



2006 Annual Report

Mission: To reduce the number of homeless families in the Polk County area by providing transitional homes, case management and support services leading to economic self-sufficiency.

Reflections on 2006

Tim Shanahan, Executive Director

2006 was a year of many changes for The Home Connection. In May 2006, I joined The Home Connection as Executive Director. It has been a wonderful experience working with our Board of Directors, staff and clients.

During 2006, The Home Connection and Hawthorn Hill Ministries initiated a collaboration that includes me serving as Executive Director for both organizations and the two organizations sharing office space and administrative and maintenance support functions.

In July 2006, The Home Connection moved its offices to Hawthorn Hill Ministries. This move allowed us sell the office previously located at 700 Euclid Ave. and use the proceeds to pay off some outstanding debts and increase our operating fund balance. In exchange for the office space, The Home Connection staff provides some administrative and maintenance support for Hawthorn Hill and we share some equipment such as copier, fax and computers. As the collaboration continues, we continually find other ways to share and cut costs for both organizations.

The Home Connection and Hawthorn Hill both serve homeless families. The Home Connection provides client families with transitional housing in its single-family and duplex homes located in various Des Moines neighborhoods and with case management provided by our Family Program Coordinator. At its New Directions Shelter, Hawthorn Hill provides emergency shelter and case management for homeless mothers with children.

The majority of The Home Connection's clients are families headed by a single mother. Just recently, a single mother with two young children who was staying at New Directions Shelter entered The Home Connection's transitional housing program.

Case management for this family will be provided by both The Home Connection and New Directions Shelter.

In addition to the sale of the former office space, The Home Connection sold a duplex and two single family properties during 2006. Part of the proceeds from those sales is being set aside for the possible purchase of two duplexes from the City of Des Moines that were formerly part of the City of Des Moines public housing program. Purchase of the duplexes would give us more total bedrooms than we had in the homes we sold. This would allow us to serve larger families. The duplexes are located on the same lot, are newer (built in 1985) and are one-story. They would cost us less for maintenance and energy and let us commit more resources to helping our families become self-sufficient.

We are very proud of our 2006 family outcomes. These outcomes, which are shown later in this report, show the ways in which our program helps homeless families improve their situation. Four families that completed our transitional housing program during 2006 became homeowners. This is phenomenal considering those same families were homeless when they first came to The Home Connection.

We work very hard to help our families become economically self-sufficient. This result is shown not only by the number of our families that become homeowners, but also through the increase in their household income. Families that left our program in 2006 increased their average monthly income from \$879 at the beginning to \$2,308 when they finished - a monthly increase of \$1,429 or 263%.

We are looking forward to working with our families during 2007 and beyond to help them achieve economic self-sufficiency. We will also be finding other means to make our program more cost efficient, which will allow us to continue to serve those families far into the future.

About Us

The Home Connection provides transitional housing and case management for homeless families with children. The mission of our program is to move families from homelessness to permanent housing, with an emphasis on attaining homeownership. Economic self-sufficiency is the goal for all of our families.

We have been providing transitional housing since 1989. The Home Connection pioneered transitional housing in Polk County. We have the only program with single family homes and duplexes located in various neighborhoods in Des Moines. Unlike the other transitional housing programs, The Home Connection accepts two-parent families, households headed by a single male parent, and families with boys 13 years and older.

The Home Connection is governed by a board of directors who determine policy which is carried out by the executive director and staff. Current board members are listed on the back.

Board Officers

At The Home Connection annual board meeting in January 2007, Bill Fajen was elected President of The Home Connection's Board of Directors. Bill is a Vice-president of First American Bank, which has been a strong corporate supporter of The Home Connection.

Other board officers elected at the January meeting are: Ray Seidelman, Assistant City Manager of the City of West Des Moines, Vice-president; Kevin Snyder, CFO of 3rd Inning Solutions, Treasurer and Stephanie Leuck, Holmes, Murphy and Associates, Board Secretary. The Home Connection is very fortunate to have such outstanding and dedicated individuals to lead our organization



FROM HOMELESS TO HOME

In 2003, Josefina, her daughter and her elderly mother entered our transitional housing program. Before they entered our program, they were homeless after being evicted from a rundown mobile home.

Josefina was only working part time and making minimum wage. Once in the program and working with our Family Program Coordinator, she developed her plan to achieve economic self-sufficiency for herself and her family. Her English language skills were limited, so she started taking ESL classes at DMACC. She then obtained a full time job. Over time, she completed all of her ESL classes at DMACC, and was promoted to a supervisory position at her employer with an hourly wage of over \$14.00 an hour. She is now taking computer classes at DMACC to further her education and employment opportunities.

Her daughter is currently in the Des Moines Public Schools Gifted & Talented Program and will be taking summer classes at a special University of Iowa program for gifted & talented high school students for which she received a scholarship.

Josefina's family was one of our four families that completed our program and purchased a house during 2006. Through the assistance of The Home Connection, the family is now economically self-sufficient and able to enjoy their own home due to their hard work and perseverance to break the cycle of poverty.

2006 FAMILY OUTCOMES

The Home Connection's transitional housing program is very focused on outcomes. All families entering the program meet with the Family Program Coordinator to identify why they have become homeless. With the help of the Family Program Coordinator, they then draft a written program of goals and objectives with specific actions they will take to resolve their homeless situation. The Family Program Coordinator meets regularly with the families to review their progress and ensure they are on track to meet the goals they set. If changes are needed, the plan is revised. The case management provided by the Family Program Coordinator is fundamental to providing necessary resources for the families to meet their overall goal of economic self-sufficiency and is the primary reason 85% of the families who complete our program move to and remain in permanent housing.

Families Served: 24, Individuals - 115, Children - 82, 71%, Adults - 33, 29%

Family Make-Up: Single mother – 17 or 71%, Single Father – 1 or 4%, Couples – 6 or 25%

Race: White – 62 or 54%; Black/African-American – 42 or 36.5%, American Indian – 2 or 1.7%, Black/African-American & White 9 or 7.8%

Ethnicity: Hispanic 24 or 20.8%

2006 Family Outcomes

- Thirteen families left the transitional housing program during 2006
 - Six or 46% moved to permanent housing rental
 - Four or 31% moved to homeownership
 - Three or 23% did not successfully complete the program (one of the families that did not complete the program bought a home with our assistance)

Household Monthly Income for Families that Completed Program in 2006.

- Average Family Household Monthly Income at Beginning of Program - \$879
- Average Family Household Monthly Income at Completion of Program - \$2,308
- Average Family Household Monthly Income Increase - \$1,429
- Average Household Monthly Income Percentage Increase – 263%

Household Monthly Income for Current Families in 2006.

- Average Family Household Monthly Income at Beginning of Program - \$915
- Average Family Household Monthly Income on 12/2006 - \$1,661
- Average Family Household Monthly Income Increase - \$746
- Average Household Monthly Income Percentage Increase – 181%

Of the 33 adults in the program in 2006

- 11 were employed
- 6 in college and receiving FIP
- 9 in college and employed
- 2 employed and in job training
- 5 taking English as a Second Language classes
- 4 obtained their GED

Teens in the Program

- 5 graduated from high school and 4 went to college



The Home Connection 2006 Financial Statements

The financial statements below are taken from The Home Connection Compiled Financial Statements, June 30 2006. The complete compiled statements are available at The Home Connection office, 3001 Grand Ave., Des Moines, Iowa.

The Home Connection Statement of Financial Position June 30, 2006

	Assets
Current Assets	
Cash and cash equivalents	\$42,141
Total Current Assets	\$42,141
Property and Equipment	
Land	62,000
Buildings	865,458
Buildings Improvements	310,176
Equipment	33,473
Total property and equipment	\$1,271,107
Less accumulated depreciation	434,896
Net Property and Equipment	\$836,211
Total	\$878,352
Liabilities and Net Assets	
Current Liabilities	
Line of Credit	4,993
Accounts payable	27,965
Accrued expenses	30,044
Escrow	21,718
Current portion of long-term debt	30,226
Total Current Liabilities	\$116,871
Long-Term Debt - net of current portion	\$148,442
Total Liabilities	\$265,313
Net Assets	
Unrestricted	\$613,039
Total Liabilities and Net Assets	\$878,352

The Home Connection Statement of Activities Year Ended June 30, 2006

	2006
Revenues	
Grants	232,984
Contributions	39,109
Rental Income	46,212
Miscellaneous	462
Interest	245
Total Revenues	\$319,012
Expenses	
Salaries and wages	126,037
Employee benefits	16,502
Payroll taxes	12,731
Accounting	3,600
Repairs and maintenance	41,660
Contract labor	337
Auto expense and meetings	6,465
Insurance	4,320
Interest	11,157
Dues and Subscriptions	357
Miscellaneous	374
Office supplies and printing	9,996
Program services	13,031
Telephone and utilities	59,846
Marketing	194
Depreciation	49,583
Total Expenses	\$356,240
(Decrease) in Net Assets	(\$37,228)
Net Assets – Beginning of Year	\$650,267
Net Assets – End of Year	\$613,039

The Home Connection Contributors

The Home Connection could not carry out its transitional housing and case management programs and help families move from homelessness to economic self-sufficiency without the generous support of individuals, organizations and government agencies that provide money and

in-kind support. We want to recognize and thank those individuals, organizations and agencies who supported our program in 2006. Thanks to them and others who gave anonymously we can continue to serve the Des Moines and Polk County communities.

Individuals

A. Dean Morton
 Alan Collet
 Andrea Huntsman
 Ann Michelson
 Barbara Minear
 Beth Holden Stence
 Betty Volm
 Bill Fajen
 Bonnie A. Smith
 Bonnie C. McNurlen
 Byron Ludington
 Carol Evans
 Charlotte Hutchison
 Cindy Bussanmas
 Clarence V. Keith
 Claudia Henderson-Merhi
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 David Tank
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 Jeri Brown
 John Neylon

Judy Stammeyer
 Katherine Safrin
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 Susan Ketterer
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 Tim Shanahan
 Vaun Sprecher
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Organizations

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 Kenneth A. Lattman Foundation
 MOMS Club of Des Moines, IA
 Mondamin Presidential
 Neighborhood Association
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 Association
 Plymouth Congregational Church
 Polk County
 Regions Bank
 Regions Financial Corporation
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 Sisters of Charity BVM
 St. Peter Lutheran Church Women
 Stark Group Charitable
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 The CBE Group Inc.

Grantors

City of Des Moines
 Iowa Home Ownership Education
 Project
 State of Iowa
 Polk County Housing Trust Fund



3001 Grand Avenue
 Des Moines, IA 50312-4206

Yes, I would like to join The Home Connection's contributors in helping homeless families to economic self-sufficiency and permanent housing with a tax deductible contribution of:

\$25___ \$50___ \$75___ \$100___ Other_____

Please make checks payable to The Home Connection and return in the enclosed self-addressed envelope.

Name _____ Phone _____

Address _____ E-mail address _____

City _____ State _____ Zip _____

For more information, please call 515-244-9748 or e-mail info@thehomeconnection.org.

Please remove me from The Home Connection mailing list.



3001 Grand Avenue
Des Moines, IA 50312-4206
515-244-9745

www.thehomeconnection.org

Non-Profit org.

U.S. Postage

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The Home Connection Board Members

Current Members

Bill Fajen – President
Ray Seidelman – Vice-president
Kevin Snyder – Treasurer
Stephanie Leuck – Secretary
Cindy Bussanmas
Kim Gunnes
Christine Hayes
Raymond Murray
Roberta Randall
Patrick Rowland
Sara Schuler
Paul Stanfield
David Tank
Amanda Wood

The Home Connection Staff

Tim Shanahan, Executive Director
tim@thehomeconnection.org
Sergio Hernandez Family Program Coordinator
sergio@thehomeconnection.org
Don Alexander Administrative Manager
don@thehomeconnection.org
Tho Van Pham Maintenance Specialist

From no place *AS* home to no place *LIKE* home!