



Annual Report 2023

Forward: Housing Initiatives, Inc. (HII) is an organization incorporated 1992 in the State of Wisconsin as a non-profit, tax-exempt organization under section 501(c)3 of the Federal Internal Revenue Code. For the past 30 years, the organization has consistently operated with the objective of providing permanent supportive housing to people who have experienced homelessness and who also live with severe mental illness. In addition to the provision and maintenance of housing, the organization also provides supportive services to assist clients in maintaining their housing and thriving in various aspects of life despite their mental health challenges and other concerns.

Mission Statement: Housing Initiatives, Inc. exists to provide permanent housing for persons in Dane County who have a severe and persistent mental illness and are experiencing homelessness because of the illness.

Who We Are

Housing Initiatives is a proven leader in providing homes, hope, and recovery to people who have become homeless due to mental illness and other setbacks. In the past 30 years, the organization has provided stable housing options and support to over 1,000 people.

How We Help

- **Creation of affordable, permanent housing** – Housing Initiatives purchases and renovates smaller, multi-unit properties to provide residential-setting housing for clients. HII owns or manages 33 properties throughout the City of Madison, representing 151 units and currently housing 222 people.
- **Housing Stabilization** – Housing Initiatives screens people into its program, not out. Following a Housing First philosophy, the organization intentionally provides housing to individuals who frequently face many barriers to housing. This is done with the understanding that until someone is housed, it is often impossible to move on and address other challenges they may be facing.
- **Supportive Services** – Housing Initiatives employs four FTE case workers to build supportive relationships with clients, and to then build support networks around them to fully address whatever impediments they may face to stable housing and continued success.
- **End Veteran Homelessness** – Housing Initiatives partners directly with the Veterans Administration to provide housing opportunities to homeless veterans. This is a targeted and intentional dimension of our housing and supportive services programs.

Staff

Bradley Hinkfuss – Executive Director
Aruni Wickramasinha – Finance and Office Operations Manager
Mary Carrasco-Schoer – Property Manager
Charles Arndt – Housing Stability Manager
Tami Fleming – Director of Services
Karen Andro – Case Manager, CoC Specialist
Kevin McGettigan – Senior Case Manager
Ed Lumby – Maintenance Supervisor
Tim Lumby – Maintenance Technician

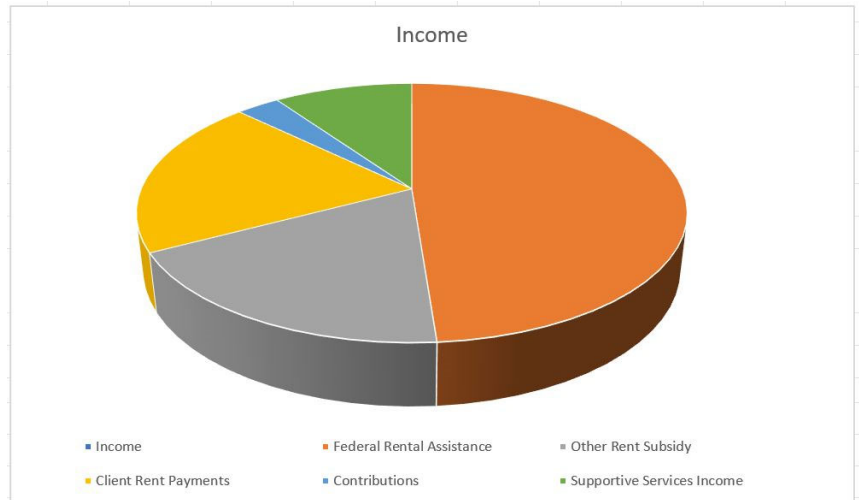
Board of Directors

Doug Kirk – President	Nikyra McCann – Resident Representative
Kathy Nichol, MD, MS – Vice President	Erik Pettersen – Resident Representative
Byron Olson – Treasurer	Dorothea Torstenson
Dave Flanigan – Treasurer	Dean Krahn, MD
Ed Gleason	Emily Francis
Chris Prestigiacomio	Nick Eull

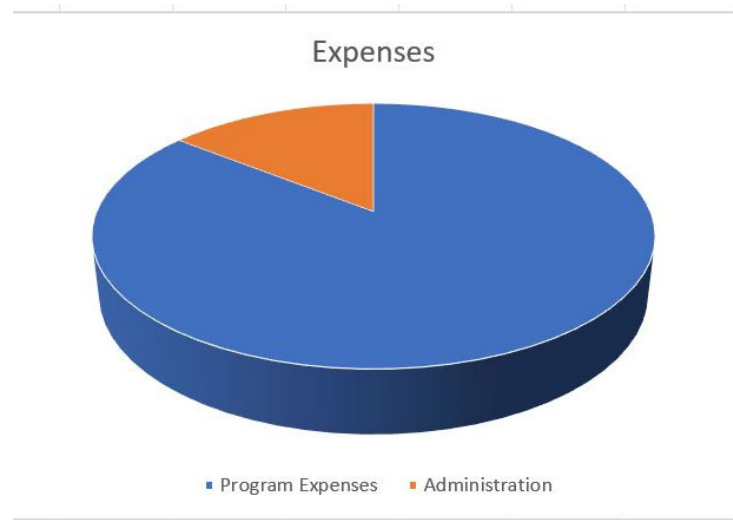
2023 Financial Review

The great majority of Housing Initiatives' annual budget goes directly into the provision and maintenance of housing for the agency's clients. All charitable contributions are used to directly supplement direct support to clients, the maintenance of existing housing, and, when possible and appropriate, the development of new housing.

Income	
Federal Rental Assistance	\$1,155,780
Other Rental Assistance	\$437,430
Client Rent Payments	\$473,136
Contributions	\$72,000
Supportive Service Income	\$230,502
Other Income	\$20,200
Total	\$2,389,048



Expenses	
Program Expenses	\$2,076,740
Administration	\$312,308
Total	\$2,389,048



Copies of this annual report will be available online at www.housinginitiatives.org