Campaign for Hope and Dignity

Make More Transformations Possible

The Guest House
On any given night, 1,500 people in Milwaukee are homeless.

Through our Campaign for Hope and Dignity, the Guest House wants to significantly expand the quality and breadth of services we provide to Milwaukee’s homeless. You can help us make more transformations possible.

At right: Architectural drawings for the future Guest House. Above: Guests who have changed their lives. On the cover: Every day, we help men transform their lives.
On any given night, 1,500 people in Milwaukee are homeless.

For six days, I walked back and forth just to get in… I knew if I could just get in, I would find a new life. — Larry, guest

Temporary shelter. Permanent independence.

Our guests are determined to transform their lives with dignity and purpose. The homeless men who come to the Guest House have generally lost everything — their homes, possessions, families, friends, dignity and hope for a better life.

When a man makes the decision to stay with us, he commits to a personal transformation process that fully addresses the problems that led to his being homeless. Together, we develop and implement a personalized care plan that puts him on the steady path to permanent housing, self-sustaining income and ultimate independence.

Despite formidable personal challenges — where nearly 70 percent of these men have a diagnosed disabling condition — 68 percent of our guests maintain sobriety and 95 percent remain housed, either by continuing program placement or successfully transitioning to permanent housing.

Now, I have a place of my own and four years clean and sober. — James, guest

A Campaign for Hope and Dignity.

Every day, the Guest House plays a critical role in advancing Milwaukee’s 10-year plan to end homelessness. Now we are embarking on a capital campaign to raise $2.6 million. These dollars will not be used to expand shelter space, but rather to improve the quality and breadth of the services we provide, to restore hope to men with no sense of belonging, and to promote their dignity. The improvements we’re planning support Milwaukee’s long-term strategies toward ending homelessness and will help us achieve continued success for our guests.
Sixty-Eight Percent of our guests leave with 45+ days of sustained sobriety.

Ninety Percent have stable mental health and can effectively manage personal affairs.

Evidence-based program. Proven results.

On average, a guest waits two weeks to enter the Guest House program. Once here, he may stay with us for up to two years.

Upon his arrival, we assess each guest’s basic needs and assign a case manager to support him every step of the way. Next, our team of professionals works closely with him to develop an Individual Service Plan (ISP). This comprehensive recovery plan addresses 14 critical life areas, such as income, housing, education, substance abuse treatment and legal issues. The ISP is worked and adapted as needed to ensure optimal results. During his stay, each guest completes an evidenced-based curriculum, made up of five criteria-based stages that will allow him to progress through emergency shelter, transitional housing and ultimately, permanent housing. By the time he completes the final stage, the guest has maintained sobriety and stable mental health, secured appropriate permanent housing and achieved a sustainable income.

The Guest House is the only service provider in Milwaukee with on-site State certified mental health and substance abuse treatment services. Homeless people are rarely successful in outpatient settings because they don’t have consistent transportation or personal networks of support, which are vital to maintaining early sobriety and stable mental health.
We’ve outgrown our own home.

In the last 30 years, Guest House has evolved from an emergency overnight shelter to a comprehensive resource of proven programs to address root causes and end the cycle of homelessness. As one of the region’s largest and most respected providers of services for the homeless, we play a vital role in reducing the number of people living on Milwaukee’s streets.

While other urban areas are seeing large increases, Milwaukee has had a 3 percent decrease in our homeless population.

Today, we shelter nearly 90 men every night and provide results-oriented programming and services to end homelessness, one person at a time. Our permanent housing case managers and recovery specialists support an additional 270 individuals, helping them maintain sobriety, balanced mental health and independence in their home.

Our 116-year old facility wasn’t built to accommodate today’s goals and needs. While the location is ideal, the building itself has:

- Insufficient space for living and working
- Safety risks
- Economic inefficiencies
- A lack of privacy and personal dignity for our guests

Thank you for helping my father. ... yours was the only program that truly helped him to attain sobriety, and the only program that made him feel hopeful and future-focused. He achieved dignity, worth, and value.

— Nikki, daughter of a guest

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Help us put an end to homelessness.

Your gift to our Campaign for Hope and Dignity will help us give hope to homeless men in Milwaukee. Hope for what many of us take for granted — a warm bed, a roof over our head, and a life with dignity and purpose. To learn more, contact Cindy Krabenhuhl at 414-316-2008, or cindy@guesthouseofmilwaukee.org.

In the past five years, Guest House has more than tripled its budget and has reached a high level of sophistication and evidenced-based programming that has led to client outcomes that meet or exceed national benchmarks.
### Improved Guest Living

1. **Promote Dignity** — A remodeled main entry with an elevator for handicap accessibility will welcome guests and visitors. A new storage room will better house donated clothing, sheets, towels and personal care items. Guests, who typically arrive with nothing but the clothes on their backs, will have space to work with staff to select clothing and other daily living needs.

2. **Create Personal Space** — Currently most shelter guests share one large dormitory. Bunk beds are just a few feet apart, and a lack of ladders challenges older guests. Through smart remodeling, we will gain 2,500 square-feet of space allowing us to have three separate dormitories with more space between beds.

3. **Build Trust** — Confidentiality and trust are essential to guest dignity. Currently 14 case managers share two cramped offices, with little privacy for meetings with guests. Our plan creates six private interview rooms for one-on-one meetings.

4. **Foster Community** — Space reconfiguration will create a safe, efficient kitchen and a communal dining area, encouraging healthy interaction and sharing of meals. Outdated cabinets, unstable flooring and a non-working oven and stove burners will be replaced to improve safety and enhance storage and serving.

5. **Increase Donations** — Regular donations from the community help us focus our limited resources on services to the homeless. A new drop-off area and the handicap accessible elevator will make it easier for our supporters to share clothing, linens and other items.

### Enhanced Program Quality

1. **Improve Health** — Our plan expands the service capacity of our clinic giving our guests better access to mental health services and alcohol and other drug treatment services.

2. **Encourage Support and Training** — Currently, we have just one room for group trainings where traffic patterns create constant interruption. A new design will create a private small conference area for optimal peer support and training.

3. **Increase Opportunities** — Two large communal rooms will also be added, allowing us to expand service offerings for our guests, host simultaneous events, and expand volunteer and outreach opportunities.

### Better Operational Efficiency

1. **Reduce Costs** — Replacing inefficient heating and cooling systems will reduce the annual energy budget drain of an older building, allowing us to focus more dollars on guest services.

2. **Improve Environments and Teamwork** — Currently 50 staff members work out of 2 locations — our main building and a satellite office. Remodeling will create 27 private, open offices, allowing us to consolidate staff to one location. A centralized team will provide a more cohesive roster of services to our guests.

3. **Promote Security** — Upgrades will be made to our telephone, camera and security systems to promote the safety of guests, staff and visitors.

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**What a difference your dollars will make.**

Our guests didn’t choose to be homeless. But you can choose to help us change their lives. The dollars raised in our Campaign for Hope and Dignity will help us continue to restore hope, dignity and purpose to homeless men in Milwaukee through improved guest living conditions, enhanced quality of programs and better operational efficiencies. Here, we break down how campaign dollars will be spent so you can target your gift to the areas that matter most to you.
Campaign dollars at work.

<table>
<thead>
<tr>
<th>EXPENSE CATEGORY</th>
<th>BUDGET</th>
<th>%</th>
<th>INDIRECT</th>
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<tbody>
<tr>
<td>Construction Costs</td>
<td>$1,523,579</td>
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<tr>
<td>Mortgage Debt Elimination</td>
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<td>Interest on Bridge Loan</td>
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<td>Architectural Fees and Renderings</td>
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<tr>
<td>Fund Raising Expenses</td>
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<tr>
<td>Reserve Fund for Operations</td>
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<tr>
<td>Contingency Fund</td>
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<tr>
<td>Communication Systems</td>
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<td>Furniture, Fixtures and Equipment</td>
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<td>Project Coordinator</td>
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<td>Fees and Permits</td>
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<td>Personnel</td>
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<td><strong>TOTAL EXPENSES</strong></td>
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<td><strong>60,800</strong></td>
<td><strong>$60,800</strong></td>
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Not only has my time at the Guest House helped me to grow personally, it has also helped me to see the world differently. — Karl, guest

Your gift to the Guest House Campaign for Hope and Dignity can make more transformations possible and help Milwaukee put an end to homelessness.

Contact Cindy Krahenbuhl at 414-316-2008, or cindy@guesthouseofmilwaukee.org.

Opportunities for personal recognition.
Along with recognition at our newly remodeled entrance, your contribution also offers individualized recognition and naming opportunities throughout the future Guest House. Options include motivational message signs, personalized quotes that you select, and naming rights for rooms and additions. We will work with you to show our gratitude in a lasting way.
I love the life I’m living today. So I’m thankful for coming to the Guest House and the people who helped me to see the man I wanted to be. May God keep blessing the Guest House and all the people who are there. — Larry, guest

The Guest House of Milwaukee, Inc. provides shelter, housing, education and services to Milwaukee’s homeless who seek to transform their lives with dignity and purpose. Learn more at www.guesthouseofmilwaukee.org.