



hope and
Partners in Housing



ANNUAL REPORT

2023-2024

HOPE FOR FAMILIES

NOTE FROM THE EXECUTIVE DIRECTOR:



Dear Friends and Supporters of Partners in Housing,

As we reflect on the past year, I am excited to share the outstanding successes and achievements of the families we served, as well as those of our staff, Board of Directors, and volunteers.

Families facing housing crises encounter many complicated factors that contribute to their situations. In our community, we are seeing an increase in domestic violence, abuse, neglect, physical and mental health conditions, a lack of childcare resources, and rising rental costs. All of these issues impact households striving to achieve stability. The growing recognition of housing as a social determinant of health has led to additional resources and insights that enable us to provide holistic services and create meaningful change.

At Partners in Housing, we are committed to offering the best possible services to families in our program. This commitment requires us to continually review our policies, procedures, and practices, making necessary changes because our clients deserve our utmost effort in helping them achieve the best outcomes. Over the past year, we revised our intake processes and introduced additional assessment tools to ensure that staff and families are aligned on the steps needed to reach self-reliance and prosperity.

The strength and determination of those we serve continue to motivate us as Partners in Housing looks to the future. We eagerly anticipate the completion of construction at Bentley Commons, which will allow us to help more families and provide much-needed affordable housing in Southeast Colorado Springs.

Your commitment to our mission, along with your support and belief in the capacity of families to move forward and thrive in our community, gives Partners in Housing the incredible opportunity to serve. We thank you!

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.

IMPACT STATEMENT

At Partners in Housing, we are dedicated to strengthening the Pikes Peak Region by serving as a steadfast advocate for and provider of affordable housing. Through our innovative programs, we are opening pathways to a brighter future, enabling families and community members to thrive.

Within our Transitional Family Self-Sufficiency Program, we equip families in crisis with the skills and knowledge needed to succeed. From financial literacy and career development to accessing essential local resources, our program fosters healthy living, offering families the space to learn and grow.

Through our Affordable Housing Program, we ensure no one pays more than 30% of their income on housing, shaping the future of the Pikes Peak Region where access to a stable, long-term home serves as the cornerstone for a strong and prosperous community.

Our work supports a lifetime of change for the individuals and families we serve. As a key proponent of affordable housing, we are committed to improving community dynamics, promoting healthcare access, and ultimately building a stronger, more resilient region. Together, we are creating a future where stability, opportunity, and dignity are within reach for all.



ADDIE'S STORY:

DEFEATING BARRIERS

At Partners in Housing, childcare accessibility, mental health support, and housing affordability have been identified as top barriers to progress for families in the Self-Sufficiency Program. For a single parent working to secure employment with a living wage, improve education to achieve this goal, and attain childcare, the cost of living can feel insurmountable. With support from Partners in Housing, families are offered the opportunity to take a step back to reach new horizons.

Addie* originally entered the Family Self-Sufficiency Program in September of 2019, graduating one year later with secure housing and employment in place. While in the program, she gave birth to a happy, healthy little girl named Emily.

In December of 2023, Emily came down with a cold that required Addie to take additional time off work. Without enough vacation time available and several days out, Addie was fired from her position. This then led to an eviction, as her savings were previously utilized for car repairs, leading Addie to reapply for the Family Self-Sufficiency Program. After program acceptance, Addie swiftly began working toward employment and financial stability, as she said she knew “exactly what she was preparing for with the program.”

With time and space to rebuild, Addie utilized budget and credit counseling sessions to address her eviction and repair her finances. She began repaying debts associated with her eviction, and with one year of paying rent toward her transitional housing unit, Addie was developing a positive rental history for her record.

Addie also finally had an opportunity to focus on her daughter's needs. Emily was having difficulty acclimating to preschool prior to program entry and was beginning to show signs of behavioral issues. With previous stress of employment security, Addie was unable to address therapy access during her available hours. Our Child Services Coordinator helped Addie get connected with a therapist for Emily, and after working together for six months, she made drastic improvements in her communication and was reintegrated into her preschool.

With the help of our Work It! Volunteers and dedicated Program Staff, Addie was able to reassess what positions made sense regarding

flexibility and a living wage. She quickly secured a position with a correctional facility near Emily's preschool that included generous health benefits and room for growth within the role as her year with Partners in Housing came to a close. Addie secured an apartment lease that was set to begin two months post-program. Although PIH accommodates each family's situation, extending time if needed, Addie's new employer covered the cost of their living expenses between her final day in the Family Self-Sufficiency Program and the start date of her new lease.

At this time, Addie and Emily are doing well. Addie now has a positive rental history and is preparing to begin her full-time position that will provide her family with stability for years to come.

Addie's circumstances are unfortunate, but not uncommon for families receiving services at Partners in Housing. Access to affordable housing, lack of childcare availability, and transportation issues are only the tip of the iceberg, and just one emergency can lead to instability – in Addie's case, this led to the difficult decision to ask for help.

Life is unexpected – complications from birth, past traumas from domestic violence, behavioral issues, and mental health disorders can become apparent over time. These issues compound and add fuel to the cycle of homelessness. With loss of childcare or situations where children have additional needs, parents must focus their efforts to support their child and are unable to work. This can significantly impact their income, which then can lead to an eviction if an emergency savings is not present.

At Partners in Housing, staff and volunteers walk alongside families on their journey to reach stability – whatever this path looks like. If not for Partners in Housing, Addie would not have been able to focus on Emily's mental health needs. This additional support allowed their family to grow stronger together and will offer a stable foundation for years to come. Addie is not only achieving her goals but also giving Emily the opportunity to thrive and reach her full potential.

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

2023-2024 OUTCOMES

MEASURING WHAT WE VALUE

Since 1991, Partners in Housing has been committed to providing the most effective services to support the Partner families in our program. We not only assess outcomes for reporting but use the measurements for internal evaluation to ensure we continue to evolve in our service delivery. We use many methods of tracking Partners' hard work and progress and are pleased to share these core outcomes with you!

In March 2024, Partners in Housing's intake team reevaluated the onboarding process for families entering the Self-Sufficiency Program to better streamline access to services and housing support. **Partners in Housing's waitlist has been eliminated, and families are now accepted based on family size in conjunction with housing units available to meet their needs.**

This change has allowed parents and children to receive housing stability, childcare, healthcare, therapy, and other vital individualized service support at a much quicker rate, ensuring families have the best opportunity to achieve their financial and career goals during their time with us.

WHAT IT ALL MEANS:

Improved Housing-

Percentage of families that successfully moved on to their own stable housing after exiting our one-year Family Self-Sufficiency Program. (The national average for transitional housing is around 65%)

Improved Self-Sufficiency-

Percentage of families that improved their overall self-sufficiency showing increased confidence, accountability, and the application of new life skills.

Improved Job Preparedness-

Percentage of adults that are more employable after attending our one-on-one Work It! Sessions. In these sessions, clients work on their resume, participate in mock job interviews, take career assessments, and work on building other skills that increase their likelihood of securing that next job opportunity.

Improved Income-

Percentage of families that have a higher income exiting our program than when they entered.

Improved Employment-

Percentage of families that improved their employment situation. This could be a higher wage, more benefits, and opportunity for advancement.

Improved Education-

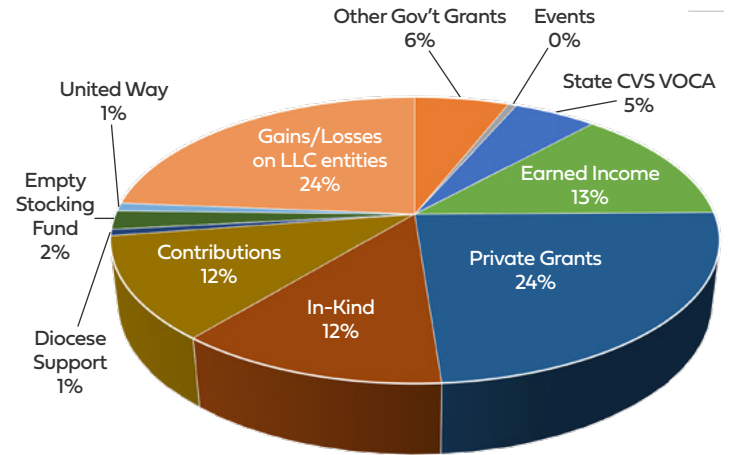
Percentage of families that improved their formal education. This can range from getting their GED to receiving a college degree. This measure varies based on the families' needs and ability to start a formal education program.



FISCAL YEAR 2023-2024 FINANCIALS

Revenue

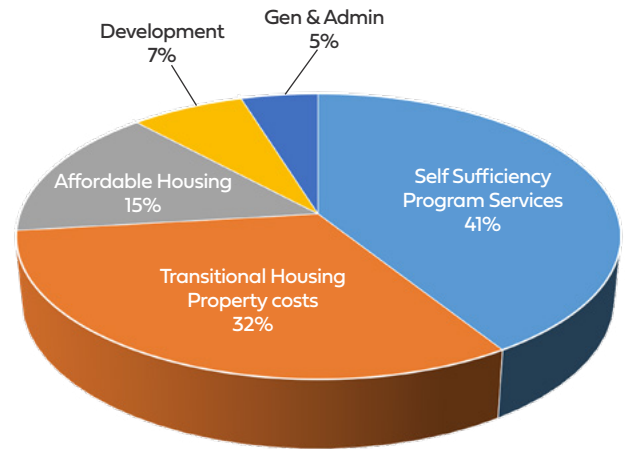
HUD Grants	\$-	0.0%
Other Gov't Grants	\$200,592	6.0%
Events	\$17,939	0.5%
FHLB loan forgiven	\$-	0.0%
State CVS VOCA	\$175,652	5.2%
Earned Income	\$439,058	13.1%
Private Grants	\$805,000	24.0%
In-Kind (Estimated)	\$406,368	12.1%
In-Kind Donated Rent Pledge	\$-	0.0%
Contributions	\$388,993	11.6%
Diocese Support	\$25,000	0.7%
Empty Stocking Fund	\$68,046	2.0%
United Way	\$32,500	1.0%
Gains/Losses on LLC entities	\$795,602	24%
Total	\$3,354,750	100%



PIH FY 2023-24 Income \$3,354,750

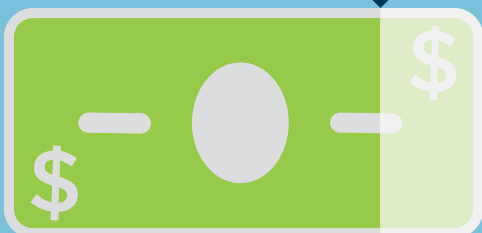
Expenses

Self Sufficiency Program Services	1,188,833	41.0%
Transitional Housing Property costs	931,074	32.1%
Affordable Housing	433,728	15.0%
Development	205,426	7.0%
Gen & Admin	139,429	4.8%
Rapid Rehousing Program	\$-	0.0%
Total	\$2,898,490	100%



PIH FY 2023-24 Expenses \$2,898,490

*The difference between income and expense is due to in-kind rent expense and depreciation and a gain from LLC activity with a sale of property. PIH ended the fiscal year with operating income over expense of \$80,202. Please see our Audit Report for complete details at www.partnersinhousing.org.



88 cents of every dollar goes to programming

AFFORDABLE HOUSING PROPERTIES

In addition to the core program of Partners in Housing, the Family Self-Sufficiency Program, as a support to the community, PIH also owns or co-owns and operates several affordable rental properties.

Access to safe, quality affordable housing – and the support necessary to maintain that housing – constitutes one of the most basic and powerful social determinants of health. Aside from preventing homelessness, financial hardship, and stress and anxiety, housing provides stability for children and the family unit, avoiding repeated moves from homes, schools, relationships, and the workplace.

Christy Lynn Apartments is owned and operated by PIH and consists of 14 one- and two-bedroom apartments that are leased to community members who have incomes below 100% of the Area Median Income (AMI).



Christy Lynn Apartments

Over the history of Partners in Housing, several single-family homes were acquired. While some of the homes, based on location and access to transportation, are utilized as housing for the Family Self-Sufficiency Program, others are leased to households earning less than 80% AMI. These are scattered throughout Colorado Springs and integrated into neighborhoods.



Park Meadows Apartments

Partners in Housing, along with the Rocky Mountain Community Land Trust, has owned the **Park Meadows Apartments** since 2002. At this property there are 60 two-bedroom apartments leased to community members with incomes at or below 80% of the Area Median Income (AMI). This property is managed and maintained by Partners in Housing.

GPR Properties, comprised of Partners in Housing, Greccio Housing and the Rocky Mountain Community Land Trust, will make 192 affordable housing units available to the Pikes Peak region in the fall of 2025.

Bentley Commons will house working families with children, singles, veterans and families in transitional housing units. The apartments will be home to our community members earning below 60% of Area Median Income, with many units set aside for those at less than 30%, 40% and 50% of Area Median Income.

Thank you to these funding partners for helping to make Bentley Commons happen – US Bank, City of Colorado Springs, El Paso County, Myron Stratton Home, State of Colorado, CHFA of Colorado, and Colorado Springs Housing Authority.



Bentley Commons

2023-2024 VOLUNTEER STATISTICS

TOTAL # VOLUNTEERS: 430

TOTAL # VOLUNTEER HOURS: 5,506



TOTAL VALUE OF VOLUNTEER IMPACT:

\$184,379 (\$33.49/hr)



INDIVIDUAL SERVICES/PROGRAMS/PARTNER:

Property Maintenance: 2,371

Support: 1,849

Lincoln Donation Center: 950

Events: 174

CH Donation Center: 98

Donation Administration: 65



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

CORPORATIONS AND CORPORATE FOUNDATIONS

American Land Title
 Ameriprise Financial Services
 Ashley's Attic
 Chicken Salad Chick
 Christine Realty, LLC
 Classic Homes Companies
 Colorado Springs Utilities Focus Fund
 Community Banks of Colorado - NBH
 DL Cohen Construction Co. LLC
 Ent Federal Credit Union
 FirstBank
 First Interstate Bank
 Harris Group Realty
 HFS Flooring
 HR Branches
 HSMIAI
 Huntington Bank
 Keller Williams Clients' Choice Realty
 Keysight Technologies
 King Soopers Community Rewards
 L3Harris Corp.
 Legacy Wealth Planners
 Modern Woodmen Fraternal Financial
 Mountain Equipment Recyclers
 Myron Stratton Home
 NES Inc.

Newmont Legacy Fund
 Progressive Insurance
 Rocky Top Resources
 T. Rowe Price Foundation
 US Bancorp Foundation
 US Bank
 Yardi Corporation

FAITH BASED AND SERVICE CLUBS

All Souls Unitarian Church
 Ascend College Prep School
 Calvary United Methodist Church
 Diocese of Colorado Springs
 East United Methodist Women
 First Congregational Church
 Health and Wellness Consultants
 Nob Hill Lions Club
 Pikes Peak Kiwanis Club
 Ridgeview Elementary School
 St. Francis of Assisi
 St. Michaels Episcopal Church
 The Woman's Club of Colorado Springs

LOCAL GOVERNMENT

Fourth Judicial District VALE Program
 Dept of Homeland Security - NSGP grant
 State of Colorado Crime Victim Services

Board of Directors

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Andy Barton

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Crystal Rodriguez

Lauren Sanders

Angela Valdez

Keri Ellen White

Brendan Zahl

All board members made financial contributions to Partners in Housing in FY 23-24

PARTNERS IN COLLABORATION

Partners in Housing is a proud recipient of the 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.

