



JOHN GRAHAM HOUSING & SERVICES

2023 ANNUAL REPORT

Our Year In Review

During 2023, John Graham Housing & Services (JGHS) worked with **328** people in our community.

JGHS provided shelter, housing and/or services to **127** people at five properties, **31** were children.

An additional **201** people received services like food, transportation, referral to therapeutic services, outreach, and help with applications.

Of the **127** people who received housing and/or services, **38** people (adults and children) received free shelter at the John Graham Shelter and two scattered sites; **85** people, with the help of project based or other vouchers, lived in affordable housing at JGHS apartments or at scattered sites.

JGHS provided **6,408** bednights of free housing in JGHS shelter spaces and GA (General Assistance) apartments and more than **10,000** bednights of affordable housing in JGHS apartments.

Homelessness in Vermont

Vermont has the second-highest per-capita rate of homelessness in the country for the second year in a row, behind only New York. **96%** of people unhoused were sheltered, more than any other state.



Message From A Major Donor

When I think of the work JGHS does in the community, the first word that comes to mind is 'dignity.' People who have lived in their shelter have shared with me that the services they received while staying there reminded them that they were worthy of shelter, worthy of services, worthy of stability. JGHS's commitment to providing trauma informed care and intensive case management is clear, not only to the people they serve, but to partners like United Way of Addison County. We are proud to be a funder of and partner in their work"

Helena D. Van Voorst
Executive Director,
UWAC



In Memory of Nancy Cobden

John Graham Housing & Services Board Chair and friend to all of us, Nancy SlaterCobden, died unexpectedly on February 4, 2024. Nancy was a JGHS Board member for six years and a champion of the JGHS mission to provide emergency shelter, affordable housing, and essential services to individuals and families without a home or facing housing instability.



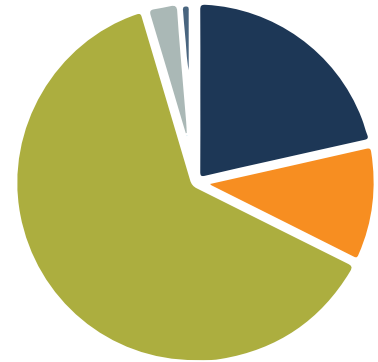
“Nancy Cobden was an inspiration for me, and I will miss her both professionally and personally,” says JGHS Executive Director Susan Whitmore. “She was a consistent supporter of JGHS staff and a fierce advocate for the unhoused and those faced with housing instability in Addison County. I know there are many who grieve her loss along with us, but her legacy at JGHS will live on in our hearts and in the work we do on behalf of the adults and children we serve.”

Targeted Goals	2023 Outcomes
75 households (150 People) receive shelter, housing and services	69 households (127 People)
10 households move into stable housing within six months of entering shelter	5 households within 6 months, 9 in 2023
An additional 200 people receive support services	201 people
90% of households complete an Individual Service Plan (ISP) within 60 days of entry	100% complete ISP within 60 days of entry
75% of those stably housed remain housed at the conclusion of 12 month	99% remain housed

Finances

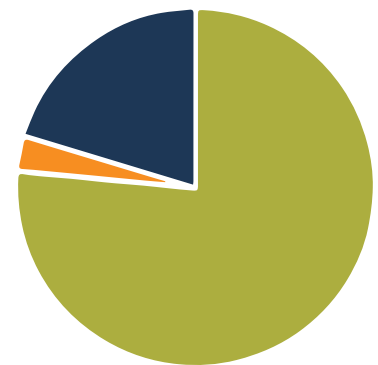
*FY 2023 audit is underway, audited financials will be posted on the JGHS website when available

Revenue 2023
\$1,663,735



- Private Contributes & Grants
- Public Grants & Contributions
- Misc Revenue
- Earned Income (Rent)
- Restricted Funds

Expense 2023
\$1,636,633



- Program Expenses
- Management Expenses
- Capital Expenses



John Graham Housing & Services
 69 Main Street
 Vergennes, VT 05491
www.johngrahamshelter.org

**Please remember JGHS
 in your estate plans**