



# Family Promise® of the Chippewa Valley

## 2018

# ANNUAL REPORT

### OUR MISSION:

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



Eau Claire Interfaith Hospitality Network

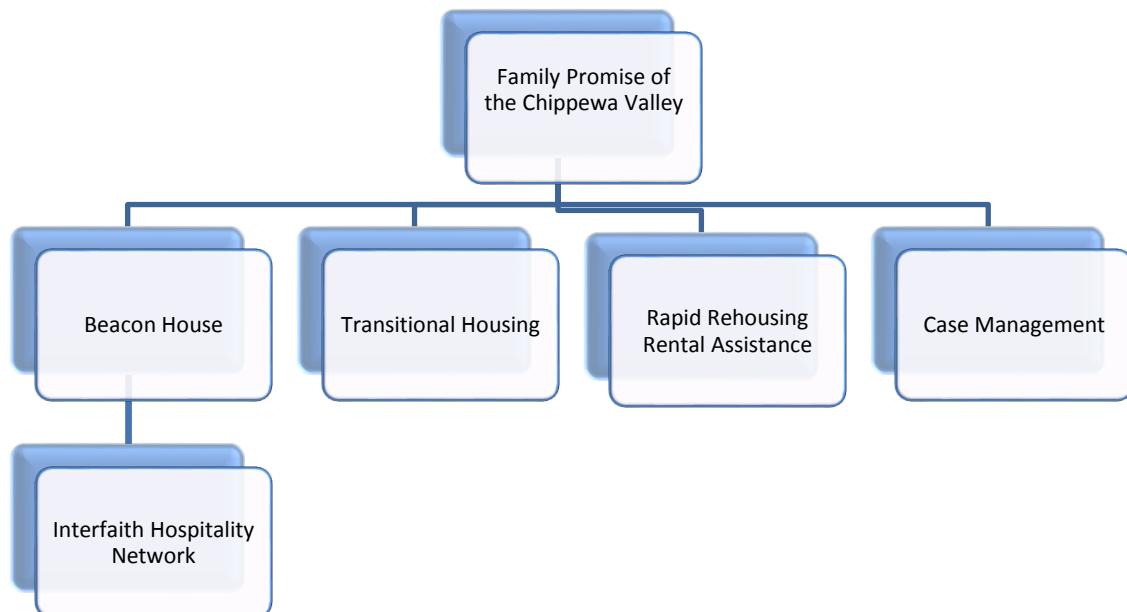


United Way of the  
Greater Chippewa Valley

## Introduction

2018 saw some changes in funding sources. A large federal grant was not renewed. With that, Family Promise of the Chippewa Valley joined forces with Western Dairyland, Economic Opportunity Council to form the fundraising initiative Zereau. Together grants were written and secured, the First Annual Clearwater Revue occurred at the Pablo Center at the Confluence. With donations from churches, individuals and corporations as well as some smaller fundraisers, thousands of dollars were raised to provide case management and housing assistance. The agency was also the first ever recipient of the donation from the newly formed local 100 Women Who Care. The third 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 nearly 7000 volunteer hours and over 16000 donated meals. We are thankful for the donations received and are committed to being good stewards of these financial and in-kind gifts.

2018 also was the second 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.



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## **2018 Board of Trustees**

**(December 31, 2018)**

Katie Zook, President  
Jennifer Brantner, Vice President  
Tom Gillett, Treasurer  
Ellen Higley, Secretary  
Brian Bessinger  
Sherry Duren  
Tom Hanko  
Amy Ripley

## **2018 Staff**

**(December 31, 2018)**

Kelly Christianson, Executive Director  
Jackie Plant, Administrative Assistant  
Amy Giani, Outreach Case Manager  
Brent Gust, Case Manager  
Alyson Quass, Family/Volunteer Liaison  
Katie Gordon, Family/Volunteer Liaison

## **2018 Congregations**

Christ Church Cathedral  
First Congregational UCC  
First Presbyterian  
Good Shepherd  
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 Congregation  
University Lutheran

## 2018 Partners

Eau Claire Area School District  
Eau Claire County-Dept. of Human Services  
Job Center  
Eau Claire County Housing Authority  
Eau Claire County Probation & Parole  
City of Eau Claire Housing Authority  
City/County Health Department  
Career Development Center  
Division of Vocational Rehabilitation  
WestCap  
Western Dairyland, Economic Opportunity  
Council, Inc.  
Workforce Resources  
LSS Women's Way  
LSS Intensive in Home  
LSS Positive Avenues  
Aging and Disability Resource Center  
Big Brothers Big Sisters  
Bolton Refuge House  
Boys & Girls Club  
Catholic Charities  
Care Wisconsin

Central WI Community Action Council, Inc.  
Chippewa Valley Free Clinic  
Chippewa Valley Technical College  
Community Table  
Eau Claire Children's Museum  
Family Resource Center  
Feed My People  
Goodwill Industries  
Hope Gospel Mission Bargain Center  
King's Closet  
Literacy Volunteers  
McKinley Charter School  
Paws & Claws  
St. Francis Food Pantry  
Salvation Army  
Sojourner House  
Stepping Stones Shelter - Menomonie  
University of WI-Eau Claire and Stout  
UW Extension  
YMCA  
Almost Family  
CCF Bank

## 2018 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  
Otto Bremer Trust  
Hometown Health Grant-Mayo Clinic  
Green Bay Packers 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 2018 was 53 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 2018

38 families received shelter (46 adults and 72 children)

5,937 nights of shelter were provided at Beacon House

6,979 volunteer hours were provided

16,884 meals were served

567 individuals turned away

22 families received rental assistance

9 families received security deposit assistance

8 rental application fees were paid

45 vouchers for clothing at Goodwill and Hope Gospel Mission store distributed

14 families received donated furniture after securing housing

22 educational info sessions provided at the Beacon House

5 families received utility assistance

**Less than \$100.00 was spent on food to feed 6 families, three meals a day for the entire year thanks to our volunteers!!**

### 2018 Targets and Outcomes

70% of families will have stable housing after leaving Beacon House.

**2018 Actual**

**89%**

70% of families will have stable employment/income after leaving Beacon House.

**81%**

## 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 2018

**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.

6 families (7 adults and 15 children) received transitional housing through FPCV  
2 families exited and moved into subsidized permanent housing  
1 family exited and moved into permanent home ownership

**Rapid Rehousing:** The agency collaborated 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.

31 families (42 adults and 72 children) participated in the Rapid Rehousing program  
12 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.

6 families (9 adults and 18 children) received case management  
3 families exited into subsidized permanent housing  
1 family exited into permanent housing with no subsidy  
1 family received emergency shelter

### 2018 Targets and Outcomes

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

2018 Actual
84%
80%
75%

## 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 2018

112 families received holiday gifts  
196 bags of food were distributed

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### Our Vision

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

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#### Family Promise of the Chippewa Valley, Inc.

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FAX (715) 834-1886

[ecihn@sbcglobal.net](mailto:ecihn@sbcglobal.net)

Kelly S. Christianson, Executive Director

[www.beacon-house.org](http://www.beacon-house.org)

**Income Statement 2018 (unaudited)**

		Jan-Dec 18 Actual Total	2018 Annual Budget	Variance
<b>Income</b>				
400 - Income				
405 - Churches	24,824.94	18,000.00	6,824.94	
410 - Corporate/Organizations	189,107.45	57,500.00	131,607.45	
420 - Individual	118,680.66	57,500.00	61,180.66	
430 - Grants	0.00			
431 - ESG	23,644.00	45,000.00	-21,356.00	
432 - SSS	9,960.00	9,800.00	160.00	
433 - COC	46,870.00	94,000.00	-47,130.00	
435 - Eau Claire County	15,500.00	15,500.00	0.00	
436 - CDBG	12,607.99	9,700.00	2,907.99	
437 - FEMA	7,250.00	5,000.00	2,250.00	
438 - United Way	39,999.98	50,000.00	-10,000.02	
4 - CHDO	0.00	0.00	0.00	
460 - EC Community Fdn	0.00	4,000.00	-4,000.00	
4 - Transitional Housing Rent	4,352.06	6,000.00	-1,647.94	
490 - Miscellaneous Income	0.00	4,000.00	-4,000.00	
495 - Interest Income	325.53	4,000.00	-3,674.47	
421 - Truckload of Toys Donations	6,583.81	6,000.00	583.81	
<b>Total Income</b>	<b>499,706.42</b>	<b>386,000.00</b>	<b>113,706.42</b>	
<b>Expense</b>				
500 - Employee Expenses				
505 - Salary and Wages	151,151.19	174,000.00	-22,848.81	
510 - Payroll Tax Expense	11,563.05	13,400.00	-1,836.95	
525 - Simple IRA/Pension Expense	4,015.43	5,200.00	-1,184.57	
515 - Unemployment Tax Expense	103.55	400.00	-296.45	
520 - Worker's Comp Insurance	138.75	1,400.00	-1,261.25	
530 - Health Insurance	9,157.00	14,400.00	-5,243.00	
550 - Training Exp	773.25	1,500.00	-726.75	
560 - Employee Meals	55.00	300.00	-245.00	
570 - Employee Travel Exp	1,079.54	1,500.00	-420.46	
<b>Total 500 - Employee Expenses</b>	<b>178,036.76</b>	<b>212,100.00</b>	<b>-34,063.24</b>	
600 - Administrative and Office Exp				
620 - Dues and Subscriptions	3,349.88	2,500.00	849.88	
631 - Supplies	1,065.99	1,800.00	-734.01	
632 - OFFICE SUPPLIES	2,528.90	1,000.00	1,528.90	
633 - Computer Maint/Software	248.00	800.00	-552.00	
635 - Insurance	1,129.50	5,000.00	-3,870.50	
650 - Printing and Copying	1,483.99	500.00	983.99	
660 - Postage	1,009.51	1,000.00	9.51	
675 - Telephone	2,502.25	2,400.00	102.25	
680 - Audit Expense	8,200.00	13,100.00	-4,900.00	
690 - Acct. Service Expense	3,600.00	3,600.00	0.00	
695 - Misc Admin Expense	65,239.98	25,000.00	40,239.98	
<b>Total 600 - Admin and Office Exp</b>	<b>90,358.00</b>	<b>56,700.00</b>	<b>33,658.00</b>	
700 - Building and Occupancy Exp				
706 - Equipment	3,380.70	0.00	3,380.70	
711 - Maintenance and Repairs	2,652.95	5,000.00	-2,347.05	
720 - Cleaning Expense	634.14	500.00	134.14	
725 - Van Expense	775.61	500.00	275.61	
740 - Utilities			0.00	
741 - Garbage Expense	1,231.00	1,200.00	31.00	
742 - Energy Expense	7,669.67	8,000.00	-330.33	
743 - Water Expense	1,161.47	1,500.00	-338.53	
745 - Grounds Maintenance Exp	1,135.00	1,000.00	135.00	
755 - Security expense	0.00	520.00	-520.00	
765 - Depreciation Expense	27,999.96	24,000.00	3,999.96	
775 - Real Estate Taxes	143.34	230.00	-86.66	
780 - Misc Expenses	0.00	0.00	0.00	
<b>Total 700 - Building and Occupancy Exp</b>	<b>46,783.84</b>	<b>42,450.00</b>	<b>4,333.84</b>	
800 - Client Expenses				
805 - Food Expense	58.03	100.00	-41.97	
820 - Bus Fares	0.00	150.00	-150.00	
830 - Gas Vouchers	0.00	150.00	-150.00	
831 - Car Repairs	99.84	0.00	99.84	
840 - Hotel Vouchers	0.00	300.00	-300.00	
850 - Rent Subsidy	41,138.37	66,000.00	-24,861.63	
851 - Security Deposit/App Fee	10,915.50	7,000.00	3,915.50	
852 - Client Utility Assistance	1,983.00	6,000.00	-4,017.00	
870 - Client Misc./865 Cleaning Kits	140.00	0.00	140.00	
871 - Client Childcare	0.00	0.00	0.00	
872 - Animal Boarding	500.00		500.00	
880 - Employment Related	0.00	0.00	0.00	
897 - Client Misc.-Mark's Fund	0.00	2,000.00	-2,000.00	
898 - Transitional Housing	6,610.52	6,000.00	610.52	
<b>Total 800 - Client Expenses</b>	<b>61,445.26</b>	<b>87,700.00</b>	<b>-26,254.74</b>	
899 - Truckload of Toys	3,520.17	6,000.00	-2,479.83	
900 - Other Expenses				
905 - Storage Expense	0.00	0.00	0.00	
908 - Fundraising Expense	6,548.24	6,000.00	548.24	
920 - Misc Fundraising Expense	0.00	0.00	0.00	
900 - Other Expenses	6,548.24	0.00	548.24	
<b>Total Expense</b>	<b>386,692.27</b>	<b>410,950.00</b>	<b>-24,257.73</b>	
980 - Gain or Loss on Investment	0.00	0.00	0.00	
<b>Net Income</b>	<b>113,014.15</b>	<b>-24,950.00</b>	<b>137,964.15</b>	

**Balance Sheet as of December 31, 2018 (unaudited)**

		<b>Dec 31, 18</b>
<b>ASSETS</b>		
	<b>Current Assets</b>	
	<b>Checking/Savings</b>	
100 · Petty Cash	50.00	
110 · Cash in Checking-Mutual Bank	212,175.79	
118 · Cash in Bank Savings #2114300	1,122.16	
119 · CHARTER- GENERAL OP #2130001	158,820.26	
121 · Money Market - Bank Mutual	102,065.97	
<b>Total Checking/Savings</b>	<b>474,234.18</b>	
	<b>Accounts Receivable</b>	
1200 · ACCOUNTS RECEIVABLE	51,375.78	
<b>Total Accounts Receivable</b>	<b>51,375.78</b>	
	<b>Other Current Assets</b>	
150 · prepaid insurance	13,265.52	
<b>Total Other Current Assets</b>	<b>13,265.52</b>	
<b>Total Current Assets</b>	<b>538,875.48</b>	
	<b>Fixed Assets</b>	
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	<b>-369,401.60</b>	
<b>Total Fixed Assets</b>	<b>597,242.37</b>	
	<b>Other Assets</b>	
135 · EAU CLAIRE FOUNDATION-ENDOWMENT	109,742.04	
<b>Total Other Assets</b>	<b>109,742.04</b>	
<b>TOTAL ASSETS</b>	<b>1,245,859.89</b>	
<b>LIABILITIES &amp; EQUITY</b>		
	<b>Liabilities</b>	
	<b>Current Liabilities</b>	
	<b>Accounts Payable</b>	
2000 · ACCOUNTS PAYABLE	17,723.01	
<b>Total Accounts Payable</b>	<b>17,723.01</b>	
	<b>Other Current Liabilities</b>	
210 · Payroll Liabilities	3,161.13	
212 · Simple IRA Payable	739.20	
220 · United Way W/H Payable	542.20	
226 · AFLAC W/H Payable	116.32	
227 · Deferred Revenue	19,000.00	
230 · Health Insurance W/H Payable	0.00	
235 · Unemployment Taxes Payable	22.53	
240 · Accrued Wages	6,127.12	
245 · Accrued Vacation	2,355.79	
2286 HOM E Grant - Forgiveable Loan	265,775.00	
<b>Total Other Current Liabilities</b>	<b>297,839.29</b>	
<b>Total Current Liabilities</b>	<b>315,562.30</b>	
	<b>Long Term Liabilities</b>	
285 · CDBG Grant - Forgiveable Loan	139,300.00	
<b>Total Long Term Liabilities</b>	<b>139,300.00</b>	
<b>Total Liabilities</b>	<b>454,862.30</b>	
	<b>Equity</b>	
300 · Retained Earnings-Unrestricted	577,871.12	
310 · Retained Earnings-Restricted	100,112.32	
<b>Net Income</b>	<b>113,014.15</b>	
<b>Total Equity</b>	<b>790,997.59</b>	
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,245,859.89</b>	