



# ANNUAL REPORT

2019-2020

HOPE FOR FAMILIES

# NOTE FROM THE EXECUTIVE DIRECTOR:

Dear Friends of Partners in Housing,

Starting our fiscal year 2019-20, the staff and Board of Directors of Partners in Housing were excited to begin the work toward meeting our goals for expansion as developed in our strategic plan. When in March 2020, we began to see both health and economic effects of COVID 19 on the families in our program, our focus shifted to their immediate needs. Our dining hall and classroom were converted to cupboard space to distribute much needed items such as food, diapers, coats, hygiene items and cleaning supplies.

It was quickly apparent a “digital divide” existed with the families in our program without access to adequate internet service and computer equipment. Through various funding sources we were able to remedy the problem and the families were able to continue education and find work from home opportunities. The Partners in Housing staff was innovative and creative in the ways support services were offered and the client outcomes remained high. With new service models in place, the shift back to our plan for growth was possible and we are pleased to be moving forward. As always, and even more this year, 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 MISSION STATEMENT:

Partners in Housing guides families in housing crisis from insecurity to stability, self-reliance and prosperity.





# SARAH'S STORY

## LOOKING FOR STABILITY, SAFETY AND A NEW START

In December 2019, Sarah and her 4 children moved into a three bedroom town-home owned by Partners in Housing and joined the Family Self-Sufficiency Program. Having fled domestic violence, Sarah was looking for stability, safety and a new start, as are the other 59 families in the successful program.

Sarah had training and past employment as a Certified Nurse Aide (CNA) and with the help of her caseworker and our employment advisor, and with her children in school and daycare, she was able to start work at a local nursing home. She was so excited to be working full time for a good hourly wage and to start a budget for her family's financial future. This young, hard working mom was proud to be paying Partners in Housing part of her income as rent and to be taking advantage of classes in topics such as healthy relationships, budget counseling, resume writing and other life skills.

Then... in March she first learned of COVID-19, and along with some of her coworkers, was sent home from work with symptoms. Sarah was not able to receive a test for the virus, though her coworkers did test positive, and it is likely she did have the virus. When she started feeling better, she could have returned to work, however her childcare provider would not allow her children in as they had been exposed.

This setback has been difficult for Sarah, but she is trying to stay positive with her new role as home school teacher and under extended quarantine with toddlers. She has accessed the Partners in Housing pantry for diapers, food, gift cards and other needed items. Her rent has been waived and she has been assisted with an unemployment application, but the response has not been quick.

Sarah is determined to regain the progress she was making and is taking advantage of the Partners in Housing services. She states *"the contacts with my caseworker, money mentor, and life skills teachers help me feel less isolated and more connected. I am so thankful I am with Partners in Housing during this time."*

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

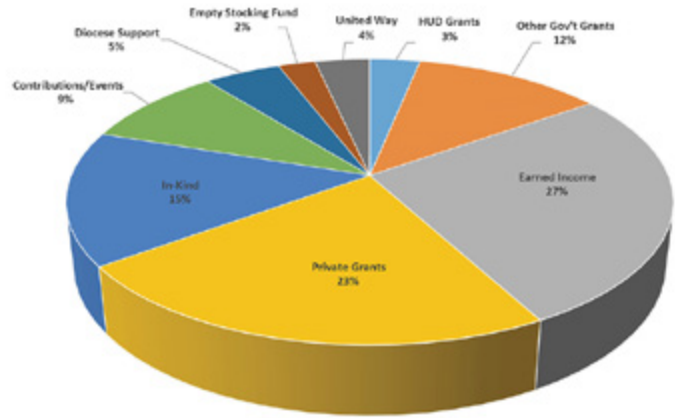




# FISCAL YEAR 2019-2020 FINANCIALS

## Revenue

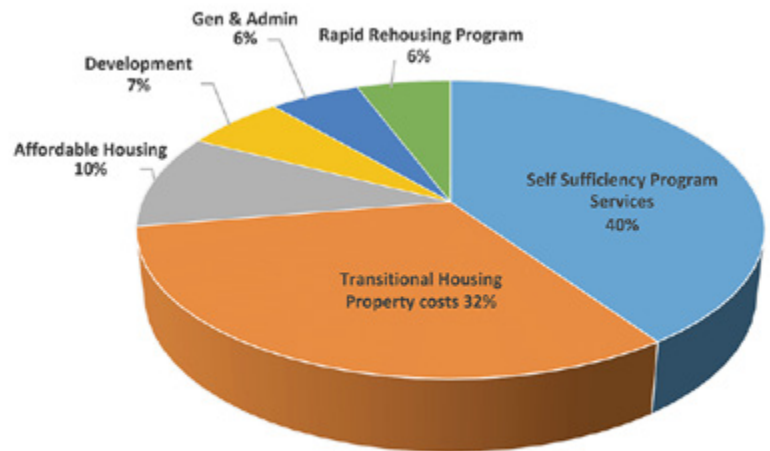
HUD Grants	66,222.0	3.2%
Other Gov't Grants	249,317.0	12.0%
Earned Income	555,807.0	26.8%
Private Grants	473,684.0	22.9%
In-Kind	314,665.0	15.2%
Contributions/Events	189,760.0	9.2%
Diocese Support	100,728.0	4.9%
Empty Stocking Fund	49,089.0	2.4%
United Way	72,000.0	3.7%
	<b>2,071,227.0</b>	<b>100%</b>



**PIH FY 2019-20 Income \$2,071,272**

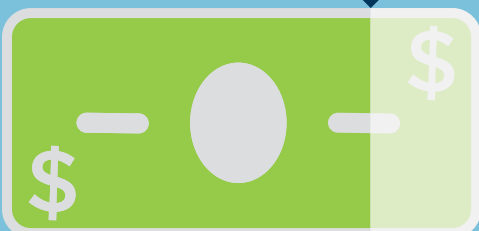
## Expenses

Self Sufficiency Program Services	908,380	40.4%
Transitional Housing Property Costs	719,497	32.0%
Affordable Housing	230,461	9.2%
Development	136,050	7.0%
Gen & Admin	125,486	5.6%
Rapid Rehousing Program	129,740	5.8%
	<b>2,249,614.00</b>	<b>100%</b>



**PIH FY 2019-20 Expenses \$2,249,614**

\* 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 \$57,037. 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

Anschutz Foundation  
Anschutz Family Foundation  
Bruni Foundation  
Carl G. Bjorkman Foundation  
Carl W. and Carrie Mae Joslyn Trust  
Daniels Fund  
Duncan Charitable Trust  
El Pomar Foundation  
Gazette Charities Empty Stocking  
Mabel Horrigan Foundation  
Myron Stratton Home Foundation  
Pikes Peak Community Foundation - Relief Fund  
Pikes Peak United Way  
Raskob Foundation  
Sam S. Bloom Foundation  
Saponos Foundation  
Statewide COVID Relief Fund  
Sweetwater Family Foundation  
Virginia Hill Foundation

## LOCAL GOVERNMENT

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

## FEDERAL GOVERNMENT

U.S. Dept. of Housing and Urban Development  
Veteran's Administration - GPD Program

## CORPORATIONS AND CORPORATE FOUNDATIONS

American Family Insurance  
Ameriprise Financial  
ANB Banks  
BBVA  
Carpet Connections  
Classic Homes Companies  
Colorado Springs Utilities  
Community Banks of Colorado  
Ent Federal Credit Union  
FedEx Corporation  
First Bank  
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.  
T. Rowe Price Foundation  
Target  
Terra Nova Engineering  
The Cutting Edge Realty  
The Gazette  
US Bancorp Foundation  
US Bank  
Wells Fargo Foundation  
Yardi Corporation

## 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 Presbyterian Church  
Gleneagle Sertoma Club  
Good Shepherd United Methodist Church  
Half the Sky Giving Circle  
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

Barbara Harris  
Board President  
Keri Ellen White,  
Board Vice President  
Judith Barthel  
Board Secretary  
Brenda Lammers  
Board Treasurer  
Bill Barnett  
Andy Barton  
Pam Bruni  
Krystina Freeman  
Sharon Tunson  
Mike Waters  
Bob White  
Mark White  
Brendan Zahl  
Maggie Zamboroski

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 FY19-20

# 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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**PARTNERSINHOUSING.ORG**