Greater Milwaukee Foundation, the Guest House was able to provide overflow shelter beds during Milwaukee's winter months. Fifteen additional men were invited indoors each night for nearly 4 of the winter's coldest months – a welcome offering.

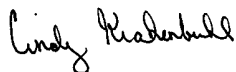
These overflow beds made us even more crowded than usual. Facility overcrowding and outdated facilities is another challenge we face, and does not allow for optimal efficiency in operations.

We do not focus on the challenges, but on the encouragement we see and hear daily. Our staff often hears: "I don't know what I would do without this program." Many clients believe that without the support of the Guest House staff, they would still be homeless. These individual success stories that we hear, witness and celebrate inspire us to be even more vigilant in our efforts.

Most importantly, we are grateful for the tremendous support of our community. The groups who join us to serve meals and share hospitality with our clients; those who provide needed items and in-kind gifts for our men in shelter or for clients setting up their first home; and those who provide crucial financial support to sustain our budget and explore additional possibilities to further fulfill our mission.

Great things can happen when people work together to provide shelter, housing, education, and services to Milwaukee's homeless.

Sincerely,



Cindy Krahenbuhl  
Executive Director



Carol Draba  
Board President

## 2009 Board of Directors

Carol Draba  
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*Vice President*

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*Secretary*

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*Treasurer*

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Vickie Hinds  
Tim Linehan  
JoAnn Lomax  
Jean Maier

Rosa Mendez  
Ann Murphy  
Steven Spector  
Donna Triplett  
Ralf Walter  
David Wolfson

## 2009 Guest House Staff

Cindy Krahenbuhl - Executive Director

Lynda Aldape-Mateo  
Valerie Allen  
Greg Anderson  
Tawanda Barnes  
Lovella Buford  
Gerard Campbell  
Eric Collins-Dyke  
Carl Crawley  
Zach Curro  
Jacob Dean  
Armintha Franklin  
Yashima Gardner  
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Rebecca Grabarec  
Tarus Hawthorne  
Steve Hill  
Sheila Holloway  
Ryan Hurse

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Flo Means  
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Niema Perkins  
Hilary Pick  
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Jackie Rice

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Tenisha Salaam  
Catillia Searcy  
James Shauntee  
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Heika Spielbauer  
Kelli Steffey  
Molly Szymanski  
Don Tatum  
Danny Taylor  
Derek Towels  
Michael Vann  
Kristen Vareka  
Vincent Vogt  
Jamila Williams  
Rob Williams  
Leslie Williamson

Editor's Note: Every effort has been made to ensure the accuracy of the information contained in this report. The listing for donors represents contributors of at least \$100 to the Guest House during the past year. Likely, a name may have been misspelled or omitted inadvertently. Additionally, our many generous individuals, community partners, faith partners, and corporate supporters who provided invaluable in-kind gifts, while not listed, are also appreciated. Please let us know where we may have erred or what documentation might be desirable in future reports of this nature. Call or email your comments to (414) 345-3240 ext. 111 or joann@guesthouseofmilwaukee.org.

## Individuals, cont.

William Staudenmaier  
 Lisa Steckhahn  
 Eric Steele  
 Christian & Barbara Steinmetz  
 Rudolf Stemplinger  
 Robert & Claudia Stewart  
 Louis & Barbara Stippich  
 Donald & Kathleen Stoltmann  
 Carol Storm  
 John & Kathy Strachota  
 Charles Streich  
 Sandra Stuermer  
 Patrick Sullivan  
 Marjorie Sutton  
 Robin Talbott  
 Cecilia Taylor  
 Bonnie Tesch  
 Henry Tessmer  
 Joseph Tierney, III  
 Donna Triplett  
 Janet Trostel Martin  
 Kevin Truebenbach  
 John & Eleanor Tucker  
 Debra Tuckwood  
 Sheryl Van Haren  
 Kevin & Patricia Van Kempen  
 Gloria Van Raalte  
 Arthur Verdecchia

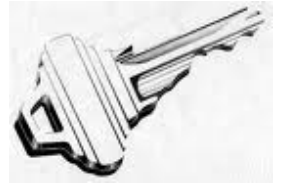
James & Cathrine Vint  
 Mary Vischer  
 Dennis Vogt  
 Jim Vojtik  
 Michael Vruno  
 Ronald & Mary Wallenfang  
 Jerry & Donna Walsh  
 Mary Wann  
 Stacy Waraxa  
 Mark Ward  
 Sargit Warriner  
 Jason Webb  
 Teri Weiss  
 Thomas Wilson MD  
 Phillip Winchester  
 Joseph Wirtz  
 Chris & Nancy Wodarczyk  
 David & Diane Wolfson  
 Katherine Wolter  
 Albert Wright  
 Sue Wudi  
 Ken Wyderka  
 Richard & Nancy Young  
 William & Patricia Yunk  
 Dominick & Mary Pat Zarcone  
 Peter & Gertrude Zauner  
 Chad & Katy Zehms  
 Annette Ziegler

## Foundations and Trusts

Ashley (Charles & Elenore) Foundation  
 Assurant Health Foundation  
 Bader Foundation  
 Daniel M. Soref Charitable Trust  
 Foundation RAD  
 GE Foundation  
 Greater Milwaukee Foundation, Inc.  
 Helen Bader Foundation  
 Helfaer (Evan & Marion) Foundation  
 Herbert H. Kohl Charities, Inc.  
 Irish Fest Foundation  
 Jane Bradley Pettit Foundation  
 Jeffris Family Foundation  
 Jewish Community Foundation

Ladish Company Foundation  
 Lux Foundation, Inc.  
 Metro Mil. Chapter of Thrivent Financial  
 Monroe Family Revocable Trust  
 Northwestern Mutual Foundation  
 Patrick & Anna M. Cudahy Fund  
 Pfister & Vogel Tanning Company  
 PPC Foundation  
 R&M Foundation, Inc.  
 Ruth Olsen Fund  
 Uihlein Charitable Foundation  
 We Energies Foundation  
 Wells Fargo Foundation  
 Mary L. Worley Revocable Trust

## 2009 Key Accomplishments



**Rapid Rehousing:** The Guest House of Milwaukee, along with several other social service agencies, received a three-year federal grant to assist individuals who are homeless in obtaining and maintaining stable housing. Its goal is to identify homeless men and women and accelerate the process of finding them housing and employment. The expectation is that each person will be completely self-sufficient at the end of 18 months.



The new development of Prairie Apartments addresses the lack of quality, affordable housing for our city's most vulnerable residents. The occupancy of Prairie Apartments and the acquisition of several other rental properties added 60 permanent housing units for Guest House clients and others.



**Emergency Shelter:** The Guest House was designated as an overflow shelter for Milwaukee's winter season. The Guest House received funding from the Greater Milwaukee Foundation to accommodate an additional 15 men each night.

**Counseling Clinic:** Substance abuse recovery support services were added to our permanent supportive housing program, offering the opportunity for clients to "touch base" with a counselor and for periodic check-ins and further assisting clients on their transformative journey.

**GUEST HOUSE MISSION:** The Guest House of Milwaukee provides shelter, housing, education, and services to Milwaukee's homeless who seek to transform their lives with dignity and purpose.

## Faith Partners

Apostle Presbyterian Church  
Bethel-Bethany United Church of Christ  
Church of St. Jude the Apostle  
Congregation Shalom  
Crossroads Presbyterian Church  
First Baptist Church of West Allis  
First Unitarian Society of Milwaukee  
Good Shepherd Catholic Church  
Greater Milwaukee Synod-ELCA  
Greendale Community Church  
Hephatha Lutheran Church  
Immanuel Presbyterian Church

*I became homeless and I had been unable to pay my rent, having been fired from a number of jobs. I have bipolar disorder, and I used marijuana frequently, so I would simply lay down on a couch for days at a time, letting the jobs slip by me.*

*The Guest House was crowded, noisy and unpredictable, but it provided me with a plan, a counselor, a caseworker, and others who helped me take the steps I needed back to an independent life.*

*I went from homeless, to working, to renting my own place all because of the assistance of the good people at the Guest House. My mental health improved with the help of a great counselor, and I also overcame my drug habit with her help. This still helps me maintain my job and my apartment.*

*I would like to thank all the Guest House staff for helping me find my way home.*



Lumen Christi Congregation  
Lutheran Home, Inc.  
Marquette Jesuit Associates, Inc.  
North Shore Congregational Church  
Old St. Mary Parish  
Our Lady of Good Hope Parish  
Our Lady of Lourdes Parish  
Plymouth Church of Milwaukee  
Racine Dominican Mission Fund  
Redeemer United Church of Christ  
Sacred Heart of Jesus Parish  
Saron United Church of Christ  
School Sisters of Notre Dame  
Sisters of The Divine Savior  
Southeast Wisconsin Association UCC  
St. Agnes Congregation  
St. Catherine of Alexandria  
St. Elizabeth Ann Seton Parish  
St. Eugene Congregation  
St. James Congregation  
St. Jerome Parish  
St. John Evangelical Lutheran Church  
St. John Vianney Parish

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Molly Hoholik  
Michael Holmes  
Percy Hopson  
Kenneth Housley  
Jerry Hudziak  
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Ted Izydor  
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James Katte  
Moshe Katz  
Michael D. Keefe  
Michael & Nancy Kelley  
Ted Kellner  
Robert Kelly  
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Dale & Gay Knutson  
Harvey & Adeline Kohn  
Judith Kohnlein  
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Tina & James Konitzer  
Cindy Krahenbuhl & Walter Earhart  
Walter Kramel  
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Kurt & Andrea Kreznar  
John & Elgin Dee Krugler  
Frederick & Lisa Krumsieg  
Molly & Ray Kurian  
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Gregory & Patricia Latsch  
Eugene & Gwendolyn Lavin  
Margaret Layo  
Mary & James Lederer  
Daniel & Margaret Lenz  
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Steven & Marie Lund

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Marc Lurie  
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Florence Mahoney  
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Jacob Miota  
John Miota  
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Dennis & Jamey Morgan  
Kent & Jill Morin  
Mary Mowbray  
Kenneth Munson  
Ed Manderfeld & Lauretta Murphy  
Ann & Tom Murphy  
James Murphy  
Jerome Murray  
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Mark O'Meara  
Dawn Ouellette

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Miriam Reading  
Theodore Rhyne, SC.D.  
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Daryl Diesing & Marcia Rimai  
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Judeen Schulte  
Robert Schramm  
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Steve & Jane Schultz  
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Andrea Simpson  
Glenn Simpson  
Paul Skalecki  
Ignatius & Nancy Smetek  
Laurel Smith  
Kathleen Smith  
Joan Sobczak  
Kenneth Solofra  
James & Christine Speaker  
Steve & Fredrica Spector  
Frederick Stadler  
Robert & Helene Staffaroni

## Individuals

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Thomas & Zita Allen  
John Allen  
Peter & Carol Anderson  
Scott Anderson  
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Robert Arzbaecher  
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Rodney Bartlow  
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Richard & Molly Berens  
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Brian & Jilaine Berquist  
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Paul Eberle  
John & Sheryl Egan  
James Ehrle  
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George Fahr  
Randall & Mary Farah  
John & Kathryn Farina  
Craig & JoAnn Faucett  
Joel Fechter

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Timothy & Valerie Gramling  
Peggy Graves  
Vernnie Grayson  
Daniel Griesbach  
Thomas Groendal  
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Todd Gruen  
Jill & Tony Grueninger  
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Richard Hack  
John Halverson  
Kathleen Haass & Joseph Halvorson  
Helmut Hampel  
Peter & Mary Hansen  
Paulette Harder  
Barbi Goldsmith & Kyle Harmon  
Daniel & Helen Hartsman  
Laura Hauschild  
Eugene & Norma Hayman  
Jerome Heer  
Ann Heidkamp  
Tim & Kathy Heidt  
Mark & Anne Heinen  
Thomas & Ann Heinen  
Bruce & Kathryn Heling  
Lonnie & Carol Heller  
Kelly & Kenneth Hemauer  
Denis Herbst  
Katie Hiemer  
Dennis & Marge Hill

## Community Partners

Adams Insurance Service  
Amica Mutual Insurance Co.  
Andrew Toyota Scion, Inc.  
Anick & Associates  
Arcataur Capital Mgmt.  
ASQ Community Good Works  
AT&T Wisconsin  
Batzner Pest Management  
Best Quality Furniture  
Bob Duthie Agency  
Bostik Inc.  
Brookfield Central H.S.  
C&A Title  
Data Financial Business Ser.  
Dental Professionals, S.C.  
Devo Management Company  
Diversified Insurance Ser.  
Edward Jones Investments  
Engineered Plastics Corp.  
Evolution Retirement Ser.

Foley & Lardner LLP  
Gramann Reporting, Ltd.  
Heartland Advisors  
Heiden Plumbing Company  
Jack L. Marcus, Inc.  
James Office Equipment  
Jomela Holdings, LLC  
Kalmbach Publishing Co.  
Kettle Moraine Insurance  
Knight-Barry Title, Inc.  
Kohler Credit Union  
Kolb & Co.  
Lisbon Storm, Screen & Door  
Mack Law Offices  
Marquette University H.S.  
MGIC Contributions Comm.  
Milwaukee Employee Assoc.  
Northwestern Mutual  
One Source Construction  
Philadelphia Insurance Co.

PNC Bank  
Quarles & Brady LLP  
RC Insurance Services Inc.  
Real Estate Associates  
Reilly, Penner & Benton LLP  
Reinhart Food Services  
Robert W. Baird & Co. Inc.  
School Sisters of St. Francis  
Schwab Charitable Fund  
Sendik's Management Co.  
Shorewest Realtors  
SE WI Sanitary Supply Ass.  
SQE Communication Group  
The Giving Circle  
Three Pillars Senior Living  
VJS Construction Services  
WaterStone Bank  
WE Energies  
Whyte, Hirschboeck & Dudek  
Wisconsin Bankers Assoc.

*I came to the Guest House because I had been shot two times, once through my chest and once through my arm. Due to the large amount of medical bills and my fragile state of mind I lost my place to live. I was referred to the Guest House in 2009 and ended up staying about 7 months. The Guest House connected me to many resources that helped me keep my mind off myself and my own problems as well as develop patience.*

*Today I am living at the Prairie Apartments which the Guest House co-owns with Heartland Alliance Housing out of Chicago. I was one of the first residences to move into the brand new apartments and am very thankful for this place!*

*Not only has my time at the Guest House helped me grow personally, it has also helped me see the world differently. Now when I see a man with one shoe I don't assume he lost one but very well found one.*

*Thank you to the Guest House for helping me find my other shoe!*

**Audited Financial Statements (January 1 — December 31, 2009)**

**Assets**

<b>Current Assets</b>	
Cash and Equivalents	\$ 369,601
Accounts Receivable	77,686
Grants Receivable	265,308
Prepaid Expenses	<u>20,082</u>
Total Current Assets	732,677

**Property and Equipment**

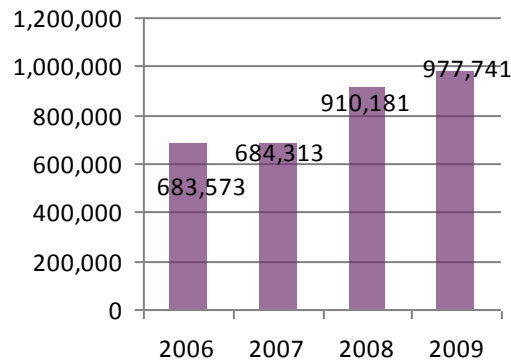
Building and Improvements	1,047,356
Equipment	122,859
Furniture	39,816
Land	18,081
Total Property and Equipment	1,228,112
Less Accumulated Depreciation	(726,477)
Net Property and Equipment	501,635

**Other Assets**

Investment in LLC	502,263
Cash - Client trust Account	15,808
Total Other Assets	518,071

**Total Assets \$ 1,752,383**

**Net Assets**



**Expenses**

Program Services	
Shelter Operations	\$ 511,574
Resident Manager/Tenant Services	393,661
LEADS	471,503
Housing	896,133
Shelter Plus Care	120,566
My Home Expansion	203,493
Other Programs	105,153
Management and Supporting Services	277,655
Fund Development	99,988
<b>Total Expenses</b>	<b>\$ 3,079,726</b>
Change in Assets	14,347
Net Assets, Beginning of Year	902,959
<b>Net Assets, End of Year</b>	<b>\$ 917,306</b>

**Liabilities and Net Assets**

**Current Liabilities**

Benefits	\$ 137,012
Current portion of LT Liabilities	<u>165,989</u>
Total Current Liabilities	303,001

**Long-Term Liabilities**

Mortgage	316,822
Highland MM LLC	305,000
Current Portion of LT Liabilities	<u>(165,989)</u>
Total Long-Term Liabilities	455,833

**Other Liabilities**

Due to LLC	-
Client Trust Accounts	<u>15,808</u>
Total Other Liabilities	15,808

**Total Liabilities**

774,642

**Net Assets**

977,741

**Total Liabilities and Net Assets \$ 1,752,383**

**Revenue**

Foundation Grants and Contributions	\$ 434,500
In-Kind Gifts	139,673
Special Events	74,482
Interest Income	2,472
Rent Income	82,015
<b>City of Milwaukee</b>	
Block Grant	70,310
Emergency Shelter Grant	119,056
<b>Milwaukee County</b>	
DHS Emergency Shelter Grant	95,000
AODA Grant	140,736
Shelter Plus Care	130,913
RMT	369,859
<b>State of Wisconsin</b>	
Emergency Shelter Grant	74,307
State Shelter Subsidy Grant	115,524
<b>US Dept of Housing and Urban Development</b>	
Homelinc I	176,161
Homelinc III & Homelinc III Expansion	851,054
FEMA Grant	63,074
Developer Fee	44,267
Community Shares of Greater Milwaukee	10,933
Other income	8,232

**Total Revenue \$ 3,147,286**

**Revenue**

