



Homes *with* Hope

ANNUAL REPORT - JUNE, 2015

HwH: Changing One Life at a Time

Every year we help a lot of people like Rich. Many of the men and women who end up in our Gillespie Center homeless shelter have lived for years in other shelters. Many have lived on the streets or in cars. Many have lived in their parent's basement; sister's extra bedroom or on their cousin's couch. Many – many – suffer from some form of mental illness. Often – usually – this leads to some form of substance or alcohol abuse. Yet anyone who has served a meal at the Gillespie Center Community Kitchen, and there are hundreds every year, know that these individuals are exactly that: nice, gentle, appreciative, smart individuals who have not received the same blessing that so many of our neighbors have been granted.

So it is especially exciting when we can provide a home to someone like Rich. Last month, we were able to move him into an apartment in East Norwalk. Rich had been in the Gillespie

Center shelter for many months. He stayed probably longer than normal because he always seemed to be on the cusp of getting housing. After a series of disappointing leads on available apartments, Rich finally was able to move into an apartment, and the day he got his keys was happy for all. Our veteran case manager, Wendy Epstein, picked him up at Gillespie and drove him to his new home. It was an exciting day to receive the keys to his first home in many years.

But our help does not stop there. Rich has struggled with homelessness for a reason. And the primary job of our case managers is to help our residents remain in their homes. Even with rental support, this is not an easy task. So when we can say, as we do, that some of our residents have been with us since our first permanent housing opened 17 years ago, that is our success, and we are very proud of it.



LETTER FROM OUR PRESIDENT

I am in awe of the loyalty to this organization that so many volunteers and donors demonstrate thirty two years after our founding. I am especially in awe of the people in the community who do not know *all* that we do, and these folks are even more amazing in their generosity.



Jeff Wieser
President & CEO

Like Elaine. This long time donor told us of her experience stopping to pick up a mother and daughter as they were navigating on foot the treacherous snow banks up against Long Lots Road this past winter. Elaine drove the grateful pair to their home at Linxweiler House, learning on the way that the house was the shelter for mothers and children, run by Homes with Hope. The letter to us from this wonderful woman offered to volunteer to drive on a regular basis; she raised the level of her donation; she offered furniture and computers to Homes with Hope. But the best thing about her letter? In the middle of this awful winter, she picked up a mother and her child and helped them.

We forget in this blessed community that some people don't have a car; some don't have a home; some don't have dinner on a regular basis. Those are the people we help. Those are the people that this community has been helping since Homes was Hope was founded in 1983.

And in helping nearly 100 people each night, we – and they – work hard to be good neighbors. This past year, with the aid of a prospective Eagle Scout, we completed the renovation of the Gillespie Center courtyard. I hope you get a chance to admire the newly – bricked courtyard in the heart of downtown Westport and recognize the care that we provide - to our residents and to our properties.

Most of all, I hope you take pride in what we do, and what this community does in supporting the neediest among us!

Best Wishes!

FOOD PANTRY



The Food Pantry is open to all who need groceries every Monday, Tuesday, Thursday & Friday from 1pm - 4pm. While donations are holding steady, demand continues to rise as local residents seek increased financial assistance to stay in Fairfield County. For further information call **203.226.1661**.

DONOR BEQUEST

We have been blessed to have received the gift of bequest from a few of our long term supporters. We would be grateful if you considered including us in your estate plans by directing a gift through our "Legacy with Hope" campaign.

The Gillespie Center courtyard has been transformed!

When Jack Foley came to HwH and asked what he could do as an Eagle Scout project, we suggested he take up the asphalt from the Gillespie Center courtyard and help prepare the space to be renewed after its 26 years of hard wear and tear at Westport's homeless shelter. To our surprise, he agreed! With a lot of hard work, the help of 19 cub scouts and boy scouts, and the patience required to get through unexpected Town permits and regulations, we had a start to the new look. Our former Board member, Brooks Sumberg, volunteered to oversee the project and its eventual completion. Brooks enlisted Vincent Penna to help prepare the site, which had been planned literally years earlier by Eva Chiamulera at Austin Ganim Landscapers.



New Gillespie Center courtyard.

With the enormous help of Gault Stone, who provided the pavers, Elmer Navarro Masonry, who laid the pavers, and the labor of the Service League of Boys (SLOBS), this central

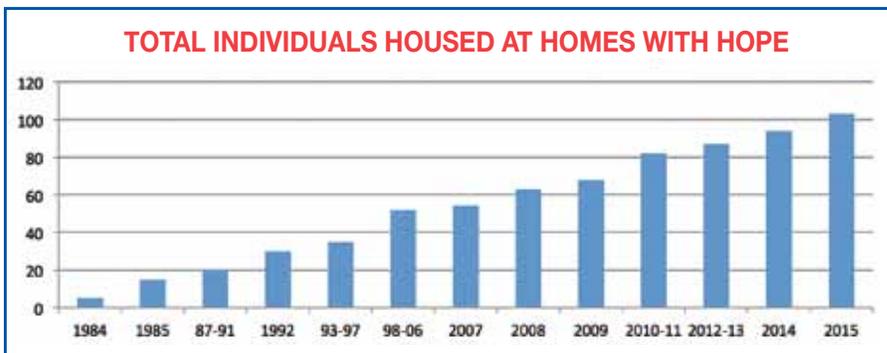
space in downtown Westport has been transformed. We like to think it is yet another way in which Homes with Hope shows itself to be a good neighbor and a responsible steward of the properties it operates. With wonderful partners like the Town of Westport, and the great people who made this project a reality, it really is not that difficult! Thanks to all!

Permanent Supportive Housing Growth!

For the past 16 years, HwH has placed clients in Supportive housing units that we control, either through ownership, or collaborations with the Westport Housing Authority or New Neighborhoods Inc. That started to change in 2014. During the year, we began, through the Norwalk Housing First Collaborative, to provide mental health and supportive housing services to independent clients who have rental vouchers, but live in rented apartments or other "scattered site" locations. These clients were users of both supportive housing and "Rapid Rehousing" services, and through these two interventions, much more likely to become housed and to remain

housed with the services our case managers offer.

With a few grants which we and the Collaborative received, we have been able to work with many more individuals and families than we have in the past. Our reach is broader; our effectiveness greater; and our outcomes more reliable. As such, our favorite graph, the "Total Individuals Housed" at our facilities, continues to grow, and the effectiveness of the program YOU support grows with it.



HOMES WITH HOPE STAFF

Jeffrey N. Wieser
President & C.E.O.

Audrey Sparre, MA
Vice President & C.O.O.
Director of Supportive Housing Operations

Karen Mahar
Director of Resource Development

Jacqueline Hogan
Director of Finance & Controller

Maureen Liebergall
Community Relations Coordinator

PROGRAM STAFF

Paris Looney, MSW
Director of Emergency Shelter Operations
Program Director, Bacharach Community

Rob Lockhart, MSW
Program Director, Gillespie Center & Hoskins Place

Wendy Epstein, LCSW
Case Manager, Westport Rotary Centennial House & Hayes Ave.

Jamila Daniel, LMSW
Case Manager, Fair St. & Hales Court

Juliana Boldt, MS
Case Manager, Gillespie Center & Hoskins Place

Robynne Quinn, LCSW
Case Manager, Powell Place & CT RRH

Lynn Abramson
Women's Mentoring Network

Chynna Edmond, MSW
Case Manager, NHFC

Caroline Tanski, MSW
Case Manager, NHFC

Tracy Graham
Supervisor, Bacharach Community

Kelly McLaughlin
Supervisor, Gillespie Center & Hoskins Place

Ray Kalinowski
Supervisor, Gillespie Center & Hoskins Place

EMERGENCY SHELTER PROGRAMS



Gillespie Center & Hoskins' Place
Single Men and Women's Shelter
Westport



Bacharach Community
Shelter for Single Mothers and their Children
Westport



Tom Kretsch

Linxweiler House
Extension of the Bacharach Community
Westport

PERMANENT SUPPORTIVE HOUSING



Powell Place – Westport



Hales Court – Westport



Westport Rotary Centennial House
Westport



Fair Street Apartments – Norwalk



Hayes Avenue – Norwalk

Solving homelessness in our communities through supportive housing

FINANCIALS FOR 2014

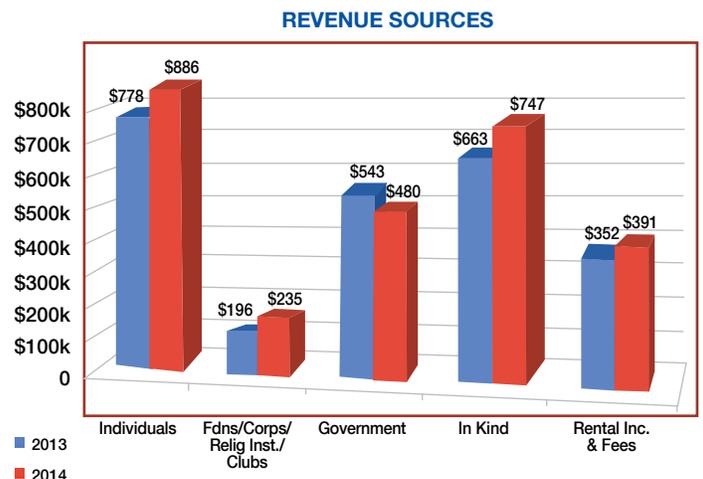
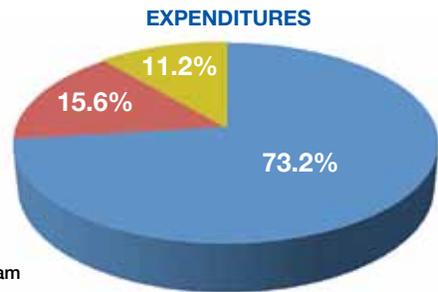
We met our budget in 2014 and continued to receive the support from the community that is needed to maintain a solid growth path in the fulfillment of our mission.

In FY 2014, ended on December 31, 2014, total revenues of \$2.739 million were up 8.1% from FY2013. This very positive result was largely due to increased contributions, both financial and in-kind, and increased rents from our expanded property development activities. Individual contributions rose 13.8% to \$885,629; corporate and foundation donations rose 19.8%; and religious institutional giving rose 19.9% to \$36,331. These very positive results offset Government Grants, which were down 11.8%. We continue to try to rely less on government funding, which is always subject to review by legislative bodies.

Total expenses were up as well, but a more moderate 6.1%. The trend in the effectiveness of those expenses is another positive story. The percent of expenses that go directly to our Programs rose again this year to 73.2%, up from 71.0% in 2013. This is an important benchmark which we are committed to increasing, as we strive to make donation dollars go as far as possible in ending homelessness in lower Fairfield County. Fundraising costs declined to 11.2% in 2014 from 13.5% the year before and General & Admin costs were essentially flat at 15.6%.

Our combined result showed a surplus for the year of \$35,898. This outcome allowed us to purchase One Hayes Avenue during the year and still maintain a cash balance slightly larger than the balance at year end 2013. We remain poised to continue our growth.

For a copy of our audited statements or Form 990, please call the office, or visit our website, www.hwhct.org.





Homes *with* Hope

49 Richmondville Ave. • Suite 112 • Westport, CT 06880
T: 203-226-3426 • www.hwhct.org

Nonprofit Org.
U.S. Postage Paid
Westport, CT
Zip Code 06880
Permit No. 320

BOARD OF DIRECTORS

Officers:

John Walsh, *Chair*
Lauren Soloff, *Vice Chair*
Bruce Gaylord, *Secretary*
Bruce Hennemuth, *Treasurer*

Directors:

Gwen Baker
John Canning
Janis Collins
Cheryl Eldh
Greg Fisher
Jeff Gurren
Lisa Marriott
Jim Randel
Jeff Scanlan
Patrice Schramm
Hal Shupack
Lauren Stefensen
Andrea Terrillon
Doug Watt
Chan Wheeler

SAVE THE DATE
STAND UP FOR HwH
TOM PAPA – NOV. 7TH!

Graphic Design: Tammy Hines Design

HOMES with HOPE – ANNUAL REPORT – JUNE, 2015



I had been living in a van. It took a long time to get used to being in a normal setting.



I'm a member of the community here in Westport, not simply a statistic.



I'm going to school now to become a certified nurse's aide.



I would be living in my car if it wasn't for this program.



Visit our NEW website: www.hwhct.org