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

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

Board of Directors

Jackie Shields, Board President
Janese Younger, Evan Shockey, Megan Ferguson
Mark Teplitsky, Brian Mannlein, Sue Bakk
Andrea Tuell, Pete Lengo, Chris Lidstone
Gillian Bliss, Kali Johnson

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: $2,878,900

Homelessness Prevention Programs: $1,006,300
Affordable Properties: $779,500
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.
**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

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**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

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**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

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**Emergency Rent Assistance**

<table>
<thead>
<tr>
<th>Month</th>
<th>Family Units</th>
<th>Total Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 2019 – March 2020</td>
<td>$198,131</td>
<td>555 families</td>
</tr>
<tr>
<td>April 2020</td>
<td>$135,203</td>
<td>201 families</td>
</tr>
<tr>
<td>May 2020</td>
<td>$143,395</td>
<td>218 families</td>
</tr>
<tr>
<td>June 2020</td>
<td>$169,299</td>
<td>239 families</td>
</tr>
</tbody>
</table>

“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

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We have intimate knowledge of all the programs available for the homeless.

This one works! And, we are grateful.

– Mary and Lynn, N2N Residents

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**Entrepreneurial**

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