



# ANNUAL REPORT

2021-2022

HOPE FOR FAMILIES



# NOTE FROM THE EXECUTIVE DIRECTOR:

Dear Friends and Supporters of Partners in Housing,

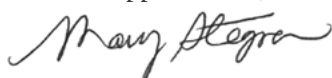
For over 30 years, Partners in Housing has steadfastly focused on our mission and the population it encompasses. During this time, the name Partners in Housing continues to have many meanings. We partner with the families in our program by meeting them where they are, listening to where they want to be and supporting them along that pathway. It is always impressive to witness their hard work and the meaningful strides they take with our caring, quality staff by their side. With increased need in our community in both the number of families seeking services and the level of trauma they have experienced, we continue to modify our service offerings to ensure their success.

We partner with many volunteers who work in groups or individually, supporting our agency efforts in so many various ways. Working with businesses and service organizations through their networks, we spread the word about Partners in Housing to those who need our help and to those who wish to help.

We partner in collaboration with many other service providers in our community who see families in crisis to ensure they find the right resources for the adults and children. Together we are exploring the causes creating instability and the responses needed to assist families in moving past their specific barriers so all family members are healthy and stable. With our housing partners, we continued the long process of developing new affordable housing apartments and will begin construction in our next fiscal year.

And finally, we partner with you, our supporters, both long-term and new. Our partnership with you provides strength to the always amazing staff of Partners in Housing with your resources, with your time, and with your encouragement. All these partnerships increase the opportunity for success for the families and their tireless efforts, which lead to self-reliance. We need you, and thank you for the support you have provided, it leads to real change for each family and for our community.

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.







# CORRINE'S STORY

MEETING AND  
EXCEEDING GOALS.

Corrine\*, a current partner, is the embodiment of resiliency. She came to Partners in Housing with her three children, one under a year old, after separating from her husband to create a better life. When she began the Self-Sufficiency program, Corrine was unemployed, working to finalize her divorce, and had a high school education. Over the past six months, Corrine has hit the ground running. During this time, she has been self-representing against her husband, was accepted into school at a local community college, and was approved for FASFA grants to cover this cost.

Not only has Corrine been a full-time student, but she also secured a part-time job with Comcast that allows her to work from home and tend to her infant during the day. As Corrine begins the second half of her journey through the Family Self-Sufficiency program, she is completing her program requirements and looking for an additional part-time job to increase her savings during her time with us. With her drive and determination, we anticipate that Corrine will not only meet each goal she has set for herself, but will exceed them.

*\* The name of our partner has been changed to protect her privacy.*

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



hope and  
Partners in Housing

## FISCAL YEAR 2021-2022 OUTCOMES

**64,021 Housing Nights  
Served 134 Households (Families)**

Totaling 428 Individuals • 148 Adults/280 Children

**92%** Moved to stable,  
long-term housing



**97%** Increased their  
overall self-sufficiency

**97%** Improved their  
employability



**82%** Improved  
Income

**75%** Improved their  
employment  
situation

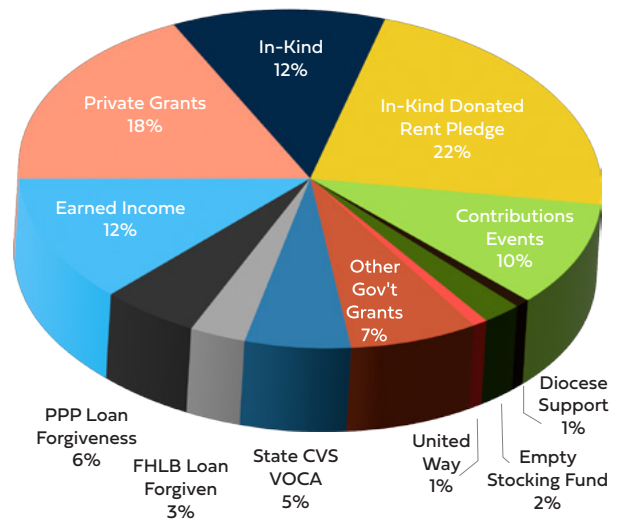


**37%** Increased  
their formal  
education

# FISCAL YEAR 2021-2022 FINANCIALS

## Revenue

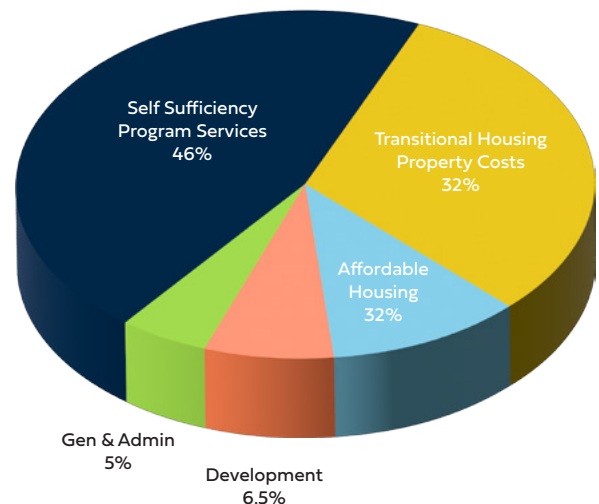
HUD Grants	-	0%
Other Gov't Grants	\$236,905	6.9%
PPP Loan Forgiveness	\$193,772	5.7%
FHLB Loan forgiven	\$108,500	3.2%
State CVS VOCA	\$176,819	5.2%
Earned Income	\$428,848	12.5%
Private Grants	\$622,771	18.2%
In-Kind	\$428,442	12.5%
In-Kind Donated Rent Pledge	\$774,338	22.6%
Contributions/Events	\$334,456	9.8%
Diocese Support	\$38,804	1.1%
Empty Stocking Fund	\$72,380	2.1%
United Way	\$51,979	1.5%
Losses on LLC entities	\$(46,202)	-1%
	<b>\$3,421,813</b>	<b>100%</b>



**PIH FY 2021-22 Income \$3,421,813**

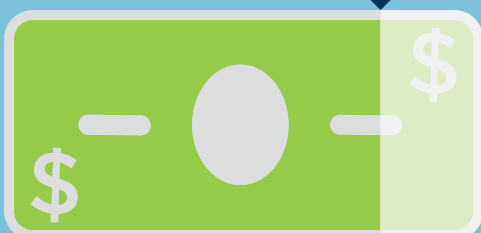
## Expenses

Self Sufficiency Program Services	\$1,212,186	45.7%
Transitional Housing Property Costs	\$840,357	31.7%
Affordable Housing	\$304,642	11.5%
Development	\$173,794	6.5%
Gen & Admin	\$122,507	4.6%
Rapid Rehousing Program	-	0%
	<b>\$2,653,486</b>	<b>100%</b>



**PIH FY 2021-22 Expenses \$2,653,486**

\* The difference between expenses and income is primarily due to in-kind rent pledge and depreciation. Partners in Housing ended the fiscal year with operating income over expense of \$88,710. 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

Anschutz Family Foundation  
Anschutz Foundation  
Bruni Foundation  
Caring for Colorado  
Carl G. Bjorkman Foundation  
Carl W. and Carrie Mae Joslyn Trust  
Colorado Springs Health Foundation  
Colorado Trust  
Community First Foundation  
Daniels Fund  
El Pomar Foundation  
Garrigan Foundation  
Gazette Charities Empty Stocking  
Giddings Foundation  
Inasmuch Foundation  
Joseph Henry Edmondson Foundation  
Kenneth King Foundation  
Leo Foundation  
Mabel Horrigan Foundation  
Myron Stratton Foundation  
Pikes Peak United Way  
Raskob Foundation  
Russell Grinnell Memorial Trust  
Sam S. Bloom Foundation  
Sweetwater Family Foundation  
Virginia Hill Foundation

## CORPORATIONS AND CORPORATE FOUNDATIONS

Agilent Technologies  
Amazon Smile  
Animal ER Care LLC  
Carpet Connections  
CHFA Direct Effects Award  
Classic Homes Companies  
Colorado Springs Utilities  
Community Banks of Colorado  
Eastern Colorado Bank  
Ent Federal Credit Union  
FedEx  
First Bank  
Hardwood Flooring Specialists  
Harris Group Realty  
JJ Clement Team  
Keysight Technologies  
King Soopers Community Rewards  
Legacy Wealth Planners  
N.E.S., Inc.  
O'Briens Carpet  
Rocky Top Resources  
T. Rowe Price Foundation  
Target  
US Bancorp Foundation  
US Bank  
Yardi Corporation

## FAITH BASED AND SERVICE CLUBS

Calvary United Methodist Church  
Colorado Springs Sertoma Club  
Diocese of Colorado Springs  
East United Methodist Women  
First Congregational Church  
Health and Wellness Consultants  
Kiwanis Club  
St. Francis of Assisi  
St. Gabriel Catholic Church  
St. Michaels Episcopal Church  
St. Patrick Catholic Church  
Sunrise United Methodist 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 Crime Victim Services

## Board of Directors

Keri Ellen White  
Board President  
Sharon Tunson  
Board Vice President  
Steven Paul  
Board Secretary  
Amber Moro  
Board Treasurer  
Dan Apricio  
Andy Barton  
Steve Brinkman  
Pam Bruni  
Brian Coram  
Krystina Freeman  
Crystal Rodriguez  
Lauren Sanders  
Angela Valdez  
Mark White

All board members made financial contributions to Partners in Housing in FY 21-22

# 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.

In Colorado, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,505. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn \$5,016 monthly or \$60,186 annually



WITH THE CURRENT MINIMUM  
WAGE IN COLORADO SPRINGS,  
IT WOULD TAKE AN INDIVIDUAL

**75 WORKING  
HOURS**

TO SECURE A ONE  
BEDROOM APARTMENT.



**2 FULL-TIME  
MINIMUM  
WAGE JOBS**

TO SECURE A ONE  
BEDROOM APARTMENT.

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



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**PARTNERSINHOUSING.ORG**