

## 2015 Annual Report

## Everyone Deserves a Place to Call Home

For over 20 years, Housing Initiatives has ended homelessness for over 600 men, women and veterans who struggle with a mental illness and are homeless because of it.

In 2015, Housing Initiatives made significant progress in helping our community end veteran homelessness. By the end of 2015, we housed 45 formerly homeless veterans who experience PTSD and other mental illnesses. Housing Initiatives understands the unique needs of our veterans and provides supportive housing that offers the greatest opportunity for their success.

To increase our capacity to serve more clients, Housing Initiatives launched a capital campaign in 2015. The goal of our campaign, ***A Place To Call Home***, is to end homelessness for 60 more of our neighbors who suffer from a severe mental illness. To do this, we are raising \$3,000,000 to purchase/renovate 60 more apartment homes by the end of 2017.

**By the end of 2015, Housing Initiatives helped 23 more people out of homelessness.**

**In 2015, we served 230 people:**

**122**

**Males**

**68**

**Females**

**40**

**Children**

**45**

**Veterans**

### **JULIE AND PAUL'S STORY**

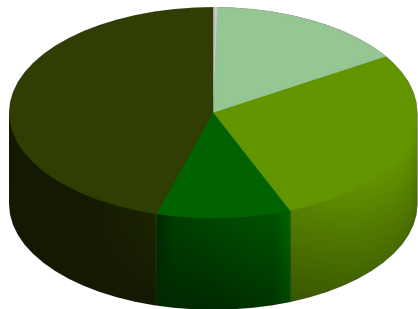
"We had it all. Jobs, a home, a life." Paul and Julie worked for 30 years and both lost their jobs at the same time. Paul, a Vietnam War vet who still struggles with PTSD, could no longer do his life's work as a furniture mover. They were evicted from their home of 18 years. After 5 years of living on the street, HII moved Paul and Julie into their permanent apartment home.

"The thing I missed most was a hot meal. We ate mostly out of cans for 5 years. We are so grateful for our home. I've been cooking up a storm," Julie shared.



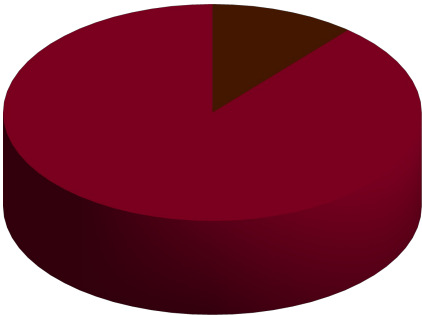
# FINANCES

INCOME



- Rent Subsidy from Dane County 45.5%
- Other Rent Subsidy 10%
- Client Payments 28%
- Contributions 16%
- Other Income .5%

EXPENSES



- Program Expenses 89%
- Administration 11%

Rent Subsidy from Dane County	\$762,170	Program Expenses	\$1,491,355
Other Rent Subsidy	\$177,438	Administration	\$188,599
Client Payments	\$465,648		
Contributions	\$263,282		
Other Income	\$5,562		
<b>Total Income</b>	<b>\$1,674,110</b>	<b>Total Expenses</b>	<b>\$1,679,954</b>

Included in the above figures is \$213,248 which is comprised primarily of depreciation expense. Without the depreciation expense, net income is \$207,404.

## Who We Are

### STAFF

Dean Loumos, Executive Director  
Michael Basfoard, Associate Executive Director  
Tony Castaneda, Property Manager  
Gery Granstrom, Maintenance  
Jenny Hanson, Housing Services Coordinator  
Christine Verdico, Office/Program Manager  
Mickey Wurl Kirth, Maintenance

### BOARD OF DIRECTORS

Ed Gleason, President  
Kathy Nichol, MD, MS Vice President  
Bryon Olson, Treasurer  
Mark Adams  
Robery Beilman, MD  
Douglas Kirk  
Erik Pettersen  
Chris Prestigiacomo  
Maya Seung Mee Zahn  
John Shivers  
George Silverwood  
George Yelder

### PROGRAM AREAS

- **Creation of affordable, permanent housing** – Housing Initiatives purchases and renovates small 4-8 unit properties to house more clients and create desperately-needed affordable housing. We renovate small properties in the heart of Madison neighborhoods.
- **Intensive property management** – Our property managers are “first responders”. They are trained in identifying symptoms of mental illness and recognizing if a client is experiencing difficulty managing her/his illness.
- **Recovery support services** – When clients come off the streets, they typically don't have case management or supportive services. Staff evaluates new clients, helps them transition from homelessness, and connects them with support services offered through 17 local agencies.
- **End veteran homelessness** – Housing Initiatives currently houses and supports 40 veterans. Our new project is focused on ending veteran homelessness once and for all in Madison by this time next year.

Housing Initiatives, Inc.  
1110 Ruskin Ave.  
Madison, WI 53704  
(608) 273-8770

[housinginitiatives.org](http://housinginitiatives.org)