

BLOOM

Into

Success



The Inn

Between
of Longmont, Inc.

2017 Annual Report

LETTER FROM THE BOARD PRESIDENT

Dear Friends,

Last year was a remarkable year for The Inn Between, with so many determined clients facing the hardship of homelessness using the opportunity of stabilized housing to cultivate skills and lay the groundwork for stability to take root.

The St. Vrain Valley area is facing an affordable housing crisis that is greatly impacting the poor. In particular, the number of families and elderly who are seeking basic needs assistance is growing. A recent study conducted for the City of Longmont by Economic and Planning Systems shows that Longmont is roughly 2,500 units short to sufficiently house low-income households. Only 5% of rental options cost below \$1,000/month. Market rate housing and cost of living increases make it especially difficult for low-income households to find and maintain housing. As a result, The Inn has become an evermore crucial community resource and plays an important part in solving this critical issue. By removing barriers to housing and offering guidance and support, clients are empowered to become stable and self-sufficient. At the Inn, clients are finding a way to look beyond the struggle to meet their basic needs and set their sights on the future.

The Inn not only provides safe, affordable housing, but also imparts educational components and key activities that cultivate self-sufficiency. In 2017, we offered twenty-five Life Skills trainings in areas such as Personal Finance Management and Education Planning. Fifteen households participated in our Matched Savings Program designed to help clients learn the benefit of saving and to encourage accumulating a future rental deposit. (Every \$1 saved is matched with \$2 - up to \$500). In our Student Incentive Program, 100% of the high school seniors graduated and moved on to full-time work and/or college. However, we are proudest to say that 92% of Transitional Housing Program graduates found and maintained stable housing in our community.

Yet, even as we look back at the past year, we cannot help but look ahead to the growing future of The Inn Between - particularly the Micah Project. This exciting project that will expand our Permanent Supportive Housing program by six units displays the collaborative nature of The Inn Between. It is a true community effort. In addition to the land donated by First Congregational United Church of Christ which spurred this opportunity, a significant portion of the Micah Project costs are being offset by generous in-kind service, material, and monetary donations. Faith Community Lutheran Church provided \$40,000 in seed money, the City of Longmont has reduced some fees, Boulder County awarded \$150,000 in Worthy Cause grant funds, Radian - Placematters Inc., a non-profit architectural firm, has reduced fees, individuals are making gifts large and small, while our general contractor, Krische Construction, is making a tremendous in-kind donation by providing all services pro-bono. Many subcontractors are offering low-bono and in-kind services as well. This generous support could reduce Micah Project costs to the price of a single family home! We anticipate construction will begin this Summer!

We feel honored when you entrust your resources to our agency, thus it is always our goal to prudently utilize your gifts as we strive to be an agent of change. Your support is positively affecting the health of our community as it helps the individuals and families living at The Inn Between "Bloom to Success".

Thank you,



Kim Ranes
Board of Directors, President
The Inn Between of Longmont



SUPPORTIVE HOUSING AND SERVICES PROGRAM

PROGRAMS

OUR PROGRAMS

In partnership with our referring agencies, The Inn Between empowers our residents to lead sustainable and self-sufficient lives. Residents progress towards greater stability by following self-determined action plans, attending life skills trainings, and through partnership with a Supportive Housing Advocate.

TRANSITIONAL HOUSING

No less than 50 units to provide safe, affordable housing for individuals and families. Residents must live in the St. Vrain Valley and work full time. They can stay for up to 24 months and pay based of income for rent & utilities.

IN 2017 WE SERVED 234 INDIVIDUALS, INCLUDING 100 CHILDREN

STUDENT INCENTIVE PROGRAM

Up to 9 units for homeless St Vrain Valley students (age 16+). Students receive no-cost room and board as long as a full-time schedule is maintained and grades and attendance are in good standing.

IN 2017 100% OF OUR HIGH SCHOOL SENIORS GRADUATED

EMERGENCY HOUSING

3 units available to clients of H.O.P.E. and the OUR Center. The units are made available within 48 hours of an identified need.

IN 2017, 6 INDIVIDUALS SERVED; 4 MOVED INTO STABLE HOUSING

PERMANENT HOUSING

Up to 8 units to provide a permanent residence for the elderly and disabled. Residents pay 30% of adjusted fixed income for rent and utilities.

IN 2017, 12 RESIDENTS HAD ACCESS TO NEEDED SERVICES

BILINGUAL ADVOCACY



The Inn's Housing Advocates partner with each client to determine life components that need development in order to progress towards self-sufficiency and build stability.

The program changes made at The Inn Between in the last year have added to the accountability of clients adhering to their specific plan through orientations between clients and advocates from both agencies, as well as open and productive lines of communication between The Inn and referring partners.

*Robbie Weisser
Boulder Shelter for the Homeless*

PROGRAM REVIEW

THE MISSION OF THE INN BETWEEN

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

OUR GOAL:

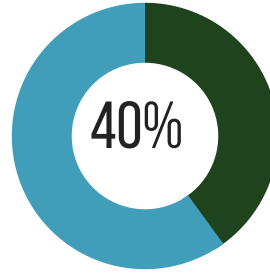
To provide safe, time limited, low cost supportive housing to those facing homelessness.



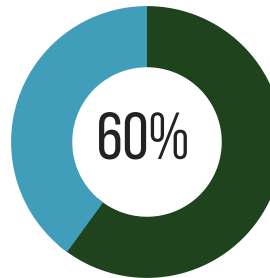
92% of residents who successfully completed the program found **stable housing** after leaving The Inn

OUR GOAL:

To educate residents to become self-sufficient



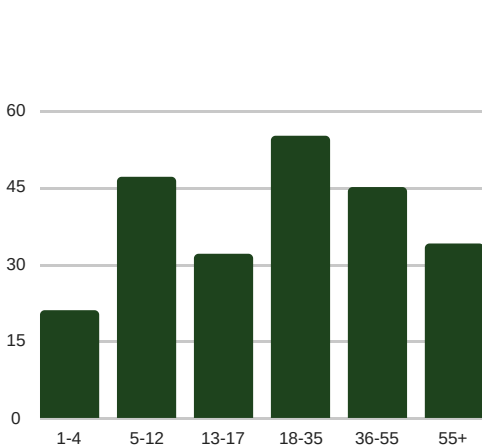
of residents reported **improved income**



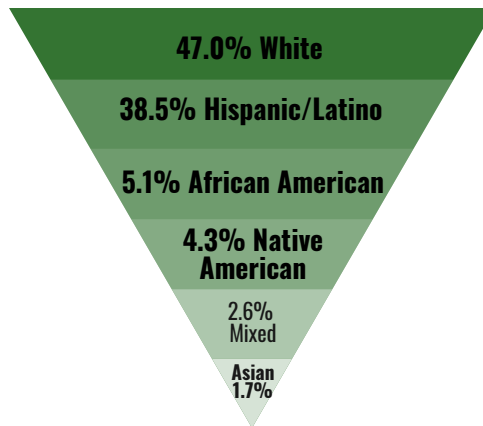
of residents reported **improved motivation**

OUR GOAL:

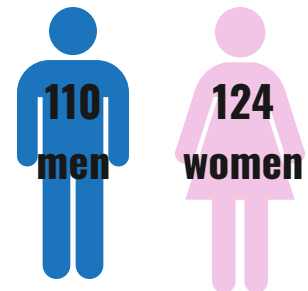
To collaborate with the community to address homelessness and affordable housing needs for a **diverse** low-income population.



AGE DEMOGRAPHICS



RACE DEMOGRAPHICS



GENDER DEMOGRAPHICS

SUPPORTIVE SERVICES



Premier Bank teaching residents financial literacy

THE INN BETWEEN BELIEVES THAT **EDUCATION IS THE KEY TO ENDING THE CYCLE OF HOMELESSNESS.**

While a stable place to live is a first step to remove barriers to educational opportunities, the Inn's Supportive Housing and Services Program imparts educational components to further stability, advance earning potential and improve the life trajectories of homeless families and individuals.

IN 2017
25
classes held
105
participants attended



LIFE SKILLS CLASSES

Financial Management, Education Planning, Job Readiness & Resume Writing, Tenant/Landlord Rights & Responsibilities, and more



FOOD PANTRY

The Inn Between provides weekly distributions of food for residents.

IN 2017
972
food pantry visits
30,200
pounds of food distributed



SCHOLARSHIP PROGRAM

Encourages continuing education by offsetting cost barriers for educational advancement options including technical schools and accredited certification programs.



EDUCATION CENTER

A resource for children living at the Inn to strengthen their foundation to advance educational success and preparation for effective learning.



SAVINGS PROGRAM

The Inn offers a matched savings program (2:1 up to \$500) to foster planning skills, help stabilize clients upon move out and provide for a rental deposit.

IN 2017
1 \$500 scholarship awarded

IN 2017
68 days open during school year

IN 2017
15 residents participated

COMMUNITY SUPPORT

The Inn provides services to a diverse population, including: single and two-parent families, domestic violence survivors, teen parents, individuals with physical and/or mental disabilities, the elderly and teen students unable to live at home.

To ensure a broad population has access to our program, The Inn offers services through collaborations with 14 referring agencies:

Boulder County AIDS Project (BCAP)

Boulder County Public Health

Boulder Shelter for the Homeless

City of Longmont Senior Services

Colorado Integrated Treatment Court (ITC)

Outreach United Resource (OUR) Center

City of Longmont Children and Youth Resources

Emergency Family Assistance Association

Homeless Outreach Providing Encouragement (HOPE)

The Twentieth Judicial District of Colorado

Safe Shelter of St. Vrain Valley

St. Vrain Valley School District

The Reentry Initiative

Mental Health Partners

These agencies provide case management to referred clients, with the exception of the St. Vrain Valley School District whose referred teens are partnered with one of The Inn's Housing Advocates.

Cece's Story

The Story of Cece and her son exemplifies the long-term impact we seek to achieve. She tells us, "When my son and I arrived at The Inn it was like a piece of wood in the middle of an ocean...a lifesaver! I am now a homeowner! My son is a senior in high school and will receive his International Baccalaureate degree this May. He will be the first generation in our family to go to college! The Inn Between gave us the chance start a new life and to **blossom!**"



COLLABORATION

"The Reentry Initiative is honored to collaborate with The Inn Between, who has afforded us the housing opportunity we offer to our clients who otherwise, due to their criminal record, wouldn't be able to find an affordable or stable housing option."

*Rev. Kristi D. Hornick
The Reentry Initiative*

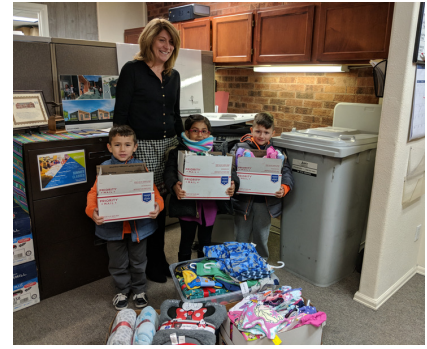
"The Inn Between has been a real breath of fresh air for many of our families in the SVVSD for many years. When our families have been at their lowest, they find hope and can become resilient thanks to The Inn Between. The staff do an amazing job advocating for clients and provide a very unique service in our community."

*Luis Chavez
St. Vrain Valley School District*

Our mission succeeds because of the support from our community.

Whether you donated your time, a gift card, an auction item, purchased a ticket to one of our fundraising events, or made a monetary donation, please know that your contribution is helping to provide a pathway out of homelessness for those in our community.

*"Alone we can do so little;
together we can do so much."
- Helen Keller*



MAJOR FUNDERS

FOUNDATIONS & GRANTS

- Boulder County
- City of Longmont
- Denver Foundation
- Ray Lanyon Fund
- Anschutz Family Foundation
- A.V. Hunter Trust
- Faith Community Lutheran Endowment
- Nordson Foundation
- Community Foundation Boulder County
- Jared Polis Foundation
- John G. Duncan
- Kenneth King Foundation
- Left Hand Giving Circle
- Longmont Community Foundation
- Mentor Graphics
- TJX Foundation

CHURCHES

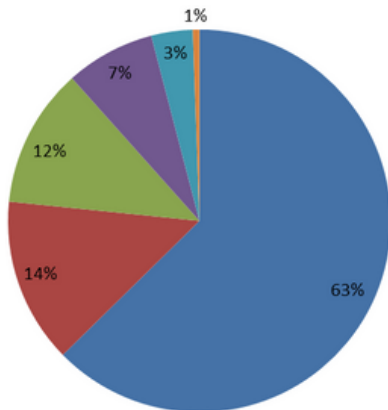
- Faith Community Lutheran Church
- First Congregational United Church of Christ
- Heart of Longmont
- Longs Peak United Methodist Church

BUSINESSES

- 1st Bank of Longmont
- Carpet Wise
- Krische Construction, Inc.
- Lucky's Market of Longmont LLC
- US Bank
- Diamond 4 Realty LLC
- Qualcomm
- IBM Employee Charitable Contribution Campaign

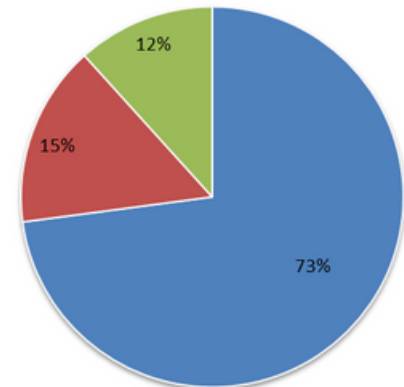
LOOKING AT THE NUMBERS

SUPPORT and REVENUE



EXPENSES

■ Program Services ■ General and Administrative ■ Fundraising



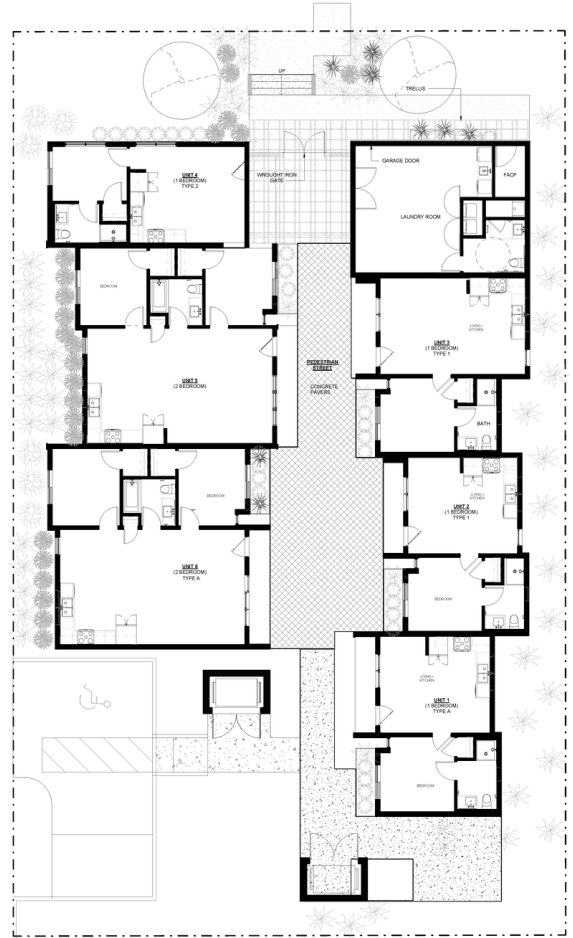
SUPPORT & REVENUE

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Rental Income	\$614,153			\$614,153
Contributions	\$136,803	\$43,315	\$500	\$180,618
Government	\$115,575	\$50,000		\$165,575
Foundation	\$73,973	\$70,178		\$114,151
Special Events	\$34,235			\$34,235
(less: direct event expenses)	(\$9,539)			(\$9,537)
Corporate	\$5,515			\$8,385
Investment Income	\$229		\$1,473	\$1,702
Other	\$6,341			\$6,341
Net Assets Released from Restriction	\$162,829	(\$162,829)		
TOTAL SUPPORT & REVENUE	\$1,140,114	\$664	\$1,973	\$1,142,751

EXPENSES

				Total
Program Services	\$787,445			\$787,445
General Administrative	\$166,865			\$166,865
Fundraising	\$125,969			\$125,969
TOTAL EXPENSES	\$1,080,279			\$1,080,279
before depreciation expense	\$59,835	\$664	\$1,973	\$62,472
less depreciation expense	\$179,148			\$179,148
CHANGE IN NET ASSETS	(\$130,918)	\$664	\$1,973	(\$116,676)
Net Assets, beginning of year	\$2,295,327	\$6,543	\$120,325	\$2,181,277
Net Assets, end of year	\$2,045,096	\$7,207	\$12,298	\$2,064,601

Micah Project



6
Being able to move into the Micah Project is going to give us a further sense of security, we can't wait to be a part of the community there.
-Roberta & Paul
The First Residents to be selected to move in to the Micah Project

In a county where poverty and a lack of affordable housing are on the rise, The Inn Between is crucial for those who have lost or are at imminent risk of losing their housing.

Permanent Supportive Housing is a component of the The Inn Between of Longmont's Affordable Housing Program and will be expanded in 2018 through a permanently affordable apartment project known as the Micah Project; a name derived from the Bible, Book of Micah about overcoming injustice and defending the rights of the poor.

The property will house up to 14 individuals and consist of six 350 square ft. apartment units. All Micah home residents will receive supportive services from The Inn Between program to empower them to lead sustainable and self-sufficient lives.

It is our hope that the Micah Project will serve as a model for local agencies, churches, businesses, and the community to partner together in bridging the affordable housing gap as an investment in the health of our community.

BOARD OF DIRECTORS

Current Board

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Yvan Murad, Vice President
Murad & Murad, PC

Dianne Horn, Secretary
Qualcomm, Inc.

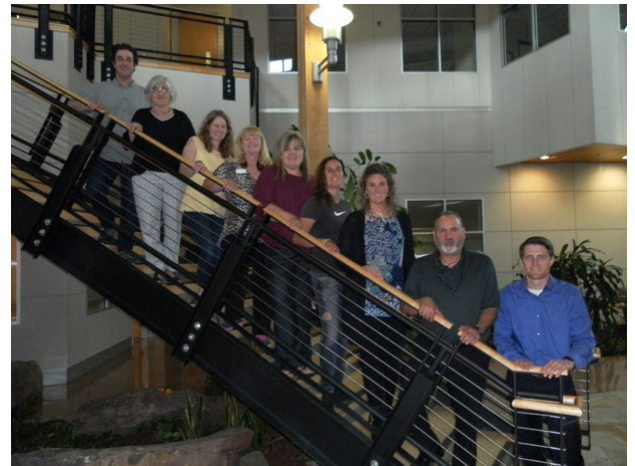
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Greens Point Catering

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The Law Firm of Amy Okubo
LLC

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Boulder County Coroner's
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Sable Cofrin
Supportive Housing Advocate

John Mongello
Maintenance Technician

Brian Mein
Maintenance Assistant



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