



# ANNUAL REPORT

2020-2021

HOPE FOR FAMILIES



[PARTNERSINHOUSING.ORG](https://partnersinhousing.org)



# NOTE FROM THE EXECUTIVE DIRECTOR:

Dear Friends and Supporters of Partners in Housing,

Looking back over the past year, we saw the continued impacts of the pandemic on those who live and learn in the Partners in Housing program. The long-term effects, with physical and mental health and economic pressures, are realized most by the adults and children we are committed to assisting. Partners in Housing did not falter in our service provision and we stayed focused on our long term goals. **Helping more families and helping families in more ways** remain our priorities.

We were pleased to implement some of the initiatives from our strategic plan during the year. With a new staff position providing Housing Navigation, building relationships with landlords and property managers, our Partner families have even more opportunity for stable housing of their choice as they exit our program.

Our efforts are only possible with YOUR SUPPORT and our achievements are only possible through the hard work and resiliency of the Partner clients who continue to amaze us. Their path to self-reliance and stability remains difficult, but their tireless efforts prove to be successful. We know opportunity and support create change for a community and we hope you will join us in our mission, and in our plans for growth, as we strive to make an even greater impact!

With appreciation,



Mary Stegner


Executive Director

## OUR MISSION STATEMENT:

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



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# NICOLE'S STORY

## DESPERATE FOR SOME GLIMMER OF HOPE

I was working at a big box retail store part-time as a greeter, going to school part-time. In January 2012, I found out I was pregnant with my very first child, after being told I would never have children, at the age of 32. In March that year, I could no longer work on my feet and had to quit my job. I had a little saved up and it quickly depleted.

In early July, I had my daughter early, at only 24 weeks, due to Pre-Eclampsia. She spent 132 days in the Neonatal Intensive Care Unit. I still could not work; I had lingering health issues and would not leave her side. September brought an eviction notice for unpaid rent. I felt so overwhelmed.

I called Partners in Housing, desperate for some glimmer of hope. I applied, did the intake interview, and waited. Finally, I got the call that I was accepted and in October, moved into Colorado House.

I threw myself into online school and attended the Life Skills classes regularly, fully utilizing the program for what I could. I found an apartment and a full-time job while still in school.

At the beginning of July, Lily turned 3 years old. She has no delays and only minor health issues. I attribute her success, at least partially, to Partners in Housing. I was able to nurture and stay with her during the most critical time. Best of all, we had a home.

*I will never forget the kindness shown to us.*

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



## FISCAL YEAR 2020-2021 OUTCOMES

**64,021 Housing Nights  
Served 134 Households (Families)**  
Totaling 428 Individuals • 148 Adults/280 Children

**87% IMPROVED  
HOUSING**



**96% IMPROVED  
SELF-SUFFICIENCY**

**89% IMPROVED JOB  
PREPAREDNESS**



**76% IMPROVED  
INCOME**

**73% IMPROVED  
EMPLOYMENT**

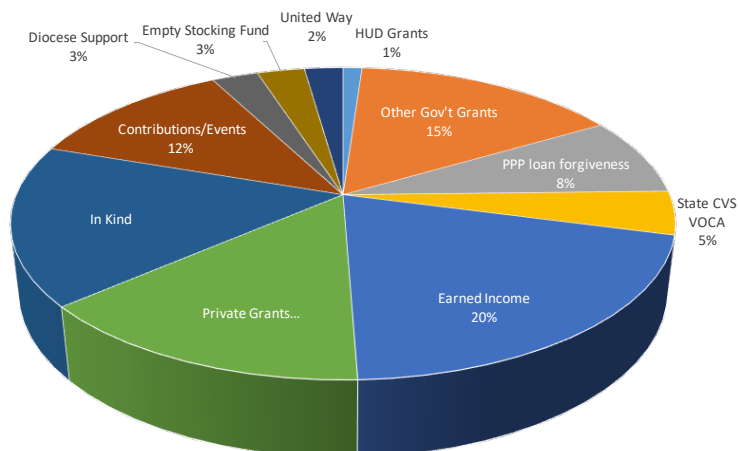


**35% IMPROVED  
EDUCATION**

# FISCAL YEAR 2020-2021 FINANCIALS

## Revenue

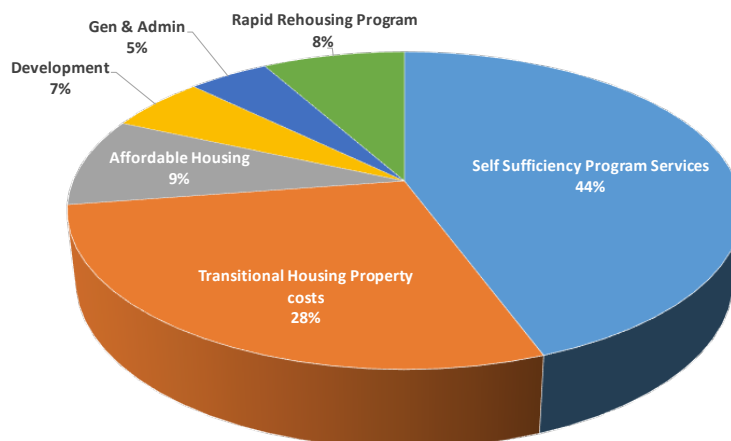
HUD Grants	\$25,599	1.1%
Other Gov't Grants	\$359,222	15.5%
PPP Loan Forgiveness	\$186,844	8.0%
State CVS VOCA	\$104,407	4.5%
Earned Income	\$471,095	20.3%
Private Grants	\$330,438	14.2%
In-Kind	\$385,136	16.6%
Contributions/Events	\$280,534	12.1%
Diocese Support	\$62,272	2.7%
Empty Stocking Fund	\$64,008	2.8%
United Way	\$51,979	2.2%
	<b>\$2,321,534</b>	<b>100%</b>



**PIH FY 2020-21 Income \$2,321,534**

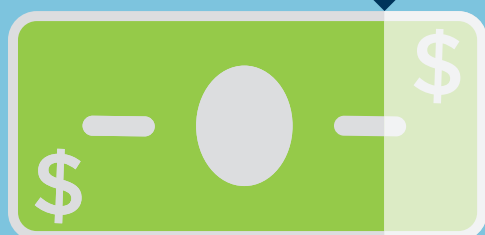
## Expenses

Self Sufficiency Program Services	\$1,079,461	44.3%
Transitional Housing Property Costs	\$686,888	28.0%
Affordable Housing	\$219,521	9.2%
Development	\$136,471	6.6%
Gen & Admin	\$112,184	4.6%
Rapid Rehousing Program	\$198,361	7.7%
	<b>\$2,432,886</b>	<b>100%</b>



**PIH FY 2020-21 Expenses \$2,432,886**

\* 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 \$127,083. Please see our Audit for complete details at [www.partnersinhousing.org](http://www.partnersinhousing.org).



**89 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

Adolph Coors Foundation  
Anschutz Foundation  
Anschutz Family Foundation  
Bruni Foundation  
Carl G. Bjorkman Foundation  
Carl W. and Carrie Mae Joslyn Trust  
Community First Foundation  
El Pomar Foundation  
Gazette Charities Empty Stocking  
Garrigan Foundation  
Giddings Foundation  
Leo Foundation  
Mabel Horrigan Foundation  
Moniker Foundations  
Myron Stratton Home Foundation  
Pikes Peak Community Foundation - Relief Fund  
Pikes Peak United Way  
Raskob Foundation  
Richard Schultze Family Foundation  
Russell Grinnell Memorial Trust  
Sam S. Bloom Foundation  
Saponos Foundation  
Schwenn Foundation  
Statewide COVID Relief Fund  
Sweetwater Family Foundation  
Virginia Hill Foundation

## CORPORATIONS AND CORPORATE FOUNDATIONS

Agilent Technologies  
ANB Banks  
Animal ER Care LLC  
BBVA  
Boeing - Employees Community Fund  
Carpet Connections  
Classic Homes Companies  
Colorado Springs Utilities  
Community Banks of Colorado  
Credit Service Company  
Dell USA  
First Bank  
Galiant Homes  
Great Western Bank  
Harris Group Realty  
Homebridge Financial  
JJ Clement Team  
Kirkpatrick Bank  
King Soopers Community Rewards  
Lewis Roca Rothgerber Christie  
N.E.S., Inc.  
O'Briens Carpet  
Rocky Top Resources  
T. Rowe Price Foundation  
Target  
Terra Nova Engineering  
US Bancorp Foundation  
US Bank  
Yardi Corporation

## FAITH BASED AND SERVICE CLUBS

100 Women Who Care - Colorado Springs  
Calvary United Methodist Church  
Diocese of Colorado Springs  
First Congregational Church  
First Presbyterian Church  
Health and Wellness Consultants  
Kiwanis Club  
Modern Woodmen  
Pikes Peak Women Golfers  
Sacred Heart Catholic Church  
St. Dominic 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  
State of Colorado Crime Victim Services

## FEDERAL GOVERNMENT

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

## 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 FY 20-21





# PARTNERS IN COLLABORATION

Partners in Housing 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. Partners in Housing is proud to be part of the campus of human service agencies serving Winfield Scott Stratton's vision.



Partners in Housing works closely with our community in efforts to solve issues affecting families.



Started as a program of Catholic Charities and then spun off in 1991, Partners in Housing continues to be supported by the Diocese of Colorado Springs financially and with in-kind services.



RETURNING GOD'S GIFTS  
DIOCESAN MINISTRY APPEAL

## THE CHALLENGES OF FAMILIES IN OUR COMMUNITY

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



WITH THE CURRENT MINIMUM  
WAGE IN COLORADO SPRINGS,  
IT WOULD TAKE AN INDIVIDUAL  
**72 WORKING  
HOURS**  
TO SECURE A ONE  
BEDROOM APARTMENT.



**1 IN 6 CHILDREN  
IN AMERICA LIVE  
IN POVERTY-** making  
them the poorest age group  
in the country

THE CENSUS BUREAU'S HOUSEHOLD PULSE SURVEYS FOUND THAT 55 PERCENT OF ALL LOW-INCOME RENTERS IN EARLY 2021 REPORTED HAVING LOST EMPLOYMENT INCOME SINCE THE START OF THE PANDEMIC



455 Gold Pass Heights, Colorado Springs, CO 80906 | 719-473-8890

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