



*They gave
me a chance
when I had
lost all hope...*



restoring hope

ANNUAL REPORT • July 1, 2012 to June 30, 2013 • partnersinhousing.org

seeing potential

Dear Friends,

As we close another fiscal year, Partners in Housing continues to provide outstanding service to the most vulnerable people in our community . . . homeless families, adults, and children. Unfortunately, this population does not seem to be shrinking, as we saw more applicants than we have previously. PIH is proud to again be able to approach our mission from a position of strength. The resources that we have so thoughtfully and generously received are utilized in the best possible ways. The housing units that we have acquired, the excellent staff, amazing volunteers and of course the funding we receive are all crucial to our agency as we move forward. When a mom comes to us, from such a traumatic situation, we are honored to watch as she gains the hope and self confidence to transform the lives of her family, to never be homeless again.

Our most recent fiscal year, ending June 30, 2013, proved to be the most successful for the Partners in our program in our 22 year history. With the implementation of our revised one year self-sufficiency program and increased focus internally on the components that are most helpful, the Partners are making record level progress. The transformational housing units that we provide, while the families work with their caseworker, are truly a community asset that we are using to help those most in need.

We appreciate the outstanding support from all our generous benefactors, and we will continue to serve our community, always with the expectation of high achievement. To all of you who have supported PIH and our Partners, providing HELP and HOPE, we thank you!

Mary Stegner
Executive Director

Bill Barnett
Board President



Our Mission is to give homeless families with children the hope and opportunity to achieve self-sufficiency through supportive services and transitional housing.

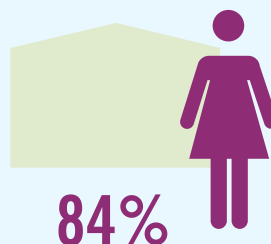
Our Vision is for every family to live in adequate housing and realize its full potential.

highlight In 2012-2013 Partners in Housing appeared on television and radio, however with at least 67% of El Paso County using Facebook, our awareness work grows at www.facebook.com/PIHProgram and we now tweet about our mission @PIHofCS. So join us on new media!  

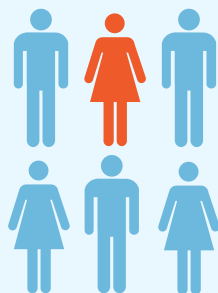
lifting up families



Families are the fastest growing homeless group. Many reasons lead to homelessness: layoffs, health problems, domestic violence, or divorce. However from that circumstance, PIH gives struggling families the tools, hope, and opportunity to succeed.



84% of homeless families are headed by single moms.



1 in 6

Americans are living in poverty, just one paycheck, accident, or illness away from homelessness.

"I was in a controlling and abusive relationship, and I chose to leave that relationship because I didn't want my children to think it was ok to be hit or to hit anyone."

- Jasmine, PIH Partner

- 92% of homeless women have experienced severe abuse during their lifetime.
- 67% of the people PIH serves have been victims of domestic violence.



highlight PIH held our first ever "Achievement Celebration" on March 14, 2013 at the Senior Center. It was a fun night with activities for the kids and recognition for partners, volunteers, donors and staff! Everyone enjoyed a great meal and creative ways of recognizing accomplishments! Different kinds of flowers were delivered by the children to each group...some individuals left with a full bouquet. Families were recognized for accomplishments big and small – from graduating to overcoming a particular barrier.

Thanks to EVERYONE who made this event possible!

turning passion into action

The Partners In Housing Board and staff are made up of people from varying backgrounds, affiliations, careers and perspectives. They bring unique gifts, enabling PIH to function effectively and responsibly. What unites them is a passion for helping families who are homeless – and seeing an end to homelessness in our community.

"Thank you Partners in Housing for being there when I needed you most!"

- Aaliyah, PIH Partner

BOARD OF DIRECTORS (As of June 30, 2013)

- William Barnett, Board President
- Ingrid Richter, Board Vice President
- Sherrie Vogt, Board Treasurer
- Keri Ellen White, Board Secretary
- Shari Adams
- Bev Agnew
- Daniel Aprico
- Pam Bruni
- Katheryn Chacon
- Chelley Gardner-Smith
- Brad Poston
- Sarai Robbins
- Mark Rohlena
- Scott Vogt
- Michael R. Waters
- Carrie Wieger

We are especially proud to have five former Partners serving on our board of directors (almost 1/3 of our board), giving a client-centered perspective on agency decision-making.

All board members made financial contributions to PIH in FY12/13.

"My children and I have been so blessed by each and every one of you. All of you in some way have touched our lives, and helped us grow in ways we didn't know were possible"

— Brianna, PIH Partner

PIH STAFF (As of June 30, 2013)

- Mary Stegner, Executive Director
- Rebecca Cordova, ESG Case Manager*
- Robert Graves, Maintenance Specialist*
- Donnis Martin, Community Relations / Volunteer Manager
- Mary Morgan, Property Manager
- Robert Montoya, Maintenance Coordinator
- Heather Pairan, Child Enrichment Center Coordinator
- Rick Palmer, Caseworker
- Mindy Penning, Housing and Facility Services Coordinator
- Brenda Piatt, Family Services Director
- Dea Rivera, Caseworker
- Dovey Rothermal, Program Manager / Intake Assessor
- Lora Schwahn, Caseworker
- Erin Taylor, Grants Manager
- Diana Telford, Housing Operations & Development Director
- Terry Thayer, Support Services Associate*
- Abel Tovar, Intake and Referral Services Manager
- Laura Wacker, Intake and Referral Administrator

* Indicates part-time staff member

passion

giving kids a place to call home

Homelessness leaves kids feeling afraid, insecure, and out-of-control; it is often the last straw in a string of traumatic events. At PIH, growing stability and a place to call home provide a special kind of practical and emotional support for children so they can simply be kids.

IN 2013 THERE WERE 2,786 HOMELESS CHILDREN IN EL PASO COUNTY, UP 87% SINCE 2008.

Compared to stably housed kids, children in homeless families suffer from ...

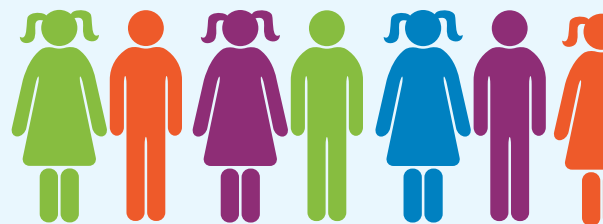
- 2x the rate of hunger.
- 3x the rate of emotional and mental health problems.
- 4x the rate of developmental delays.

PIH helps Partners learn critical parenting skills, get engaged with their children's education, and ensure their children get the stability and support they need to thrive.

"I am thankful for Partners In Housing because, if it wasn't around, me and my family would be in the streets."

- Justin, 9-year-old boy in PIH program

**DID YOU KNOW?
21,000 children
ARE HOMELESS –
JUST in Colorado!**



from crisis to stability

SELF-SUFFICIENCY PROGRAM

During FY 2012-2013, Partners in Housing served 367 people in 139 families, including 146 adult Partners and 221 children. Sixty-nine Partners graduated from the program (completing at least 90 days, some staying up to two years).

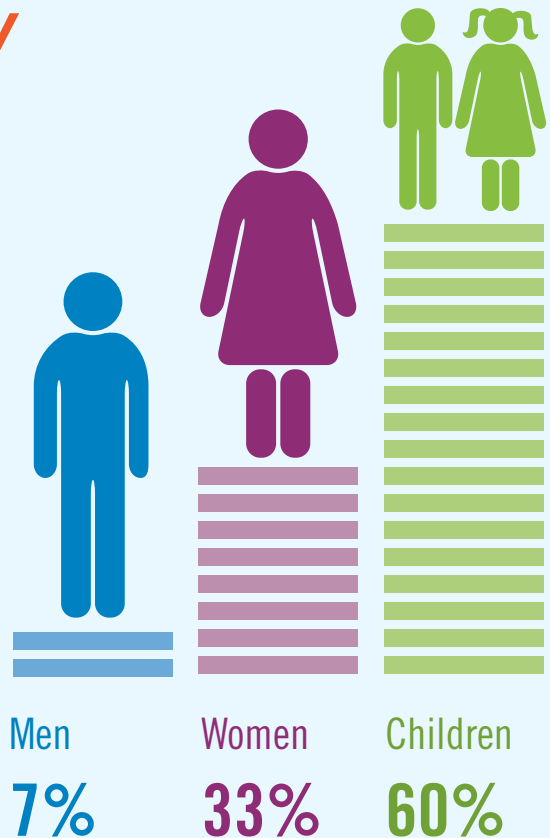
stability

"When I applied for this program I had no idea that we would be blessed with such a nice place to live but also the amazing support you all have for us when we are in need or when we have accomplished a goal. I can never say thank you enough!"

— Gabriela, PIH Partner

"I had incredibly low self-esteem, and I just needed someone to believe in me. My caseworker was extraordinarily empowering! She showed me that I had a light inside. ... I can choose my happiness and how I face each day."

— Chantelle, PIH Partner



TRANSITIONAL HOUSING – PIH gives families a year of stable housing, allowing them to stop living in crisis and start focusing on making long-term positive life changes.

- During the fiscal year, PIH provided 58,006 Transitional Housing Nights.
- 78% of Partners graduating from the program moved to stable housing.

CASEWORK – PIH case managers work with families to develop and implement individualized Service Plans and access critical mainstream resources, such as affordable child care, health care, and transportation.

- PIH provided 2,096 direct Case Management hours
- 77% of graduating Partners improved their overall self-sufficiency, demonstrating greater confidence and self-determination, accountability, and the practical application of acquired life skills.
- 55% earned a GED, college degree, or professional certificate, or made substantial progress towards one of these degrees with the intent to finish. *Note: Some partners already have sufficient education to pursue their career goals, therefore not all Partners are trying to improve this outcome.*

empowering lives at record levels



LIFE SKILLS WORKSHOPS –

These hands-on classes help Partners learn practical skills that will help them become self-sufficient. Workshops emphasize financial literacy, finding and maintaining employment and permanent housing, and enhancing personal well-being. Partners can also take life skills classes from other agencies.

- Partners benefitted from 8,882 Life Skills Hours (some provided by PIH, some by other agencies).
- 59% of graduating Partners improved their employment by finding a new job after unemployment; obtaining a promotion at a current job; or moving to a better job (more benefits, more advancement potential).



BUDGET COUNSELING – Monthly budget counseling with PIH staff or trained volunteers helps Partners learn money management skills and develop a household budget and savings. Personalized credit counseling helps families build and repair their credit.

- PIH Provided 658 Budget Counseling Sessions.
- 71% of graduating Partners substantially improved their income.



"They took me in with open arms, offered me resources, cheered me on, provided an apartment for me and my girls, and gave me every reason to have hope for my future. I will never stop loving my PIH family!"

– Makayla, PIH Partner

"I had nowhere to go and desperately needed help. A friend recommended I apply to Partners In Housing, and I will forever be grateful. PIH didn't just give me a place to stay – they empowered me to change my life!"

– Lisa, PIH Partner

empowering
lives

partners in rebuilding lives



Partners in Housing could not accomplish its work toward helping families gain stability and a place to call home without the generous gifts of our donors. We are grateful to each one.

LIST OF ORGANIZATIONAL DONORS FOR FY 2012-2013

GOVERNMENT

4th Judicial District VALE Program
City of Colorado Springs
Combined Federal Campaign
El Paso County
State of Colorado
U.S. Department of
Housing and Urban Development
Colorado Combined Campaign

PRIVATE FOUNDATIONS

The Anschutz Family Foundation
The Buck Foundation
The Carl George Bjorkman Foundation
The Daniels Fund
The El Pomar Foundation
The Giddings Foundation
Inasmuch Foundation
The Jerome V. Bruni Foundation
The Mabel Horrigan Foundation
The Marson Foundation
The Myron Stratton Home
(In-Kind Rent Assistance & Grant)
The Nathan B. & Florence R. Burt
Foundation
Nutrition Camp School Foundation
Pikes Peak Community Foundation
Pikes Peak United Way
The Raskob Foundation for Catholic
Activities
The Sam S. Bloom Foundation
The Virginia W. Hill Foundation
The Women's Foundation of Colorado

CORPORATIONS AND CORPORATE FOUNDATIONS

A Precise Home Inspection, Inc.
Agilent Technologies
Air Academy Federal Credit Union
ANB Bank
Boeing Employees Community Fund
Colorado Springs Utilities
Crackerjack Mud Jacking, Inc.
Ent Federal Credit Union
FedEx
Gases and Welding Distributors Association
(GAWDA)
The Gazette (Empty Stocking Fund)
Insurance Technologies
JPMorgan Chase
Lewis Roca Rothgerber
Scitor Corporation
T. Rowe Price Foundation
Trinity Brewing
U.S. Bancorp Foundation
U.S. Bank

FAITH-BASED & CLUBS

Alpha Iota Sorority
Chapel of Our Saviour Episcopal Church
Women
Colorado Springs Elite Canasta Club
Colorado Springs School
Colorado Springs Women's Express Network
Diocese of Colorado Springs

"We chose to regularly support PIH because, we feel that you offer a hand up, not a hand out. The requirements to get into and complete your program require a very real commitment from your clients which is something that we feel is essential for long term, sustainable success for them."

- Randi & Rob Swindler

First Congregational Church
First Presbyterian Church
Martinez Elementary School
Prince of Peace Lutheran Church
Rocky Mountain Roosters
St Mary's High School
St Patrick Catholic Church
St. Dominic Catholic Church
St. Francis of Assisi Catholic Church
Church of St. Michael the Archangel
St. Michael's Episcopal Church Women
The Saving Graces Fund
The Woman's Club of Colorado Springs

stewarding resources

"I have supported Partners in Housing for many years because I see the results. PIH also truly appreciates their donors and volunteers as no other organization I have belonged to!"

— Bonniegail Coleman

When someone learns of a homeless family they can share their resources directly, giving money, or offering their spare room. Or those resources can be entrusted to Partners in Housing, where families get results and are never homeless again.

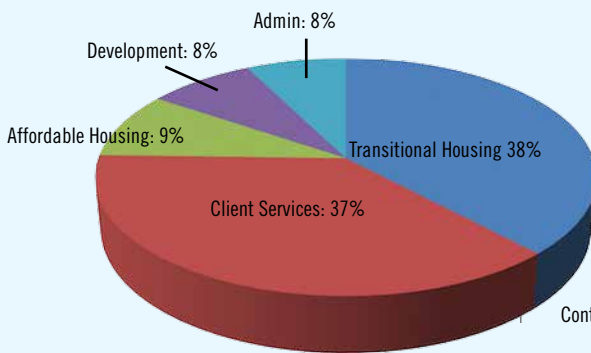
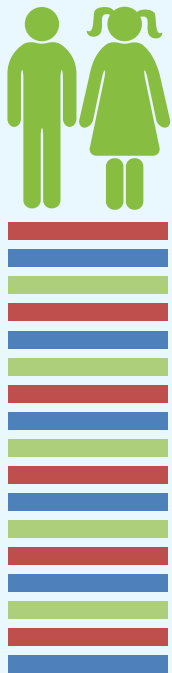


A total of 170 cash donors gave this year -- from garage sale earnings or birthday party gifts to substantial pledges for the ongoing support of homeless families... **THANK YOU**



Total Assets \$2,343,774

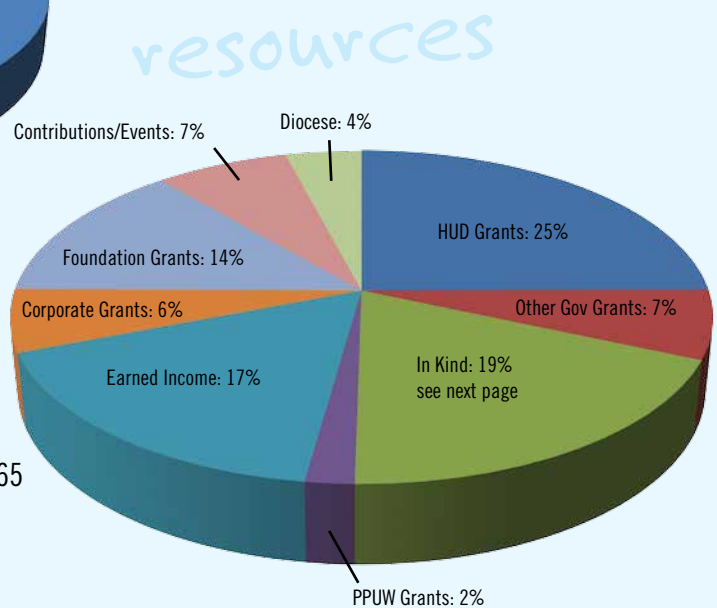
FY 2012-2013 FINANCIAL BREAKOUTS



Total Expenses \$1,901,022

*Note: The difference between expenses and income is entirely due to depreciation and in-kind rent. PIH ended the fiscal year with an operating income over expense of \$99,287. Please see our Audit for complete details at: www.partnersinhousing.org.

Total Income \$1,703,965



**84 cents of every dollar
PIH receives goes to program services!**

donating hope

In the wake of recent natural disasters, many families know the pain of homelessness - the uncertainty about whether they'll have a home tomorrow, their only possessions what they can fit in their car. PIH families face similar losses, aggravated by the personal pain of domestic violence, job loss, or critical illness. They are left with nothing until finding PIH.

hope in kind

284
donors

\$62,962.82

of goods were donated to assist families in their new homes

\$23,047.50

in total of services were given including donated advertising from Lamar

\$166,919.00

is saved by PIH thanks to the generous gift made by the Myron Stratton Home who allows us to lease 12 transitional housing units and our administrative offices for \$1 a year

\$41,414.00

in donated Information System Services from the Diocese of Colorado Springs

\$51,431.00

of interest expense on our affordable units is donated in kind



"Our family has grown out of adversity and into the American dream..."

— Teresa, PIH Partner

\$113,824.18

is the value of the volunteer hours offered to PIH

From our Board, Staff, and especially PIH Partners... **THANK YOU**

giving hearts

We are Thankful... for You, for Them, for New Beginnings

"Helping those less fortunate than Mary and me is our way of giving back for all the blessings we have been given. PIH is my charity of choice because we are able to be a positive influence in peoples' lives."

- Roy & Maryellen Manuszak

Our work helping vulnerable families with children to recover their lives cannot succeed without the support of our community! Every year hundreds of volunteers give their gift of time, goods and treasures to Partners in Housing to assist homeless families on their way to improving their quality of life and working to become self-sufficient.

Our volunteers are partners in changing lives - and we maximize their opportunities to the best of our ability. We provide safe, organized and meaningful experiences for each and every volunteer.

In FY 2012-2013, PIH had 231 volunteers giving more than 5,400 hours. Volunteers are an integral part of PIH, providing vital services in almost every aspect of our mission. These dedicated men and women...

- teach life skills classes
- provide child care during workshops
- teach budget counseling
- run our donation room.
- perform annual maintenance on our housing and landscapes
- provide clerical services and so much more!

giving

"I first visited PIH as a member of the Pikes Peak United Way fund allocation committee. I said, 'I might be able to help those families,' so I volunteered as a budget counselor. The reward has been many smiling faces which say, 'I get it now.'"

- Bill Stanley



ways to get involved

Continued funding ensures the mission of Partners in Housing. You can help homeless families by making a donation today! Go to www.partnersinhousing.org and click the "Donate" tab or you can mail us a check (see address below) or call 719-325-5835. Donations of \$500 or more are eligible for a 25% to 50% state tax credit.

Call for more information!

Looking for other ways to help homeless families?

- **Give Time** PIH always needs volunteers. See our volunteer webpage for current opportunities.
- **Give Stuff** Our Partners always need furniture, clothes, and household goods. Find out how to donate new and gently used items to help families in need.
 - **Host An Event** You can help homeless families in our program by raising funds, items, or awareness through an event – call us for details!

partners in collaboration

PIH is a proud member of the Gazette/El Pomar Empty Stocking Fund, Pikes Peak United Way, and the Colorado Gives Day Campaign.

With a 100 year legacy the Myron Stratton Home has become a collaborative consortium. PIH is proud to be part of the campus of human service agencies serving Winfield Scott Stratton's vision.



This publication was made possible through a generous gift from the GAWDA Gives Back program.



hope and
Partners in Housing

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