



Family Promise[®] of the Chippewa Valley

2017

ANNUAL REPORT

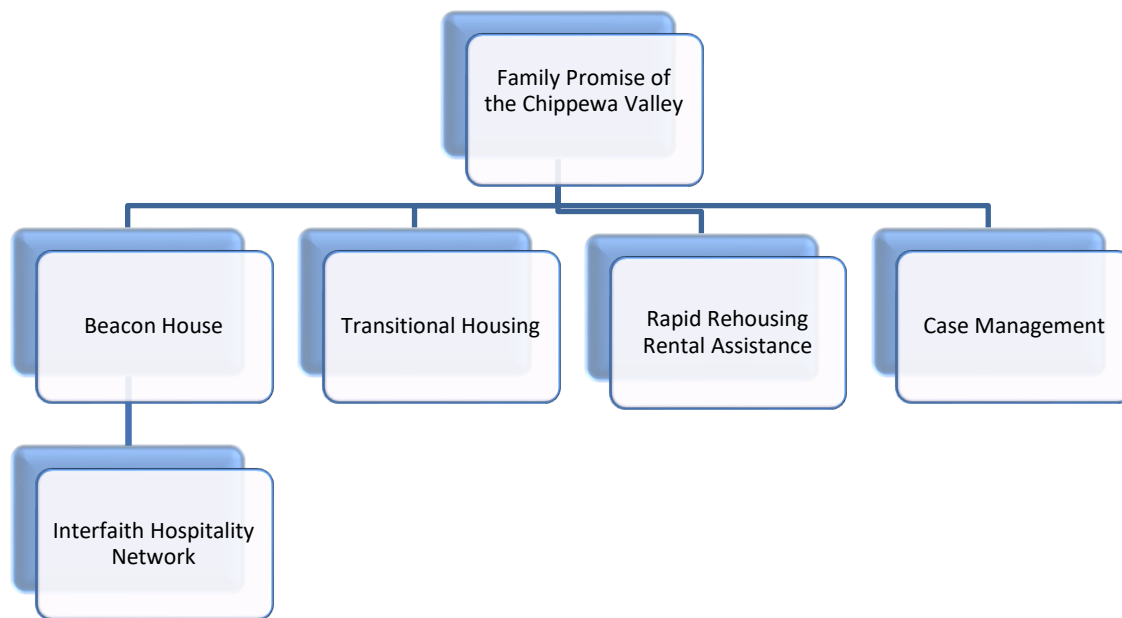
OUR MISSION:

Family Promise will advocate for and support families who are homeless in our community by providing temporary housing and support services, and by fostering independence.



Introduction

2017 was the 16th year that the Beacon House was in operation. Although annual maintenance is completed, the building is showing typical wear and tear. This year, much of the flooring and part of the roof were replaced and LED lighting was installed. Nearly \$50,000 was secured through grants and in-kind donations to make these improvements possible. 2017 also was the first full year of our name change to Family Promise of the Chippewa Valley, Inc. The community and our supporters are embracing the new name. With our name change we are better aligned with our national organization, Family Promise, Inc.



Exciting initiatives included three shared positions with Western Dairyland Economic Opportunity Council, Inc., an Employment Specialist, Housing Navigator and a Landlord Liaison. These positions are housed at Western Dairyland but our families have equal and immediate access to their services.

The second annual Float Fly Pie Triathlon in conjunction with Metropolis Resort and Action City was a huge success. In its fourteenth year, the Hike for the Homeless continues to grow. Our volunteers including over 20 congregations, support us with over 7000 volunteer hours and over 18000 donated meals. We are thankful for the donations received and are committed to being good stewards of these financial and in-kind gifts.

2017 Board of Trustees

(December 31, 2017)

Katie Zook, President
Haley Wright, Vice President
Jerilyn Kinderman, Past President
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Ellen Higley, Secretary
Andraya Albrecht
Brian Bessinger
Jennifer Brantner
Rev. Peter Bredlau
Annette Copa
Sherry Duren
Tom Hanko
Ellen Jacobs
Amy Ripley
Jessie Weber

2017 Staff

(December 31, 2017)

Kelly Christianson, Executive Director
Betsy Patchet, Administrative Assistant
Ryan Graham, Case Manager
Amy Giani, Outreach Case Manager
Brent Gust, Family/Volunteer Liaison
Leydi Lopez Rosales, Family/Volunteer Liaison
Lisa Wilson, Family/Volunteer Liaison

2017 Congregations

Christ Church Cathedral
First Congregational UCC
First Presbyterian
Grace Lutheran
Hope Lutheran
Hope United Methodist
Immaculate Conception
Immanuel Lutheran
Lake Street UMC
Newman Parish
Peace Lutheran
Sacred Heart of Jesus-St. Patrick's
St. James the Greater
St. Olaf Catholic
Saving Grace Lutheran
Spirit Lutheran
Trinity Lutheran
Unitarian Universalist Fellowship
University Lutheran

2017 Partners

Eau Claire Area School District	Central WI Community Action Council, Inc.
Eau Claire County-Dept. of Human Services Job Center	Chippewa Valley Free Clinic
Eau Claire County Housing Authority	Chippewa Valley Technical College
Eau Claire County Probation & Parole	Community Table
City of Eau Claire Housing Authority	Eau Claire Children's Museum
City/County Health Department	Family Resource Center
Career Development Center	Feed My People
Division of Vocational Rehabilitation	Goodwill Industries
WestCap	Hope Gospel Mission Bargain Center
Western Dairyland, Economic Opportunity Council, Inc.	King's Closet
Workforce Resources	Literacy Volunteers
LSS Women's Way	McKinley Charter School
LSS Intensive in Home	Paws & Claws
LSS Positive Avenues	St. Francis Food Pantry
Aging and Disability Resource Center	Salvation Army
Big Brothers Big Sisters	Sojourner House
Bolton Refuge House	Stepping Stones Shelter - Menomonie
Boys & Girls Club	University of WI-Eau Claire and Stout
Catholic Charities	UW Extension
	YMCA

2017 Financial Support

United Way of Greater Chippewa Valley
FEMA-Emergency Food and Shelter Program
Housing and Urban Development (HUD)
City of Eau Claire
Eau Claire County Department of Human Services
Eau Claire Community Foundation
Wisconsin Department of Administration - Department of Energy, Housing,
and Community Resources
Wisconsin Housing and Economic Development Authority Foundation
Contributions
Individuals
Corporate
Groups/Organizations
Churches

BEACON HOUSE SHELTER

With the incredible volunteer efforts of over 20 area faith based organizations, emergency shelter, meals, and hospitality are provided to families with children for up to 30 days. Extensions beyond 30 days are granted if families are working on their goals and need extra time. **The average length of stay for 2017 was 43 days.** Families are accepted from all counties although priority is given to current county residents and those showing a strong intent to remain in the area.

During 2017

36 families received shelter (50 adults and 79 children)
5,596 nights of shelter were provided at Beacon House
6,387 volunteer hours were provided
15,875 meals were served
678 individuals turned away
31 individuals helped through Employment Specialist
20 families received rental assistance
15 families received security deposit assistance
9 rental application fees were paid
47 vouchers for clothing at Goodwill and Hope Gospel Mission store distributed
30 families received donated furniture after securing housing
5 adults pursued their GED/HSED
24 educational info sessions provided at the Beacon House

Zero dollars were spent on food to feed 6 families, three meals a day for the entire year thanks to our volunteers!!

2017 Targets and Outcomes

	2017 Actual
90% of eligible families stay at the shelter for up to 30 days until housing is in place.	84%
70% of families will have stable housing after leaving Beacon House.	84%
70% of families will have stable employment/income after leaving Beacon House.	71%

Support Programs

Family Promise of the Chippewa Valley operates several support programs that assist families after they leave the Beacon House. These programs help families not only obtain but also maintain permanent housing. Programs include Transitional Housing, Rapid Rehousing, and Case Management.

During 2017

Transitional Housing: FPCV owns a duplex in Eau Claire. Two families at a time can reside in the unit. Families pay 30% of their income while the agency pays all of the expenses including utilities, maintenance, and insurance. This allows families that need some extra time to stabilize and frees up space at the Beacon House for other families needing shelter. Case management is provided.

- 4 families (6 adults and 12 children) received transitional housing through FPCV
- 2 families exited and moved into subsidized permanent housing
- 1 family exited and moved into a permanent housing situation with family.

Rapid Rehousing: The agency collaborates with Western Dairyland EOC to provide two rental assistance programs through the State and Federal governments. These two programs require that households pay 30% of their income and the program pays the balance for a specified period of time. Case management is provided to support families as they transition from homelessness to being housed to maintaining housing.

- 25 families (35 adults and 51 children) participated in the Rapid Rehousing program
- 3 families exited and moved into subsidized permanent housing
- 7 families exited into permanent housing with no subsidy

Case Management Only: Some families secure housing using their own resources or with subsidized programs through other agencies. To ensure that they have the support needed and desired, case management is offered.

- 4 families (5 adults and 12 children) received case management
- 1 family exited into subsidized permanent housing
- 1 family exited into permanent housing with family
- 1 family exited into permanent housing with no subsidy

2017 Targets and Outcomes

	2017 Actual
60% of households remain in stable housing upon exiting a Support Program.	81%
60% of households will have stable income upon exiting a Support Program	88%
70% of household in Transitional Housing will obtain permanent housing	100%

Community Programs

The agency offers a few programs that are open to the public including a small food pantry and a holiday toy distribution. Families do not need to be a past or present participant of our programs to engage in these programs. These programs are important to the community and rely upon many agencies, businesses and individuals to be successful.

During 2017

104 families received holiday gifts
175 bags of food were distributed

Our Vision

Family Promise of the Chippewa Valley, Inc.
envisions a day when every child has a place to call home
and an opportunity for a brighter future.

Family Promise of the Chippewa Valley, Inc.
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Eau Claire, WI 54702-2063
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FAX (715) 834-1886
ecihn@sbcglobal.net
Kelly S. Christianson, Executive Director
www.beacon-house.org

Income Statement (unaudited)

	Jan - Dec 17	2017 Budget	Variance
Income			
400 - Income			
405 - Churches	18,513.07	17,000.00	1,513.07
410 - Corporate/Organizations	73,659.94	45,000.00	28,659.94
420 - Individual	64,080.34	55,000.00	9,080.34
430 - Grants			
431 - ESG	81,507.00	33,000.00	48,507.00
432 - SSS	10,999.98	10,000.00	999.98
433 - COC	119,575.00	94,000.00	25,575.00
435 - Eau Claire County	18,833.34	15,500.00	3,333.34
436 - CDBG	20,582.91	9,500.00	11,082.91
437 - FEMA	5,132.00	5,000.00	132.00
438 - United Way	50,000.00	50,000.00	0.00
4 - CHDO	0.00	0.00	0.00
460 - EC Community Fdn	3,000.00	0.00	3,000.00
4 - Transitional Housing Rent	2,031.25	6,000.00	-3,968.75
490 - Miscellaneous Income	5.00	0.00	5.00
495 - Interest Income	8,085.09	1,000.00	7,085.09
421 - Truckload of Toys Donations	5,269.00	6,000.00	-731.00
Total Income	481,273.92	347,000.00	134,273.92
Expense			
500 - Employee Expenses			
505 - Salary and Wages	166,200.08	169,000.00	-2,799.92
510 - Payroll Tax Expense	12,714.32	13,000.00	-285.68
525 - Simple IRA/Pension Expense	4,801.67	5,000.00	-198.33
515 - Unemployment Tax Expense	173.43	400.00	-226.57
520 - Worker's Comp Insurance	2,061.00	1,400.00	661.00
530 - Health Insurance	15,898.18	18,000.00	-2,101.82
550 - Training Exp	2,409.12	1,100.00	1,309.12
560 - Employee Meals	55.00	300.00	-245.00
570 - Employee Travel Exp	1,458.21	1,500.00	-41.79
Total 500 - Employee Expenses	205,771.01	209,700.00	-3,928.99
600 - Administrative and Office Exp			
620 - Dues and Subscriptions	2,982.62	2,500.00	482.62
631 - Supplies	2,198.88	1,000.00	1,198.88
632 - OFFICE SUPPLIES	1,338.91	1,800.00	-461.09
633 - Computer Maint/Software	0.00	800.00	-800.00
635 - Insurance	3,417.20	5,000.00	-1,582.80
650 - Printing and Copying	554.80	500.00	54.80
660 - Postage	926.67	800.00	126.67
675 - Telephone	2,439.00	1,800.00	639.00
680 - Audit Expense	8,100.00	8,100.00	0.00
690 - Acct. Service Expense	3,600.00	3,600.00	0.00
695 - Misc Admin Expense	25,004.19	25,000.00	4.19
Total 600 - Admin and Office Exp	50,562.27	50,900.00	-337.73
700 - Building and Occupancy Exp			
706 - Equipment	2,679.91	0.00	2,679.91
711 - Maintenance and Repairs	23,646.02	5,000.00	18,646.02
720 - Cleaning Expense	579.02	500.00	79.02
725 - Van Expense	392.44	500.00	-107.56
740 - Utilities	0.00	0.00	0.00
741 - Garbage Expense	1,159.19	1,200.00	-40.81
742 - Energy Expense	7,486.67	8,000.00	-513.33
743 - Water Expense	1,468.50	1,500.00	-31.50
745 - Grounds Maintenance Exp	815.00	1,000.00	-185.00
755 - Security expense	0.00	520.00	-520.00
765 - Depreciation Expense	24,999.96	25,000.00	-0.04
775 - Real Estate Taxes	171.58	230.00	-58.42
780 - Misc Expenses	0.00	0.00	0.00
Total 700 - Building and Occupancy Exp	63,398.29	43,450.00	19,948.29
800 - Client Expenses			
805 - Food Expense	8.44	100.00	-91.56
820 - Bus Fares	120.00	300.00	-180.00
830 - Gas Vouchers	0.00	300.00	-300.00
831 - Car Repairs	0.00	0.00	0.00
840 - Hotel Vouchers	0.00	300.00	-300.00
850 - Rent Subsidy	84,036.82	66,000.00	18,036.82
851 - Security Deposit/App Fee	8,664.00	7,000.00	1,664.00
852 - Client Utility Assistance	1,844.00		
870 - Client Misc./865 Cleaning Kits	6,982.16	0.00	6,982.16
871 - Client Childcare	0.00	0.00	0.00
880 - Employment Related	249.71	0.00	249.71
897 - Client Misc-Mark's Fund	60.00	2,000.00	-1,940.00
898 - Transitional Housing	6,421.33	6,000.00	421.33
Total 800 - Client Expenses	108,386.46	82,000.00	26,386.46
899 - Truckload of Toys	4,303.85	6,000.00	-1,696.15
900 - Other Expenses			
905 - Storage Expense	0.00	0.00	0.00
908 - Fundraising Expense	6,225.62	5,000.00	1,225.62
920 - Misc Fundraising Expense	0.00	0.00	0.00
900 - Other Expenses	0.00	5,000.00	1,225.62
Total Expense	438,647.50	397,050.00	41,597.50
980 - Gain or Loss on Investment	0.00	0.00	0.00
Net Income	42,626.42	-50,050.00	92,676.42

Balance Sheet as of December 31, 2017 (unaudited)

	Dec 31, 17
ASSETS	
Current Assets	
Checking/Savings	
100 · Petty Cash	50.00
110 · Cash in Checking-Mutual Bank	107,905.54
118 · Cash in Bank Savings #2114300	1,118.80
119 · CHARTER- GENERAL OP #2130001	158,344.69
121 · Money Market - Bank Mutual	51,952.64
Total Checking/Savings	319,371.67
Accounts Receivable	
1200 · ACCOUNTS RECEIVABLE	94,360.70
Total Accounts Receivable	94,360.70
Other Current Assets	
150 · prepaid insurance	7,371.83
Total Other Current Assets	7,371.83
Total Current Assets	421,104.20
Fixed Assets	
160 · Furniture & Fixtures	25,714.57
162 · Building	868,912.23
163 · LAND	60,000.00
166 · Equipment	5,049.00
170 · Vehicles	6,968.17
171 · Accumulated Depreciation	-341,401.64
Total Fixed Assets	625,242.33
Other Assets	
135 · EAU CLAIRE FOUNDATION-ENDOWMENT	107,575.19
Total Other Assets	107,575.19
TOTAL ASSETS	1,153,921.72
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · ACCOUNTS PAYABLE	44,259.37
Total Accounts Payable	44,259.37
Other Current Liabilities	
210 · Payroll Liabilities	3,550.97
212 · - Simple IRA Payable	1,635.79
220 · United Way W/H Payable	478.70
226 · AFLAC W/H Payable	116.32
227 · Deferred Revenue	19,000.00
230 · Health Insurance W/H Payable	0.89
235 · Unemployment Taxes Payable	26.19
240 · Accrued Wages	5,998.39
245 · Accrued Vacation	2,223.95
2286 HOME Grant - Forgivable Loan	265,775.00
Total Other Current Liabilities	298,806.20
Total Current Liabilities	343,065.57
Long Term Liabilities	
285 · CDBG Grant - Forgivable Loan	139,300.00
Total Long Term Liabilities	139,300.00
Total Liabilities	482,365.57
Equity	
300 · Retained Earnings-Unrestricted	577,871.12
310 · Retained Earnings-Restricted	51,058.61
Net Income	42,626.42
Total Equity	671,556.15
TOTAL LIABILITIES & EQUITY	1,153,921.72