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.

HOUSING SUPPORT STABILITY
Dear Friends,

In 2018, we celebrated an important landmark in Longmont’s history – the 25th anniversary of The Inn Between of Longmont. In the span of those 25 years, The Inn's supportive housing, advocacy, access to education, and capacity building have touched the lives of nearly 4,000 people. Likewise, many thousands more joined forces to make significant contributions and sacrifices for the greater good of the St. Vrain Valley communities. We acknowledge those who had the courage and vision to find a tangible solution for those who struggle to find and maintain adequate housing. We celebrate, to an even greater degree, those who rose to the challenge and achieved a high level of self-sufficiency upon graduation from our program. Those graduates, neighbors in our community, are an integral part of this vibrant city. A recent survey found 87% of those who graduated from the program, within the past two years, are still housed in Boulder County. This demonstrates that The Inn Between is truly a homegrown product that is making a lasting impact on local families and individuals.

I extend my thanks to those of you who have opened your hearts to support what The Inn Between of Longmont offers those facing homelessness. The hard work of our volunteers, partner agencies, board members, and staff, along with the generosity of our donors created the pages on which a multitude of success stories are written. When reflecting on the past 25 years, let’s celebrate the shared results of our collective efforts!

This report speaks to the chapters of The Inn Between's story; authored by many and lived by the people who have called it HOME.

Warm regards,

Tim Rakow
Executive Director
The Inn Between of Longmont, Inc.
OUR PROGRAMS

In partnership with our referring agencies, The Inn Between empowers our 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 based on earned or fixed income.

*In 2018, we served 233 individuals, including 92 children*

**PERMANENT SUPPORTIVE HOUSING**
Long-term housing for low-income elderly and/or individuals with disabilities. Many PSH residents face mental and physical health barriers that lead to housing instability. PSH residents pay approximately 30% of their adjusted monthly gross income for rent.

*In 2018, residents visited the food pantry 1,250 times*

**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 2018, 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 2018, we housed 54 individuals with disabilities*

"Since I've been at The Inn I'm cheerful, enthusiastic, protected, and safe; I'm really excited about my future and it's been a while since it's been like that."
- Nicole
OUR GOAL:
To provide safe, time limited, low cost supportive housing to those facing homelessness.

2018 RESIDENTS SERVED
141 ADULTS
92 CHILDREN
233 RESIDENTS

94% 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.

45% IMPROVED FINANCES
40% IMPROVED MOTIVATION
30% IMPROVED PHYSICAL HEALTH
45% IMPROVED SUPPORT SYSTEMS

18% is the average median income of households that turn to The Inn for housing and services

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

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

26 Domestic Violence Survivors - 4 Veterans - 54 Persons w/ Disabilities - 7 Homeless High School Students

2018 ANNUAL REPORT WWW.THEINNBETWEEN.ORG
SUPPORTIVE SERVICES

SUPPORTIVE HOUSING PROVIDES THE FOUNDATION FOR FUTURE GROWTH AND THE NOURISHMENT NECESSARY TO TRULY FLOURISH.

Through the work of our Supportive Housing Advocates, The Inn Between provides resources and tools to help our residents achieve their self-identified goals.

LIFE SKILLS CLASSES
10 classes held
36 participants attended
Building Credit, Banking, Budgeting, Disability Vocational Rehab, Personal Investment Program, Tenant/ Landlord Rights & Responsibilities.

FOOD PANTRY
Weekly food distribution which enables residents to direct income to other needs.
1,250 food pantry visits

FUTURE HOUSING SAVINGS PROGRAM
2:1 matched savings program to assist with saving for a deposit and first month’s rent upon graduation.
28 participants

SCHOLARSHIP PROGRAM
Financial assistance for residents looking to attend classes or trainings that will further their education or advance their career.

EDUCATION CENTER
The Education Center is open after school two days a week for children living at The Inn offer one to one tutoring, homework help, enrichment activities, computer access and snacks.

STARFISH FUND
Timely financial assistance for emergency expenses. This can include: prescriptions, gas, prom, auto repairs, sports activities, school supplies, etc.

2018 ANNUAL REPORT
WWW.THEINNBETWEEN.ORG
COMMUNITY SUPPORT

“Once upon a time in a land not so far from here...there was a small but committed group who dared to ask the questions...who challenged each other and the broader community to create a supportive housing program unlike any other.”

It’s a powerful thing to directly experience homelessness and feel the emotions of hopelessness and despair, but then be offered a chance...the opportunity...to once again have hope that through participation in something like The Inn Between an individual or family can once again regain dignity.

Tim Rakow - The Story of The Inn Between 10/2018

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

COLLABORATION IS IN OUR DNA

To ensure a broad population has access to our program, The Inn collaborates with 15 Partner Agencies:

- Boulder County AIDS Project (BCAP)
- Mental Health Partners
- Outreach United Resource (OUR) Center
- Safe Shelter of St. Vrain Valley
- St. Vrain Valley School District
- The Reentry Initiative
- 20th Judicial District of Colorado

- 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)

The Inn Between is a vital resource for many of our clients who can move on to a more stable and comfortable situation where they are given supports such as food, various trainings, and Case Management.

Robbie Weisser - Case Manager
Boulder Shelter for the Homeless
The Inn Between was established out of the collective efforts of 23 community agencies. It operated under the parent agency, Family Extension, with 31-units at our 250 Kimbark Building.

The Inn purchased a 12-unit apartment building at 1901 Terry Street.

The Inn Between was granted non-profit 501(c)(3) status.

The Inn purchased an 8-unit apartment building at 1913 Terry Street.

"I was aware through my participation in St. Vrain Community Council and positions on boards of other agencies that there were a number of other agencies who needed supported housing for clients as well. The need was as diverse as seniors who simply couldn't afford housing or had mental health issues and teens who were still in high school and had no home. There were families involved with Social Services and women and families leaving the Safe Shelter.

Mary was the President of what back then was the Longmont Coalition for Women in Crisis and now is the Safe Shelter of St. Vrain Valley. She and I talked about the problem and she suggested that we invite people from all of the agencies in town to a wine and cheese party where we could brainstorm solutions for this problem. So we set it up. Out of that meeting grew the preposterous idea of creating one building to house clients from all of the agencies who wanted to participate. And so, The Inn was born."

- Eileen Bisgard
  The Inn Between’s 1st Executive Director
United Church of Christ Longmont donated a 1/4 acre parcel of land for the Micah Homes.

The Inn Between celebrated the 25th anniversary of providing help and hope for those facing homelessness in the St. Vrain Valley.

By the Numbers

Since receiving 501c3 status in 1998, The Inn has provided a year of supportive housing for:

- **3,956** People
- **2,195** Adults
- **745** Individuals with Disabilities
- **2,014** Households
- **1,569** Children
- **467** Survivors of Domestic Violence
- **223** Teens in Student Incentive Program
Stories of Success

Eli

Eli’s mother passed away when he was very young, so his grandmother cared for him. When he was 17, Eli’s grandmother became ill and, in a dire financial situation he left so he wasn’t a burden. He stayed at a teen shelter until he entered our Student Incentive Program (SIP).

SIP offered a safe, no-cost place to live so he could stay in high school, while his grandmother focused on getting well. Eli excelled in school and finished early. He joined Job Corps in North Dakota to become a certified automotive technician and is now working and living in Boulder.

Mary Ann

Mary Ann came to The Inn Between as a single mother of two adopted young girls. They found respite and hope at the Inn Between with a path to their bright future. In her own unique way, Mary Ann discovered her strengths and made things happen. She took advantage of the opportunity to find a full-time job, paid her rent, enrolled in school, and advanced her career.

She later joined the Inn staff, and is in her 12th year, serving as bookkeeper. In recent years, Maryann purchased a home. Mary Ann credits The Inn Between with providing her a solid starting point for a new and stable life.

Maureen

“You feel worthless...useless”, Maureen tells us of her clinical depression that led her to homelessness. Maureen always worked hard until her depression became so overwhelming she was nearly on the street.

She came to live at the Inn Between where she found the support she needed. “When I first stepped into my room at the Inn, it was such a relief. I had a place to live and could find myself again. I found helpful people who never disparaged me. Maureen lights up when she talks about moving into a Micah Home apartment, “Oh! I think it is a wonderful, incredible gift from God!”
“I am so grateful; The Inn Between has really saved my life. I left a life of domestic violence. This program is here to help you. The staff will find a way to make sure you get the referrals or services you need. I love it here, and I call it home. Now I am saving for a place for me and my daughter. After my time with The Inn Between, I will never be homeless again.” - A Single Mom

“I’m so thankful to have been introduced to The Inn Between, and for having a place for me and my daughter. I lost a lot before I came here. I don’t know where I’d be without them. I really want to give my daughter a good foundation, and being able to live here and get back on my feet will help me achieve that.” - A Single Dad.

“The Inn Between has truly been a blessing to me. I now have an affordable place to live while I go through my cancer treatments.” - Linda

Linda, known to her friends as “Wiley”, passed away in 2018. The Inn was her last home.

“It was a godsend, as I was living in my truck and it was very scary as a single female. The Inn Between was the beginning of rebuilding my life after several traumatic events. I liked the community there.”

- Anonymous
Our mission succeeds because of the support of our community.

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. From all of us at The Inn Between, thank you!

“The best way to find yourself is to lose yourself in the service of others” – Gandhi

2018 MAJOR FUNDERS

FOUNDATIONS & GRANTS

Boulder County
City of Longmont
Longmont Area Development Council
AEC Foundation
Denver Foundation
Ray Lanyon Fund
Anschutz Family Foundation
Nordson Foundation
A.V. Hunter Trust
Faith Community Lutheran Endowment
Ronald & Duska LaCount Family Foundation
Community Foundation Boulder County
St. Vrain Valley Basic Needs Fund
Eberspacher Family Fund
Jeff Sands Memorial Fund

CHURCHES

Faith Community Lutheran Church
Longs Peak United Methodist Church
First Congregational United Church of Christ
Heart of Longmont
Bethlehem Lutheran
Unitarian Universalist Church of Boulder
Messiah Lutheran Church
St. Stephen's Episcopal Church

BUSINESSES

Krische Construction
Stapp Interstate Toyota
Diamond 4 Realty, LLC
Walmart
1st Bank
GCC Longmont Holdings, LP
Premier Members Credit Union
## Support & Revenue

### Support & Revenue

- **Rental Income:** $621,481
- **Contributions:** $95,416
- **Government:** $112,350
- **Foundation:** $127,719
- **Special Events:** $42,868
- **Less: direct event expenses:** $(11,250)
- **Corporate:** $13,603
- **Investment Income:** $364
- **Other:** $8,556
- **Net Assets Released from Restriction:** $105,840

### Total Support & Revenue

- **Unrestricted:** $1,116,947
- **Temporarily Restricted:** $124,362
- **Permanently Restricted:** $5,751
- **Total:** $1,247,060

### Expenses

- **Program Services:** $706,125
- **General Administrative:** $146,005
- **Fundraising:** $175,373

### Total Expenses

- **Total:** $1,027,503

### Change in Net Assets

- **Net Assets, beginning of year:** $2,045,096
- **Net Assets, end of year:** $1,960,135

### Net Assets

- **Net Assets Released from Restriction:** $105,840
- **Net Assets, end of year:** $1,960,135

### Auditors' Report

2018 Auditors' Report: Taylor Roth & Company, PLLC - Certified Public Accountants
The Micah Homes Project

A City of Longmont study indicates a need for 2,000 more affordable housing units to reach its 5,400 unit goal by the year 2035. In conjunction with this Affordable Housing goal, the Micah Homes Project has been a wonderful example of a multi-layered partnership between churches, municipalities, non-profits, and caring individuals that can be replicated. The collaboration that made Micah Homes possible is truly unique in the world of affordable housing.

In addition to the land donated by United Church of Christ - Longmont, a large portion of Micah Project costs were reduced by in-kind services and materials and donations.

With Krishe Construction donating general contracting services and a willingness to ask their trusted sub-contractors to help, and donations from Faith Community Lutheran Church, the Longmont Housing Development Council, Boulder County Worthy Cause grants, and generous individuals, we will build Micah Homes for 60 - 70% of fair market cost.

Slated to open in late 2019, The Micah Homes will provide six low-income households that have an elderly and/or disabled family member with a permanently affordable housing solution with resources and advocacy needed to live with stability.

The residents confirmed to move in are transitional housing program clients that have no affordable local housing option. They demonstrate a commitment to Inn Between principles, meet eligibility criteria, and consistently engage with Supportive Housing Advocates. Several services and tools will be available for them including our food pantry, community events, an emergency fund, and resource services.
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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

Norma Fuentes
Intercambio Uniting Communities

Emma Hall
Boulder County Coroner’s Office

Frank Weigle
Colorado State Public Defenders Office

CURRENT STAFF

Tim Rakow
Executive Director

Laura Liotino
Associate Director/Development Director

Mark Betz
Program Director

Sable Cofrin
Asset & Data Manager

Leslie Ogeda
Bilingual Supportive Housing Advocate

Jenna Tullberg
Supportive Housing Advocate

Katie Thibideau
Development Coordinator

Mary Ann Sanchez
Finance Officer

Terri Johnson
Executive Assistant

John Mongello
Maintenance Supervisor

Brian Mein
Maintenance Assistant
THANK YOU 2018 SPONSORS!

"WINDOW TO THE FUTURE"

KRISCHE CONSTRUCTION   DIAMOND 4 REALTY

" WELCOME HOME"

STAPP INTERSTATE   1ST   PREMIER MEMBERS
TOYOTA           BANK   CREDIT UNION

"HELP & HOPE"

DISCOVER LONGMONT   XILINX
AHLBERG FUNERAL HOME   SUNFLOWER BANK
REMAX - SUZY WILLIAMSON   GUARDIAN MORTGAGE

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