

The Women's Housing Coalition 2012 Annual Report



**OPENING DOORS
TO CHANGE**





Letter from Leadership

Dear Friends,

On behalf of the Board of Directors, it is my pleasure to present The Women's Housing Coalition's 2012 Annual Report.

The WHC has a strong foundation to build upon that is embedded in our mission – to provide affordable housing and supportive services to enable our residents to reach and maintain social and financial independence. It is that commitment that has brought vitality and esteem to the work of this organization.

Our work, however, is only possible through the support of our donors. Your dedication to the WHC women and children ensures they will not return to homelessness. It is this that enables us to keep the promise of providing permanent housing and excellent service. All of us at the WHC are grateful for you.

The welcome of a new Executive Director this year, Karin Bluhm, brought new life to our mission. Twelve women went on to live in independent subsidized housing, market rate housing, or with family. Turnover time after these ladies moved out was reduced by 40% through improved Program and Property Management. Through these improved processes, homeless women were able to move into our homes more quickly.

At the close of 2012, the expansion of our program to five formerly homeless women and children is soon to be available in a new residence, The Linden House. We also look to increasing the caliber and effectiveness of the services we offer to our residents. Through your support, these women and children are able to find security, personal growth and independence. Thank you.

Sincerely,

Heidi Hansan
Board President

FY 2012 Summary

The Women's Housing Coalition (WHC) is dedicated to breaking the cycle of homelessness for women and children by providing affordable permanent housing and supportive services to enable them to sustain social and financial independence. We provide housing and services to 111 women, including 20 families with 39 children. Upon intake, all of our women are homeless, live with a diagnosed disability and earn little to no income. Our program helps women stabilize their health, maintain sobriety and manage the limitations imposed by disability. WHC services include case management, life skills, education and employment opportunities, and personal needs subsidies. Without our housing and services most of our women would return to homelessness.

HOUSING PROGRAMS

The Women's Housing Coalition owns three single-room occupancy (SRO) residences, one multi-unit building for families and rents 32 apartments throughout the community. Each resident's length of stay at a WHC home is based on the goals she has set for herself in conjunction with her case manager. While most women set independent living as their ultimate goal, there is no defined time limit for completing the program; women are free to stay in the residences for as long as they need the housing and the services provided.

Single Room Occupancy Residences

- **The Calverton** – a multi-purpose century old building that is home to 14 women and the administrative offices of The Women's Housing Coalition.
- **The Margaret Bennett House** – located in historic Mt. Vernon and providing housing to 29 women since 2000, this four-story residence is divided into five quads. Women share kitchens and bathrooms, as well as an exercise room and computer lab.
- **The Margaret Jenkins House** – an 1800's former orphanage turned convent that was renovated into a house for 22 women. Every unit resembles an efficiency in structure with its own bathroom and each kitchen shared between two women.

Family and Scattered-Site Residences

- **The Linden House** – the newest WHC renovation opened its doors to women and children in March 2013. Acknowledged by Baltimore Heritage with the 2013 Restoration and Rehabilitation Award and the Governor's Housing Excellence for Special Needs Award, this gorgeous building is home to 5 families.
- **Scattered-Site Program** – independent living in 32 apartments throughout Baltimore City. The women and families in this program receive a rental subsidy based on their income.

SERVICES PROVIDED

The Women's Housing Coalition provides targeted supportive services that help women stay on the path of personal development and growth. Every woman and family has a different need which is determined through individualized evaluation and intensive case management. This process requires constantly changing goals, meaning residents' success is an on-going, evolving process. Initial goals often include substance abuse and mental health treatment or completing the basic activities of daily life. Women may eventually be ready for education or workforce training. Through employment and increased income, women with stable health are able to move on to independent living.

Depending on the individual needs of the residents, the WHC maintains partnerships and programs to offer in-house workshops or enable residents to participate in off-site training and services. The services offered to WHC women and families, as well as recent outcomes from those services, include:

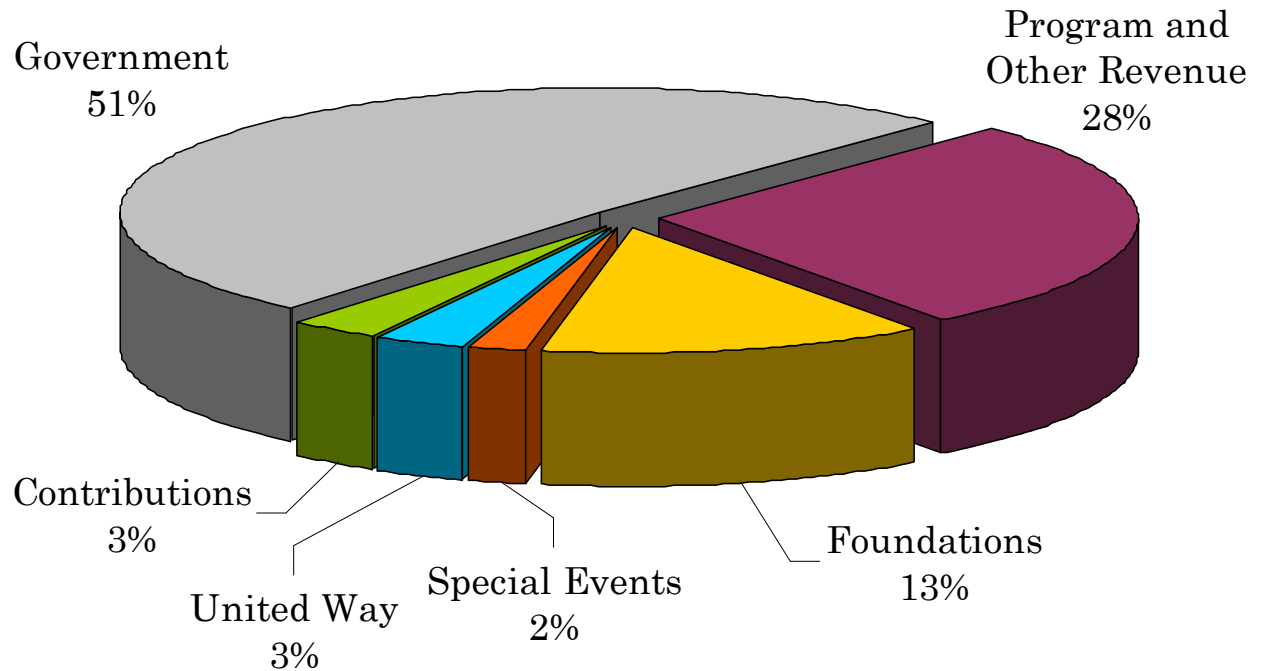
- **Intensive Case Management**
 - 98% regularly met and worked on individualized plans
- **Relapse Prevention and Mental Health Services**
 - 95% remained in recovery
 - 93% actively sought and received mental and physical health services
- **Employment and Education**
 - 4 women attended college
 - 6 attended workforce development at DSS
 - 5 pursued either GED or technical training
 - 25 women had jobs
- **Activity Participation and Volunteering**
 - 17 women regularly volunteer in the community
- **Independent Living**
 - 12 women successfully moved on to other safe and affordable housing
 - 3 moved onto market-rate apartments
 - 7 moved onto subsidized housing
 - 2 moving in with family



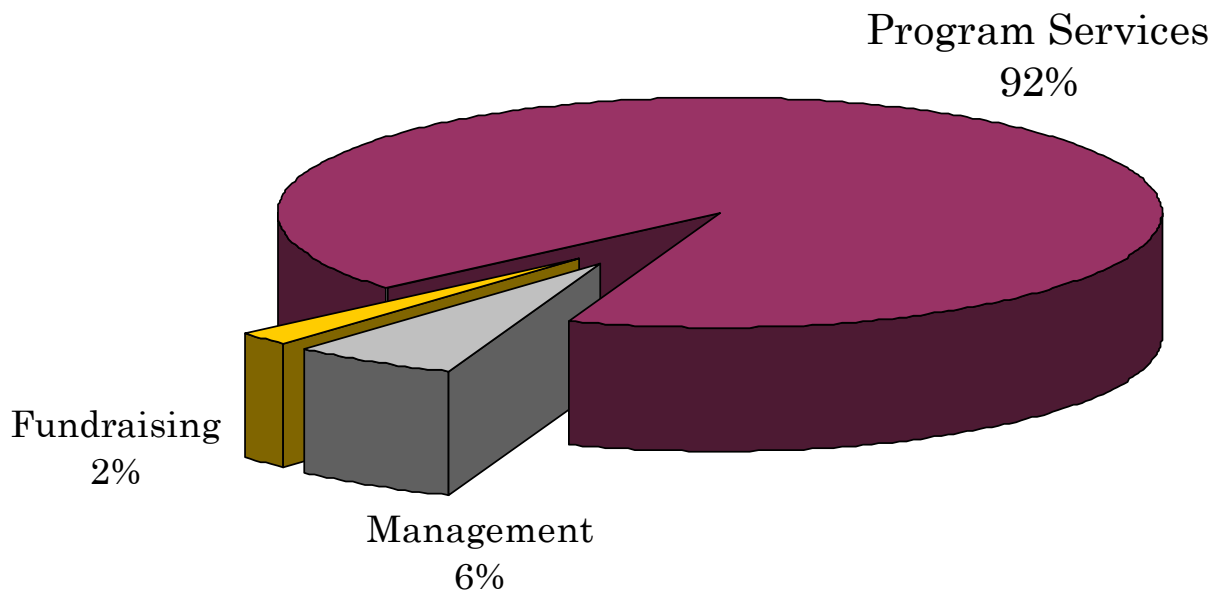
Until recently the children in our programs have been invisible. We have begun work on establishing areas and ways to incorporate our children and break the cycle of homelessness for them. In order to offer the highest quality service, we began the implementation of case management software to gather client statistics, record goals and achievements and evaluate program effectiveness. Staff now are able to share and access records among the five locations, increasing our efficiency and reducing our carbon footprint.

We are truly grateful for you and your generosity. Thank you so much for supporting of The Women's Housing Coalition.

Total Revenue: \$1,700,893



Total Expenses: \$1,751,666





INDEPENDENT AUDITORS' REPORT

Board of Directors
Women's Housing Coalition, Inc.
Baltimore, Maryland

Report on the Financial Statements

We have audited the accompanying consolidated financial statements of Women's Housing Coalition, Inc. and related entities, which comprise the consolidated statement of financial position as of December 31, 2012 and the related consolidated statements of activities and cash flow for the year then ended.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Women's Housing Coalition, Inc. and related entities, as of December 31, 2012, and its activities, the changes in the net assets and their cash flow for the year then ended in accordance with accounting principles generally accepted in the United States of America.

FY 2012 Contributions and Support

This list reflects gifts of contributors between January 1, 2012 and December 31, 2012. Every effort is made to accurately recognize all gifts. If any errors or omissions have been made, please contact the WHC office.

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