THE INN BETWEEN OF LONGMONT, INC.

BUILDING FUTURES

2019 ANNUAL REPORT
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.
Dear Friends of The Inn Between,

“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, Pulitzer Prize author)

Throughout 2019, The Inn Between actively took steps to build a brighter future for the insecurely housed. A three-year partnership constructing the “Micah Homes” commenced with a Grand Opening Celebration. This six-unit complex with architectural design features like an open corridor, vaulted ceilings, and small footprint invites a sense of warmth, community, and belonging. It is more than permanently affordable housing. It is HOME. We extend our sincere gratitude to United Church of Christ for leaving a legacy to the community through its donation of land, Krische Construction for its generous oversight, and to so many others who contributed financially or through a gift of volunteer labor. We could not have done it without your overwhelming generosity. What a tremendous gift to our community!

The Inn Between also led the way in vocalizing the need to expand affordable housing opportunities. The City of Longmont formalized its collective effort for expanding and preserving obtainable housing through the passage of Inclusionary Zoning. This philosophy is shared in our mission.

Enclosed within this 2019 Annual Report, you will find demonstration of many of the combined efforts and the results of which we celebrate. Thank you for being a good neighbor and for your sacrifices and willingness to join us in accomplishing this important work for those who need a little extra support to build a brighter future. With your help, 201 people received safe housing and supportive services last year.

Going forward, our vision is to continue to expand housing for those that are facing barriers to this fundamental need. We intend to be good stewards with the resources entrusted to us, and leverage those dollars and relationships for the benefit of those who urgently need our services to continue to "Build Futures".

With Appreciation,

Tim Rakow, Executive Director
The Inn Between empowers residents to lead more sustainable and self-sufficient lives. Residents progress towards greater stability by following self-determined action plans, attending life skills trainings, and partnering with our Supportive Housing Advocates.

**THE BUILDING BLOCKS OF OUR PROGRAM**

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

**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 2019, 73 HOUSEHOLDS APPLIED TO OUR SUPPORTIVE HOUSING PROGRAM.*

**PERMANENT SUPPORTIVE HOUSING**

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 2019, THE FOOD PANTRY PROVIDED 39,460 POUNDS OF FOOD.*

**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.

*IN 2019, 100% OF OUR HIGH SCHOOL SENIORS GRADUATED.*

**CONTRACTED HOUSING UNITS**

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

*IN 2019, WE HOUSED 37 INDIVIDUALS WITH DISABILITIES.*
AFFORDABLE HOUSING PROVIDES THE FOUNDATION FOR FUTURE GROWTH. SUPPORTIVE SERVICES HELP RESIDENTS ACHIEVE THEIR PERSONAL GOALS.

The Inn Between offers a wide variety of resources to help residents move forward on the path to housing stability. In 2019, this included:

### 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.
- **1,223 pantry visits**

### LIFE SKILLS TRAINING CLASSES
- 2019 Classes included: Budgeting, Savings, Healthy Housing, Resume Building, Improving Credit Score, Computer Training, Cooking on a Budget, PIE Program, and Fraud Prevention.
- **28 classes held**
- **104 attendees**

### SCHOLARSHIP PROGRAM
- Financial assistance for residents training to further their education or advance their career.
- **4 SCHOLARSHIPS AWARDED**

### EDUCATION CENTER
- The Education Center offers tutoring, homework assistance, enrichment activities, and computer access.
- **16 KIDS ATTENDED**

### STARFISH FUND
- Financial assistance for emergency expenses. This can include: prescriptions, gas, auto repairs, etc.
- **12 REQUESTS AWARDED**
OUR GOAL:
To provide safe, time limited, low-cost supportive housing to those facing homelessness.

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

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

24% is the average median income of households that turn to The Inn for housing and services.

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

19 Domestic Violence Survivors - 3 Veterans - 37 Persons w/ Disabilities - 6 Homeless High School Students

201 Residents Served

80 Children
121 Adults

201 Residents

45% IMPROVED FINANCES
41% IMPROVED EMPLOYMENT STATUS
29% IMPROVED MOTIVATION
28% IMPROVED PHYSICAL HEALTH

Longmont's average household median income (AMI) for a family of four is $113,600. (18% = $20,448)

AGE DEMOGRAPHICS

RACE DEMOGRAPHICS

GENDER DEMOGRAPHICS

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WWW.THEINNBETWEEN.ORG
STORIES OF SUCCESS

BRIAN & KORRI'S STORY

Brian and Korri were raising four children between the ages of five and fifteen, and their future felt bright. Brian had a good job as a truck driver and Korri was focused on raising their children with love and laughter.

They owned a home and all was going along just fine, until Brian sustained an injury at work and could no longer retain a commercial driver's license. Soon after, they lost their home, car, and every sense of stability.

Luckily, the St. Vrain Valley School District connected them with The Inn, and they soon moved into an affordable three-bedroom apartment. The family spent two years and three months living at The Inn and significantly repaired their credit. Korri’s credit score increased by 200 points within a year and a half. They used The Inn’s Future Housing Savings Program to save for a deposit on their next apartment.

Today, Brian works for The Inn Between as a Maintenance Assistant, and Korri works for the school district. Brian recently shared, “We’ve come a long way! It has been a hard road, but we were able to get back on our feet. The affordability of The Inn Between was definitely a big factor and the financial classes helped a lot. While working at The Inn, I am still getting guidance that helps us keep moving ahead. In a few months we will be ready to buy a home again!”

2019 RESIDENTS: INN THEIR OWN WORDS

“I had support from staff when needed and was given leads on school, housing etc.”

“We absolutely loved it here. Our first daughter learned to walk and talk here. The staff really cares about the people and families.”

“Best experience ever. If it wasn’t for The Inn I don’t know where I’d be!”

LOCAL COLLABORATIONS

To ensure a broad population has 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

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In February 2016, United Church of Christ Longmont (UCC) committed to transfer 1/4 acre parcel of church land to The Inn Between to construct six permanent, supportive apartment units for low-income, elderly or disabled individuals. The project is known as Micah Homes; a name is derived from the Book of Micah about overcoming injustice and defending the rights of the poor.

The Micah Homes Project was a truly collaborative effort, with pro-bono general contracting from Krische Construction, financial support from Faith Community Lutheran Church, the Longmont Housing Development Council, Boulder County Worthy Cause grants, and generous individuals.

**40+ Volunteers Lend a Helping Hand**

Thank you to the 40+ volunteers to worked on-site to install windows, assist with light construction, and paint the interiors of the Micah Homes! Their efforts helped us reduce costs and get our residents moved-in! Thank you to the following groups:

- United Church of Christ - Longmont
- Jennifer Paris State Farm Agency
- Medicine Man
- Medtronic

**Grand Opening Celebration**

The Inn Between and our partners celebrated the Grand Opening of The Micah Homes on December 3, 2019! We brought together project partners, residents, donors, volunteers, and community members to celebrate this incredible joint accomplishment. We also hosted tours of the units so everyone could see the finished product!

Thank you to United Church of Christ - Longmont, Cheese Importers, Decor Colorado Home Staging, and Home Detailing for helping us throw a great event.

**Home Sweet Home!**

Micah Homes construction is complete and residents moved into their homes in early 2020. The facility includes:

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

A special thank you to our friends at United Church of Christ - Longmont, and Krische Construction. This project was only possible with your support and incredible commitment to creating homes for those who need them most!
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.

"It's not how much we give but how much love we put into giving." ~ Mother Teresa

2019 MAJOR FUNDERS

FOUNDATIONS & GRANTS

Boulder County
City of Longmont
The AEC Trust
The A.V. Hunter Trust
Ray Lanyon Fund
Jeff Sands Memorial Blue Skies Fund
US Bank Foundation
Nordson Corporation Foundation
Walmart Community Grants
Eberspacher Family Fund
Community Foundation Boulder County
El Pomar Foundation
The Sam S. Bloom Foundation
Rollie R. Kelley Family Foundation Fund
Brett-Shoemaker Fund
The April Fund

CHURCHES

Longs Peak United Methodist Church
First Congregational United Church of Christ
Bethlehem Lutheran Church
Messiah Lutheran Church
St. John The Baptist Church
St. Stephen's Episcopal Church

BUSINESSES

Krische Construction
Stapp Interstate Toyota
Diamond 4 Realty, LLC
Medicine Man Family Foundation
Walmart
St. Vrain Realty, LLC
Bank of Colorado
FirstBank
Support & Revenue

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<th>Unrestricted</th>
<th>Temporarily Restricted</th>
<th>Permanently Restricted</th>
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<td>Rental Income</td>
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<td>Foundation</td>
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<td>Less: direct event expenses</td>
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<td><strong>TOTAL SUPPORT &amp; REVENUE</strong></td>
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<td><strong>($497)</strong></td>
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Expenses

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<td><strong>TOTAL EXPENSES</strong></td>
<td><strong>$1,109,604</strong></td>
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CHANGE IN NET ASSETS

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<td>Net Assets, beginning of year</td>
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<td>Net Assets, end of year</td>
<td>$1,990,590</td>
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2019 Auditors’ Report: Taylor Roth & Company, PLLC - Certified Public Accountants
2020 OFFICERS

Kim Ranes, President
Diamond 4 Realty, LLC

Joan DeJong, Vice President
Community Member

Terry Vratny, Secretary
Community Member

Don Oest, Treasurer
University of Colorado Boulder

Doug Schmidt
Community Member

Neymar Lopez
Steps Real Estate

Brian Allard
Lyons Gaddis, P.C.

Frank Weigle
Community Member

Jenna Mangano
First Bank

Shannon Ray
Community Member

Norma Fuentes
Intercambio Uniting Communities

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“When we give cheerfully and accept gratefully, everyone is blessed.”— Maya Angelou

Sable Cofrin
Asset & Data Manager

Leslie Ogeda
Bilingual Supportive Housing Advocate

Jenna Tullberg
Supportive Housing Advocate

Katie Thibideau
Development Coordinator

Terri Johnson
Executive Assistant

John Mongello
Maintenance Supervisor

Brian Mein
Maintenance Assistant

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THANK YOU, 2019 SPONSORS!

"WINDOW TO THE FUTURE"

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

"WELCOME HOME"

Longmont Times-Call
Medicine Man Family Foundation

"HELP & HOPE"

1st Bank
Fabulous Finds
Discover Longmont

Bank of Colorado
Sunflower Bank
Guardian Mortgage