



LAZARUS HOUSE 2009 ANNUAL REPORT

Our mission is to provide hospitality, food, safe shelter and support services to persons connected to our community who are homeless or in need.

May all who enter feel the love of Jesus.

Lazarus House Facilities



Main Building (location for donation drop offs)

This facility houses the Emergency Shelter & Center for Transitional Living
214 Walnut St. (At corner of Walnut St. & 3rd St, entrance on 3rd St.)



Women & Children's Day Center
15 S. 3rd St



Community Resource Center
308 Walnut St.

We believe that everyone here is a gift from God, and we are here to help those that need assistance. We work together with many social service agencies, a large and wonderful network of volunteers, federal, state and community resources, and our donors to help provide the specific services needed by each person and family.

**Our desire is to give all those coming to our doors
the opportunity for hope and a future.**



Lazarus House
214 Walnut Street
St. Charles, IL 60174

Main Number: 630-587-2144
Outreach Number: 630-587-5872
Visit us at www.lazarushouseonline.com



2009 Was A Challenging Year for Lazarus House

As with most non-profit agencies, we faced a number of challenges this year due to difficult economic circumstances. People are still seeking our assistance, but our funding sources are not always able to support us at the same level as they have in the past. We trust that with the help and dedication of our community, we will be able to continue running our three programs focused on helping homeless persons transition to independence and to help prevent homelessness for at-risk households. Our programs are:

Emergency Shelter Program

- Our Emergency Shelter serving men, women and children from St. Charles, Geneva, Batavia and western rural Kane County is open day and night, year round. The shelter program provides hospitality, food, safe shelter, case management and other support services whose goal is to help people return to successful, independent living.
- All Emergency Shelter guests sleep in our main facility, but separate sleeping rooms are assigned to men and women. Male guests also spend their non-sleeping time in the main facility. Women and children in our Emergency Shelter spend their non-sleeping hours in the Women and Children's Day Center, which provides a home-like atmosphere. The Center has a play room for the children, a fenced backyard, and study space where classes for women and children are offered to enhance their skills.

Transitional Living Program

- Our Center for Transitional Living facility features 12 mini-apartments and a structured program that is the next step after the Emergency Shelter in helping people regain and maintain successful, independent living.

Outreach Program

- The Outreach program is now housed in a separate building, and its goal is to help people stay in their housing. We administer one-time emergency mortgage/rental/utility assistance programs for those who experienced a temporary difficulty, ongoing rental assistance programs for low income households, and recently began administering a grant to help those impacted by the economic downturn. The specific programs that are available at any given time depend on the timing of grant revenues.

The following pages outline these programs in greater detail. If you've not had a chance to visit Lazarus House, we encourage you to call and schedule a visit. We are open day and night, so we're very flexible. We'd also be glad to include you on our newsletter list. If you're not receiving our quarterly newsletter and you'd like to, please give us a call. We have many volunteer opportunities and would be happy to speak with you about those as well. We invite you to visit our website, www.lazarushouseonline.com, for more information. Please know that we consider it an honor and a privilege to serve our community. We look forward to working together to provide hope and a future to those in need.

Lazarus House Emergency Shelter

Demand for shelter services hit an all-time record in fiscal year 2009. We reached record high numbers for nights of shelter. In fiscal year 2009, Lazarus House provided:

- Care for 382 individuals (83 children, 103 women and 193 men). We served an average of 63 people per night (compared to 62 the prior year) and provided a total of 22,948 nights of shelter.
- Approximately 68,000 nourishing meals, some to our guests and some to others in need from the community.

Outcomes

Many guests have special needs when they arrive at Lazarus House. In fiscal year 2009, of those with specific needs, Lazarus House was able to assist:

- 82% to receive case management
- 95% to obtain independent transportation
- 98% to receive medical care
- 69% to obtain or improve employment
- 80% to receive mental health services
- 78% to achieve continuing education or job training goals
- 84% to access legal services
- 40% to move into transitional or independent housing
- 74% to receive substance abuse services
- 72% to receive dental care

These results reflect that some people do not stay long enough to achieve all their goals, that some need to address higher priority needs (for example, medical care) prior to working on other needs (such as getting a job). It also reflects that some people may not be ready to work on all the needs they have. Sometimes it takes time for people to get to a place where they are able to do the work required to change both their self image and their life.

In recent months, we have also been finding that guests sometimes must wait longer to get help from referral agencies because some agencies have reduced their staff due to budget cuts.

The case manager for our Emergency Shelter men works hard at helping our guests assess the reason(s) for their homelessness, set goals to improve their situation, and empower our guests to achieve those goals. Our case managers are coaches, mentors and cheerleaders, and we are very blessed to have them on our staff.

We also have dedicated staff who keep the doors of the Emergency Shelter open 24/7, 365 days per year. Our staff now number 35 full and part time people, including some who come in to help us during illnesses and emergencies, but don't work regular hours.

Men's Shelter

Here's a story we'd like to share from our Emergency Shelter:

"Mr. Doe" came to the emergency shelter in January 2009. Prior to his arrival he was at the Kane County Jail, where he was held for a drug related incident. He also suffered from a mental health condition, which was untreated at the time of his arrival. "Mr. Doe" expressed his desire to be accepted into drug court and was eager to demonstrate his intention of staying clean and sober.

"Mr. Doe" began working a case management plan that focused initially on providing concrete support; engaging with Ecker for mental health services, obtaining new glasses through Lions Club and working diligently with our employment counselor. He also started working a comprehensive 12-step program, attending AA and Life Recovery meetings, reconnecting with his pastor and church community. "Mr. Doe" found employment within a couple of months of his stay, opened up a bank account and began budgeting his income and expenses. He then achieved his primary goal of getting accepted into drug court and moved to the CTL soon afterwards.

Today "Mr. Doe" is a productive resident guest of the CTL. He is completing requirements for drug court, staying clean and sober, and reducing debt. Based on his work to this point, we have every reason to believe that "Mr. Doe" will be poised to leave the CTL program and transition successfully into independent housing with a bright future for years to come.

Lazarus House Women and Children's Day Center

The Women and Children's Day Center (WCC) continues to bless us with separate, home-like space for our women and children during their waking hours. While the entire house is a blessing, we are especially thankful for the children's playroom, the fenced backyard with play equipment, and the space afforded for classes and education.

In late 2008 we were able to expand the space available to our women by moving some of our administrative staff from the second floor of the women and children's center to our new Community Resource Center.

The WCC has a dedicated staff of women who are "house moms", keeping the house running smoothly 16 hours a day, 7 days per week. The case manager for our women is a caring, dedicated woman who is ready to do whatever it takes to help our women and their children of all ages achieve their goals.

Here's a story we'd like to share from the WCC:

A young, pregnant woman came to Lazarus House to seek shelter and assistance. She was working, but not making enough money to support herself and see that her needs during pregnancy would be met. The case manager worked with her to start budgeting, set up a plan to pay off debt with the help of our volunteer CPA and set goals. Because of her determination and hard work during her time in the Emergency Shelter, she was able to move to our Center for Transitional Living and prepare for the birth of her child. The mother and child have their own room there. In the CTL, she can learn parenting skills, continue to budget, pay off debt, and work toward independent housing.

Lazarus House Center For Transitional Living (CTL)

This past summer the CTL celebrated six wonderful years helping those ready to rebuild their lives through our two-year program. Case managers meet weekly with resident guests to work on structured goal-setting as well as budgeting and debt reduction. They also advocate for hard-to-find resources, stand by to help when necessary and supply encouragement at all times.

We are blessed to have professionals on staff with a solid background in business and human resources, which facilitates assessment of ability, appropriate and updated resume writing, and job and soft skills seminars. In these seminars, guests are required to dress and act as if they are actually on a job interview. Another group, Jobs for Life, is facilitated by volunteers from the community who provide long-term mentoring of those with barriers to employment.

Participation of moms and dads in our educational programs has inspired wonderful outcomes. Tri City Family Services comes in to do a weekly group with our parents and children, and our staff also offers programs such as parenting and 1-2-3 Magic to help hone learned skills.

Also available are classes that pertain to boundary-setting, identifying safe people, addressing co-dependency and men's spirituality. In this voluntary faith-based group, men are mentored on how to be good husbands and fathers. Any person living in the Emergency Shelter, Center for Transitional Living or served in the IHDA or Outreach programs is invited to attend educational groups at Lazarus House.

The Community Crisis Center in Elgin has a group for our women weekly to address issues of healthy relationships and domestic violence, and they also have a monthly group for our men to address these same issues.

Fiscal Year 2009 statistics for our Center for Transitional Living:

- 35 adults and 10 children were housed in the CTL
- 2127 (duplicated) educational classes or groups were attended
- 96% of adults attended life skills coaching and/or classes
- 83% of adults received coaching to help maintain and improve their employment
- 78% of adults with educational goals, achieved incremental progress
- 75% of adults reduced debt and/or increased income

Here is a story we'd like to share from our Center for Transitional Living Center:

In April of 2008 the mother of two children moved into the CTL. Thinking it better to keep them in familiar surroundings and the same school, she voluntarily entrusted their care to a family member in the community while she attempted to gain control of her life.

"Mary" was very frightened when she came to us, and though determined to have her children live with her again, was unsure how that was to be accomplished.

Identifying her needs and the appropriate resources for her circumstance was key to "Mary's" progress. "Mary" and the case manager met weekly, when short and long term goals were identified and "Mary's" financial situation assessed. Over the 14 months she remained in the CTL program, "Mary" addressed the domestic violence, substance

abuse and co-dependency issues that first brought her to our doors. Recovery and relationship became the motivators for a better life.

As “Mary” gained confidence in herself and her ability to manage her life and finances, things began to come together. The children stayed overnight more and more frequently until they were comfortable enough to move into the CTL with “Mary”. They attended children’s educational classes and had family meetings that helped bridge the communication gap and build self-esteem. “Mary” paid down debt, maintained employment and found a church where she and the children found community and a sense of peace.

“Mary” and the children moved to independent housing in June of 2009. According to a recent phone call from “Mary”, life is good!

Lazarus House Outreach

The prevention of homelessness and re-establishing self sufficiency in housing are the focus of all outreach program activities. Through grants from the U. S. Department of Housing and Urban Development (HUD), the Illinois Housing Development Authority (IHDA) and the Illinois Department of Human Services (IDHS), Lazarus House is able to provide housing support to households in our community who struggle daily to maintain or obtain housing. Our Outreach staff are compassionate and skilled professionals who evaluate all clients to determine what programs would best serve them, and what outside referrals would benefit them as well.

Of significant note is that Lazarus House has been awarded U.S. federal American Recovery and Reinvestment Act (ARRA) funding called the Homeless Prevention / Rapid Re-housing program – or HPRP. This award allows Lazarus House to assist households in Central Kane County who had been previously self sufficient, but are currently facing financial adversity. This funding can offer security deposits, rental assistance, utility assistance, case management, credit repair, legal assistance, and assistance with moving and storage costs. The goal is to see folks through these harsh economic times, when their current income prevents them from having the ability to self-sustain, and assist them with guidance and support as they work on a plan to regain financial self-sufficiency in the near future.

Also funded by HUD are the HUD Samaritan Grants (which targets those who are chronically homeless with a disability). This program served six individuals in FY09. These individuals, for whom prospects of future self sufficiency was very bleak, now have the security of permanent supportive housing. Each person meets weekly with Outreach staff to budget, establish goals, stay in contact, and at the same time live independently.

This was the eighth year Lazarus House administered the IDHS Homelessness Prevention Grant for southern Kane County. This program helps households who have experienced a one-time emergency that put them at risk of losing their housing due to non-payment of rent, mortgage or utilities. This program offered financial assistance to help see them past the crisis, enabling them to stay housed. However, we have been notified that this grant will decrease by 75% for fiscal year 2010.

This was also the third year of administering the pilot rent subsidy program funded by IHDA. This grant award runs through June 2010. Lazarus House intends to apply for renewal of this grant if funds are available. For the first time, we have developed a wait list of potential tenants for this program. This grant allows Lazarus House to offer ongoing rent subsidies to 37 households in our community, who simply are unable to pay their full monthly rent, feed their family and meet their other monthly obligations. Participants must pay monthly rent equal to 25% of the rent (up to limits established by IHDA) or 25% of their gross income, whichever is higher. Households who participate in this program must meet income qualifications and agree to meet monthly with Outreach staff to account for their finances, establish a budget for the coming month and set financial goals. This is a wonderful gift of stability for those constantly at risk of homelessness due to insufficient household income. With the economic instability of this past year, this program has allowed households negatively affected by job loss or reduction of wages to remain housed. Our Outreach staff work closely with these participants in developing new strategies for making their even *more* limited resources stretch as far as possible.

A county-wide collaborative grant – the IHDA Rental Housing Support Program (RHSP) - was launched this past year. This program is the largest state rent subsidy program in the nation. Four Kane County agencies, with Lazarus House as the lead agency, are administering this grant which provides ongoing rental assistance to 22 very low income households in the county. We have been approved for Round 2 of this grant as well which will increase this program by an additional 19 units across the county. An application for Round 3 has been submitted, requesting 12 additional units. Similar to the IHDA subsidy program described above, there is a wait list for the Central Kane County service area for this grant as well.

Fiscal Year 2009 statistics from our Outreach programs:

- 58 households received one-time emergency assistance.
- 6 former chronically homeless individuals are in permanent housing, with funding primarily through the U.S. Department of Housing and Urban Development (HUD).
- 48 households received ongoing rent subsidy with funding primarily through the Illinois Housing Development Authority (IHDA)
- 2,170+ households (a 65% increase over the prior fiscal year) called and received referral and other outreach services.
- In total 489 months of housing support (14,760 days) and other services were provided to help a record 249 persons obtain or stay in housing.

Results from all on-going rent subsidy programs combined (54 households) include:

- 96% of all households (100% of required households) learned to follow a monthly budget for the first time.
- 58% of rent subsidized households are surviving on some form of disability or Social Security income
- 38% of households had been homeless and were able to return to housing much sooner than they would have without this program

- 25% of households new to the ongoing programs that require households to use direct services accessed new benefits (better job, government benefits, Food Stamps, day care funds, etc.) to improve their finances and/or health.
- 93% of households receiving ongoing rental assistance remained in permanent housing for at least six months.
- 87% of those receiving one–time rental assistance in the prior year remained in housing for at least 6 months

We would like to share the story of one household that has benefited from our Outreach services:

“Molly” came to Lazarus House very confused and somewhat angry; with no place else to turn. She had been evicted from housing in a suburban Chicago city. With Social Security Disability income and the loss of her seasonal part-time employment, she could no longer afford the full rent and utility costs it took to maintain the housing that offered her comfort and security. In her attempts to keep her precious independence and housing, she had been doing without many things; food was among them. We were blessed to offer her a safe home in our Lazarus House Emergency Shelter, which included abundant food and nurturing, caring staff and volunteers to assist her in getting back on her feet. She was grateful for all she received, but had a difficult time in the congregate setting of Lazarus House.

What is most difficult for “Molly” is that she is easily confused, very forgetful and can become somewhat disoriented. She has family in our service area, but their housing restrictions would not allow her to move in with them. What an honor and privilege it was to be able to offer “Molly” the IHDA rent subsidy program. The subsidy she receives allows her limited Social Security income to stretch far enough that she has the dignity of paying an appropriate portion of her rent, all of her utilities, food, and the other incidentals she needs to live an independent life. She had the good fortune of finding a small but cozy apartment within walking distance of family, shopping and Lazarus House. She has a wonderful landlord who treats her as family. As this grant requires, she continues to meet monthly for budgeting with a wonderful and compassionate Outreach Coordinator on staff here. With the caring direction of our staff, her finances are closely monitored. She continues to successfully account for where her money goes and takes great pride in the responsible manner in which she is paying all of her monthly bills on time. She is learning to maneuver her community and no longer feels the fear and vulnerability of instable housing.

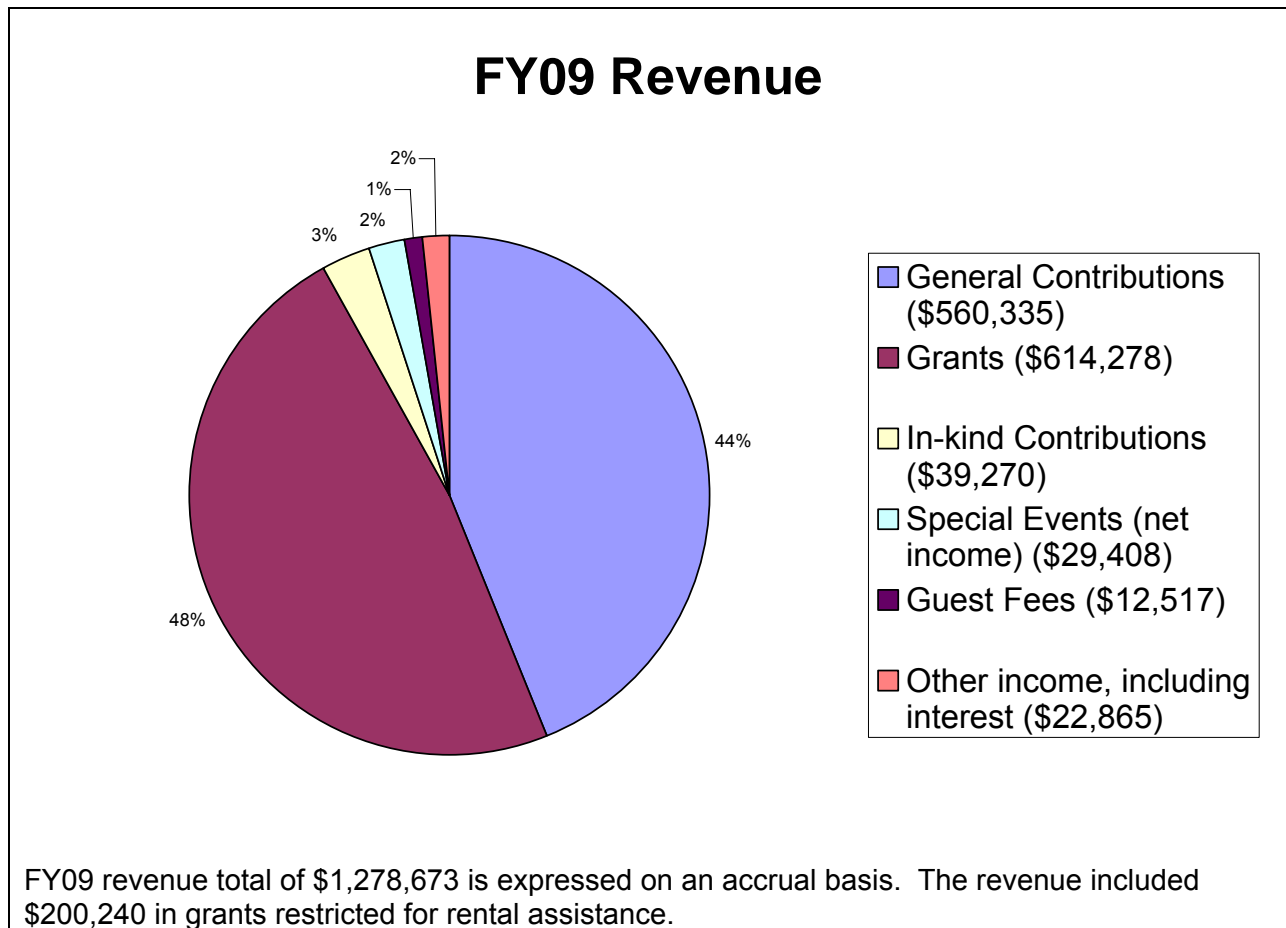
General Lazarus House Statistics

Volunteers

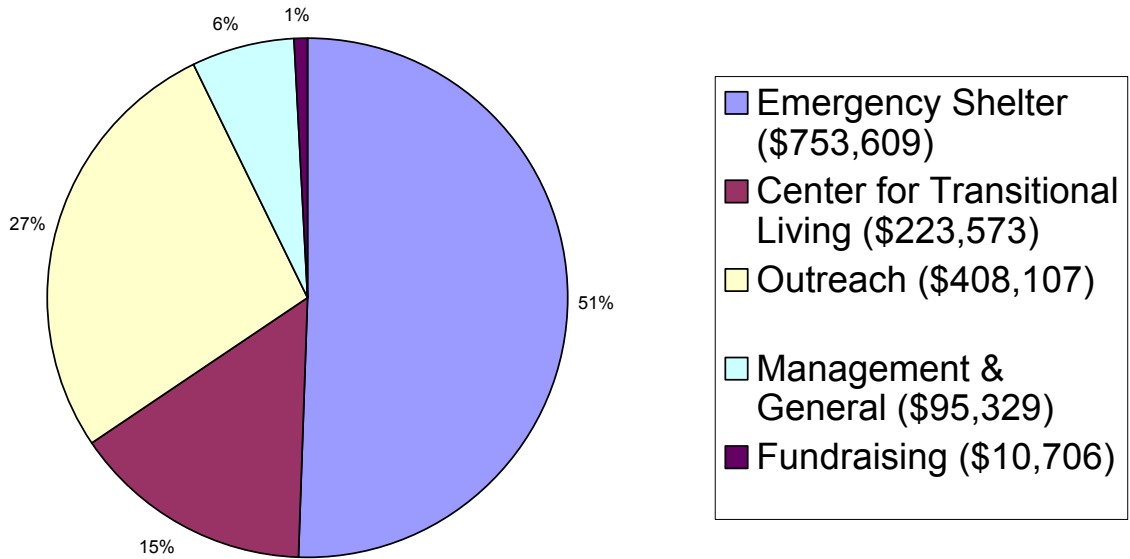
Volunteers continue to make an incredible difference for Lazarus House. Approximately 1,700 volunteers gave freely of their time to provide an estimated 20,000 hours worth of service. Volunteers are the backbone of Lazarus House. They prepare meals offsite so food is ready to serve at meal time. They tutor children with homework, teach classes, baby sit while parents are in class, pick up donations of goods for the shelter, prepare newsletters for mailing, assist with fundraising activities and much more. Some special group projects this past year included excavating dirt and installing rubber mulch in our Women and Children's Day Center backyard, painting the exterior of the Community Resource Center, power washing and painting the front entrance of the Emergency Shelter, steam cleaning carpets and attending to outdoor plant beds. Without these fabulous volunteers, Lazarus House would need to either hire more staff or cut services. If you are interested in volunteering, please call 630-587-2144 and ask for our volunteer coordinator.

Financial Results

In fiscal year 2009, Lazarus House spent only 7% of expenses on administrative costs (fundraising as well as management and general costs). This covers director oversight time, administrative time of staff to handle correspondence, human resources, technology, fundraising, the complexities of federal and state grant requirements and more.

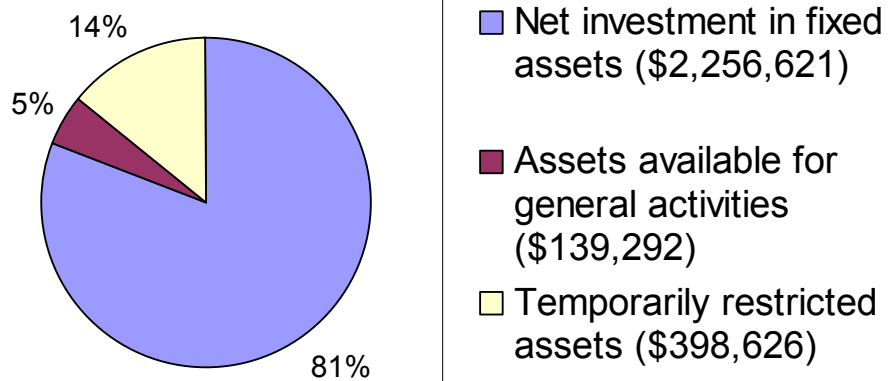


FY09 Expenses, by Program Area



FY09 expenses totaled \$1,491,324, which included \$283,455 in rent/utility assistance.

Net Assets, as of 6/30/09



Of the \$2,794,539 total in net assets, only \$139,292 (5%) was available for general activities. FY09 reflects a \$212,651 negative change in net assets, primarily due to the timing of capital grant awards and multi-year rental assistance grants and payments.

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