



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



restoring hope

ANNUAL REPORT • July 1, 2011 to June 30, 2012 • PartnersInHousing.org

seeing potential

Dear Friends,

During our 21st year serving the Pikes Peak region, Partners in Housing worked to help the most vulnerable people in our community . . . homeless families, adults, and children. The number of people we served and the number needing assistance were once again the highest in our agency's history. As we strive on a daily basis to best utilize our resources – including funding, staff, volunteers, and in-kind donations – the results have been remarkable. Seeing the life-long changes that occur for a mom who never thought she would make it, and seeing the impact on her children as she succeeds, is a privilege for which we are very grateful.

With the retirement of our Executive Director, Frank Stampf, PIH entered a transitional period, much like the families in our program experience. Through much thoughtful planning by staff and past Partners, PIH decided to make our self-sufficiency program a one-year term with possible extensions of time as needed. We are very excited as we begin to see the positive effects of this change – Partners who are motivated take needed steps sooner, and PIH is able to help even more clients while still providing the highest quality services.

We appreciate the outstanding support from all our generous benefactors, and we will continue to serve our community in the best way possible. To all of you who have walked with PIH and our Partners on this journey, thank you!

Mary and Bill



highlight PIH's first annual "Celebrating Our Partners Picnic" in Summer 2012 was a huge success! Partners, volunteers, donors, and staff mingled and shared stories. We had great live music and fantastic food. Thank you to all who attended!

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.

lifting up families

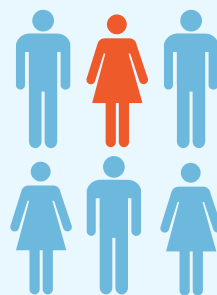


"I was in a controlling and abusive relationship, and I chose to leave that relationship because I didn't want my children to think it was ok to be hit or to hit anyone."

- Jasmine, PIH Partner

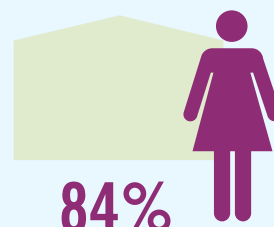
Families are the fastest growing homeless group. They become homeless for many reasons: layoffs, health problems, domestic violence, or divorce. Whatever their circumstance, PIH gives struggling families the tools they need to succeed.

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



1 in 6

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



84% of homeless families are headed by single moms.



highlight Common Cause Catering, a local social enterprise, is bringing dinner to Colorado House! Expert chefs Jeff Zearfoss and Melissa Lofton are teaching hands-on cooking skills to PIH Partners and are ramping up to help Partners create healthy community dinners at Colorado House five nights a week. Bon Appetit!

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.

BOARD OF DIRECTORS (As of June 30, 2012)

- Bill Barnett, Board President
- Candice Panariso, Board Vice President
- Sherrie Vogt, Board Treasurer
- Ingrid Richter, Board Secretary
- Shari Adams
- Bev Agnew
- Pam Bruni
- Katheryn Chacon
- Chelley Gardner-Smith
- Robert Koenig
- Sarah Michel
- Brad Poston
- Sarai Robbins
- Mark Rohlena
- Debra Rubio
- Mike Waters
- Keri Ellen White
- 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 FY11/12.

PIH STAFF (As of June 30, 2012)

- Mary Stegner, Executive Director
- Barbara Blumer, Director of Services
- Rosita Camargo, Child Enrichment Center Coordinator
- Robert Graves, Maintenance Specialist*
- Donnis Martin, Community Relations Manager
- Mary Morgan, Property Manager
- Robert Montoya, Maintenance Coordinator
- Abel Tovar, Intake Administrator
- Rick Palmer, Caseworker
- Brenda Piatt, Family Services Director
- Lisa Pickruhn, Colorado House Manager
- Dea Rivera, Intake Manager
- Dovey Rothermal, Program Manager / Caseworker
- Lora Schwahn, Caseworker
- Erin Taylor, Grants Manager
- Diana Telford, Housing Operations & Development Director
- Terry Thayer, Support Services Associate*
- Laura Wacker, Support Specialist

* Indicates part-time staff member

"I feel very good about volunteering for Partners in Housing because I know they offer a "hand-up" not a "hand out."

— Sally Pearce, PIH Volunteer

"Thank you for helping me see that things will get better."

— Maria, PIH Partner

passion

giving kids a place to call home

For kids, homelessness isn't an isolated incident. It's typically the last-straw in a string of traumatic events. The chaos of homelessness leaves kids feeling afraid, insecure and out of control. At PIH, we provide a special kind of practical and emotional support for children as families work toward stability and a place to call home.

BETWEEN 2007 AND 2010, CHILD HOMELESSNESS ROSE 33%.

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

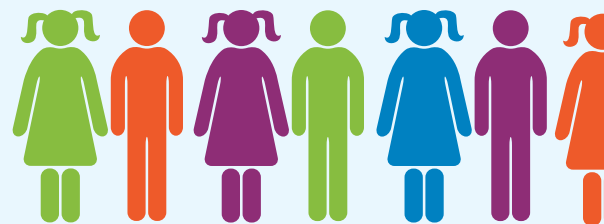
- 2x the rate of hunger.
- 3x the rate of emotional and mental health problems.
- 4x the rate of developmental delays.

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!**

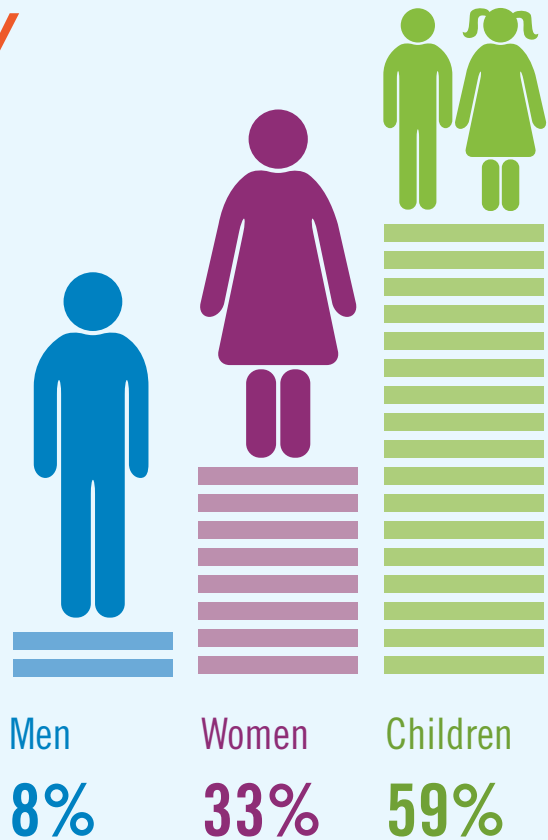


from crisis to stability

SELF-SUFFICIENCY PROGRAM

During FY 2011/2012, Partners In Housing served 365 people in 139 families, including 149 adult Partners and 216 children. Sixty-three Partners graduated from the program (completing at least 90 days, some staying up to two years).

stability



"When I became homeless, I was beaten down, abandoned, and just plain broken. In the PIH program, I began to remember my own worth and my accomplishments. Now, my child has a stable home, and I cannot express my feeling of joy."

— Joshua, 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 60,055 Transitional Housing Nights.
- 65% 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 1,509 Direct Case Management Hours
- 67% of graduating Partners improved their overall self-sufficiency, demonstrating greater confidence and self-determination, accountability, and the practical application of acquired life skills.
- 43% earned a GED, college degree, or professional certificate, or made substantial progress towards one of these degrees with the intent to finish.

empowering lives



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 8,996 Life Skills Hours (some provided by PIH, some by other agencies).
- 52% 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 responsible money-management skills and develop a detailed personal budget that will meet families' immediate and future needs.

- PIH Provided 569 Budget Counseling Sessions.
- 54% of graduating Partners substantially improved their income.



"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

"I would have never dreamed to enroll in medical training without Partners in Housing. I graduated as an honor student with a 4.0 GPA as a Certified Nursing Assistant. Now I have a career, not just a job."

— Audrey, 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 2011/2012

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

PRIVATE FOUNDATIONS

The Carl George Bjorkman Foundation
The El Pomar Foundation
The Jerome V. Bruni Foundation
The Leighty Foundation
The Luther & Cheryl T. McCauley
Charitable Trust
The Marson Foundation
The Myron Stratton Home
(In-Kind Rent Assistance)
The Nutrition Camp School Foundation
The Pikes Peak Community Foundation
Pikes Peak United Way
The Raskob Foundation for
Catholic Activities
The Virginia W. Hill Foundation

CORPORATIONS AND CORPORATE FOUNDATIONS

A Precise Home Inspection
Agilent Technologies
Air Academy Federal Credit Union

BKD CPAs & Advisors
Boecore
Classic Homes
Colorado Association of Realtors
Colorado Springs Utilities
El Paso Corporation
Esthetic Family Dentistry
FedEx Corporation
FirstBank
First Mortgage Company
The Gazette
GE Johnson Construction Company
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Land Title Guarantee Company
Luisa Graff Jewelers
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Rothgerber, Johnson & Lyons LLP
Scitor Corporation
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StageCo US, Inc.
T. Rowe Price Foundation
The TJX Foundation
TriWest Healthcare Alliance
U'SAgain LLC
U.S. Bancorp Foundation
U.S. Bank
The USAA Foundation
Vanguard Skin Specialists

"It is important to choose the right charities that do the most good with their resources. PIH is that charity for me. C.S. Lewis said: 'The proper aim of giving is to put the recipients in a state where they no longer need our gifts.' PIH does exactly that!"

- Kenneth Willsey

FAITH-BASED & CLUBS

Church of St. Michael
the Archangel
Chapel of Our Saviour
Episcopal Church Women
Colorado Springs Elite Canasta Club
Diocese of Colorado Springs
First Congregational Church
First Presbyterian Church
First United Methodist Church
Prince of Peace Lutheran Church
St. Dominic Catholic Church
St. Francis of Assisi
St. Gabriel the Archangel Catholic Church
St. Michael's Episcopal Church Women

LIST OF INDIVIDUAL DONORS FOR FY 2011/2012

Donations up to \$499

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Gary & June Aiken
Donald & Sonia Aitken
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Derek & Jennifer Beatty
Barry Belian
Zachary Benbow
Pam Berry
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Donations \$500 - \$999

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Karla Hansen-Adkison
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Ingrid Richter
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Melissa & Bill Smith
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Kenneth Willsey
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Therese Sortor
Frank & Teri Stampf
Mark & Susan Turk
Martin Willis
Joe & Linda Woodford
Joseph & Julie Wysocki

If we have overlooked or misrepresented a donation, please contact us at 719.473.8890.

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

creating home

In the wake of the Waldo Canyon Fire, our community empathized with the plight of those who lost homes and belongings. Similarly, PIH families face disasters, but more personal in nature – domestic violence, loss of a job, a critical illness. Like fire victims, they are left with almost nothing.

The generosity of PIH's in-kind donors helps our families make a new start. Last year, 306 in-kind donors blessed Partner families, donating \$74,738 worth of furniture, clothing, and households goods. Thank you so much – your gift helps turn houses or apartments into homes!

We are blessed by the generosity of the Myron Stratton Home, a local foundation saving us over \$160,000 per year on rent by allowing us to lease our administrative offices and 12 transitional housing units on their campus for \$1 per year. As always, we are thankful for this tremendous gift!

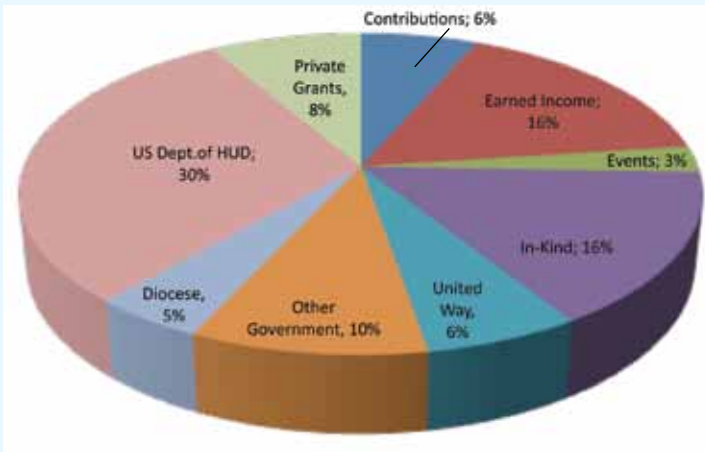


home

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

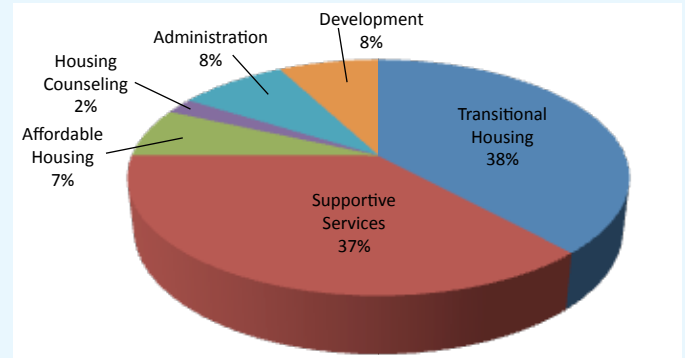
— Teresa, PIH Partner

stewarding resources



Total Income \$1,486,893

*Note: The difference between expenses and income is entirely due to depreciation and in-kind rent. Please see our Audit for complete details at www.partnersinhousing.org.



Total Expenses \$1,812,248

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

giving hearts

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

"It is easy to volunteer at Partners because their program is a concept that works! The staff treats us with respect and appreciates what we do. Partners in Housing has enriched our lives by allowing us to volunteer with them."

- Stella Lively

PIH volunteers make every life change possible for our families working to escape poverty and homelessness in Colorado Springs. There are 65 families who have a place to call home because of you. For many of them, it is the first time in a long while that they've felt safe and secure.

As one of our Partners shared at a recent event, *"The roof over my head is a symbol of hope for me and my children. This program, these caseworkers, property managers, budget counselors and friends are pieces of a great big, beautiful puzzle. Partners in Housing has made possible the things I only dared to dream before I found them."*

As volunteers, you are a piece of that big, beautiful puzzle. We couldn't provide the services to our families without your gift of time! From all of us at Partners In Housing . . . THANK YOU!

In FY 2011-2012, PIH had 220 volunteers giving more than 4,000 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 enjoy working with the Partners because they are focused. They want to make a better life for themselves and their children. If I can help just one person improve their life, then I feel that this has been a VERY good use of my time."

- Dale Mehs



ways to get involved

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

Looking for other ways to help homeless families? Here's some other ways to give to PIH that will help homeless families in need!

- **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 and Pikes Peak United Way.



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