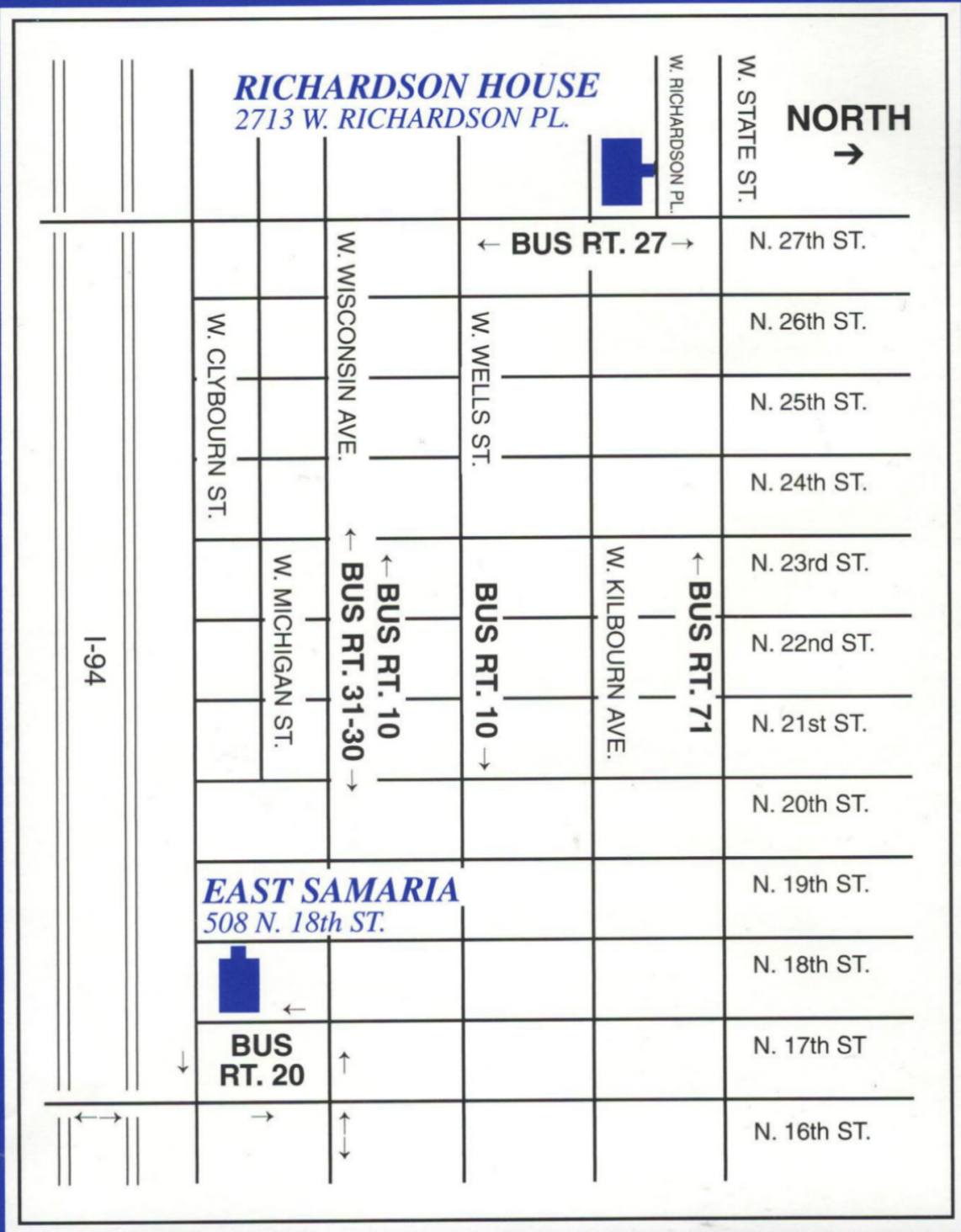




HOUSING WITH HELP, INC.

Operator of Richardson House and East Samaria



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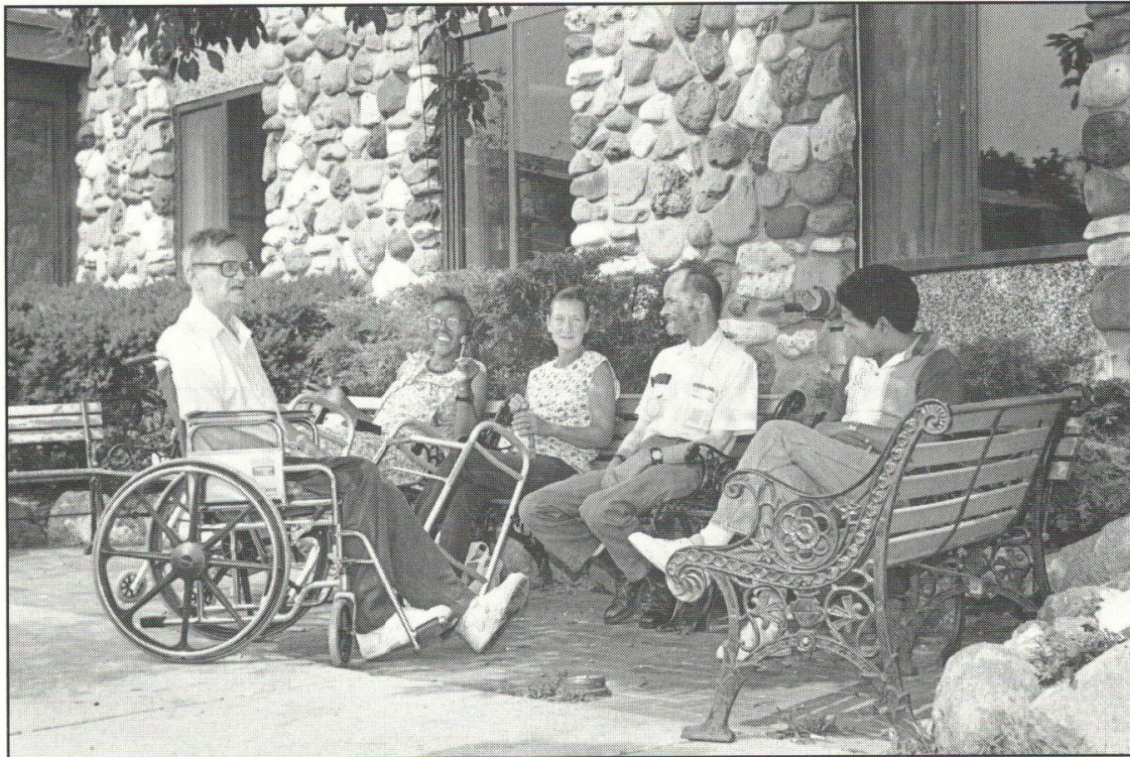
THE PEOPLE WE SERVE

Housing With Help, Inc. (HWH) is a non-profit organization born on October 1, 1990. Its two principal entities are Richardson House and East Samaria which, since 1979, have provided food, shelter, security and guidance to a special group of people.

They are the men and women among us who are not equipped to deal with all of life's challenges on a daily basis. They are handicapped physically, mentally or by old age. But many are able to live independently in a mildly structured environment. Housing With Help makes that independent living possible, in settings that are based upon the concept of community — groups of people with common interests living together, supporting and interacting with each other.

Disability or retirement benefits are, for virtually all HWH residents, their primary, if not only, source of income. Most fall into the category that society calls "the poorest of the poor." Only rarely do our residents receive support from their families. Many are without family.

Ultimately, what sets our residents apart is the hopeless reality of knowing they will probably never obtain the monetary benefits



or the self-esteem of gainful employment. Their handicaps are acute and usually lifelong. Most have spent time in homeless shelters or mental hospitals. Some arrive with little more than the clothes they are wearing. Nonetheless, they deserve some semblance of what most of us call "quality of life."

At Housing With Help, our mission is to enhance our residents' quality of life by providing them with the best possible living conditions and support services, in as unrestricted a setting as possible. We make every effort to assist them in experiencing the most meaningful lifestyle attainable within the limitations of their handicaps.

At both East Samaria and Richardson House, as indicated earlier, we promote an atmosphere of community. We encourage mutual support and peaceful interaction among our residents.

Each resident is challenged to find his or her optimum level of independence, with the security of knowing that we are always there when they need a friend.



OUR OPERATING POLICIES

Housing With Help operates Richardson House and East Samaria as supervised, secure boarding facilities specifically for low income adults who are receiving or are eligible for Social Security, Supplemental Security Income, Veterans' or other disability or retirement benefits. These criteria result in a typical resident mix of men and women who are: chronically mentally ill; slightly retarded; developmentally disabled; physically handicapped; over 62 years of age; or are dealing with a combination of these conditions.

All of our residents are expected to be capable of taking independent action in an emergency situation.

We provide basic room and board, which includes three nutritious meals per day, seven days per week, and bed linen services.

Additional services are available, but are provided strictly at a resident's option and only for that resident's convenience.

Though we expect and encourage our residents to be as independent as they can, we do not leave them without support. We routinely observe their behavior and will notify their case-workers if there appear to be problems. Our entire staff is trained to take action in case of medical emergencies.



ADMISSION POLICY

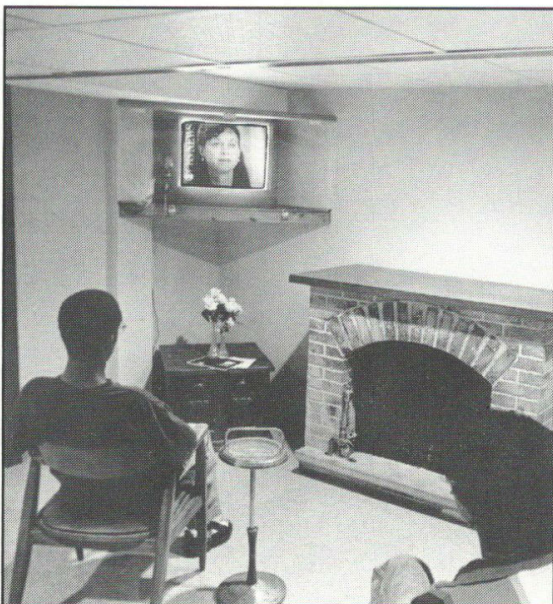
All of our residents are placed at or referred to Housing With Help by social service agencies, hospitals, institutions, etc. Before we accept a resident, we interview the referring agent and do a background check on the person being referred. These are important steps to assure that the sense of community that is so important to our residents is maintained.

If a potential resident has a history of violent behavior, active alcohol or drug abuse, or other undesirable behavior, Housing With Help reserves the right to deny admission to such a person.

Our main consideration in accepting tenants is whether placing a person in a close living situation might constitute an injustice to the other residents. If we believe that such an injustice is possible, we will always come down on the side of our current residents. As an example, someone with a long and uncontrollable history of theft, sexual misconduct or poor hygiene would, in all likelihood, not be admitted to either Richardson House or East Samaria.

We maintain a basic information file on each resident that may be useful or necessary in the event of an emergency. That includes such data as date of birth, blood type, next of kin, etc.

All of our facilities are operated in accordance with U.S. Department of Agriculture policy which does not permit discrimination because of race, color, sex, age, handicap or national origin.



RESIDENT ASSISTANCE

The staffs at East Samaria and Richardson House are always available to assist residents with special needs that may arise.

That begins when someone is accepted as a resident at either facility. We either pick them up from their present location or arrange and pay for transportation to East Samaria or Richardson House. If they have any belongings, we help them pack. Upon arrival, we help them get set up in their new home, which is already furnished. New residents who have furniture they want to use are welcome to do so.

Each new resident receives a free “hospitality pack,” which includes such basic items as a toothbrush, toothpaste, soap, comb, handkerchief — about 20 items in all.

Our staff is always ready to assist our residents with medical and/or social service appointments. We remind them of their appointments and, for those that require our residents to leave the building, we help arrange transportation.

When it is deemed beneficial, we will refer residents or prospective residents to an appropriate community support group, visiting nurse agency or social service agency which can provide assistance with their day-to-day activities.



Since members of our staff are not professional social workers, they do not engage in "case management." However, they are committed to cooperating with and assisting representatives of agencies working with our residents to the fullest extent possible, short of providing personal or health care.

Upon request from residents' serving agencies or, sometimes, their families, our staff will observe and report changes in residents' behavior; remind the residents of appointments or the need to maintain good personal hygiene habits; or alert case workers to residents' appointments about which the case workers may be unaware.

It is not uncommon for HWH residents to have poor money management habits. Working with agencies or families, we will enforce daily or weekly limits they establish for our residents on their spending. One way we do this is through the issuance of debit cards with pre-established limits. These cards are usable in coinless vending machines available in each facility. This system allows our residents to maintain some degree of independence. They decide when to use the vending machines and what they purchase, and can continue to do so until the pre-approved spending limit is reached. For some residents, controlling the amount of cash they carry has a beneficial effect by limiting their ability to spend it on items which could affect their behavior in a negative way.

Some of our residents arrive with only the clothes they are wearing. We make available to them free used clothing, donated to Housing With Help.

If there is no social service agency responsible for assuring that a resident receives benefits to which he/she is entitled, our staff will assist that resident in making application for those benefits.

Quite often, new residents are indigent. In most cases, that will not be cause to deny them residency at East Samaria or Richardson House. Housing With Help can usually extend short-term credit to qualified persons. We ask only that they agree to cooperate in applying for the benefits to which they may be entitled and, once they start receiving benefit checks, repay us for accumulated debt. Our staff works with these men and women to help them identify and apply for those benefits. On occasion, we also extend credit when residents' benefits are delayed or suspended. When that occurs, we assist them in getting those benefits reinstated.

RECREATION

Since most of our residents are not capable of handling full-time employment, they have considerable free time. We provide a variety of recreational opportunities for them, including:

- An outdoor picnic area, where we hold occasional cookouts
- A comfortable television lounge
- Piano
- Card tables
- Games
- A library with donated books and magazines

We also make certain private space is available for sessions with occupational, recreational or music therapists who visit either facility.

We have created in each facility a beauty/barber shop, which is staffed on a regular basis through a special arrangement with Milwaukee Area Technical College and its students.

When Milwaukee gets its few hot and muggy days each summer, residents of both East Samaria and Richardson House have air-conditioned areas where they can gather for relief.

Residents are permitted to own a cat or a quiet bird, providing the pet is kept clean and odor-free.

COMMUNITY INVOLVEMENT

Housing With Help welcomes the participation of outside groups to organize activities on the premises, such as bingo games or parties, for our residents. Our residents find Halloween and Christmas parties to be particularly enjoyable.

On occasion, our residents have been offered the opportunity to take part in special activities off the premises, such as the Shrine Circus, Milwaukee Brewers baseball games and Target Stores' special Christmas shopping hours. Our staff helps organize the residents who wish to take part in such activities. Their participation is voluntary.

Through contacts at area churches and businesses and other social service agencies, there are usually Christmas gifts donated for our residents and prizes available for bingo.

SECURITY

The main lobbies at both Richardson House and East Samaria are locked at all times, and there is a professional security guard on duty at each site from 7:00 p.m. until 4:00 a.m. Both building entrances are monitored by closed-circuit television.

We have installed wide-angle peep holes on the doors of every apartment in both facilities.



FIRE SAFETY

Though we expect all of our residents to be able to take independent action in case of an emergency, we have taken major steps to reduce the likelihood of serious injury or major damage resulting from fire.

Both buildings are equipped with a fire protective sprinkler system that meets Insurance Service Office standards. There are sprinkler heads in every apartment, as well as in all public areas.

Both buildings are equipped with a hard wire, interconnected smoke alarm system in all public areas. In the event of fire, the smoke detector alarm sounds in all areas of the building, as well as in the offices of an off-premise system monitoring company.

We have installed battery-operated smoke detectors in each apartment.



Housing With Help, Inc. Board of Directors

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Maurice Jones, Atty., Davis and Kuelthau S.C.

Tim Kolb, M.S.W. Veterans Administration

Tom Maurice, Retired Social Worker M.C.M.H.C.

Daniel J. Minahan, Atty. Davis and Kuelthau S.C.

Linda Plennes, Mgr. Firststar Bank

Paul Radomsky, Mental Health Program Coordinator

Robert J. Ruggieri, Ruggieri Communications

Minor Vandermade, Executive Director, Avenues West Assn.

OUR MISSION

It is the mission of Housing With Help, Inc. to provide the best possible living and support services for our residents. We strive to assist them in experiencing the most meaningful lifestyle attainable under the limitations of their handicap and in the least restrictive setting. We promote an atmosphere of community and encourage mutual support and peaceful interaction among our residents. Each resident is challenged to find their optimum level of independence while knowing always that we are there when they need a friend.

**RICHARDSON
HOUSE
933-9282**

**EAST
SAMARIA
342-4980**

Housing With Help, Inc.

provides or makes available the following at both

**Richardson House
Private Rooms**

**East Samaria
Semi-private Rooms**

- Independent living in a supervised community setting
- A caring, supportive staff
- Three meals a day, seven days a week
- Fully-furnished, carpeted tenant rooms
- Air-conditioned dining room
- Elevator
- Air-conditioned recreation room with color television
- Outdoor recreation area
- Private medical consultation room
- Linen service
- Washers and dryers
- Hairstyling/barbering service
- 24-hour availability of coffee and snacks
- Financial budgeting assistance
- Packed lunch for working residents
- Locked lobby
- Uniformed security guards overnight
- Freedom to come and go
- Smoke alarms and sprinklers in every room

Housing With Help, Inc.

- Accepts male and female residents
- Accepts food stamps
- Offers free move-in assistance
- Does not require a security deposit

**SUPERVISED ROOM & BOARD
FOR LOW INCOME ELDERLY & HANDICAPPED**

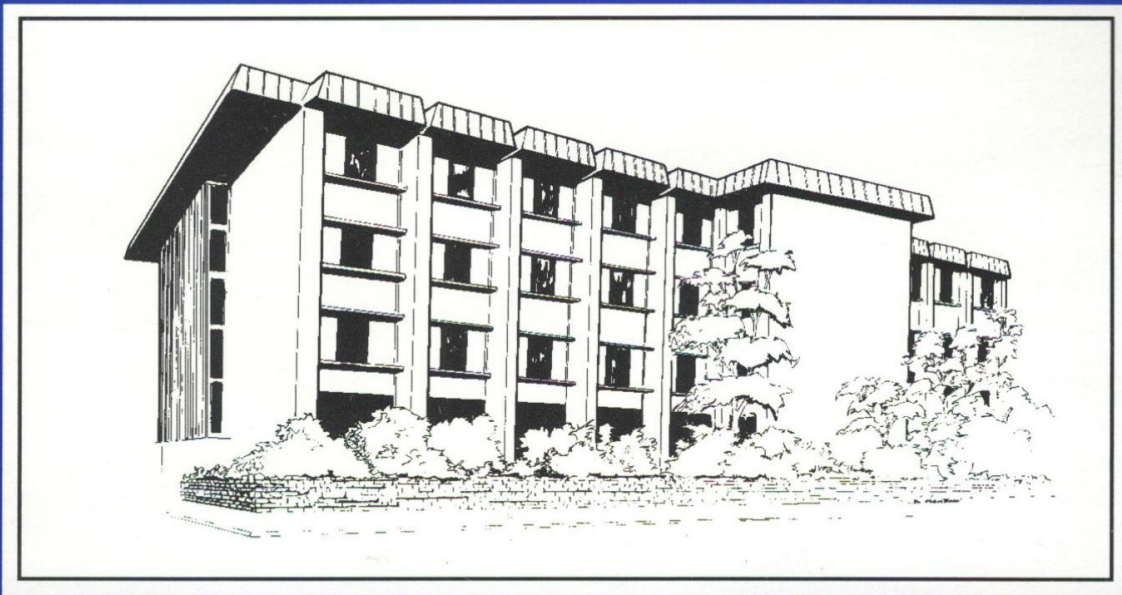
3 MEALS PER DAY, EVERY DAY

\$430.00 TO \$455.00 per month

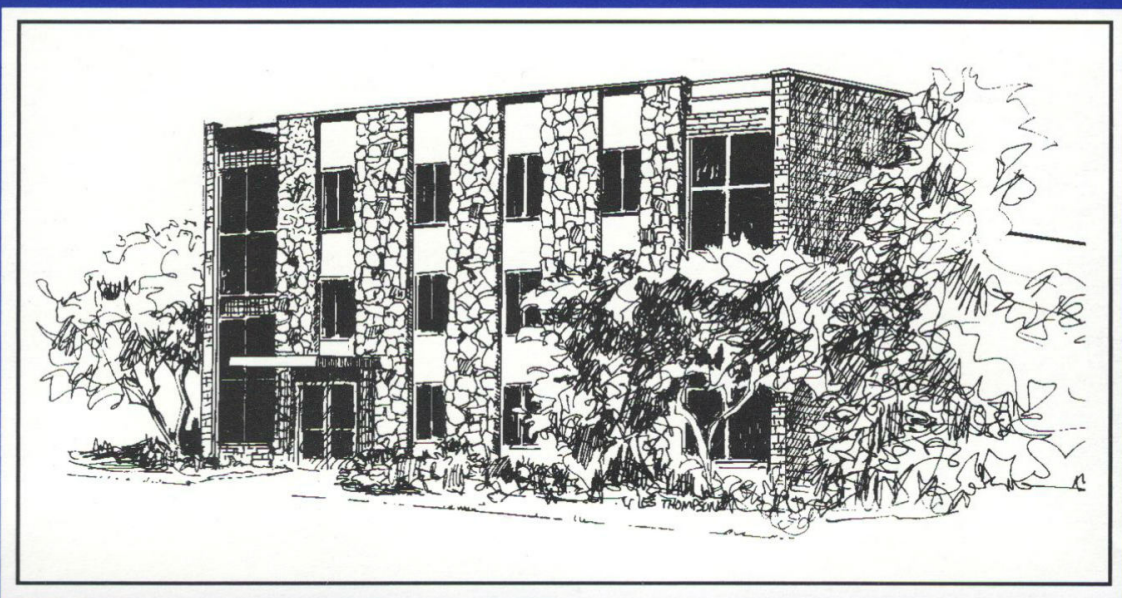
Admission simply requires a brief interview, either by telephone or in person. There is a \$5.00 key deposit but no other security deposit is required.

Often, Housing With Help Inc., will accept indigents in cases where benefits are being applied for, but not yet in place. Acceptance of indigents is determined on a case by case basis. No interest or service fees are charged in cases where individuals are carried.

**We Respect Your Independence, But We're Always There...
...When You Need A Friend.**



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