

COMPASSION DEMONSTRATED

Annual
Report
2022



from the president & ceo

Dear Friends,

With each passing year, I continue to reflect not only on the prior calendar year, but my life as a whole. I think this is a fairly common practice as we reach a certain age. With the gift of additional time and experience from which to learn and grow, God continues to provide insights that I otherwise would not recognize on my own. As Moses wrote in Psalm 90:12, "Teach us to number our days, that we may gain a heart of wisdom."

The heart of MTM remains the same as it has for 123 years: we are working to end homelessness, one life at a time through the lens of Jesus. Which is to say, we are endeavoring to do this work, by taking action and demonstrating compassion to all.

If you received our Annual Report last year, you may remember the picture I painted in terms of how we go

about our work via three areas of focus: Prevention and Diversion, Shelter Services, and Housing and Jobs. As ever, we are pouring our time, talent and treasure that you so generously provide into these areas. We like to think of you—our steadfast community partners—as not only boots on the ground, but also as messengers to your networks of the work MTM provides in West Michigan.

As you continue to stand shoulder to shoulder with us to help those in need, you can feel confident that two things will remain true in 2023, just as they began in 1900: our mission and vision. Mel Trotter Ministries exists to demonstrate the compassion of Jesus Christ to anyone experiencing hunger and homelessness. This summarizes exactly what we do every day in our Shelter Services area of focus.

At our main campus at 225 Commerce Avenue, we serve well over 200,000 meals a year to around 4,000 people who receive safe shelter with us. And while we never force faith on anyone, my heart is filled with gratitude knowing that last year alone, 417 personal decisions were made to follow or renew a relationship with Jesus! Friends, this is what it's all about—apart from God, we can do nothing. In and through Him, we can do immeasurably more than our minds can ask, think, or imagine!

Which brings me to our vision statement. Mel Trotter Ministries is working to end homelessness in West Michigan, one life at a time, through the power of Jesus. This summarizes exactly what we do every day through our Prevention and Diversion and Housing and Jobs areas of focus.

Last year, our incredible Prevention and Diversion staff prevented 298 families—almost 1,000 children—from ever experiencing homelessness. Praise God! This means that those moms and dads will never have to talk to their kids about a memory they have of being homeless during a season of their life. It means that trauma has been prevented. It means...hope. And it provides a beautiful, tangible reminder that they are image bearers of a God who loves them and has plans for their lives.

We know that everyone has mattering and value and worth, is unconditionally loved, and has a purpose in life. In order to fulfill unique purposes, basic human necessities are required, namely a safe place to live and recurring income. Our staff members responsible for helping guests out of homelessness through securing housing and jobs were rockstars last year, as 298 individuals secured permanent housing and 396 people found sustainable employment. One life at a time, with your help and partnership, our collective MTM





heartbeat carries on the work God has called us to do. To that end, I am excited about where we are going in 2023. This is the year we will break ground on Grand Rapids' first Tiny Home Community, Hope Village, at our Next Step of West Michigan campus. There, once completed, neighbors in 49507 will be among a community filled with 10 one-bedroom workforce development apartments, 16 Tiny Homes (200-500 sf) with a pathway to equity and home ownership, and a neighborhood resource center.

This effort, as well as all collective MTM divisional efforts, would not be possible without your continued support. For your prayers, your involvement, your donations, and your partnership—thank you. We are profoundly grateful and humbled to work alongside this community.

May we all continue to trust in the LORD with all our hearts and lean not on our own understandings, acknowledging him on our mission to guide those in need toward a path out of homelessness.

Grace and Peace,

A handwritten signature in blue ink that reads "Dennis Van Kampen".

Dennis Van Kampen
President & CEO



immeasurably more: completion update

We are so grateful to report that our Immeasurably More Capital Campaign successfully concluded at the end of December as renovations were completed. What we envisioned taking a year, turned in to three, in large part due to Covid and supply chain demands; yet God remained faithful in providing more than we could have ever imagined!

The men's 113 bed dorm was radically transformed into 128 dorm style rooms that offer immeasurably more dignity to our guests. One man, Marcus*, an employed guest who had been staying in the large dorm prior to the renovations, shared with us what the new rooms mean to him.

"Before this, I was afraid to apply for a promotion at work," he said. "All I could think about every day when I woke up was

'don't mess this [job] up' because if I lose that, I lose everything. But once I was able to move into a smaller room where it was quiet and I had my own space, I was able to think clearly... to dream about the possibility of a job with more responsibility that pays more," he said.

After two weeks in the new space, Marcus applied for the promotion and received it. A little less than a month later, he moved out of our shelter and into an apartment of his own that he was able to confidently afford thanks to a higher paying job.

*James, another shelter guest, pulled our Senior Vice President of Operations, Jeff Dashner, aside four days after the

renovations were completed to share something important.

"I can finally sleep with both eyes shut," James said. Jeff tears up every time he recounts this story. "I don't think many of us who have never experienced homelessness can fully relate," he says. "Being surrounded by 112 other individuals who are more than likely experiencing



some sort of trauma, mental illness, or all-around difficulty is overwhelming—especially when you are trying to sleep soundly."

James was not the only guest to report how the new rooms are providing new inspiration. There was a clear and resounding theme to the feedback we received and continue to hear: hope. Our guests have a renewed sense of hope for their future, and a firm belief they are worthy of the compassion that has been demonstrated through the Capital Campaign.

Moreover, we have been able to intentionally change the way our services are provided now that the building renovations are completed. Guests stay in "wings" that are managed by specific case managers who lead them through a "track" program designed to help put them on a pathway out of homelessness more quickly. Our tracks include: employed, fixed income, recovery, and workforce

development. Before the Capital Campaign, we averaged 30 individuals in a program monthly; today, we are averaging 90 a month. Praise God!

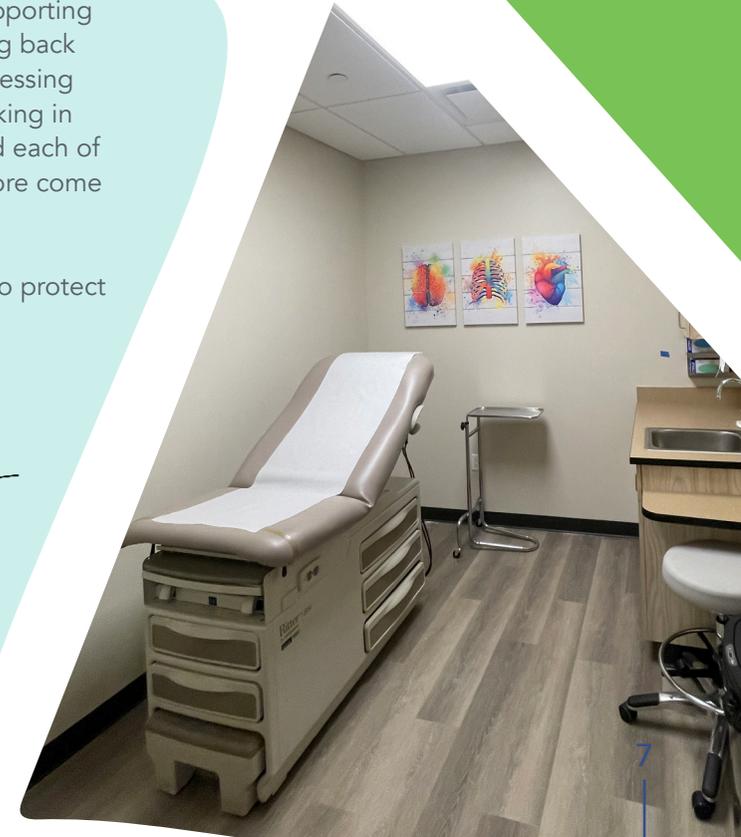
Thank you for believing in this Capital Campaign and generously supporting it since we first began planning back in 2019. What an incredible blessing it has been to watch God working in and through this mission—and each of you—to see Immeasurably More come to fruition.

*Names have been changed to protect privacy

Grace and Peace,

A handwritten signature in black ink that reads "Dennis Van Kampen".

Dennis Van Kampen
President & CEO

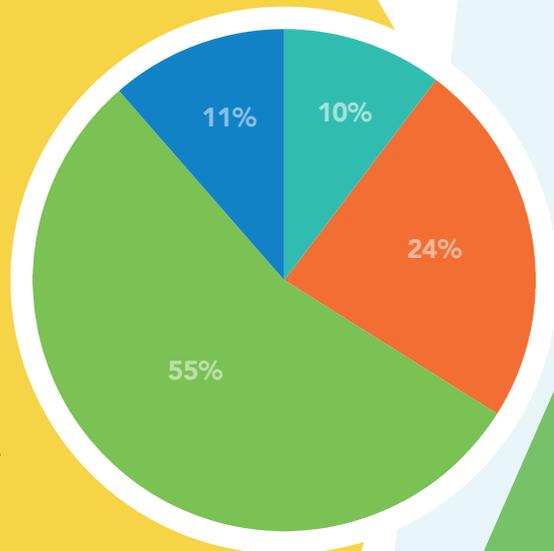


Total Revenue
\$26,016,957

- Gifts in-kind
\$2,681,044
- Next Step/Thrift/Other
\$6,147,859
- Cash Donations
\$14,220,743
- Capital Project Fund*
\$2,967,311

*Funds designated for 2022 capital campaign

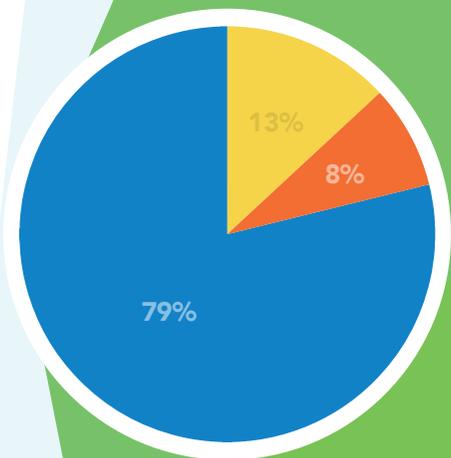
revenue



expenses

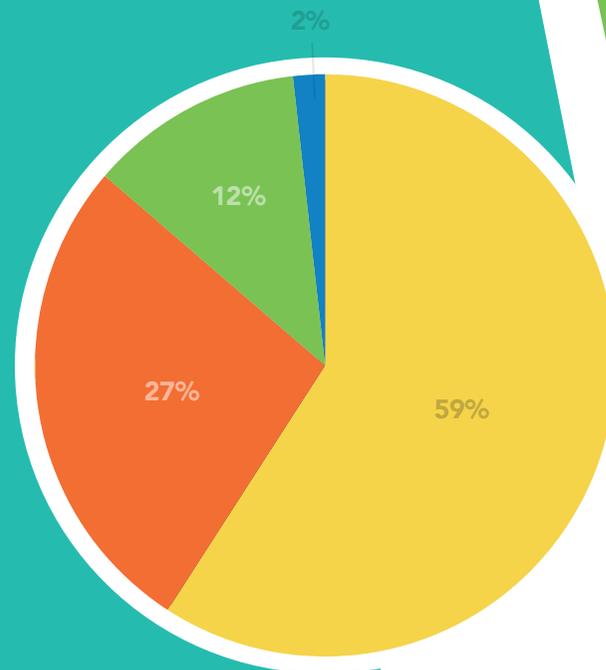
Total Expenses
\$20,207,908

- Administration
\$2,647,564
- Development
\$1,626,012
- Programs
\$15,934,332



sources of support

- Household
- Organization
- Foundation
- Church



financials

"God is not unjust; He will not forget your work and the love you have shown Him as you have helped His people and continue to help them."

Hebrews 6:10





789
appointments were
provided at the new
medical clinic

207,330
nourishing meals were
provided with love and
dignity

1,873
showers provided
in our mobile shower
unit

298
individuals found stable
housing

4,988
unique guests served

396
individuals secured
employment

298
families - nearly 1,000
children - diverted from
homelessness

417
individuals dedicated or
rededicated their lives
to Christ

521
referrals to local partnering
organizations

3,178
outreach visits were made
with local unsheltered
individuals

1,041
sobering center visits

impact report 2022



Compassion



Demonstrated

a tiny look ahead

While last year held much progress to be celebrated, there is one immense blessing that I am thrilled to report. In 2022, we received formal approval to build the first tiny home community in Grand Rapids! Aptly named, Hope Village will be underway with construction in the next few months.

For several years, the city of Grand Rapids, along with housing, community, and business developers, have focused efforts on the revitalization of the neighborhoods within the 49507 ZIP code. Arguably, these neighborhoods are considered the most impoverished within the city. Through our merger with Next Step of West Michigan, we have begun to extend our reach into this part of the city, as many of our guests continue to thrive in the workforce development program at Next Step. In part, the goal of Hope Village is to bring Prevention/Diversion, Housing, and Workforce Development Programs into the 100 block of Garden St. SE, 49507.

While many of you are acutely familiar with MTM's history, it is important to be reminded that since 1900, Mel Trotter Ministries has unceasingly

remained a beacon of care and hope to individuals and families experiencing homelessness. Today, MTM continues to fulfill its mission as the most comprehensive shelter in the state of Michigan. Over the past 123 years, Mel Trotter has walked beside the city of Grand Rapids, Kent County, and the business and residential community as a solution to some of the most damaging and challenging problems facing our community. As a trusted partner, MTM has answered the call time and time again to those in its care who are experiencing homelessness to:

- Provide emergency shelter services
- Establish or re-establish a relationship with Christ
- Secure housing and employment
- Aid in the diversion and prevention of homelessness

Since 2006, Next Step of West Michigan has served the city of Grand Rapids and the neighborhoods of the 49507 ZIP code. Best known as an employer of individuals with significant barriers to

employment, Next Step provides employment opportunities in the municipal services, construction, and wood manufacturing sectors. In addition, Next Step provides both classroom and experiential skill training in wood manufacturing and construction.

As a social enterprise, Next Step's revenue is reinvested in the mission, allowing our organization to serve greater numbers of individuals.

TRANSFORMATION THROUGH HOUSING

There are several exciting housing updates to share with you as part of the Hope Village project. Located on the east end of the Next Step campus, Eastbrook Homes began the construction of 5 new single homes in 2022. These homes will be used as transitional housing as the first step for individuals leaving emergency shelter and working towards permanent housing. Construction is anticipated to be completed by Spring 2023.

In 2021, Mel Trotter Ministries purchased the property at 101 Garden St. SE, 49507. To date, significant dollars have been invested in the

building to secure the safety of the structure, as well as to lay the framework for a community center and workforce development training center on the first floor, and workforce development apartments on the top floor.

The training center will provide classroom training for wood manufacturing and general job skills, continuing with the work that is currently happening as part of our programming. A Neighborhood Resource Center will also be located on the first floor of the renovated building. This Center will provide services identified by the 49507 neighborhoods through the Asset-Based Community Development Listening Tour conducted in Summer 2022. The results indicated the need for community workforce development that leads to living wage jobs.

Renovation of the second floor will include (10) one-bedroom Workforce Development Apartments and will be constructed and available to individuals who secure employment as an initial step to leaving homelessness and/or entering the workforce. The apartments are part of the housing element of the Mel Trotter/Next Step Workforce Development Program. Each apartment will be rented as affordable housing to individuals at or below 65% AMI in the workforce development

program for no more than 30% of their monthly net pay.

New construction of the first site-built Tiny Home Community in the city of Grand Rapids will begin on the vacant parking lot to the east of the 101 Garden St. SE building as soon as funding is raised. Included in the plans are (16) tiny homes, roughly 300-500sf, with a kitchen, bathroom, and bedroom. Green Spaces will also be plentiful throughout the community. Tiny home tenants, who are at or below 65% AMI, will enjoy affordable rent, paying no more than 30% of their monthly net pay, along with a pathway to home ownership. Individuals may sell the tiny home back to the MTM land trust and take the equity accrued through monthly rent payments, or they may continue to rent as long as they'd like.

As we work to end homelessness one life at a time in West Michigan, we know that affordable housing—truly affordable housing—is a must. In conjunction with affordable housing, community must be present alongside the necessary wrap around services individuals need as they navigate through their season of homelessness.

We are so incredibly grateful for what lies ahead in 2023 for our community! Please pray that Hope Village will provide just that—a village filled with hope for all who inhabit it.



MTM Board Chair: Tonja Moyer

Last year, Tonja Moyer was named Chair of the Mel Trotter Ministries Board of Directors. We would like to thank Tonja for her gifts of time, wisdom and leadership in this role throughout 2022 and into the new year. She faithfully served our staff, other board and trustee members, and the guests of MTM.

We often say that we cannot do this work alone, and that is true. Without the ongoing support of time, talent and treasure from our incredibly generous community, we would not be able to carry out the mission and vision of MTM: working to end homelessness one life at a time in West Michigan while demonstrating the compassion of Jesus.

“Whenever I walk through the doors of Mel Trotter Ministries, I see dignity and respect in empowering others. I see prayer and support for transforming the livelihoods of families. I am witness to the miracles through the testimonies of those impacted by the programs offered.”

Tonja Moyer



meltrotter.org
616-454-8249

board of directors

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- Anedra Eatman, Vice Chair
- Tony Pearson, Treasurer
- Dale McNinch, Secretary
- Janis Petrini, Assistant Secretary & Treasurer
- Bob Worthington, Immediate Past Chair
- Chuck Damon
- Mary Hollebeek
- Steve Kelly
- Jeshua Lauka
- Tom McGovern
- Andre Pierre
- Scott Smith

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- Jim Bultema
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- Dave Byers
- Rich Craig
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- Bob Worthington
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- Rick Velting†

† Honorary Trustees

mission

Mel Trotter Ministries exists to demonstrate the compassion of Jesus for anyone experiencing hunger and homelessness..

vision

Through the power of Christ, working to bring an end to homelessness in West Michigan, one life at a time.



MEL TROTTER
MINISTRIES

225 Commerce Avenue SW
Grand Rapids, MI 49503