



ANNUAL REPORT

Fiscal Year 2010

July 1, 2009 to June 30, 2010



Providing help and hope for homeless families

Partners In Housing
455 Gold Pass Heights
Colorado Springs, CO 80906
(719) 473-8890

Mission and Vision

Our Mission is to provide homeless families with children the hope and opportunity to achieve self-sufficiency through supportive services and transitional housing. Our Vision is for every family with children in our community to live in adequate housing and realize its full potential.

Programs

- **Homeless Self-Sufficiency Program:** Our primary mission is to help homeless families achieve self-sufficiency by providing our Homeless Self-Sufficiency program. This program provides two years of transitional housing, case management, life skills training, budget counseling, and (when beneficial) therapy to help homeless households get back on their feet. We have 70 units of transitional housing to help homeless families.
- **Affordable Housing Program:** Our affordable housing program provides rental housing to lower-income working households at affordable rents. Affordable housing not only provides a housing option to Partners leaving our self-sufficiency program, but also helps prevent homelessness by providing low cost housing in the community.
- **Housing Counseling Program:** Partners In Housing offers free monthly Homebuyer's Workshops certified by the Colorado Housing & Finance Authority (CHFA) and the U.S. Department of Housing and Urban Development (HUD). These workshops provide a comprehensive overview of the home-buying process. PIH also provides individualized pre-purchase counseling for homebuyers.

Results

During FY09/10, PIH served 337 people in 133 families, including 140 adult Partners and 197 children.

We also provided . . .

- 59,308 Transitional Housing Nights
- 1,726 Direct Case Management Hours
- 9,046 Life Skills Hours (some provided by PIH, some through other agencies)
- 613 Budget Counseling Sessions
- 108 Therapy Hours (provided through outside contractors)

During FY09/10, 53 Partners exited the PIH Self-Sufficiency Program sometime after their 90 day introductory period was complete. Of these . . .

- 76% moved to stable housing. This surpasses our cumulative success rate over the last 20 years of 65-70% successful program graduates.
- 71% substantially improved their income, some earning incomes that constitute a living wage.
- 55% improved their employment by finding a new job after unemployment; obtaining a promotion at a current job; or moving to a better job (more benefits, better pay, better hours, more advancement potential).
- 50% earned a GED, college degree, or professional certificate, or made substantial progress towards one of these degrees with the intent to finish.
- 69% improved their overall self-sufficiency, demonstrating greater confidence and self-determination, increasingly responsible decision-making, and the practical application of acquired life skills.

Partners In Housing is a non-profit 501(c)(3) corporation. Contributions are tax deductible, excluding the value of any services or goods received by the donor.

JULY 1, 2009- JUNE 30, 2010
INCLUDES IN KIND DONATIONS
WITH COMPARATIVE FIGURES FOR 2008 AND 2009

ASSETS	*	2010	2009	2008
Current Assets:				
Cash (including investments)		\$ 283,641	\$ 654,829	\$ 263,645
Cash held for security deposits		\$ 22,271	\$ 22,397	\$ 13,947
Prepaid expenses		\$ -	\$ -	\$ -
Accounts receivable		\$ 156,028	\$ 128,906	\$ 100,295
Current pledge receivable for use of property		\$ 160,386	\$ 154,108	\$ 148,075
Total Current Assets		\$ 622,326	\$ 960,240	\$ 525,962
Investments in collaborative entities		\$ 764,318	\$ 805,987	\$ 766,485
Pledge receivable for use of property		\$ 166,919	\$ 327,306	\$ 481,413
Notes receivable		\$ 32,000	\$ 32,000	\$ 32,838
Land, buildings and equipment		\$ 2,507,154	\$ 1,858,246	\$ 2,050,541
<u>Total Assets</u>		<u>\$ 4,092,717</u>	<u>\$ 3,983,779</u>	<u>\$ 3,857,239</u>
LIABILITIES AND NET ASSETS				
Accounts payable and accrued expenses		\$ 181,752	\$ 67,742	\$ 46,538
Notes Payable		\$ 1,449,974	\$ 1,150,766	\$ 1,185,996
Security deposits		\$ 22,271	\$ 22,397	\$ 13,947
<u>Total liabilities</u>		<u>\$ 1,653,997</u>	<u>\$ 1,240,905</u>	<u>\$ 1,246,481</u>
Net assets:				
Unrestricted		\$ 2,104,819	\$ 2,245,465	\$ 1,973,378
Temporarily restricted		\$ 333,901	\$ 497,409	\$ 637,380
<u>Total net assets</u>		<u>\$ 2,438,720</u>	<u>\$ 2,742,874</u>	<u>\$ 2,610,758</u>
<u>Total Liabilities and Net Assets</u>		<u>\$ 4,092,717</u>	<u>\$ 3,983,779</u>	<u>\$ 3,857,239</u>

Copies of our audited financial statement reports are available upon request.

**BOARD OF DIRECTORS FY10
(As of June 30, 2010)**

Last Name	Company	Office/Committee
Ewell Mueller	Artist	President, Property
William Barnett	Garden of the Gods Bank	Vice President, Finance
Mark L. Rowe	Accountant; Osborne, Parsons & Rosacker	Treasurer, Finance
Michael Steppenbaker	American National Bank	Secretary, Program
Bev Agnew	Interfaith Hospitality Network	Program
Beth Brooks	Office of the Pres., Colorado College	Development
Jason Christiansen	Executive Director, Catholic Charities	At Large
E. Roland Laning, III	US Bank	Finance
Sarah Michel	Speaking Professional, Perfecting Connecting	Development
Howard Price	Multi-Net Marketing, Inc.	Property
Ingrid Richter	InCompass Development Group	Development
Sarai Robbins	CPCD - Teacher's Aide	Program
Deb Rubio	Colorado Springs Utilities	New, Unassigned
Cheryl Schnell	County Department of Human Services	Program
Dan Sheffield	A. Daniel Sheffield, Jr., Attorney	Property
Michael R. Waters	Attorney; Jones, Waters, and Geislinger, LLC	Development
Candice Welsh	First Bank of El Paso County	Development

**STAFF FY10
(As of June 30, 2010)**

Frank Stampf	<i>Executive Director</i>
Sherri Albertson	<i>Community Relations & Volunteer Manager</i>
Barbara Blumer	<i>Support Services Director</i>
Deborah Bourgeois	<i>Caseworker</i>
Rosita Camargo	<i>Child Enrichment Center Coordinator (CHRC)</i>
Richard D. Conn	<i>Capacity Building Advisor</i>
Deb Guida	<i>Support Services Specialist (CHRC)</i>
Donnis Martin	<i>Property Manager</i>
Gail Montgomery	<i>Caseworker</i>
Robert Montoya	<i>Maintenance Coordinator</i>
Debbie Olmo	<i>Intake Administrator</i>
Rick Palmer	<i>Caseworker</i>
Brenda Piatt	<i>Family Services Director</i>
Dea Rivera	<i>Outreach Manager</i>
Dovey Rothermal	<i>Program Manager</i>
David Schmitt	<i>Maintenance Specialist</i>
Mary Stegner	<i>Financial Officer</i>
Erin Taylor	<i>Development Director</i>
Diana Telford	<i>Housing Services Director</i>