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
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
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 presciptions,
gas, auto repairs, etc.

63 REQUESTS AWARDED

WWW.THEINNBETWEEN.ORG
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.

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

AGE DEMOGRAPHICS

RACE DEMOGRAPHICS

WWW.THEINNBETWEEN.ORG

2020 ANNUAL REPORT
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.

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

*2020 Exit Interview Feedback
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 pds 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!

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.
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  
RICHARD & TERRI DARROW  
TERRY & BOB EMLER  
SCOTT & STACIE FRANCIS  
RAY & VONNIE FALCE  
JOJO SHEFORGEN  
WAYNE & MARSHA WOOD

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**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

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

Marcellus Tullius Cicero

[Image: THE INN BETWEEN giving circle MATCHING FUND]

[Image: WWW.THEINNBETWEEN.ORG]
**LOOKING AT THE NUMBERS**

### Support & Revenue

- **Rental Income**: 61%
- **Contributions**: 13%
- **Foundation**: 11%
- **Government**: 16%
- **Fundraising**: 9%
- **Corporate**: 2%
- **Paycheck Protection Program**: 2%

### Expenses

- **Program Services**: 78%
- **Fundraising**: 11%
- **Administrative**: 11%

### Support & Revenue

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<th>Description</th>
<th>Unrestricted</th>
<th>Temporarily Restricted</th>
<th>Permanently Restricted</th>
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<td>Net Assets Released from Restriction</td>
<td>$766,204</td>
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**Total Support & Revenue**: $2,414,090 (before depreciation expense) $2,292,186

### Expenses

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<th>Description</th>
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**Total Expenses**: $1,363,955 (before depreciation expense) $928,231

**Change in Net Assets**: $833,133 (before depreciation expense) $711,229

### Change in Net Assets

- Net Assets, beginning of year: $1,990,590
- Net Assets, end of year: $2,823,723

**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 Rennicke, 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

“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

Tim Rakow
Executive Director
Laura Liotino
Associate Director / Development Director
Sable Cofrin
Property Manager
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