NOTE FROM THE EXECUTIVE DIRECTOR:

Dear Friends of Partners in Housing,

During our fiscal year 2018-19, Partners in Housing’s staff and Board of Directors thoughtfully developed a new mission statement. We were intent on expressing the words to define our work and the goals of the families in the Family Self-Sufficiency Program. Our efforts to guide families in need have not wavered in the almost 30 years Partners in Housing has been a support to our community.

As we continue to see a much higher demand for assistance, our staff and Board also began the work of developing a new strategic plan for growth for the agency. Working through this process, we will present initiatives to both serve more families and to serve them with an even broader range of services to ensure their needs are being met. Watch for exciting news as we finalize and distribute our new goals!

During this year, we also joined with other agencies in starting the Family Solution Collaborative for our community. Working closer with other family service providers to align services and goals, all agencies will be able to better support families experiencing housing instability in the Pikes Peak Region.

We are so grateful for the local support we receive in our efforts to strengthen local families... to guide them from insecurity to stability, self-reliance and prosperity!

Sincerely,

Mary Stegner
Executive Director

OUR NEW MISSION STATEMENT:

Partners in Housing guides families in housing crisis from insecurity to stability, self-reliance and prosperity.
CATHY’S STORY
4 CHILDREN, 1 BEDROOM, 18 APARTMENTS, 9 YEARS

Cathy had lived in 18 apartments in nine years. On the verge of homelessness, a family member took her in temporarily. She and her four children were crammed into one bedroom.

She was $65,000 in debt, including student loans. She had a job in retail making about $11 an hour and could only work a few hours a week because full-time child care costs could be three times what rent was, and would have obliterated her small paychecks.

Today she has a well-paying job, has cleared up her debts and has even purchased a home — the first she has ever owned.

She credits Partners in Housing for her transformation. Searching for inexpensive, safe housing a couple of years ago she heard about the charitable agency that provides one year of transitional housing, life skills training, credit counseling, and child enrichment help to those undergoing housing crises.

Like many other clients, Cathy had a poor rental history and had experienced eviction. Partners in Housing clients are expected to pay some rent based on income. It helps build a good rental history, so they can find housing after the yearlong assistance program.

“When you have been homeless, it’s hard to ask for help.” She worried the housing would be in an unsafe area for the kids. But she was thrilled by the rental condo, one of many adequate and safe housing units run by PIH. “It was the prettiest place we had ever lived.”

Cathy was able to start taking the agency’s classes on finances, budgeting and job skills before the condo was available. She underwent career assessment, participated in mock interviews, and got help with applications. She had access to a computer lab to create resumes. PIH provided child care during class sessions, a small food pantry, access to clothing and goods needed, and referrals for other needs. The interlude gave her time to seek work in her chosen profession, which would pay more than triple what she had made.

Six months into the Partners in Housing program Cathy found a good-paying, full-time job to support her family. She worked relentlessly with a financial lender until she could purchase a house within her budget and near work. ‘I can’t believe it’s real. It’s a beautiful Victorian, and the kids love it.”

Cathy met monthly with a Partners in Housing money mentor for financial checkups. “It kept me accountable,” she said. “They just don’t let you go. They go above and beyond to see that you succeed.”

Eventually, she took training and is now a Partners in Housing mentor helping other families. “I wanted to be someone a family could relate to and see it could be done,” Cathy said.

Partners in Housing is so proud of the hard work of the Partners families who achieved the great successes shown in the following chart.
**FISCAL YEAR 2018-2019 FINANCIALS**

**Revenue**
- HUD Grants 110,839.0  5.6%
- Other Gov’t Grants 273,733.0  13.9%
- Earned Income 443,748.0  22.6%
- Private Grants 368,269.0  18.7%
- In-Kind 355,295.0  18.1%
- Contributions/Events 214,298.0  10.9%
- Diocese Support 79,250.0  4.0%
- Empty Stocking Fund 48,257.0  2.5%
- United Way 72,000.0  3.7%

**Total Revenue:** 1,965,689.0  100%

**Expenses**
- Self Sufficiency Program Services 853,514  38.1%
- Transitional Housing Property Costs 732,047  32.7%
- Affordable Housing 204,667  9.2%
- Development 169,047  7.0%
- Gen & Admin 113,976  5.1%
- Rapid Rehousing Program 165,751  7.4%

**Total Expenses:** 2,239,002.00  100%

*The difference between expenses and income is due to depreciation and in-kind rent. PIH ended the fiscal year with operating income over expense of $48,067. Please see our Audit for complete details at www.partnersinhousing.org.*
ORGANIZATIONAL DONORS

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 so incredibly grateful.

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Kiwanis Club
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Sacred Heart Catholic Church
St. Dominic Catholic Church
St. Francis of Assisi Catholic Church
St. Gabriel Catholic Church
St. Michaels Episcopal Church
The Woman’s Club of Colorado Springs

LOCAL GOVERNMENT
Fourth Judicial District VALE Program
City of Colorado Springs
El Paso County
State of Colorado

We are especially proud to have three former Partners serving on our Board of Directors, offering a client-centered perspective.

All board members made financial contributions to Partners in Housing in FY 18-19.

Board of Directors
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Board Vice President
Brenda Lammers
Board Treasurer
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PARTNERS IN COLLABORATION

PIH is a proud recipient 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.

THE CATHOLIC DIOCESE OF COLORADO SPRINGS

HOPE FOR 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.

In Colorado 6 out of 10 households headed by a single mom lacked adequate income to be considered self-sufficient.

1 in 6 Americans are living in poverty, just one paycheck, accident or illness away from homelessness.

The number of homeless students in Colorado has dropped by 15% over the past 5 years, in the Pikes Peak School Districts that number has increased by 20%.

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