



neighbor to neighbor

opening doors. **advancing lives.**

March 3, 2011

Dear Friends:

Investing in Neighbor to Neighbor pays you back!

If your tenants can't pay their rent, what are your options, and how much will it cost you? If you choose to evict them, you undoubtedly will pay hundreds of dollars in attorney and court costs, and possibly thousands of dollars turning the apartment, and you lose out on potential rent in the meantime. **These costs, along with your time, really add up fast, and impact your cash flow.**

Or, you can refer your tenants to **Neighbor to Neighbor**, where **we counsel and help renters make their payments to you!**

- Emergency Rent Assistance helps qualified renters with up to \$300 to overcome situations beyond their control, such as an unexpected medical expense or vehicle repair.
- First Month's Rent Assistance helps eligible homeless and near-homeless families re-stabilize with up to \$450, plus counseling on how to be a responsible tenant and budget to ensure rent payments are prioritized.

In 2010 alone, in Larimer County, Neighbor to Neighbor assisted 386 households with Emergency Rent Assistance, and 187 households with First Month's Rent Assistance. A total of **\$197,870 was paid directly to local landlords**, with an average of \$345 per household assisted. These programs help people prevent and overcome homelessness, and at the same time support local landlords like you.

Of course, as a non-profit agency, we can't offer this service without community support. So, we invite you to make an investment in the future stability of your property, and improve your bottom line with **tax deductions and tax credits** while you're at it! Contributions to Neighbor to Neighbor of \$100 or more qualify you for a 25% Colorado tax credit based on the value of your gift through Enterprise Zone, which benefits you by:

- Decreasing the amount of taxes you owe.
- Giving you an opportunity to invest in a community agency that supports your success as a property owner, and the success of your tenants.

Please consider making a gift today. **A \$1,000 gift to Neighbor to Neighbor, with tax deductions and Enterprise Zone tax credits can cost you only \$423.70 out of pocket** (see other side for an illustration). Your investment in Neighbor to Neighbor also helps ensure that we will be around to provide these services – **and potential rent payments to you** – for years to come. We thank those of you who already donate on a regular basis. With our current economy, your help is needed now more than ever. Visit www.n2n.org to learn more about Neighbor to Neighbor, or contact us directly with any questions.

Sincerely,

Wendie Robinson, Executive Director
970 488 2363 ~ wrobinson@n2n.org

Lindsay Nichols, Program Director
970 488 2364 ~ lnichols@n2n.org

fort collins office
1550 blue spruce dr
fort collins, co 80524
970 484 7498

murphy center
242 conifer st
fort collins, co 80524
970 494 9940

loveland office
565 n cleveland ave
loveland, co 80537
970 663 4163

n2n.org



*The Larimer County Enterprise Zone
Neighbor to Neighbor Contribution Tax Credit*

If you choose to make a cash donation to Neighbor to Neighbor, **you will receive 25% of that amount as a credit against your state tax liability.** The contribution also may be itemized on your federal tax return.

Here are some examples of how your gift to Neighbor to Neighbor can cost you only 42 cents on the dollar after tax deductions and Enterprise Zone tax credits:

Your Contribution to Neighbor to Neighbor	\$100.00	\$1,000.00	\$10,000.00
Colorado Tax Benefits			
Earned 25% Colorado tax credit through Enterprise Zone	(25.00)	(250.00)	(2,500.00)
Net tax benefit from Schedule A of your federal return allows you a 4.63% state tax deduction	(4.63)	(46.30)	(463.00)
Total reduced Colorado Tax Liability	(29.63)	(296.30)	(2,963.00)
Contribution deduction from Schedule A, multiplied by federal tax rate of 28%, gives you a net federal tax benefit of	(28.00)	(280.00)	(2,800.00)
TOTAL STATE & FEDERAL TAX BENEFITS	(57.63)	(576.30)	(5,763.00)
NET COST OF YOUR CONTRIBUTION	\$42.37	\$423.70	\$4,237.00

Remember—this is just an example of what can happen. **Contact your own tax preparer** for specific benefits related to your individual contribution(s). Gifts of property or stocks also may qualify for tax credits.

Ready To Claim Tax Credits?

To be eligible for the Enterprise Zone Contribution Tax Credit, your contribution check must be made out to and submitted to the Neighbor to Neighbor. **A minimum cash contribution of \$100 is encouraged. Smaller contributions are always welcome, but those would not be eligible for the 25% tax credit. Cumulative gifts totaling \$100 or more in a single calendar year are eligible.**

In return for your contribution, you will receive a certification, a copy of which you attach to your state income tax return. Any state credit not used in the current year can be carried forward for **up to five years.**

While we are grateful for all donations, please be aware that Donor designated gifts made through United Way, Community Foundation or other pass-through entity are not eligible for Enterprise Zone tax credits via Neighbor to Neighbor.

Want Additional Information?

For more detailed information about the Larimer County Enterprise Zone, or about the Contribution Tax Credit visit www.Larimerworkforce.org and click the Enterprise Zone button, or contact:

Lew Wymisner, Larimer County Enterprise Zone Administrator
200 West Oak Street, Suite 5000, Fort Collins CO, 80521
(970) 498-6605 LWymisner@larimer.org