

THE INN BETWEEN OF LONGMONT, INC.

HOME

ANNUAL  
REPORT  
2021

THE CORNERSTONE



## Tim Rakow, Executive Director

Home is the cornerstone to all that is important. It provides a place where all things begin and where future growth can occur. Maya Angleou said, *“The ache for home lives in all of us. The safe place where we can go as we are...”* For those left without, dreams are lost and hope fades.

The Inn Between of Longmont, is much more than a supportive permanent and transitional housing provider, it is a caring agency that offers the crucial cornerstone of a “home” in every sense of the word. We welcome those living the chaos of homelessness into a safe environment that becomes a fresh start in life.

Last year, 211 persons were housed and received our supportive services. 146 were adults and 65 were children. Fifty-eight reported being domestic violence survivors, six veterans, forty-nine as persons with a disability, and ten identified as immigrants.

I want to acknowledge and thank donors, grantors, and community supporters for the leadership and continued dedication you have shown to improve the lives of our residents. We are extremely fortunate to witness this demonstration of generosity. We are very grateful for it!

I especially want to acknowledge your generous response to our Spring Appeal! Spring was the time of year when gifts were traditionally scarce! Your responses to our Giving Circle Matching Fund Challenges have been amazing! It truly strengthened our agency, and is particularly owed to key Giving Circle members, as well as, all who responded with financial gifts. This year’s challenge raised \$38,674.09! *Thank you!*

Any thriving community requires safe, stable housing for all, and while The Inn's low-cost housing has an immediate impact on our community by housing over 200 individuals every year who would otherwise be homeless, the real impact comes from our program. Our program’s success comes from a unique combination of providing safe, affordable space to reside, and helping clients set personally meaningful Success Plan goals. This happens with coaching from our Supportive Housing Advocates and the Education and Training team.

COVID pandemic impacts are still present and serve as a reminder that concerns around employment, child care, rising costs, and access to technology continue to weigh heavily on many Inn Between residents. In response, we have galvanized efforts to identify those with the capacity to expand their careers through education. Through the support of generous donors and the Cielo Foundation - Boulder, we are creating pathways for adults to achieve better economic stability through education with scholarships and funds to remove barriers to enrollment and completion. This year, we provided funding for childcare costs during one-on-one tutoring sessions with our education specialist, connections to digital literacy and personal technology devices, and Education Center laptops and flat screen televisions to support remote learning.

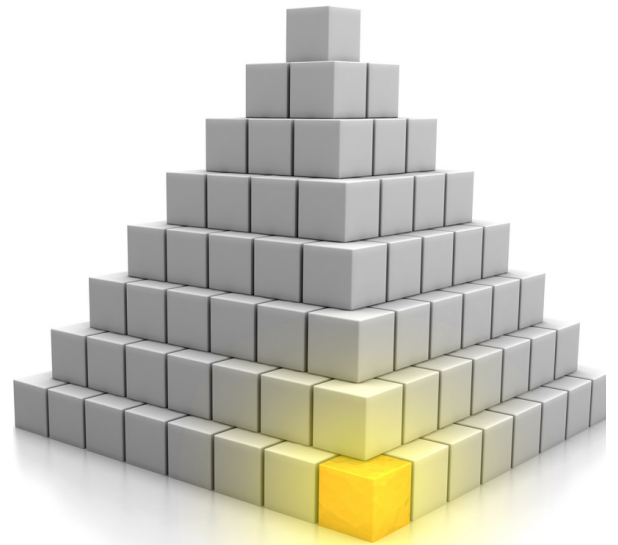
The Inn has proven to be not only a safe and affordable place to live, but a life-changing opportunity. The skills people develop while living at The Inn carry forward to ensure continued employment and housing, and create a more stable and thriving community. Residents are leaving our program with new skills, improved wellbeing, and a feeling of empowerment over their future. Your gifts have been crucial to our effectiveness. Thank you for being a part of this exciting endeavor.

# OUR MISSION

To provide supportive housing and promote stability to diverse homeless families and individuals by utilizing community resources, advocacy, and life skills training.

Frequent house shifting, trouble paying rent, overcrowding, living with relatives, and homelessness are all associated with housing instability. Housing instability is problematic because it is a precursor to other issues that include poor childhood development, family life imbalance, and detrimental physical and mental health effects. Sebastian Corradino, Archway Community

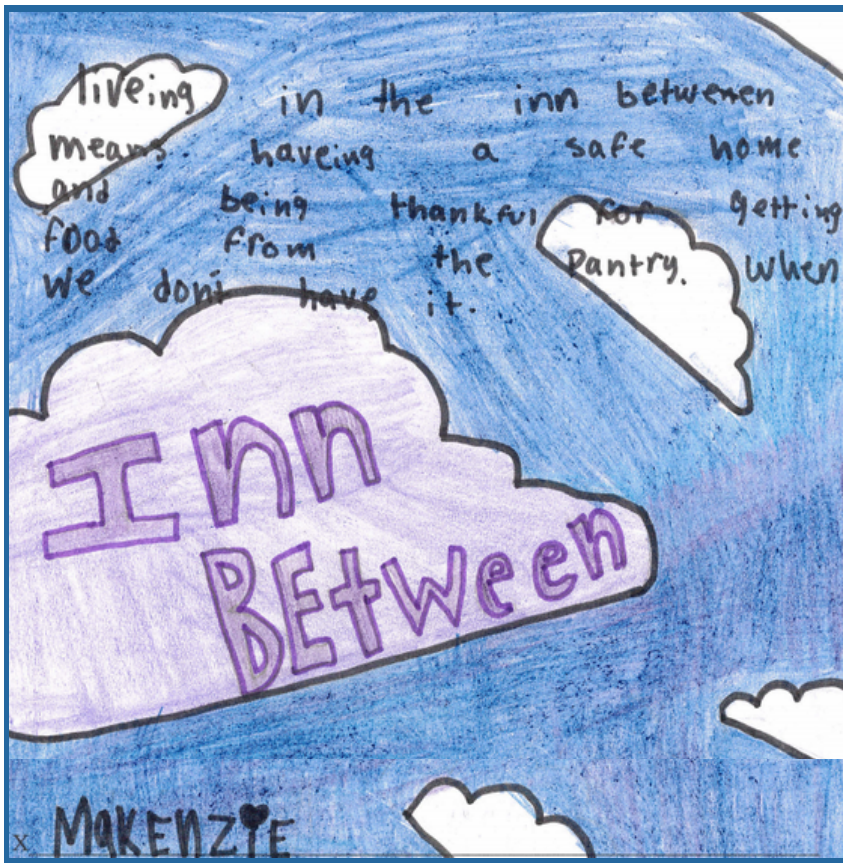
“Housing really is the cornerstone and foundation to which every other aspect of your life is dependent on” — Cathy Alderman, Colorado Coalition for the Homeless



**STABLE HOUSING ESTABLISHES A FOUNDATION AND SUPPORT SETS THE CORNERSTONE FOR STABILITY.**

**HOUSING      SUPPORT      STABILITY**

# With access to home, thriving is possible



Nationwide, housing instability has been an issue of concern for a long time, but it has never been more critical than now. A report from the National Low Income Housing Coalition shows that:

- 567,715 Americans experience homelessness on any given day.
- Of those 567,715 Americans, 171,670 are people in families, while 396,045 are individuals.
- 10.8 million extremely low-income renters account for 25% of all rented households in the United States.
- Only 7.4 million households are affordable for the extremely low-income earners in the United States.

These statistics are startling and indicate just how detrimental housing instability can be to the well-being of those affected by it. Housing should not only involve having a roof over one's head—a house should also offer comfort by means of physical and emotional stability. Housing should be a place of happiness and bonding, but that can only be true if the housing is stable and gives families a chance to establish themselves.

Thank you for your help!  
Our family is happy here!



In partnership with 16 referring agencies, The Inn Between empowers people experiencing homelessness to develop sustainable and self-sufficient futures. They can cultivate greater stability with an affordable place to live, formulating a success plan, and utilizing The Inn Between's supportive tools and resources.



### **TRANSITIONAL HOUSING**

Safe, affordable, time-limited housing for families and individuals facing homelessness. Applicants must live or work in the St. Vrain Valley and pay rent set at 30% of gross income.

**SIXTY-FIVE CHILDREN WERE HOUSED WITH THEIR FAMILIES IN TRANSITIONAL HOUSING**

### **PERMANENT SUPPORTIVE HOUSING (PSH)**

Long-term housing for low-income elderly and/or individuals with disabilities. Many PSH residents face mental or physical health disabilities that create housing barriers. PSH residents pay roughly 30% of adjusted monthly gross income for rent.

**OUR PERMANENT HOUSING UNITS HOUSED THIRTY-SEVEN ELDERLY INDIVIDUALS.**

### **STUDENT INCENTIVE PROGRAM**

Provides no-cost housing for homeless high school students (16+ years old). Our safe, stable housing and supportive environment empowers them to stay in school, focus on studies, and graduate.

**SIX TEENS WERE HOUSED. THREE WERE SENIORS AND EARNED HIGH SCHOOL DIPLOMAS.**

### **CONTRACTED HOUSING UNITS**

Partner agencies lease dedicated units to accommodate their highly vulnerable clients in order to offer more flexible eligibility criteria .

**FIFTY-EIGHT SURVIVORS OF DOMESTIC VIOLENCE WERE SAFELY HOUSED**

Housing instability can have far-reaching effects on families. A study conducted on 22,000 families showed that the instability of their situation caused adverse physical and mental distress. Being late on rent or moving more than twice increased the odds of negative health outcomes on all family members.



### LIFE SKILLS TRAINING CLASSES

2021 Classes included: Healthy Cooking on a Small Budget, Understanding Auto and Renter's Insurance, Digital Literacy, Budgeting, Understanding and Using Credit, Learning to Save, Healthy Housing.

**28** classes held



### FUTURE HOUSING SAVINGS PROGRAM

2:1 matched savings program to assist with saving for a future deposit and first month's rent.

**13**  
participants



### FOOD PANTRY

Weekly food distribution which enables residents to direct income to other needs.

**55,130**  
pounds of food



### SCHOLARSHIP PROGRAM



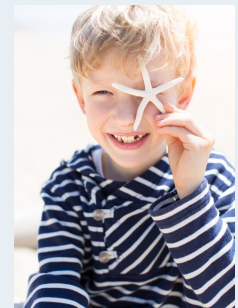
Financial help for those training to further their education or advance their career.

### EDUCATION CENTER



The Education Center for tutoring, enrichment activities, skills classes, and computer access for all ages.

### STARFISH FUND



Financial help for emergency expenses, such as prescriptions, gas, auto repairs, and more.

**OUR GOAL:** To provide safe, time limited, low-cost housing to those facing homelessness.

**211 TOTAL SERVED:**

109 ADULTS UNDER 55      65 CHILDREN      37 ELDERLY      6 AT-RISK TEENS  
58 DOMESTIC VIOLENCE SURVIVORS      10 IMMIGRANTS      49 PERSONS W/ DISABILITIES

**OUR GOAL:** To empower residents with advocacy, training, and resources to increase stability.



**84%**  
IMPROVED  
FINANCES

**38%**  
IMPROVED  
EDUCATION

**36%**  
IMPROVED  
CAREER RESILIENCY

**69%**  
IMPROVED  
HOUSEHOLD MANAGEMENT

**OUR GOAL:**

Homelessness and affordable housing needs for a diverse low-income population.

**92%** OF PROGRAM GRADUATES FOUND STABLE HOUSING AFTER LEAVING THE INN.

**23%** IS THE MEDIAN INCOME OF HOUSEHOLDS THAT TURN TO THE INN FOR HOUSING AND SERVICES.

Longmont's average household median income (AMI) for a family of four is \$125,400. (23% = \$28,842)



"The Inn renewed my belief in hope. I learned the importance to do "something" every day even if results do not come right away."

"Helped me build resiliency and strength. A better home for my special needs child. If it wasn't for The Inn Between I wouldn't be who and where I am."

"The Inn gave me the opportunity to go back to school and become a nurse. This program helped provide food, clothing and affordable rent for my family and I."

\*2021 Exit Interview Feedback

**PARTNERSHIP:** To ensure broad populations have access to our program, The Inn partners with 16 local agencies:

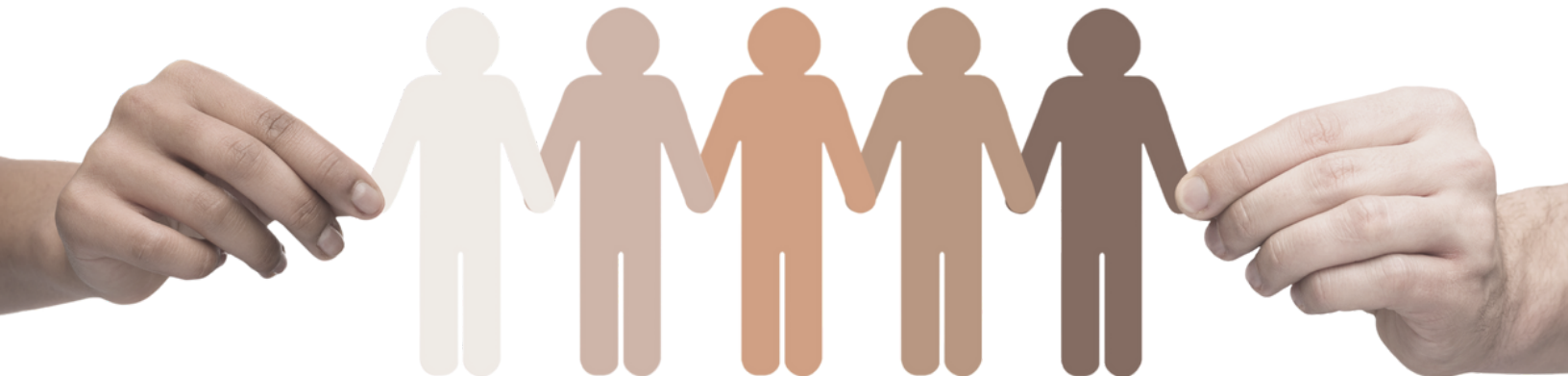
Boulder County AIDS Project  
Boulder County GENESIS Program  
Boulder County Housing & Human Services  
Boulder Shelter for the Homeless  
City of Longmont Children and Youth Resources  
City of Longmont LEAD Program  
City of Longmont Senior Services  
Emergency Family Assistance Association

Homeless Outreach Providing Encouragement  
Mental Health Partners  
Outreach United Resource (OUR) Center  
Safe Shelter of St. Vrain Valley  
St. Vrain Valley School District  
The Reentry Initiative  
Wild Plum Center  
20th Judicial District of Colorado

## COLLABORATION:



Last year, we formed a partnership with **Cielo Foundation - Boulder** to advance the earning potential of program participants through education. Cielo will provide scholarships for two-year trade or technology programs. Because there is a broad educational gap in digital literacy among our residents we are offering technology classes and equipment to help set them up for success in today's society.





# Major Contributors

## BUSINESSES:

Allstate Insurance - Liz Hogan	Discover Longmont Magazine	Premier Credit Union
Bank of Colorado	FirstBank	Smucker's
Carpet Wise	KCI Construction	Stapp Interstate Toyota
Diamond 4 Realty, LLC	Longmont Times-Call	Sunflower Bank
Discover Longmont Magazine	Medicine Man	US Bank

## CHURCHES:

Boulder Valley Unitarian Universalist	Longs Peak United Methodist	St. Stephen's Episcopal
First Congregational United Church of Christ	Messiah Lutheran	
Heart of Longmont	St. Francis of Assisi	
Left Hand	St. John The Baptist	

## FOUNDATIONS:

A.V. Hunter Trust, Inc.	Community Foundation Boulder County	Mile High United Way
Anschutz Family Foundation	Eberspacher Family Fund	Nordson Corporation Foundation
Boulder County Housing & Human Services	El Pomar Foundation	Ray Lanyon Fund
Brett-Shoemaker Fund	Energy Outreach Colorado	The April Fund
Cielo Foundation	Jeff Sands Memorial Blue Skies Fund	The Sam S. Bloom Foundation
City of Longmont Affordable Housing Fund	Longmont Community Foundation	US Bank Foundation



Whether you donated your time, attended an event, or made a donation, please know that your support is helping to provide safety, shelter, and a pathway out of homelessness for those who need it most.

## GIVING CIRCLE MATCHING GRANT PARTICIPANTS

In 2021, a group of loyal donors put together a \$13,000 Matching Fund for our Spring Appeal. It leveraged the full amount for a total of \$30,000!

LOUIS & JANINE BELLETIRE  
RICHARD & TERRI DARROW  
BOB & TERRY EMLER  
SCOTT & STACIE FRANCIS

JOHN FUESTON  
RAY & VONNIE FALCE  
BOB & KATHLEEN NORRIS  
RICK & SANDY STEWART

CHAD RENNICKE  
JOJO SHEFORGEN  
JAMES & TERRY VRATNY  
WAYNE & MARSHA WOOD



Housing instability is linked to issues that lead to detrimental effects on children's development. Children who constantly change homes due to housing instability are more likely to perform worse in school than other children from stable houses. This shows how housing stability is a crucial driver of a child's development.

At The Inn Between, we aim to elevate lives by providing access to affordable housing, food security, and the supportive social services people need to thrive. We strive to create communities of dignity and respect for everyone, including families, neighbors, and staff.

In Boulder County, poverty and a lack of affordable housing are on the rise. The Inn Between is crucial for those who have lost their housing or are at imminent risk of losing their housing. The number of people needing service and complexity of their needs are increasing. The Inn is playing an important role in solving this critical community issue.

Over our 28-year presence in this community, 5,200 individuals have found a HOME inside our walls.

Your generosity empowers people to to break the detrimental cycle of homelessness.

Your support for our agency matters!

Having a home here at The Inn Between, has been a great blessing. My kids and I feel safe and we are so grateful to have this amazing opportunity. we are finally getting stable. Thank you, everyone for everything my family has gotten and all of the nice people we continue to work with. I am so grateful for Jenna and all of the things she has done for us, but all the wisdom and insight. The Inn Between is one of the best blessings my family and I have ever gotten. Thank you again to everyone  
Kaia

# AGENCY GROWTH & BUILDING IMPROVEMENTS



**ENERGY  
OUTREACH  
COLORADO**  
Together We Power Stability

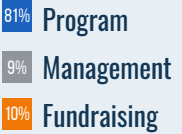
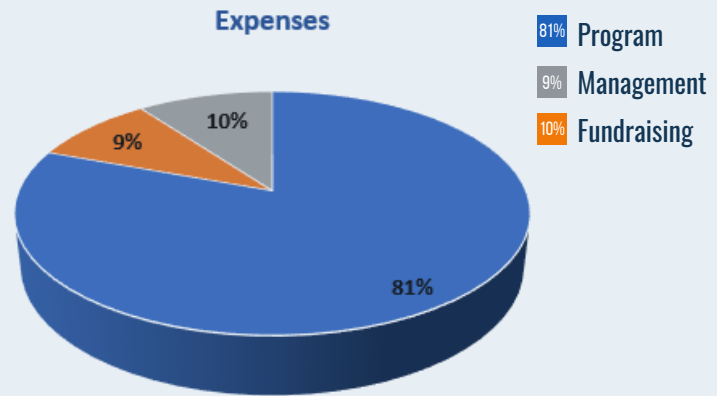
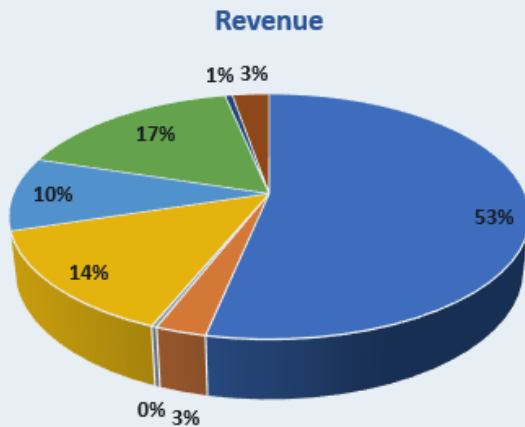


Through the generosity of grant funding through Energy Outreach Colorado, The Inn Between was able to complete upgrades to HVAC systems and appliances at the newly acquired building at 2011 Terry Street. The Inn Between continuously monitors necessary building improvements through a comprehensive 10 year Improvement Plan.

At the same time, The Inn Between actively explores future growth and leverages potential partnerships to create opportunities for additional affordable apartment units for those in desperate need.

**HOME IS NOT BRICKS, MORTAR, OR TIMBER.  
HOME IS SAFETY, COMFORT, RESPITE, DIGNITY, HEALTH,  
SOLIDARITY, AND LOVE.**

# 2021 AUDITED FINANCIALS



REVENUE & SUPPORT	Program Related			Total
	Unrestricted	Restricted	Endowment	
Rental Income	\$842,214			\$842,214
Contributions	\$266,307	\$26,693	\$2,890	\$295,890
Foundation	\$220,750			\$220,750
Government	\$153,750	\$16,445		\$170,195
Corporate	\$42,032			\$42,032
Investment Income	\$699		\$4,236	\$4,935
Special Events	\$4,755			\$4,755
Less: direct event expenses	(\$132)			(\$132)
Paycheck Protection Program	\$0			
Other	\$8,636			\$8,636
Net Assets Released from Restriction	\$43,138	(\$43,1138)		
<b>TOTAL REVENUE &amp; SUPPORT</b>	<b>\$1,582,149</b>		<b>\$7,126</b>	<b>\$1,589,275</b>
<b>EXPENSES</b>				<b>Total</b>
Program Services	\$1,172,208			\$1,172,208
Management and General	\$134,410			\$134,410
Fundraising	\$147,912			\$147,912
<b>TOTAL EXPENSES (before depreciation)</b>	<b>\$1,454,530</b>			<b>\$1,454,530</b>
Change in net assets				
Before depreciation expense	\$127,619		\$7,126	\$134,745
Less: depreciation expense	\$247,623			\$247,623
Change in Net Assets	(\$120,004)		\$7,126	(\$112,878)
Transfer to Endowment	(\$28,000)		\$28,000	
<b>Net Assets, beginning of the year</b>	<b>\$2,823,723</b>		<b>\$32,612</b>	<b>\$2,856,335</b>
<b>Net Assets, end of the year</b>	<b>\$2,675,719</b>		<b>\$67,738</b>	<b>\$2,743,457</b>

2021 Auditors' Report:  
Taylor, Roth &  
Company, PLLC -  
Certified Public  
Accountants

# 2021 BOARD OF DIRECTORS

## BOARD OFFICERS

**Terry Vratny, President**  
Community Member

**Brian Allard, Vice President**  
Lyons Gaddis, P.C.

**Chad Rennie, Secretary**  
Community Member

**Jenna Mangano, Treasurer**  
FirstBank

**Norma Fuentes**  
Intercambio Uniting  
Communities

**Eldon Mast**  
Community Member

**Don Oest**  
University of Colorado -  
Boulder

**Anne Marie Polich**  
Community Member

"All that is valuable in human society depends upon the opportunity for development accorded the individual." - Albert Einstein

**Kim Ranes**  
Diamond 4 Realty, LLC

**Chris Ray**  
Community Member

**Shannon Ray**  
Community Member  
& Former Inn Resident

# DEDICATED STAFF MEMBERS



**Tim Rakow**  
Executive Director

**Laura Liotino**  
Associate Director /  
Development Director

**Sable Cofrin**  
Property Manager

"When you see validation for a life's work and dedication, it's a beautiful day." – Mary Gauthier

**Kasey Miller**  
Training Coordinator

**Mildred Gutierrez-Campos**  
Bilingual Supportive Housing  
Advocate

**Rose Contreras**  
Supportive Housing Advocate

**Leslie Ogeda**  
Bilingual Supportive Housing  
Advocate

**Katie Thibideau**  
Development Coordinator

**Terri Johnson**  
Executive Assistant

**John Mongello**  
Maintenance Supervisor

**Brian Mein**  
Maintenance Assistant

# LOOKING FORWARD



## What's new in 2022?

The Inn Between of Longmont Board of Directors has committed to a comprehensive, multi-year strategic planning effort that will begin late in the year. As a maturing agency, we expect to identify opportunities, implement new ideas, and expand services based on this effort.

A current priority is to form a culture of learning and enhanced leadership. This is a concept of empowerment that can be applied at every level of our organization so that every individual, in every participatory capacity, can advance in learning, leadership, and reach their full potential. To accomplish this, The Inn Between has already invited a diverse pool of constituents to discover gaps and explore opportunities. A Resident Advisory Council has been created to facilitate conversations around topics that directly influence the resident experience and help inform programmatic decisions. An IDEA Committee (Inclusion, Diversity, Equity, and Access) has been meeting frequently to evaluate our structures, policies, procedures, and environment to assure we are welcoming to all in ways that provide access to opportunity, an ability to share unique perspectives, respect and celebrate differences, and grant all involved fair access to opportunities that enable leadership and mobility.

This IDEA committee worked together to develop our newly adopted Value Statement: *"We pledge to enrich The Inn Between of Longmont by creating a welcoming, safe, and inclusive environment by inviting those facing homelessness, board and staff members, and community partners of all backgrounds, perspectives, and experiences."*

# THANK YOU, 2021 SPONSORS!



## "FUTURE SIGHTS"

KCI | Krische Construction Inc.  
Stapp Interstate Toyota  
Diamond 4 Realty  
Carpet Wise



## "SOARING FUTURES"

Futurevision, Ltd  
Longmont Times-Call  
The J.M. Smucker's Company



## "FUTURES MATTER"

1st Bank                      Snyder Jewelers  
Bank of Colorado      Sunflower Bank  
Discover Longmont



## "NEW VISIONS"

Liz Hogan Allstate      Sticker Giant  
BOLO Realtors              Pueblo Bank & Trust  
Seagate Technologies

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