

ANNUAL REPORT

2024-2025

HOPE FOR FAMILIES



NOTE FROM THE EXECUTIVE DIRECTOR:



Dear Friends and Supporters,

As we conclude another year, I am continually inspired by the hope and optimism shown by the families we serve. Our dedicated team uses their skills and training to support entire families with their unique needs despite significant challenges that brought them to Partners in Housing.

As the families in our program develop their goals and the agency develops and expands on our goals, we must look directly at the issues families are facing. We continue to see higher acuity with mental and physical health issues, domestic violence and abuse, and the lack of affordable childcare. As an agency we have expanded our network of mental health providers and access to health care. While our Partners are seeing increased employment, childcare remains a problem we must find solutions to address.

The outcomes achieved by the families, with Partners in Housing staff guiding the way, are again tremendous. It is not easy, but the long-term gains from our employment counseling, financial literacy programs, and holistic support for the parents and children lead to success and change the cycle of poverty and homelessness.

When families apply to Partners in Housing, they open the door to a new future. Your support directly helps adults and children achieve lasting independence. Thank you for believing in our mission and allowing us to serve.

With gratitude,

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.



SOFIA FLED DOMESTIC VIOLENCE

Sofia* was fleeing from domestic violence when she entered our Family Self-Sufficiency program with her son, Jason*, who was 13 years old. This situation greatly impacted both Jason and Sofia: upon entry into the Family Self-Sufficiency Program, caseworkers connected them with resources for child therapy, therapy for Sofia specific to domestic violence survivors, national address confidentiality support, and legal resources.

**88% OF
HOUSEHOLDS**

**IN THE FAMILY SELF-SUFFICIENCY
PROGRAM HAVE FLED FROM
DOMESTIC VIOLENCE**

With an understanding that she had a substantial amount of work to reach her goals in the medical field and achieve long-term stability, Sofia followed through with the plan she had set with her caseworker, program manager, and Work It! volunteer coach. In the past, Sofia had worked as a Registered Nurse (RN), but her license had expired. This was primarily due to restrictions set by her husband, who preferred Sofia to remain available for housework, errands, and transporting Jason to extracurricular activities. *Determined and willing to make strides toward savings and her career, Sofia secured a caregiver position at 30 hours per week and planned to attend a Nursing Refresher program to renew her RN license.*

Partners in Housing ensures that all transitional housing properties have access to bus routes. Sofia utilized public transportation during her time with us to attend work, the nursing refresher program, and classes at the Colorado House & Resource Center. *Over the course*

of several months, Sofia had saved enough money to purchase a car with auto loan payments. Reliable transportation decreased her travel time substantially, allowing her to take on additional caregiving shifts for several months. By the end of her time with us, Sofia had secured her RN license and attained a position as a PRN Nurse. *Sofia left the program making \$47 an hour – double her income at program entry.*

Sofia and Jason completed the program and found an apartment near his high school. Jason is doing much better with support from therapy, and Sofia is continuing to attend therapy twice a month since exiting the program. She shared she is very grateful for the help she's received from Partners in Housing and has been very thankful for our support. She believes the classes we provide are genuinely helpful. She is sad to leave the program but is happy to start her new adventure.

TYPES OF DOMESTIC VIOLENCE INCLUDE:

- Emotional abuse (criticism, humiliation, threats)
- Physical abuse (assault like punching, kicking, use of weapons)
- Sexual abuse (non-consensual acts)
- Stalking and technological abuse (harassment in person or online)
- Financial abuse (controlling or limiting partner's money or work)

*Names have been changed to protect privacy.

2024-2025 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.

By addressing known barriers, such as lack of financial literacy, access to childcare, hard and soft skills related to employment, education, and overall stability, families can leave the program on a much more solid foundation, and with the knowledge and confidence that they are capable of success.

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!

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.

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

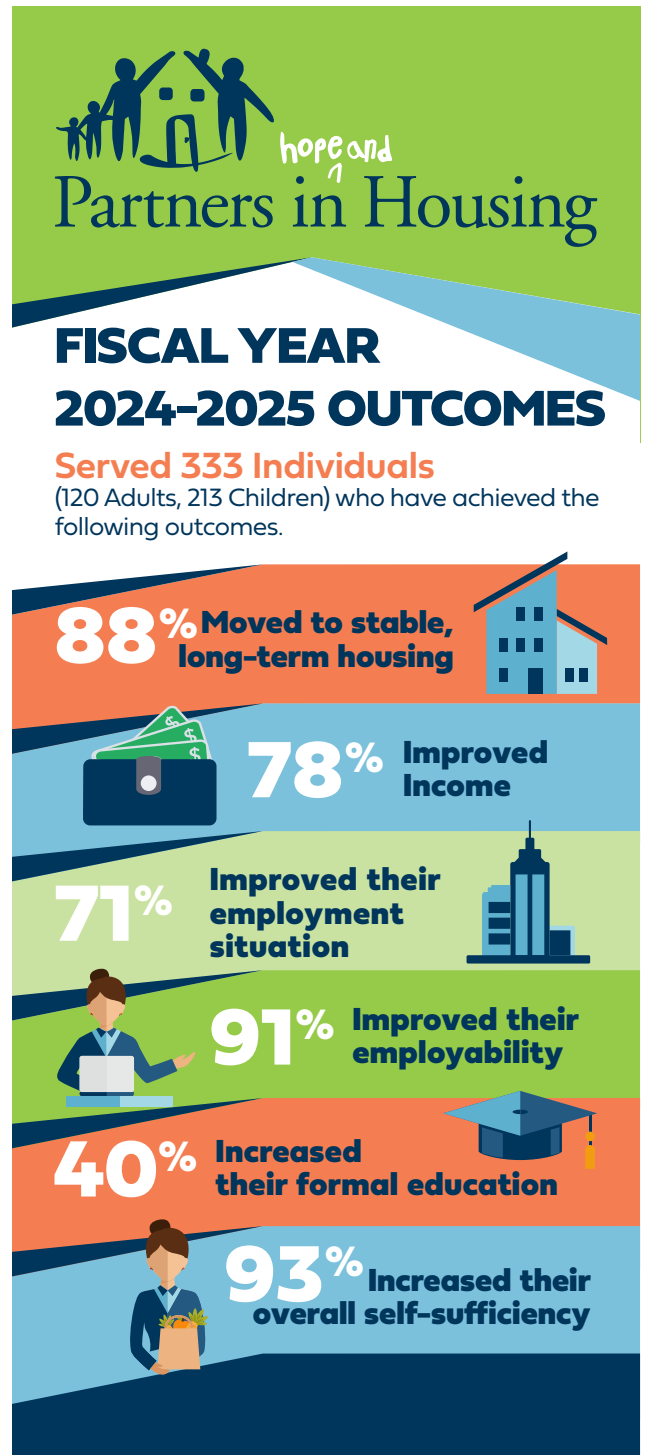
Percentage of families that have a higher income exiting our program than when they entered.

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.

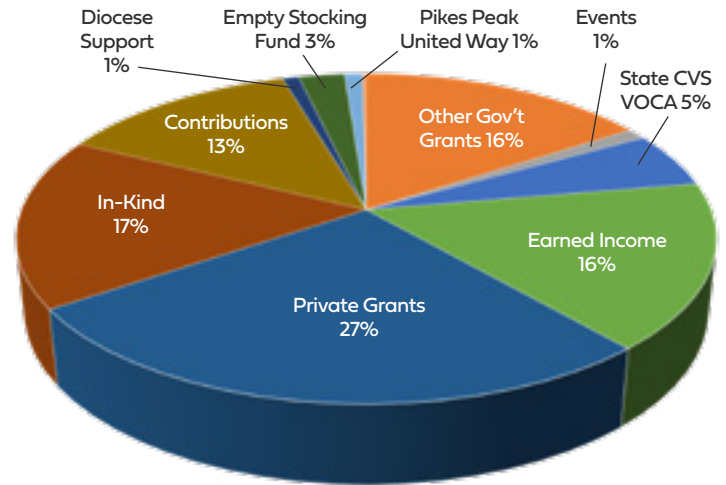


FISCAL YEAR 2024-2025 FINANCIALS

Revenue

HUD Grants	\$-
Other Gov't Grants	\$439,713
Events	\$29,389
State CVS VOCA	\$151,164
Earned Income	\$451,076
Private Grants	\$748,500
In-Kind	\$465,948
In-Kind Donated Rent Pledge	\$-
Contributions	\$364,526
Diocese Support	\$25,000
Empty Stocking Fund	\$69,650
United Way	\$26,975
Gains/Losses on LLC entities	\$(6,084)

\$2,765,857

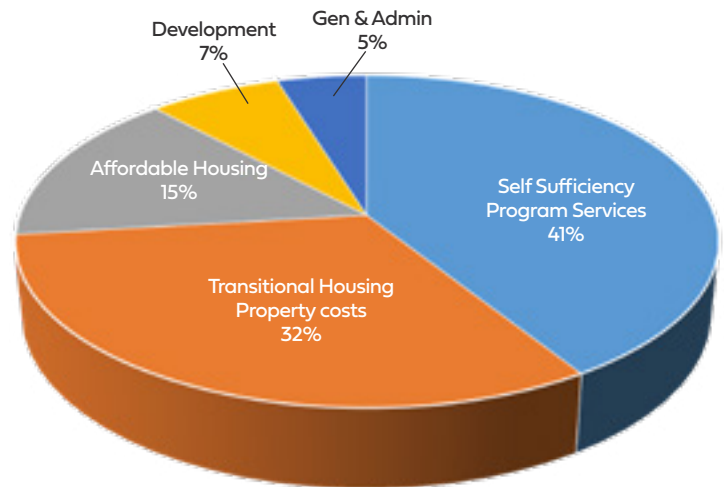


PIH FY 2024-25 Income \$2,765,857

Expenses

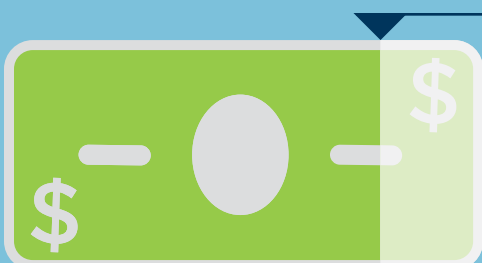
Self Sufficiency Program Services	\$1,188,833
Transitional Housing Property costs	\$931,074
Affordable Housing	\$433,728
Development	\$205,426
Gen & Admin	\$139,429
Rapid Rehousing Program	\$-

\$2,898,490



PIH FY 2024-25 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 (PIH), 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.

Bentley Commons, located in southeast Colorado Springs, houses working families with children, singles, veterans and families in affordable housing units. Bentley Commons is a project of GPR Properties, comprised of Partners in Housing, Greccio Housing and the Rocky Mountain Community Land Trust, and has 192 affordable housing units available to the Pikes Peak region. The apartments are 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 the funding partners for helping to make Bentley Commons a reality – U.S. Bank, City of Colorado Springs, El Paso County, Myron Stratton Home, State of Colorado, Colorado Housing and Finance Authority, Colorado Health Foundation and Colorado Springs Housing Authority.



The **Christy Lynn Apartment** building 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).

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.

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.

2024-2025 VOLUNTEER STATISTICS

TOTAL # VOLUNTEERS: 1,143

TOTAL # VOLUNTEER HOURS: 7,648.74

TOTAL VALUE OF VOLUNTEER IMPACT:

\$256,156.14 (\$34.79/HR)

INDIVIDUAL SERVICES/PROGRAMS/PARTNER:

Property Maintenance: 4,371

Support: 1,482

Lincoln Donation Center: 1,227

Events: 66

CH Donation Center: 482

Donation Administration: 14



Partners in Housing has a strong mission, and a variety of ways [for people] to contribute.

– Anonymous



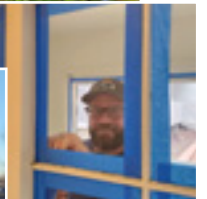
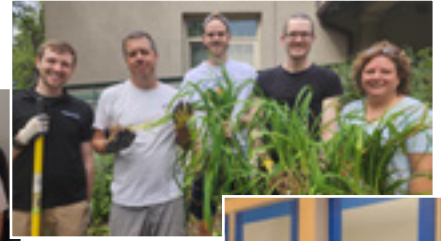
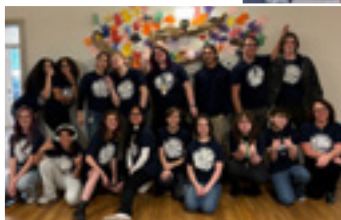
There are lots of little moments that end up being incredibly meaningful to me during my time volunteering with Partners in Housing. A mother who was so excited to receive matching bedding sets that were donated for her girls. Helping parents pick out and wrap presents for their children. Shopping for the items for birthday cake kits, knowing how important is to bring a sense of normalcy to birthdays. Celebrating accomplishments with Partners like a running vehicle, or a graduation, or a new job.

– Board Member, Kaitlyn Ragsdale



The classes and support offered to help the families get on their feet and thrive is one of the biggest strengths of the organization.

– Anonymous



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

CORPORATIONS AND CORPORATE FOUNDATIONS

Altus Wealth Group
 Animal ER Care LLC
 Ashley's Attic
 Bank of the San Juans
 CHFA Direct Effects
 Christine Realty, LLC
 Classic Homes Companies
 Community Banks of Colorado - NBH
 DL Cohen Construction Company
 Ent Federal Credit Union
 First Interstate Bank
 FirstBank
 Hardwood Flooring Specialists
 Harris Group Realty
 Huntington Bank
 Keller Williams Clients' Choice Realty
 Keysight Technologies
 King Soopers Community Rewards
 L3Harris Corp.
 Lockheed Martin
 Mountain Equipment Recyclers
 NES Landscape Architects
 Newmont Legacy Fund
 O'Briens Carpet and Flooring
 Pikes Peak Association of Realtors
 Progressive Insurance
 Rocky Top Resources
 Scheels
 Security Service Federal Credit Union

T. Rowe Price Foundation
 Terra Nova Engineering
 U.S. Bancorp Foundation
 U.S. Bank

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
 Kiwanis Club
 Lions Club Downtown
 Modern Woodmen
 Nob Hill Lions Club
 Ridgeview Elementary School
 St. Francis of Assisi
 St. Michaels Episcopal Church
 The Woman's Club of Colorado Springs

GOVERNMENT

Fourth Judicial District VALE Program
 Dept of Homeland Security - NSGP grant
 State of Colorado Crime Victim Services
 El Paso County CSBG Funds

Board of Directors

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 Steve Brinkman
 Brian Coram
 Kaitlyn Ragsdale
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 Lauren Sanders
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 Brendan Zahl

All board members made financial contributions to Partners in Housing in FY 24-25

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.

