



2016 ANNUAL REPORT

Housing Initiatives, Inc.



Housing Initiatives, Inc. 2016 Annual Report

Letter from Executive Director, Dean Loumos



Because of our amazing supporters, longstanding or brand new, 2016 has been a tremendous year of growth for Housing Initiatives. With your help we are taking our efforts to ending homelessness to the next level.

We've met so many fantastic people at new events we hosted and had tons of success that I'm proud to share with you all.

Many of you have rallied around our mission and generously donated in so many ways, whether it be through the Big Share, community workplace giving, or annual giving.

Because of this outpouring of support for our work, we have been able to house **232 people** in 2016. Even more amazingly, I am proud to report that with new funding from Dane County, we have been able to offer more direct mental health services than ever before by hiring our first full time employee to carry out this important work. We can now engage even more effectively with clients which will ultimately help them in their road to recovery.

On behalf of our board of directors, staff and our grateful Housing Initiatives clients, thank you for your continued support and endless generosity.

Kind Regards,

Dean Loumos
Executive Director

Who we are

Housing Initiatives is a proven leader in providing hope, homes, and healing to people who are homeless because of a mental illness. In the last 20 years, we've brought over **600 people** in off the streets.

Staff

Dean Loumos, Executive Director
Michael Basford, 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
Robert Beilman
Douglas Kirk
Erik Pettersen
Chris Prestigiacomo
Maya Seung Mee Zahn
John Shivers
George Silverwood
George Yelder



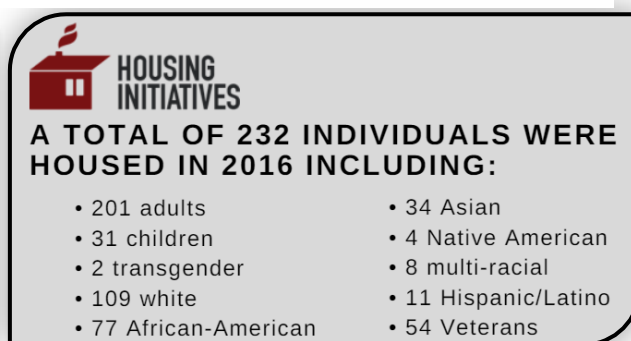
Housing Initiatives 2016 Results

With your help, Housing Initiatives, Inc. made tremendous progress in 2016 through our Capital Campaign by adding several more properties for our clients suffering with a mental illness. One of these properties, Calypso, offers 16 units of affordable housing. Calypso is an important milestone as it is the first of our properties where we have staff to provide mental health support on site 12 hours a day.

Calypso not only houses the most vulnerable in our community, but also doubles as a work center for the hard-working individuals who give them support. With the great progress you have helped us achieve, Housing Initiatives has been able to add support staff for our clients who also work at these properties.

Housing Initiatives has seen continuous growth because of our great supporters. With this growth, we will continue to aggressively tackle the issue of homelessness for our most vulnerable neighbors, those suffering from mental illness.

2016 By the Numbers



A Place to Call Home - Capital Campaign Success!



Thanks to generous supporters like you, Housing Initiative's Capital Campaign was successful in bringing in over **\$2.2 million!** By the end of 2016, we housed 56 more people through the purchase of several properties which contain 4-6 units each. This is a tremendous increase in our capacity to end homelessness for many more people in our community

Veterans continue to fill a significant percentage of Housing Initiatives client population, so it's great to see the outpour of support for these

individuals who have sacrificed so much for our country and our rights as American citizens. It only makes sense to pay it forward by providing support in return for these individuals, many of whom suffer a great deal from mental illness and need not only housing assistance, but counseling services.

More amazing progress has been made with counseling services being provided for our vets. With the success of this Capital Campaign, Housing Initiatives has been able to hire two new employees, who provide significant benefits in continuing to provide help for our vets.

How We Help

- **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** – In 2016, we hired our first Housing Services Coordinator with funding assistance from Dane county. This person’s responsibility is to directly assist clients with mental health stabilization techniques and to ensure they find and maintain their path to recovery. Additionally, HII partners with over 20 support agencies to connect clients with the additional support services.
- **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 believes offering permanent housing is only the first step. We build **trust and a relationship** with each individual client to address their unique needs and help them find a path to a more peaceful life. Providing housing alone will not keep our neighbors off the streets and help them find stable, permanent housing, unless they have access to continuous treatment and services.

Charlie and Dawn’s Story



Proud to be home

After a long road to recovery, Charlie and Dawn recently moved into their new home. To Dawn, it was something to be proud of. “We are really proud of this place. I’ve been a year and a month clean”

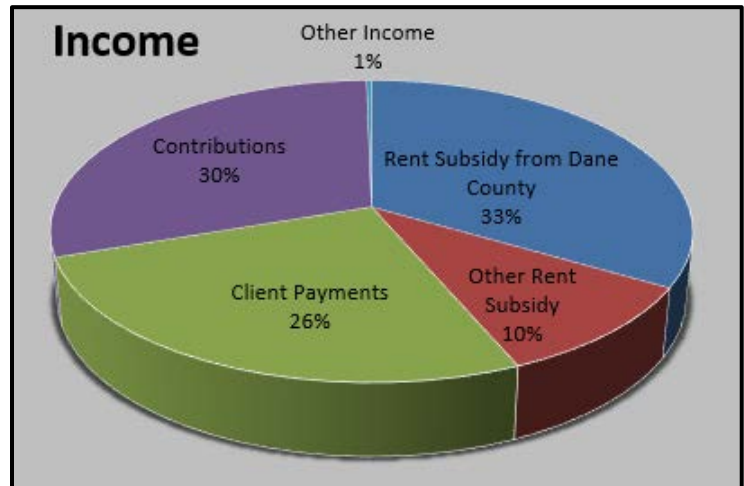
Charlie came to Housing Initiatives through a transitional housing program. Hard-working but unable to continue the type of strenuous manual labor jobs he had worked his whole life, Charlie found himself without a job, and without a home. Many of the places Charlie and Dawn lived before coming to Housing Initiatives wasn’t fit for human habitation, said Dean, Executive Director of HII.

Both Charlie and Dawn have suffered with mental illness, which had become a main contributor to their homelessness. Like many of our neighbors who rely on Housing Initiatives, they both suffered from dual-diagnosis, self-treating their mental illness through means of drug and alcohol use. “What I decided to do was get well, because I wasn’t going to be able to stay with Charlie until I got well,” explained Dawn. Charlie felt the same way about Dawn. “I wanted something different. What I did, what I had to do. I’m glad I did what I did,” Charlie said proudly.

With a fresh start and clear minds, Charlie and Dawn can both be proud of how far they’ve come. It’s tough to climb up from being at your lowest point. Sometimes all anyone needs is a helping hand, a chance.

Finances

Income	
Rent Subsidy from Dane County	\$778,624
Other Rent Subsidy	\$235,722
Client Payments	\$608,633
Contributions	\$698,282
Other Income	\$6,688
Total	\$2,327,949



Expenses	
Program Expenses	\$1,828,314
Administration	\$263,267
Total	\$2,091,581

