



  
**NEIGHBOR  
TO NEIGHBOR**  
opening doors. **advancing lives.**

# Annual Report FY 2021-2022

We envision communities where everyone has opportunity and access to a stable home because home is the foundation for success.

## A note from the Executive Director...



### Greetings!

It cannot be said enough, but it is truly an honor to be part of Neighbor to Neighbor, and to continue to be of service to our growing community. Our impact on housing stability throughout Northern Colorado, and our ability to assist record numbers of our neighbors in recent years, is a testament to your support - *we simply could not have done it without you.*

As much as we wish the days of economic hardships to be behind us, they are not. Just a couple of months ago, **N2N delivered our 4th highest level of direct assistance in our organization's 52-year history.** We took care of each other through the worst of days, and I know we can invest that same energy into making sure our community remains livable for present and future generations.

Access to stable housing is the foundation for a person's health and success, and is equally critical for our community's economic stability and long-term sustainability. To ensure we are working with our community's future in mind, N2N regularly surveys our partners for feedback about what's going well and where we need to improve. In 2022, **88% of respondents ranked N2N's community impact in the highest levels of 8, 9, or 10, demonstrating the greatest impact possible.** This is a strong reflection of the integral role housing stability plays in all our successes, and an important reminder that we all do better when we work together.



In other good news, **N2N was awarded the Nonprofit Torch Award for Ethics** by the Better Business Bureau of Northern CO and Wyoming this year. This great honor is attributed to our staff, volunteers, and supporters for their unwavering commitment to excellence in serving our community.

In this year's report, we share how all of our programs, sustained by incredible people like you, have continued to carve out new successes and growth for our organization and our neighbors.

In Gratitude,

*Kelly Evans*

Kelly Evans  
Neighbor to Neighbor Executive Director

## Board of Directors

Chris Lidstone, President  
Megan Ferguson, Vice President  
Janese Younger, Treasurer  
Pete Iengo, Secretary

Sue Ballou  
Imran Bhimani  
Gillian Bliss  
Nina Bodenhamer  
Marla Empfield

Amanda Huston  
Brian Mannlein  
Joseph Moore  
Sari Oberndorf  
Mark Teplitsky



# N2N FISCAL YEAR 2021-2022

HOUSEHOLDS SERVED:	FY 2022	FY 2021	FY 2020
TOTAL EVICTION PREVENTION	4,487	4,558	1,199
TOTAL UTILITY ASSISTANCE	1,615	186	*new program in FY 2021
TOTAL MOVE-IN ASSISTANCE	315	248	269
HOMEBUYER EDUCATION	1,213	1,970	741



- Government Grants: \$27,480,149
  - Affordable Properties Earned Income: \$1,373,878
  - Corporate, Foundation & Nonprofit Grants: \$332,500
  - Individual Donations: \$481,438
  - Other Income: \$728,535
- Total: \$30,396,500



- Homelessness Prevention Programs: \$21,733,266
  - Affordable Properties: \$1,040,429
  - Administration: \$1,110,177
  - Homeownership Programs: \$1,849,576
  - Property Reserves: \$606,198
  - Direct Assistance (to be distributed in '22/23): \$4,000,000
- Total: \$30,339,646
- Net Income: \$56,854

\* Financials have not been audited yet.

# ADVANCING LIVES: FROM EMERGENCY RENT ASSISTANCE TO NEW HOMEOWNERS

Due to Covid, I had to leave my job to be home with our children. Having one income taken away and a hiccup in my husband transferring jobs, we got behind on a few bills, including rent. Like everyone else, we don't like to ask for help, but knew we couldn't catch up on our own.

Everyone at N2N was so friendly and considerate of our situation and emotional state. We were treated like human beings and the process was simple.

With N2N's help and some elbow grease, **we were able to get caught up on our bills, improve our credit, and qualify for a home loan.**

Neighbor to Neighbor also provides classes for those looking to be homeowners. Their class was informative and prepared us to



"My little family on our new plot of land," 2021

continue our journey and understand the different pieces in the puzzle. Roughly one year after needing rent assistance, as well as other community assistance, we began building our own home! This is something I would have never dreamed possible a year ago.

**We are so blessed to have an organization like this in our community to help when things get tough, and to educate us on how to move forward with our financial goals.** If it weren't for the amazing people at Neighbor to Neighbor, we would not have been able to buy a home, especially in this roller coaster market.

Thank you for everything!  
The Humrich Family



*We love our new home and we know without your assistance through COVID, we would not have been able to purchase our home.*



# Preventing and Ending Homelessness

From Gia Heflin, Director of Housing Solutions

It's been another difficult year for some of our neighbors. From the lingering pandemic to the rising cost of living and inflation, we've seen a significant increase in the number of people seeking housing search assistance and help with new lease expenses. **Renters seeking help often reported increasing rent prices as a major factor in their inability to renew an existing lease.**



To meet these needs, **N2N hired additional staff, expanded utility assistance and relaunched the HomeShare program.** Our staff and volunteers continue to adapt in order to provide crucial housing support to our neighbors.

## *Eviction Prevention*

# 4,487

households were able to avoid eviction with Neighbor to Neighbor's assistance – providing greater housing stability and economic security throughout our community.

## *Utility Assistance*

# 1,615

households received utility assistance since the program began in May 2021. Keeping the lights on and the heat running allows families a chance to recover from a financial hardship without creating additional crises.

## *Housing Solutions*

# 67%

of our Housing Solutions employees are fluent in Spanish. Recognizing that Latinx households are often disproportionately affected, we continue to expand our bilingual services and outreach to reduce barriers to services.

## *Move-In Assistance*

# 37%

of move-in assistance clients reported they sought our services to end homelessness. Lasting financial and health impacts from Covid are often an underlying cause.

## *Housing Search Assistance*

# 40/month

is the average number of housing search assistance consultations conducted by N2N volunteer Esther.

## *HomeShare Matching Service*

# 105

applications were accepted between January and June of 2022 from Larimer County residents interested in homesharing. Eleven individuals have been successfully matched and now share a mutually beneficial living arrangement.



Jeanna with daughter Emma at the N2N Groundbreaking Event, May 19 2022

## Hello, my name is Jeanna

... and my family and I have been residents at Neighbor to Neighbor for nine years. We have been through several struggles that Neighbor to Neighbor has helped my family get through. **When my husband, Carl, lost his job, Neighbor to Neighbor worked with us to maintain a place to live.** They were understanding of my health challenges that interfered with paying rent, and helped us figure out a plan. They taught my family how to stay organized and gave skills to my kids to become successful adults.

I am also a member of the **N2N Resident Committee**, and it has pushed me out of my comfort zone and given me many wonderful opportunities. I've been able to connect with my neighbors and do more for my community.

**I am grateful to Neighbor to Neighbor** for the opportunity to grow as a person and to connect and be useful to my community.



# PROVIDING AFFORDABLE HOUSING

Since the 1980s, N2N has been a provider of low-income affordable housing in Larimer County.

Acquired in 2000, Coachlight Apartments remain our largest affordable housing community, with ten buildings containing 68 apartment homes. We also own and manage multi-family apartment buildings throughout Fort Collins as well as a low-income senior living complex in Loveland.

## Meet the Neighbors

**52%**

of N2N residents earn less than 30% of the Area Median Income (AMI). All residents earn less than 60% of AMI. See the chart below for local AMI numbers.

**80%**

of the family households living at N2N are run by a single parent.

**62%**

of residents have increased their income since moving into an N2N affordable home. In addition to housing, residents have access to resources and services to help them work towards personal and financial goals.

2022 AREA MEDIAN INCOME (AMI)				
	1 PERSON	2 PEOPLE	3 PEOPLE	4 PEOPLE
<b>30% AMI</b>	\$22,550	\$25,800	\$29,000	\$32,200
<b>50% AMI</b>	\$37,600	\$42,950	\$48,300	\$53,650
<b>80% AMI</b>	\$60,100	\$68,650	\$77,250	\$85,800

## Local Affordable Housing Snapshot

**10,000**

is the estimated shortage of affordable rentals priced for our lowest income earners in Larimer County.\*

**2/3**

of all homes in Larimer County are detached single-family homes.\*

**3 in 5**

local renters are cost burdened, which means the household spends more than 30% of total income on housing costs.\*

**\$28.94**

is the hourly wage necessary for a full-time worker in Colorado to afford a modest, two bedroom apartment without becoming cost burdened (spending >30% of income on housing). CO minimum wage is less than half, at \$12.56.\*\*

**8th**

CO ranks 8th in the nation for the highest housing wage, or the amount of income necessary to rent a two bedroom apartment (out of all 50 states, D.C. and Puerto Rico).\*\*

\*Larimer County Affordable Housing Needs Assessment, 3/29/2021

\*\*National Low Income Housing Coalition 'Out of Reach 2022: The High Cost of Housing' Report, (7/28/2022)

# Ground Breaking Changes



L to R: N2N Board Member Mark Teplitsky of Krische Construction Inc., N2N E.D. Kelly Evans, Fort Collins City Councilmember Emily Francis, N2N Deputy Director Jenny Maeda, Nicole Walusis of 1st Bank, Larimer County Commissioner Jody Shadduck-McNally, Kyle Mead of Shopworks Architecture, and Larimer County Commissioner John Kefalas

## N2N Embarks on Extensive Renovation Project to Preserve Affordable Housing

Did you know that Larimer County currently faces an affordable housing shortage of nearly 10,000 affordable homes for our lowest income renters?\*

To ensure our affordable apartment homes remain safe, healthy, and comfortable, N2N commenced an intensively planned renovation project to extend the life of our aging housing inventory for decades to come.

Over the next year, **85% of our affordable housing apartments will be rehabilitated.**

Renovation of our office and community services building will double its size and include multi-functional meeting and counseling spaces. This expansion allows for greater engagement with our clients, supporters and partners.

By investing in much-needed repairs and improvements now, **we will expand our capacity to directly serve our community while continuing to provide safe, affordable homes to local families.**

**N2N  
Renew**

- Enhanced safety, security & accessibility
- Expanded & inviting counseling spaces
- Improved energy & cost savings
- Structural repairs & code updates



“In our community’s work to expand the inventory of affordable housing, it is equally important to preserve existing housing so that we don’t take one step forward and two steps back.”

Kelly Evans  
N2N Executive Director



UPDATED EXTERIOR  
COACHLIGHT APARTMENTS



NEW KITCHEN  
AZTEC APARTMENT



RENOVATED OFFICE &  
COMMUNITY SERVICES BUILDING





## SECURING

## HOMEOWNERSHIP

1,263

homes purchased after attending N2N's Homebuyer Education Class.

121

foreclosures prevented with counseling and emergency mortgage assistance.

44

households received personalized, unbiased reverse mortgage counseling.

"I was going through a hardship when I applied for mortgage assistance. I was scared of losing my home that I had worked so hard to have. The staff were extremely knowledgeable, provided amazing service, and they were kind and a true blessing!

I'm grateful for Neighbor to Neighbor and all that they do to help homeowners stay in their homes."

~ Emergency Mortgage Assistance Client



“I volunteer with N2N because of its impact: real help for real people who need support during a rough patch in their lives.”

~Julie

**\$116,535** is the estimated annual value of **117 volunteers contributing 3,891 hours** last year towards moving our mission forward. From board and committee members to weekly and special project volunteers, each and every hour has a lasting impact on our community, and to us, *that is priceless.*



From providing information and offering compassionate support to escalating requests in order to prevent evictions, **our front office volunteers play an integral role in the delivery of N2N services.**

During one volunteer's shift, a man walked in with an envelope of money. He shared that he was once an N2N resident who was now employed and living a stable life. In making amends, he came to repay the money he owed from twenty years prior.



A grateful resident thanked the Windermere Real Estate volunteers while they were building new raised garden beds. He was excited to start his garden.



Festive volunteers sang carols during the Resident Holiday Party and Toys for Tots distribution. A mother and daughter resident duo couldn't resist and joined in!



"We support Neighbor to Neighbor because it helps so many people who are in need of housing assistance. We also like the fact that it is a local organization; so our donations stay right here in the community."

~Dennis & Noreen Houska of Houska Automotive

"I am grateful that in times of need, N2N is there. Resources like this help ALL individuals, and it gives you hope to see some positivity in what seems like a hopeless situation. I thank all involved for making this resource possible."

~Emergency Rent Assistance Client



opening doors. **advancing lives.**