



hope and  
Partners in Housing

# ANNUAL REPORT

2018-2019

HOPE FOR FAMILIES



# 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.

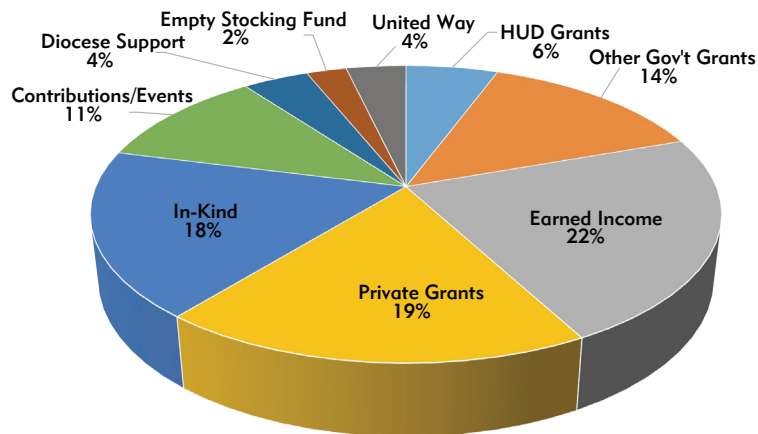
Partners in Housing is so proud of the hard work of the Partners families who achieved the great successes shown in the following chart.



# FISCAL YEAR 2018-2019 FINANCIALS

## Revenue

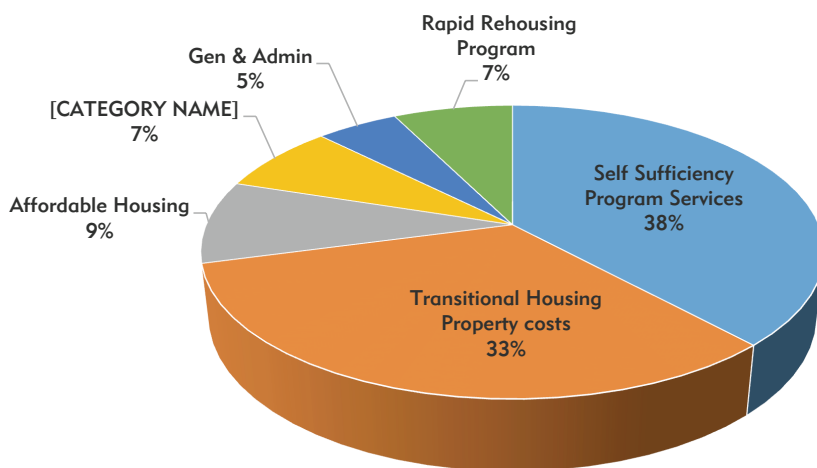
HUD Grants	110,839.0	5.6%
Other Gov't Grants	273,733.0	13.9%
Earned Income	443,748.0	22.6%
Private Grants	368,269.0	18.7%
In-Kind	355,295.0	18.1%
Contributions/Events	214,298.0	10.9%
Diocese Support	79,250.0	4.0%
Empty Stocking Fund	48,257.0	2.5%
United Way	72,000.0	3.7%
	<b>1,965,689.0</b>	<b>100%</b>



**PIH FY 2018-19 Income \$1,965,689**

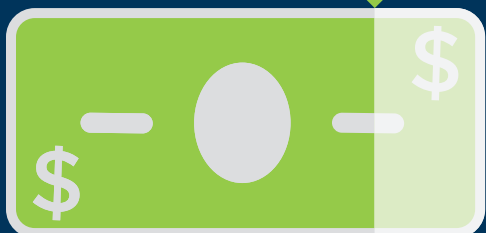
## Expenses

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%
	<b>2,239,002.00</b>	<b>100%</b>



**PIH FY 2018-19 Expenses \$2,239,002**

\* 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](http://www.partnersinhousing.org).



**87 cents of every dollar  
goes to programming**

# 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.

## PRIVATE FOUNDATIONS

Anna Keesling Ackerman  
Anschutz Foundation  
Bruni Foundation  
Carl G. Bjorkman Foundation  
Carl W. and Carrie Mae Joslyn Trust  
Daniels Fund  
El Pomar Foundation  
Gazette Charities Empty Stocking  
Giddings Foundation  
Inasmuch Foundation  
Marson Foundation  
McCauley Foundation  
Myron Stratton Home Foundation  
Nutrition Camp School Foundation  
Pikes Peak United Way  
Raskob Foundation  
Russell T Grinnell Trust  
Sam S. Bloom Foundation  
Virginia Hill Foundation

## LOCAL GOVERNMENT

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

## CORPORATIONS AND CORPORATE FOUNDATIONS

Alpine Construction  
American Family Insurance  
Ameriprise Financial  
ANB Banks  
Brooks Brothers Cabinetry  
Carpet Connections  
Classic Homes Companies  
Colorado Springs Utilities  
Community Banks of Colorado  
Compass Bank  
Empire Title  
Ent Federal Credit Union  
FedEx Corporation  
First Bank  
Frazee Const.  
Galiant Homes  
Harris Group Realty  
Homebridge Financial  
Lewis Roca Rothgerber Christie  
N.E.S., Inc.  
O'Briens Carpet  
Pella Windows and Doors  
Pikes Peak Assoc. of Realtors  
Rocky Top Resources  
Rusin Concrete Const.  
Six & Geving  
Solid Rock Custom Homes  
T. Rowe Price Foundation  
Target  
Terra Nova Engineering

The Cutting Edge Realty  
The Gazette  
US Bancorp Foundation  
US Bank  
USAA  
Walmart  
Wells Fargo Foundation

## FAITH BASED AND SERVICE CLUBS

Broadmoor Community Church  
Calvary United Methodist Church  
Colorado Springs Sertoma Club  
Diocese of Colorado Springs  
East United Methodist Church  
First Congregational Church  
First Congregational Church  
First Presbyterian Church  
Gleneagle Sertoma Club  
Good Shepherd United Methodist Church  
Kiwanis Club  
Modern Woodmen  
Pikes Peak Zonta Foundation  
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

## Board of Directors

Mike Waters  
Board President  
Barbara Harris  
Board Vice President  
Brenda Lammers  
Board Treasurer  
Keri Ellen White  
Board Secretary  
Dan Apricio  
Bill Barnett  
Judith Barthel  
Andy Barton  
Pam Bruni  
Krystina Freeman  
Brad Poston  
Bob White  
Mark White  
Brendan Zahl

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.

# 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.



## 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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