



opening doors. **advancing lives.**

The mission of Neighbor to Neighbor is to open doors and advance lives from homelessness through homeownership by providing sustainable housing, supportive services, and education to the Larimer County community.

We envision communities where everyone has opportunity and access to a stable home.

1550 Blue Spruce Dr, Fort Collins, CO 80524 | www.n2n.org | 970.484.7398

Celebrating 50 years of providing stable homes

Hi everyone,

Thanks for taking time for this report from your neighborhood nonprofit! **This year, we celebrated 50 years of providing stable homes to individuals and families.** The year started strong with 300+ of our friends at N2N's "Rent Party" in July 2019. I'm so glad we gathered then! In December, we slept OUTSIDE with our friends at Plymouth Church to raise funds and homelessness awareness. In January, we invited our key national partner, Neighborworks America, onsite to review N2N operations. N2N continues to meet "exemplary" standards, the highest possible ranking nationally! A few months later, we responded to the pandemic by moving staff to home offices, adapting programs, and expanding some N2N services by 2,000%.

In the last six months, N2N has distributed over \$1,000,000 in emergency assistance to preserve stable homes. How we're able to do that is just as exciting as the fact itself: over 610 individual contributions from YOU, our supporters and wonderful neighbors, have made it possible for over 1,000 local families to remain in homes during this time!

Your support changes the trajectory of future generations who get to grow up in stable homes. Thank you to each and every N2N supporter, staff member, volunteer, board member, etc. You make our community strong!

- Kelly Evans, Executive Director



I am super *grateful* for my *stable housing*

This year has brought on so many unexpected stresses for a lot of people. I am super grateful for my stable housing through Neighbor to Neighbor during this strange time as it has allowed me to focus on my career and keeping my son safe. With so much uncertainty, having a roof over mine and my son's heads is a relief.

Thank you, N2N!

- Deanna and Cash



- Affordable Properties Earned Income: \$1,409,400
- Government Grants: \$780,100
- Corporate, Foundation and Nonprofit Grants: \$412,500
- Individual donations: \$386,171
- Rent Parties: \$30,029
- Other income: \$25,400
- Total: \$3,043,600**



- Homelessness Prevention Programs: \$1,006,300
- Affordable Properties: \$979,500
- Fundraising and Administration: \$375,800
- 2020-2021 COVID Response Reserves: \$300,000
- Homeownership Programs: \$142,300
- Property Reserves: \$75,000
- Total: \$2,878,900**

Due to COVID response demand extending into the 2020-2021 fiscal year, we reserved some initial funding received to ensure we are able to continue meeting the needs of the community.

Ending Net Assets: \$6,682,750

*These numbers have not yet been audited.



FY 2019-2020 Annual Report

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Jackie Shields,
Board President

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Megan Ferguson

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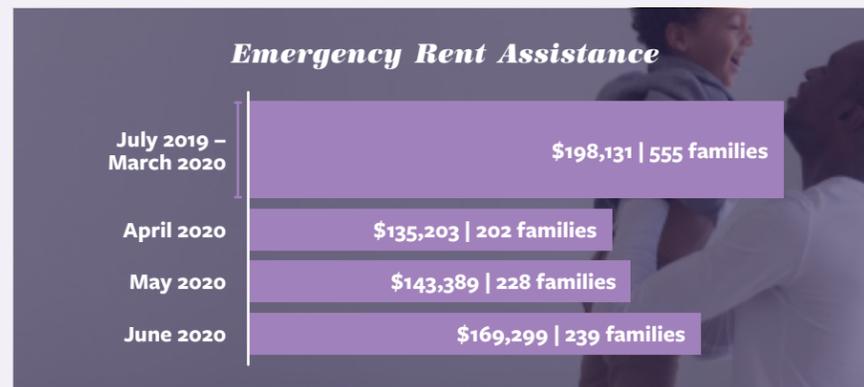
Homelessness Prevention



“Preventing homelessness has never been more important than during a pandemic. The start of our 2019-2020 fiscal year was already setting out to be a standout year for our Emergency Rent Assistance program, as the disparities between wages and cost of living deepened. **Then the pandemic hit and we had to restructure our program to respond to the increased demand.**”

The team’s flexibility and adaptability has allowed us to help more people than we EVER have before. We have increased accessibility to the program, fine-tuned the process, and are doing whatever we can to keep people from losing their housing.”

– Gia Heflin, Lead Housing Counselor



“I’m a nurse, and during the peak of this COVID pandemic, a lot of places had minimal PPE gear for us and I became sick with COVID. I am a single mom to a 12-year-old autistic child and despite doing everything possible to prevent it, he also got sick with COVID. So for 6 to 7 weeks we hunkered down and pulled through. Thankfully we did make it through and are well again.

I used my savings and credit cards to pay bills while not working. I applied for COVID unemployment coverage, but it took a little while and it was nowhere close to what I needed to cover my bills. It took 2 months before I was clear to return to work. I had no idea how I was going to cover rent for June. **I came across N2N and they covered a large portion of my rent for June.**”

I am so grateful to N2N and the kind people who donate.

– Emergency Rent Assistance Recipient

Affordable Properties



This year has really proven how important it is to have a safe, stable place to live for our most vulnerable neighbors.

“I’m so proud of how our team has responded to an ever-changing landscape. We always work hard to create an equitable and supportive renting experience, which became critically important when we couldn’t see our residents in person.

Many of our residents work in positions that were put at risk because of COVID-19, so the ability to be a flexible and supportive landlord has meant that we could see them through this challenging period.”

– Morgan Krueger, Portfolio Manager



“We are humbled to have housing at a rate we can at least afford. The staff has always been prompt in repairs and management has equally been quick to help us resolve issues. We were homeless for almost three years after our respective relationships ended with a divorce and a husband passing.”

We have intimate knowledge of all the programs available for the homeless. This one works! And, we are grateful.

– Mary and Lynn, N2N Residents

Homeownership



“We have been able to turn our programs into powerhouses! That is a bold statement, but we are doing more than ever, while being safe for our team and the community. I am proud of our team always being willing to adapt to new situations, think on our feet, and take on more, with smiles on our faces.

We heard from some partner agencies that they weren’t able to keep up with the demand for online homebuyer education, so we offered to help. **We are passionate about ensuring future homeowners have the tools and knowledge to make a smart home purchase, which certainly doesn’t go away just because there’s a pandemic!”**

It just means we have to figure out new ways to make an impact.

– Miranda Minton, Homeownership Counselor



294 households received in-person Homebuyer Education July through March

- 464 people received in-person Homebuyer Education
- 226 people successfully purchased a home



546 households received online eHome education

- 453 of those households successfully purchased a home
- 205 households received eHome education through March
- 341 households received eHome education April through June



1970

Founded by Lou Stitzel who **saved a family** from losing their home in Alta Vista neighborhood

1980s

Fought against gentrification in Alta Vista neighborhood

1990s

Began offering **Emergency Rent Assistance**

1997

Worked to **redevelop a mobile home park** after the flood

2005

Partnered with **NeighborWorks America**

2009

Joined the **Murphy Center** to help respond to homelessness

2012

Kelly Evans joined as Executive Director

2013

Quickly responded to **need after floods**

2016

Merged with **Homelessness Prevention Initiative**

2020

Increased program output to **help local families weather the pandemic**

50 years of helping our neighbors