

| 2020 ANNUAL REPORT |



THE INN BETWEEN OF
LONGMONT, INC.

CULTIVATING
FUTURES

OUR MISSION

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



“It is hard to argue that housing is not a fundamental human need. Decent, affordable housing should be a basic right for everybody in this country. The reason is simple: without stable shelter, everything else falls apart.”

— Matthew Desmond, *Evicted: Poverty and Profit in the American City*



STABLE HOUSING AND SUPPORT CULTIVATES
GROWTH AND THRIVING FUTURES.

HOUSING SUPPORT STABILITY

LETTER FROM THE EXECUTIVE DIRECTOR

Dear Friends of The Inn Between,

I think it's safe to say that 2020 was a year like no other. It was a disorienting and challenging time that forced us to work together and support one another, even from afar.

When the lockdowns began, our staff quickly recognized that our residents would be among those most deeply affected by the health and economic impacts of COVID-19. We jumped into action, adapting to new challenges and opportunities as they arose. To ensure residents were safe and able to stay on the path to housing stability amidst widespread unemployment, we looked for new funding opportunities. Additionally, we updated our program protocols to allow for increased flexibility while protecting the health of those we serve.

Despite 2020's challenging circumstances, The Inn Between managed to complete several important projects. The collaborative Micah Homes project at 9th and Francis St. concluded in January, placing six households in permanently affordable housing. In June, we purchased our sixth building at 2011 Terry Street, adding ten units to our Transitional Housing Program. In addition to these capacity increases, we were able to complete some building improvements. Grant funds from Energy Outreach Colorado allowed us to conduct energy-saving improvements at our historic 250 Kimbark St. Building. Community Development Block Grant funds (CDGB) allowed us to replace the second-story walkway at a Terry Street Building.

When reflecting on the past year, I am happy to say that we not only made it through, but were able to produce some incredible results for our residents. None of this work would have been possible without the help of compassionate funders, volunteers, and supporters. As a community, you banded together to help those deeply impacted by the global pandemic and demonstrated astonishing generosity. We are grateful for your outpouring of support.

After a year of capacity building, in 2021, The Inn Between is implementing new and exciting changes to enhance our Supportive Housing Program. We continue to empower residents to break the cycle of homelessness and cultivate long-term stability. We are optimistic about our future and the futures of those we serve, as "to plant a garden is to believe in tomorrow" (Audrey Hepburn).

With Appreciation,



Tim Rakow, Executive Director



A SAFE & AFFORDABLE HOME

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.

IN 2020, 97 HOUSEHOLDS APPLIED FOR OUR SUPPORTIVE HOUSING PROGRAM. 83 ATTAINED 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.

IN 2020, WE HOUSED 31 ELDERLY INDIVIDUALS.

STUDENT INCENTIVE PROGRAM (SIP)

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.

IN 2020, 100% OF OUR HIGH SCHOOL SENIORS EARNED THEIR DIPLOMA.

CONTRACTED HOUSING UNITS

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

IN 2020, WE HOUSED 31 INDIVIDUALS WITH DISABILITIES.

SUPPORTIVE SERVICES

Cultivate Stability



LIFE SKILLS TRAINING CLASSES

2020 Classes included: Resume Workshop, Art of Positive Self Talk, Raising Credit Score, Homeownership, Healthy Housing, Understanding Depression, Investing, First Aid

30 classes held

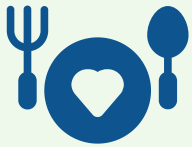
67 attendees



FUTURE HOUSING SAVINGS PROGRAM

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

11
participants



FOOD PANTRY

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

1,540
pantry visits

SCHOLARSHIP PROGRAM



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

2 SCHOLARSHIPS AWARDED

EDUCATION CENTER



The Education Center offers tutoring, homework assistance, enrichment activities, and computer access.

8 STUDENTS ATTENDED

STARFISH FUND



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

63 REQUESTS AWARDED

PROGRAM REVIEW

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

2020 Residents Served: 212 RESIDENTS 145 ADULTS 67 CHILDREN 31 ELDERLY 5 IMMIGRANTS
 25 DOMESTIC VIOLENCE SURVIVORS 31 PERSONS W/ DISABILITIES 5 HOMELESS TEENS 4 VETERANS

95% of residents who successfully completed the program found **stable housing** after leaving The Inn.

23% is the **average 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 \$113,600. (23% = \$26,128)

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



62%
IMPROVED FINANCES

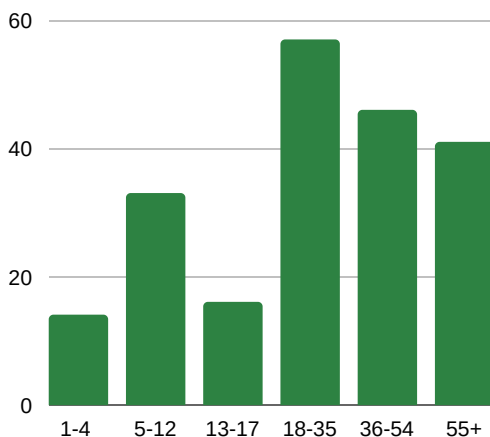
48%
IMPROVED EDUCATION

43%
IMPROVED CAREER RESILIENCY

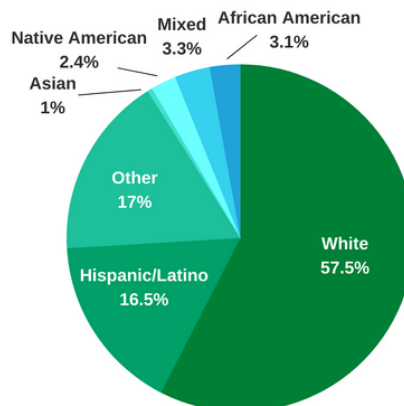
71%
IMPROVED SUPPORT SYSTEMS

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

AGE DEMOGRAPHICS



RACE DEMOGRAPHICS



THRIVING IS POSSIBLE



ERIK & RINA'S STORY

Driving to church, John and Carol saw Rina and Erik walking in the cold to services. Rina was very pregnant and they wondered why the couple would be walking on such a miserable day. They worried Rina might slip and fall, so they stopped to offer them a ride, which was gladly accepted. After church, Carol and John invited them to their home for breakfast and learned the couple needed to find a place to live, but nothing was affordable.

They moved in with John and Carol until their child was born and were then connected to The Inn Between's program. Erik and Rina were thrilled to have their own space and a home for their daughter, Cala. They lived at The Inn for two years, adding another daughter to their family during that time. Erik eventually found work that would support his family, and they moved to Colorado Springs for his job and still live there these many years later. Rina is a school teacher, and both daughters are grown and attending college. If not for the kindness of their fellow churchgoers and an affordable home in a supportive environment at The Inn Between, their stable future might never have taken hold.

“ There is a pantry, Education Center, support, and I made friends. ”

“ Really amazing place! People don't want to leave. ”

“ I learned to stay accountable to myself and be responsible with my decisions. ”

*2020 Exit Interview Feedback

WORKING TOGETHER

To ensure broad populations have access to our program, The Inn collaborates with 16 Partner Agencies:

Boulder County AIDS Project (BCAP)
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 (HOPE)
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



AGENCY GROWTH & BUILDING IMPROVEMENTS



Micah Homes construction was completed and residents moved into their homes in January 2020. The facility includes:

- 2 two-bedroom units
- 4 one-bedroom units
- Community Room
- Shared Laundry
- Matheis-Kraft Community Garden

Energy Outreach Colorado provided funding for the purchase and installation of energy efficient equipment at The Inn Between apartment building at 250 Kimbark. We also completed rehabilitation work at one of the Terry Street buildings with funding from The City of Longmont.



In June 2020, we purchased a sixth apartment building with 10 units. This new building increases the capacity of the Transitional Housing Program to serve more families.

We now have a total of 87 housing units to provide an affordable, decent, stable home for roughly 250 adults and children each year.



PANDEMIC RESPONSE

Thanks to the support of our generous donors and funders, The Inn was able to provide a comprehensive and broad response to the challenges of COVID-19. Throughout the pandemic, we worked to ensure the safety and success of those who live with us.

- Rent Subsidies: \$24,057 for residents with COVID-19 related income loss.
- Food Pantry: Provided 30,294 lbs of food and opened a 2nd pantry.
- Education Center: Expanded tutoring availability.
- Building Cleaning: Increased cleaning and sanitization of common areas.
- New Program Staff: Program Training Coordinator & Housing Advocate.
- Life-Skills Trainings: 30 classes delivered one-on-one.

Thank you to everyone who supported us in 2020! You made this work possible!

COMMUNITY SUPPORT

Friendship improves happiness and abates misery, by the doubling of our joy and the dividing of our grief.

Marcus Tullius Cicero

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 2020, a group of loyal donors put together a \$10,000 Matching Fund for our Spring Appeal. It leveraged the full amount for a total of \$20,000! This effort was timely, as the COVID-19 pandemic quickly followed.



LOU & JANINE BELLETIRE

SCOTT & STACIE FRANCIS

JOJO SHEFORGEN

RICHARD & TERRI DARROW

RAY & VONNIE FALCE

WAYNE & MARSHA WOOD

TERRY & BOB EMLER

2020 MAJOR FUNDERS

BUSINESSES

Allstate Insurance - Liz Hogan
Bank of Colorado
Carpet Wise
Diamond 4 Realty, LLC
Discover Longmont Magazine
FirstBank
KCI Construction
Longmont Times-Call

Medicine Man Family Foundation
Smucker's
Stapp Interstate Toyota
Sunflower Bank
True North Companies
US Bank

CHURCHES

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

FOUNDATIONS & GRANTS

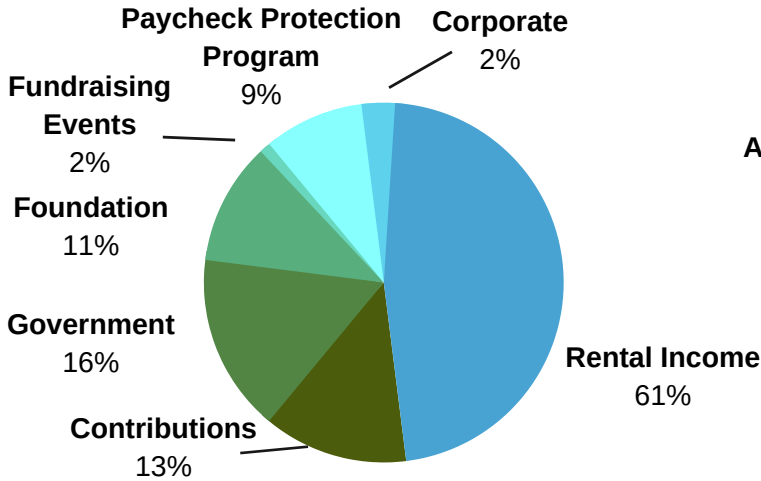
15 Forever Fund
A.V. Hunter Trust, Inc.
Anschutz Family Foundation
Boulder County Housing & Human Services
Boulder County Worthy Cause Funds
City of Longmont Affordable Housing Fund
Colorado COVID Relief Fund
Colorado Episcopal Foundation

Community Foundation Boulder County
Eberspacher Family Fund
El Pomar Foundation
Energy Outreach Colorado
Faith Community Lutheran Church
Jeff Sands Memorial Blue Skies Fund
Longmont Community Foundation
Longmont Rotary Club

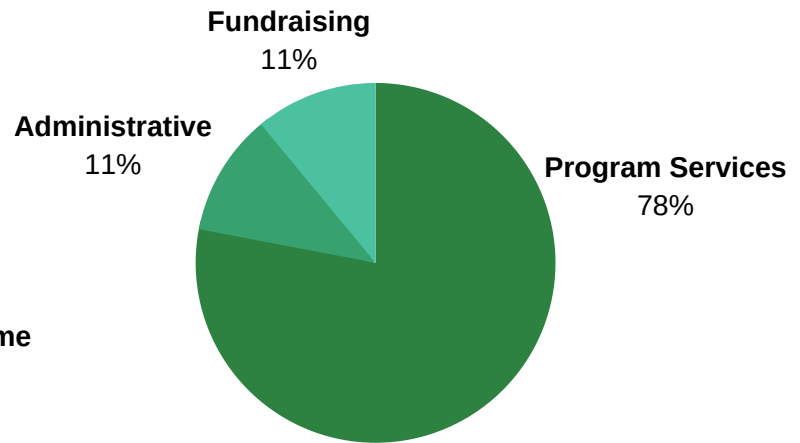
Mile High United Way
Nordson Corporation Foundation
Ray Lanyon Fund
The AEC Trust
The April Fund
The Sam S. Bloom Foundation
US Bank Foundation
Walmart Community Grants

LOOKING AT THE NUMBERS

Support & Revenue



Expenses



SUPPORT & REVENUE	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Rental Income	\$778,600			\$778,600
Contributions	\$219,742	\$55,526	\$6,100	\$281,368
Government	\$265,331	\$573,107		\$838,438
Foundation	\$181,757	\$6,499		\$188,256
Special Events	\$21,205			\$21,205
Less: direct event expenses	(\$227)			(\$227)
Corporate	\$39,882			\$39,882
Paycheck Protection Program	\$140,163			\$140,163
Other	\$1,433		\$3,068	\$4,501
Net Assets Released from Restriction	\$766,204	(\$766,204)		
TOTAL SUPPORT & REVENUE	\$2,414,090	(\$131,072)	\$9,168	\$2,292,186
EXPENSES				Total
Program Services	\$1,066,056			\$1,066,056
General Administrative	\$153,415			\$153,415
Fundraising	\$144,484			\$144,484
TOTAL EXPENSES	\$1,363,955			\$1,363,955
(before depreciation expense)	\$1,050,135	(\$131,072)	\$9,168	\$928,231
Less: depreciation expense	\$217,002			\$217,002
CHANGE IN NET ASSETS	\$833,133	(\$131,072)	\$9,168	\$711,229
Net Assets, beginning of year	\$1,990,590	\$131,072	\$23,444	\$2,145,106
Net Assets, end of year	\$2,823,723	-	\$32,612	\$2,856,335

2020 Auditors' Report: Taylor, Roth & Company, PLLC - Certified Public Accountants

CURRENT BOARD OF DIRECTORS

BOARD OFFICERS

Terry Vratny, President
Community Member

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

Chad Rennieke, 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
Self-Employed



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

“Appreciation – Learn to give flowers while people are still living.” – Joel Osteen

Kasey Miller
Training Coordinator

Leslie Ogeda
Bilingual Supportive Housing
Advocate

Jenna Tullberg
Supportive Housing
Advocate

Sarah Eberly
Supportive Housing
Advocate

Katie Thibideau
Development Coordinator

Terri Johnson
Executive Assistant

John Mongello
Maintenance Supervisor

Brian Mein
Maintenance Assistant

THANK YOU, 2020 SPONSORS!



"STRONG FOUNDATIONS"

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



"ROOTED IN THE FUTURE"

Longmont Times-Call
Medicine Man Family Foundation

"SEEDS OF HOPE"

1st Bank
Snyder Jewelers
Bank of Colorado

Sunflower Bank
Smucker's
Allstate Insurance - Liz Hogan



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