

“My husband and I have had our own businesses for most of our married life. We’ve had our ups and downs but with the pandemic this past year, our businesses turned into only “downs”.

Our family is so incredibly grateful for the Rent Assistance from N2N. They brought us peace of mind at a time that has been so turbulent.

I’m so grateful for an organization that truly helps. -Katie and Jon Evans



Katie and Jon Evans at our Welcome Home Benefit

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I hope you all know how much of a difference you made!” – Kevin

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Thanks to you, we are still in our home.” – Christian

“I have received help from N2N, so I’m ***thrilled*** to be able to ***pay it forward.***”

– Anonymous donor



Morgan Vanek, Lauren Leary, and Claire Bouchard at our Welcome Home Benefit

Your generosity by the numbers:
4,000 volunteer hours helping us respond to clients quickly, keeping our properties in top shape, and delivering much-needed supplies
824 Donors harnessed the power of neighbors pitching in to help neighbors
16% increase in donors over last fiscal year

FY 2020-2021 Annual Report



Incredible year of incredible impact.

Hi everyone,

This year has been one of strength and resilience. For our team, for our community, and especially for the clients we serve. Our original response to the pandemic was critical to keep local families housed, and as the pandemic has continued - far longer than anyone has expected - N2N has continued to ramp up our response.

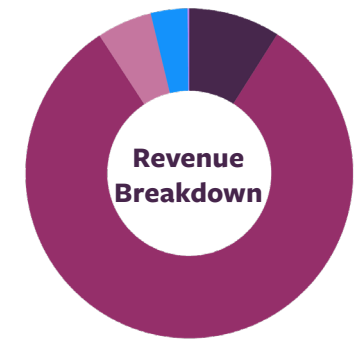
Thanks to the hard work and dedication of our team members, N2N has been recognized as the top Emergency Rent Assistance program in the state.

During the pandemic, N2N has distributed \$14 million, preventing over 5,000 evictions and equipping another 400 households to move into stable homes so they can start fresh. Since the start of the pandemic, our attention has shifted slightly from emergency one-month assistance, to working with residents and landlords to address back rent so that residents and landlords can move forward and achieve financial stability.

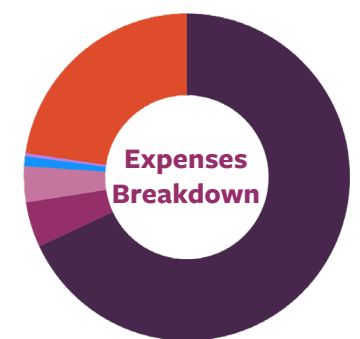
Meanwhile, N2N’s other programs grew as well. Over 1,500 households educated by N2N purchased their first home! N2N is currently poised to be one of 4 programs state-wide to offer mortgage assistance in the coming months. Residents of N2N’s housing communities are among the hardest hit by job losses, so N2N’s resident services expanded with food and diaper deliveries. Preparation is also underway for property improvements to preserve critical affordable homes in our community.

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, and board member. You make our community strong!

– Kelly Evans, Executive Director



- Government Grants: \$13,950,949
- Affordable Properties Earned Income: \$1,539,434
- Corporate, Foundation and Nonprofit Grants: \$928,176
- Individual donations: \$619,347
- Other income: \$29,195
- Total: \$17,067,101**



- Homelessness Prevention Programs: \$11,420,672
- Affordable Properties: \$755,115
- Administration: \$595,536
- Homeownership Programs: \$162,464
- Property Reserves: \$53,932
- COVID-19 Carryover: \$3,800,000*
- Total: \$16,787,719**

*COVID-19 Carryover will be distributed in the first half of the 21-22 FY as part of our ongoing pandemic response.
 *These numbers have not yet been audited.

Board of Directors

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| Chris Lidstone, <i>Board President</i> | Nina Bodenhamer | Pete Iengo | Sari Oberndorf |
| Gillian Bliss | Megan Ferguson | Kali Johnson | Mark Teplitsky |
| Sue Ballou | Amanda Huston | Brian Mannlein | Janese Younger |

Helping families along the housing continuum, from ending homelessness to securing homeownership.

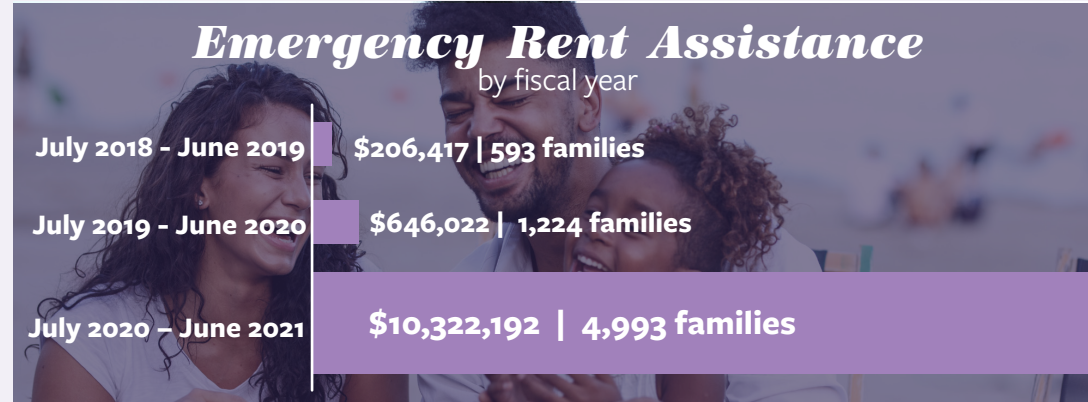
Housing access is a challenge for renters and homeowners across our community. We are here to help.

Ending & Preventing Homelessness

Many local families were living on the edge of homelessness before the start of the pandemic. These families have struggled to catch up since losing income, especially with the rising cost of living.

We know that our community is stronger when we can lift up those who are living on the brink of homelessness. Thanks to key partnerships with local governments and continued community support, N2N has been able to respond to the rise in need and keep **thousands** of local families in their homes.

We also know that stable housing is the foundation of a strong community. By changing our program to support families with back rent owed to their landlords, our clients were able to breathe, plan for the future, and move forward without a debt hanging over their heads.



FY20-21 by the numbers:

284 families moved into stable housing

4,559 families escaped eviction & homelessness thanks to rent assistance

187 families avoided losing power & gas with utility assistance



“With the impact of COVID and losing my job, I wasn’t sure how I was going to support my family with the little bit of money we were getting from unemployment. That’s when I read an article online about rental assistance and Neighbor to Neighbor was the first to pop up. We didn’t expect to get much, but whatever we would receive would be greatly appreciated! After being approved we found out N2N was covering all of our rent, which was a huge relief. With N2N’s assistance, we were able to catch up on bills and avoid late fees. We are extremely grateful for all the help you have provided for us!”
- Rudy

Providing Affordable Housing



“I thought to myself, ‘at 53, how did I end up homeless? I’m a nurse, I’ve worked all my life, always had a career and a home. How did this happen to me? Well let me tell you, when they say that most folks are one paycheck away from being homeless, they’re right.”

N2N resident, Renee, was working and shared a home with her pregnant daughter, Haley, when suddenly everything went wrong: their car broke down, Haley went into labor early, the baby spent 21 days in the NICU, their savings were depleted, and they lost their housing.

Suddenly they were homeless.

“When you can’t do your laundry or know when you’re going to be able to take a shower, it’s hard to schedule interviews to find a new job! These are things I used to never think about, but experiencing homelessness changed all that.”

Renee and Haley worked hard to navigate the resources available to them. Thankfully they connected with Neighbor to Neighbor and moved into one of our affordable homes.

“Being housed has meant we could get secure employment again, and take care of the baby – I can’t imagine having a newborn baby while homeless, especially in the pandemic! Y’all were such a blessing to us.”

FY20-21 by the numbers:

132 affordable apartments in Larimer County owned & operated by N2N

853 work orders completed with an average one day completion

61 resident events for youth engagement, community building & education

Securing Homeownership

The pandemic slowed down many industries, but Real Estate certainly wasn’t one of them. Many folks wanted the opportunity to learn how to make the right home purchasing decision, and we were thrilled to partner with Colorado Housing and Finance Association to educate hundreds of Colorado families virtually!

In addition to helping families achieve their dream of homeownership, our Homeownership Advisors have been working to preserve stable homes through Foreclosure Prevention Counseling and Reverse Mortgage Counseling. These services are aimed at helping homeowners make the best decisions to stay in their homes by providing industry-best, unbiased information.

FY20-21 by the numbers:

1,970 families received online Homebuyer Education

1,555 families successfully purchased a home

106 households received Reverse Mortgage Counseling

