



IMPACT REPORT 2019

(July 1, 2018 - June 30, 2019)

MISSION STATEMENT:

DOORWAYS is an interfaith nonprofit organization that provides housing and related supportive services to improve quality of life and health outcomes for people affected by HIV/AIDS.

MAKING A DIFFERENCE THROUGH HOUSING+



DOORWAYS is the largest housing agency in Missouri serving individuals and families affected by HIV and homelessness. During this time, we have witnessed the emergence of new medications to treat HIV, leading to viral suppression, improved health, and longer lives—if you are able to strictly adhere to the treatment regimen.

That is not often the case for those who are economically disadvantaged with limited or zero income, unstable housing or homelessness, barriers to healthcare, poor access to medications, inadequate nutrition, co-occurring health conditions, untreated mental health issues, substance use challenges, and so forth. Due to this, HIV remains at epidemic levels among the urban poor¹.

For them to have a chance at recovery, they need 360 degrees of support, starting with secure housing as the foundation from which to launch a comprehensive system of services.

DOORWAYS has responded with housing plus wrap-around support. Over the

years, we have expanded to offer six platforms of service to meet a variety of needs — each is reviewed in this report. We provide extensive intake assessments to determine immediate needs and create linkages to resources through referrals. Housing+ provides case management and a supportive environment for addressing the effects of poverty. Housing+ guides clients towards increased stability and opportunities to reach the life each individual seeks to achieve.

While we are fortunate

to receive support from many government, foundation, and corporate donors, their funds are often restricted. We rely upon unrestricted gifts to fill the gaps. Please consider making a donation. Visit our web page (www.doorwayshousing.org) and click the DONATE button if you wish to use a credit card. Or mail a check to 4385 Maryland Avenue (St. Louis, MO 63108). If you wish to speak with someone, please contact our Director of Development, Jim Timmerberg, at:

314-328-2705
jtimmerberg@doorwayshousing.org

With your support, we will be able to continue to provide Housing+Health+Hope to homeless individuals and families battling HIV/AIDS!

Thank you to our many donors, partners, and friends!

¹ <https://www.cdc.gov/hiv/group/poverty.html>

3,200 PEOPLE SERVED THROUGH SIX PROGRAMS

Cooper House: ↑21% to 46

Jumpstart: ↓11% to 73

Residential: ↑7% to 219

Outstate: ↑47% to 337

Emergency Housing: ↑20.5% to 426

Subsidies: ↑7% to 2,099

In fiscal year 2019, numbers served increased 10%, reaching **3,200** men, women, and children: 2,022 were clients and 1,178 were household members.

PEOPLE PROFILE

Clients:

59% age 25-49

69% male

76% African-American

Household Members:

63% children

48% women

SERVICE AREA

15-county St. Louis metropolitan area plus 62 counties in outstate Missouri and 55 counties in outstate Illinois.

STAFFING

54 full-time staff

19 part-time staff

416 volunteers providing 5,473 hours of service valued at nearly \$140,000!

31 years of service to homeless individuals and families affected by HIV/AIDS

SIX PROGRAM PLATFORMS OF SERVICE

EMERGENCY HOUSING

DOORWAYS provided secure emergency shelter to 318 households with 426 people— 13% of whom were children. This is a 20.5% increase over FY2018. We provided 19,757 nights of housing, reflecting a 20% increase over FY2018. Staff work with clients during their 60-day stay to secure income and alternate housing, working to reduce a return to homelessness.



JUMPSTART

Homeless families with small children are moved directly into permanent housing to accelerate stabilization. In FY2019, Jumpstart served 21 households with 73 total members—51% children and 90% of the households were single-parent families.

During the year, two participants graduated from the program, securing rental housing with no ongoing subsidy; 11 participants secured employment, one enrolled in an apprenticeship program, and five enrolled in college programs.

OWN HOME SUBSIDIES

The largest of the six programs, DOORWAYS provides rent, utility, and other subsidies to prevent homelessness. In FY2019, we served 1,286 households (nearly a 22% increase) with 2,099 people (24% children) in the St. Louis metropolitan area. Subsidy payments totaled \$2,767,451—a 30% increase since last year, reflecting the growing need.



THE OUTSTATE PROGRAM

Similar to the Own Home Subsidies program, DOORWAYS provides subsidies to prevent homelessness for clients living in poverty in rural Missouri and Illinois. All households served report incomes below 80% of the Area Median Income (AMI). Subsidy funds can assist with rent, utilities, security deposits, and master leasing. This program experienced the largest increase of all programs, rising nearly 47% from 230 people in FY2018 to 337 people in FY2019. Of that number, 206 were clients and 131 were family members—24% of whom were children.

RESIDENTIAL PROGRAM

DOORWAYS owns and operates seven apartment buildings in the City of St. Louis, providing 103 permanent housing units. In FY2019, we housed 219 people (a 7% increase over last year)—116 clients, 39 other adults, and 64 children (29% of the total). Nearly 60% of the clients are male, with the exception of the Family Residential Complex. Two buildings are



joined by a courtyard with a playground and picnic tables. Female clients account for 70% of the head of household. Children under the age of 18 comprise 48% of the residents.

COOPER HOUSE

For those clients unable to live independently due to health issues, and in need of daily assistance, DOORWAYS provides housing in Cooper House, a 36-bed facility with 24 hour care. Forty-six clients received care at Cooper House during FY2019. Housing, healthcare, nutrition assistance, and

supportive services are keys to improved health outcomes, including reaching viral suppression, which reduces the risk of transmission: 80% of Cooper House residents are virally suppressed, and 69% are at undetectable levels.



EMPLOYMENT SPOTLIGHT

As DOORWAYS clients regain their health and life stability, those able to work are referred to our employment specialist. For them, a job search is far more than applications and interviews. Many suffer from the effects of a life of poverty—limited education, minimal work history, lack of experience in managing day-to-day life responsibilities, no money to buy work uniforms or interview clothing, lack of transportation to get to interviews, etc. Our employment specialist may spend many months—in a few cases years—working through job readiness activities before beginning a job search. Support includes referrals to high school equivalency programs, help identifying job skills and experience, creating a resume, applying for jobs, strengthening interview skills, and discussing the expectations of employers. **“A big part of my job is to help build confidence and motivation,”** explained Elaine Ellis, the DOORWAYS employment specialist. “The moment our clients see their first resume is quite rewarding. Many beam with smiles as they realize they have value and accomplishments to be proud of.”

In FY2019, DOORWAYS helped 39 clients secure a job, with 64 continuing in various phases of the process. “Tracey” is one of the success stories. After decades of unstable housing and homelessness, Tracey’s life changed directions at DOORWAYS. Her stable housing and improved health gave her the ability to return to the workforce.

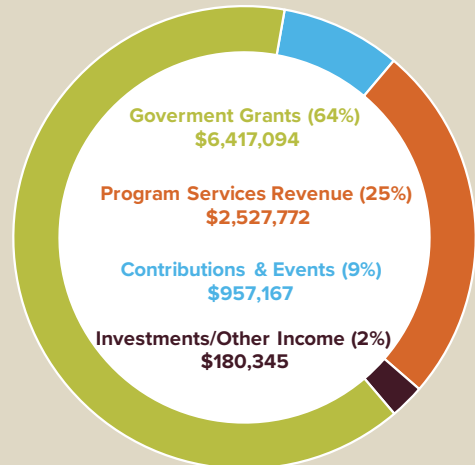
Elaine guided her through the process, which included identifying her talents and the type of job tasks she found interesting. She wanted to help other people find their new lives, so she focused on social service



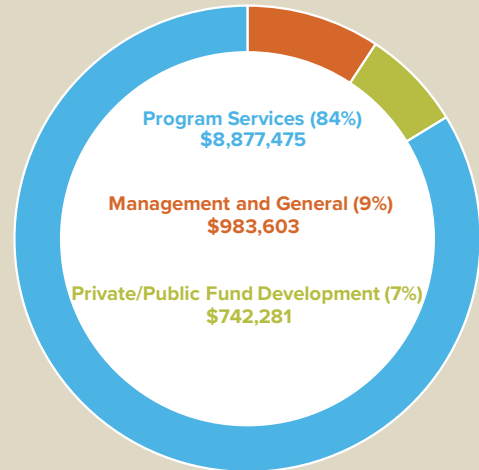
positions. When Tracey received two invitations to interview, she and Elaine practiced interviewing questions before the appointments to assure Tracey expressed the

enthusiasm and energy she would bring to the company. This preparation combined with Tracey’s determination and talents resulted in two offers. Tracey and Elaine discussed the jobs, and Tracey chose the one that most excited her. She is now thriving and looking forward to a long career helping women transition into housing after prison. The support she received from Elaine helped open new doors to opportunity, giving her choices as she advances her independence.

FY 2019 FINANCIAL SNAPSHOT



Revenue = \$10,082,378



Expenses = \$10,603,359

*Includes non-cash depreciation expense of \$553,100

MANY WAYS TO HELP

Please click **“Get Involved”** on our web page to learn about donations, fundraising events, matching gifts, tax credits, planned estate giving, the Keystone Society, Friends In Deed, volunteer opportunities for individuals and groups, and more!

As a tribute/memorial to those you love, purchase a brick for the Guidici-Tinlin Garden. Plus, be sure to sign-up for our monthly e-newsletter!

www.doorwayshousing.org

Jim Timmerberg, Director of Development

314-328-2705 | jtimmerberg@doorwayshousing.org

NOTABLE ACCOMPLISHMENTS DURING FY2019

- February 2019 marked the **31st anniversary of DOORWAYS**, one of the oldest and most comprehensive HIV/AIDS housing and services providers in the area. With a double-digit increase in the total number of people served agency-wide when compared to FY 2018, several programs reached new service levels, highlighted on pages 2 and 3.
- During FY 2019, the agency engaged experts to provide guidance and visioning to explore space and program capacity options to assure we are poised to meet future growing need. To assure client data management is at optimal levels, we continued design and implementation of the **new case management software** for streamlined, accurate, and timely tracking and reporting of data. Client safety is paramount. We continued working with the St. Louis Police Department to connect **state-of-the-art security cameras** at our permanent housing complexes with the Real Time Crime Center.
- Overall agency operating **revenues surpassed \$10 million for the first time in agency history**. This is partly due to achieving a new record in government funding, reaching \$5.7 million. This includes the U.S. Department of Housing and Urban Development Continuum of Care (CoC) Program Competition in which DOORWAYS programs were ranked first, second, and third (Jumpstart, Cooper House, and Delmar, respectively). The CoC provides funding to end homelessness, promote access to programs, and optimize self-sufficiency.
- DOORWAYS continued to operate with exemplary fiscal responsibility evidenced by a **clean audit with no findings**. Several properties underwent annual inspections and program monitoring visits, all with no findings. We completed the first strategic plan for the volunteer program, focusing on diversity, modernization, and adaptation to meet the evolving needs of the agency.

A MESSAGE FROM OPAL M. JONES, PRESIDENT & CEO



As you see in this report, the number of people in need continues to grow. Double-digit increases in people served is not an accomplishment to boast about, though. Instead, it must intensify our efforts to advocate for those who are invisible to most of society and shunned by the rest.

My staff and I take great comfort in knowing we aren't alone in this effort. Below you see a list of our board of directors. I am incredibly grateful to each of them. It is only through their sound professional guidance and personal support that we are able to do what we do.

We have also included with this report a list of donors. I'm in awe of their continuous generosity. Similarly, we are blessed with a strong group of volunteers who contribute their valuable time. They expand what our incredible staff are able to accomplish. Housing+Health+Hope is possible only through these collaborative efforts.

If you want to join us in serving homeless individuals and families affected by HIV/AIDS, please see the **MANY WAYS TO HELP** box on page three. There is an option for everyone.

I look forward to continued partnership with current DOORWAYS friends and welcoming new partners in this next year. On behalf of our clients and entire DOORWAYS family, thank you for all you have contributed in the past and will in the future.

DOORWAYS BOARD OF DIRECTORS

Members for any part of the time period
July 1, 2018 - June 30, 2019

Executive Officers

Board President: Jay Moore, MD

Board Vice Chairs:

Ed Giganti and Rabbi Dale Schreiber

Board Treasurer: Steven Bott, CPA

Board Secretary: Keith Thompson

Members

John Beatty

Father Tom French

Jim Hinrichs, MD, MPH

Ron Jagels, AAMS

Jay Joern, DDS

Patti Kelley

The Rev. Mark Kozielec

Eric Madkins

Justin Meyer

Craig Miller

Rev. Dr. Jeff Moore

Otha Myles, MD

Tony Potts

Gene Pulliam

Patrice Pye, Ph.D.

January Realista

Mary Schoolman

Devon Wallace

Rev. Kathleen Wilder

Rev. Tracey Wolff