

2010 Guest House Staff

Cindy Krahenbuhl - Executive Director

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Lovella Buford
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Rebecca Grabarec
Tarvus Hawthorne
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Gloria Kendrick
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Arcelia Martinez
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Florence Means
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Rob Williams
Sasharae Williams
Leslie Williamson
Craig Wroten



*The Guest House:
Transforming Lives
With Dignity and Purpose*

“Making a comeback is one of the most
difficult things to do with dignity. “
-Greg Lake



1216 N 13th Street
Milwaukee, WI 53205

(414) 345-3240

www.guesthouseofmilwaukee.org



2010 ANNUAL REPORT

Dear Friends,

Please take a moment to review our annual report on the Guest House of Milwaukee. You'll find that 2010 was a whirlwind of activity for the Guest House, with exciting new programs, services and additions in staff occurring alongside funding challenges and an ever-present waiting list.

As always, a focus of the Guest House is on restoring dignity and a sense of purpose to the gentlemen who walk through our front door. While it's not easy to overcome the issues our guests are dealing with, our caring, diligent case management team encourages individuals every step of the way. In fact, everyone on staff shares in the enjoyment of watching a guest move into his own apartment or get his GED.

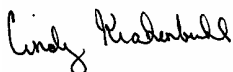
Not only did we achieve some amazing accomplishments with our emergency housing and transitional shelter programs, but our permanent housing program grew in terms of staff, clients served and services offered. We are proud to be a proponent of the housing-first model toward ending homelessness, which posits that if an individual has adequate housing, it is much easier to address other issues he or she may have.

That's not to say that the Guest House didn't face obstacles in 2010. Consistent funding for our Alcohol & Drug Abuse Counseling Clinic was lacking, forcing us to get creative in finding ways to continue providing these services to individuals in need. We received assistance from the United Way of Greater Milwaukee's Urgent Needs Fund to support our AODA efforts, which allowed us to keep the clinic fully operational for the duration of 2010. The clinic also received certification as a mental health outpatient clinic in 2010, which will be implemented in 2011. We're looking forward to providing this critical service for our guests!

In addition to the excellent staff we have the privilege of working with, we are lucky to have such a caring community of volunteers, businesses and organizations invested in the work we do here. United Way's Days of Caring in September saw volunteers from local corporations such as Northwestern Mutual, BonTon, Wells Fargo, Wipfli and many others taking a day out of their work week to help improve the Guest House facilities. However, we still have strides to make in terms of improving our facility, as many of you who have toured the Guest House have witnessed. Our ability to restore dignity to our guests is closely linked to the quality of the facilities we have available for our guests.

Doesn't it feel great to help us provide shelter, housing, education, and services to Milwaukee's homeless who seek to transform their lives with dignity and purpose?

Sincerely,



Cindy Krahenbuhl
Executive Director



Carol Draba
Board President

Foundations and Trusts

Assurant Health Foundation	Northwestern Mutual Foundation
Brewers Community Foundation	Park Bank Foundation, Inc.
Catholic Community Foundation	Patrick & Anna M. Cudahy Fund
Daniel M. Soref Charitable Trust	PPC Foundation
Elizabeth A. Brinn Foundation	R&M Foundation, Inc.
Forest County Potawatomi Foundation	Racine Dominican Mission Fund
Foundation RAD	Ruth Olsen Fund
GE Foundation	Schoenleber Foundation, Inc.
Greater Milwaukee Foundation, Inc.	Square D Foundation/Schneider Electric
Irish Fest Foundation	Uihlein Charitable Foundation
Jane Bradley Pettit Foundation	United Way Urgent Needs Fund
Jewish Community Foundation	US Bank Foundation
Ladish Company Foundation	WE Energies Foundation
Lux Foundation, Inc.	Wells Fargo Foundation
Metro Mil. Chapter of Thrivent Financial	WHEDA Foundation, Inc.
Mosher Family Foundation	

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Gerald & Janice Zimmermann
Mark & Jill Zoromski

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. 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. 168 or renee@guesthouseofmilwaukee.org.

2010 Strides toward Dignity



LEADS for Vets: In December of 2010 the Guest House case management team implemented LEADS for Vets, an offshoot of our unique, successful LEADS transitional housing program geared specifically toward veterans. With seven beds reserved for veterans, the Guest House partners with the VA in providing medical and case management services to these individuals, helping them to make the same strides toward independence that the rest of our guests do.



Permanent Housing: We expanded several of our permanent housing programs, adding 36 units between 2009-2010. A women's group was added to our Homelinc III program, and an additional case manager was hired for our Rapid Rehousing program.

Employment: Our full-time employment specialist continued making great progress with our guests, offering soft-skills training and certification for gentlemen in the shelter. Our Job Club meets regularly and has established great relationships with various community partners.



Counseling Clinic: Once again our clinic continued to expand and offer more services for our guests. In 2010 our clinic received certification as a mental health outpatient clinic, allowing our clinicians to assist even more guests in need. The dissolution of the Matt Talbot Recovery Center also brought a significant donation to our clinic.

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
 Calvary Memorial United Church, Inc.
 Congregation Shalom
 Crossroads Presbyterian Church
 Divine Mercy Parish
 Emanuel Church, Hales Corners UCC
 First Baptist Church of West Allis
 First Congregational UCC
 Good Shepherd Catholic Church
 Grace Evangelical Lutheran Church
 Greendale Community Church
 Greenfield Avenue Presbyterian Church
 Hephatha Lutheran Church
 Immanuel Presbyterian Church
 Lumen Christi Congregation
 Marquette Jesuit Associates, Inc.



I'm one of the Resident Managers that run Wells St. Safe Haven. This program has given me belief in myself and some stability that David McFarland can make a difference in my life. This program helped me start the second half of my life drug-free, having responsibility and being reliable in my life. I also have people that believe in me and encourage me that I can go forward with confidence - that there's nothing I can't do. I have someone or people that depend on me for encouragement or just to listen. The program makes me feel like there is a reason for me on this earth. Thank you.

Metropolitan Baptist Church
 North Shore Congregational Church
 Plymouth Church of Milwaukee
 Racine Dominican Mission Fund
 Redeemer United Church of Christ
 Saron United Church of Christ
 School Sisters of Notre Dame
 Sisters of St. Francis of Assisi—Unit 2065
 Sisters of the Divine Savior
 Southeast Wisconsin Association UCC
 St. Agnes Congregation
 St. Alphonsus Congregation
 St. Bernadette Congregation
 St. Charles Borromeo Congregation
 St. Eugene Congregation
 St. Gregory the Great
 St. James Congregation
 St. Jerome Parish
 St. John Evangelical Lutheran Church
 St. Joseph Congregation
 St. Mark's Episcopal Church
 St. Martin of Tours Parish
 St. Matthew's Congregation
 St. Matthew's Evangelical Lutheran Church
 St. Therese Congregation
 St. William Catholic Church
 Trinity Evangelical Lutheran Church, Inc.
 Wauwatosa Avenue United Methodist Church
 Wauwatosa Presbyterian Church
 West Granville Presbyterian Church

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 Walter Kramel
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 Frederick & Lisa Krumsieg
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 Tim & Mary Linehan
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 Desty Lorino
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Patricia Anderson
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J. Baker
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Patricia Rowe-Geenen & Paul Geenen
Carol Gehl
John Gent
Mark Gilpatric
Loletta Glass
Richard Goessner
Darren Goldstein
Michael Grady
Jerome & Patricia Graf
Lorraine & Christopher Gramling
Timothy & Valerie Gramling
Michael & Renee Gratz
Todd Gruen
Jill & Tony Grueninger
Ellen Guiseppi
Richard Hack
Angela Hall
Kathleen Haass & Joseph Halvorson

Community Partners

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Anick & Associates
Association of Recovering Motorcyclists—Ch. 3
AT&T Wisconsin
Badger Insurance Services
Benfield Group
Bob Duthie Agency
Bostik Inc.
Brookfield Central High School
Carpetland Flooring Center
Columbia St. Mary's
Data Financial Business Services, Inc.
Dental Professionals, S.C.
Devo Management Company, LLC
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Edward Jones Investments
Elite Nutrition
Engineered Plastics Corp.
Evolution Retirement Services, Inc.
Extendicare Health Facility
First Clearing, LLC
Heiden Plumbing Company, Inc.
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Kalmbach Publishing Co.
Kapco
Knights of Columbus
Lisbon Storm, Screen & Door, Inc.
Matt Talbot Recovery Center
MGIC Contributions Committee
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United Way of Greater Milwaukee
Vetter Denk Architecture
Vision First
VJS Construction Services
WaterStone Bank
WE Energies
Whyte, Hirschboeck, Dudek S.C.
Wil-Kil

About four years ago I became homeless; my parents died and I had nowhere to go. I was in a bad situation. I was out on the streets, sleeping in cars, the whole nine yards. I was on drugs real bad and only had the shirt on my back. Then I went to jail, got out two years later and came to the Guest House.

I was having bouts with depression – then I met James Shauntee and Heika. They worked with me and told me about Homelinc III. The program has empowered me to do a lot of positive things and now I'm drug-free, getting treated for my bouts with depression and I have also become a Resident Manager! This program is the best thing to happen to me. Thanks Homelinc III for everything!

Audited Financial Statements (January 1 — December 31, 2010)

Assets

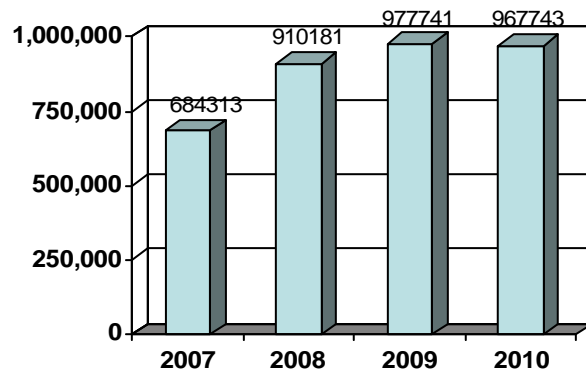
Current Assets:	
Cash and Equivalents	\$ 371,538
Accounts Receivable	42,293
Grants Receivable	324,867
Prepaid Expenses	<u>9,878</u>
Total Current Assets	748,576

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	(774,150)
Net Property and Equipment	453,962

Other Assets:	
Investment in LLC	502,263
Cash - Client Trust Account	8,933
Certificate of Deposit	<u>22,022</u>
Total Other Assets	533,218

Total Assets \$ 1,735,756

Net Assets



Expenses

Program Services:	
Shelter Operations	\$ 519,568
Resident Manager/Tenant Services	402,002
LEADS and AODA Clinic	460,068
Housing	837,620
Shelter Plus Care	115,954
My Home Partnership	235,436
Other Programs	484,087
Management and Supporting Services	312,292
Fund Development	141,685
Total Expenses	\$ 3,508,712
Change in Assets	32,549
Net Assets, Beginning of Year	917,306
<u>Net Assets, End of Year</u>	\$ 949,855

Liabilities and Net Assets

Current Liabilities:	
Benefits	\$ 148,060
Current portion of LT Liabilities	<u>305,405</u>
Total Current Liabilities	453,465

Long-Term Liabilities:	
Mortgage	305,405
Highland MM LLC	305,000
Current Portion of LT Liabilities	(305,405)
Total Long-Term Liabilities	305,000

Other Liabilities:	
Client Trust Accounts	9,548
Total Other Liabilities	9,548

Total Liabilities 768,013

Net Assets 967,743

Total Liabilities and Net Assets \$ 1,735,756

Revenue

Foundation Grants and Contributions	\$ 479,453
In-Kind Gifts	158,488
Special Events	60,556
Interest Income	602
Rent Income	97,845
City of Milwaukee:	
Block Grant	64,310
Emergency Shelter Grant	283,510
Milwaukee County:	
CCSB	46,000
Prairie Apartments	49,000
AODA Grant	76,738
Shelter Plus Care	130,913
RMT	385,804
State of Wisconsin:	
Emergency Shelter Grant	74,245
State Shelter Subsidy Grant	106,704
US Dept of Housing and Urban Development:	
Homelinc I	165,681
Homelinc III & Homelinc III Expansion	1,213,937
FEMA Grant	44,396
Developer Fee	25,295
Community Shares of Greater Milwaukee	3,436
Other income	11,438

Total Revenue \$ 3,541,261

Revenue

