



SUMMER 2017

First Hats, Horses & Hope a Success



It was the perfect sunny spring day on Saturday May 6, where attendees donned their best hats and most dapper outfits at the Mankato Golf Club for the inaugural Kentucky Derby celebration fundraiser, Hats, Horses & Hope.

Hats, Horses & Hope featured an afternoon of great music, indoor and outdoor patio settings, delicious hors d'oeuvres, exclusive Derby-themed cocktails, games and of course, the greatest two minutes in sports: The Kentucky Derby.

But more importantly, Partners for Affordable Housing was able to continue to raise awareness of homelessness and lack of affordable housing within the Mankato community. Proceeds from the event are directly supporting the work Partners for Affordable Housing does in the Greater Mankato area, including providing emergency shelter, case management services and transitional housing support to families in need.

"We continue to see a large need for our emergency shelter," said Onnie Brodkorb, Shelter Manager, "Until income and affordable rent are aligned, we will continue to see working families struggle to make ends meet in our community. Our shelters provide safe respite for these families and through our case management programming, clients are connected to community resources to help them gain and maintain the housing stability needed for long-term success."

Pictures from the event can be found online at partnersforhousing.org/hope or on our Facebook page! Watch for next year's Hats Horses & Hope date and location announcement soon. Join us next year and give hope.



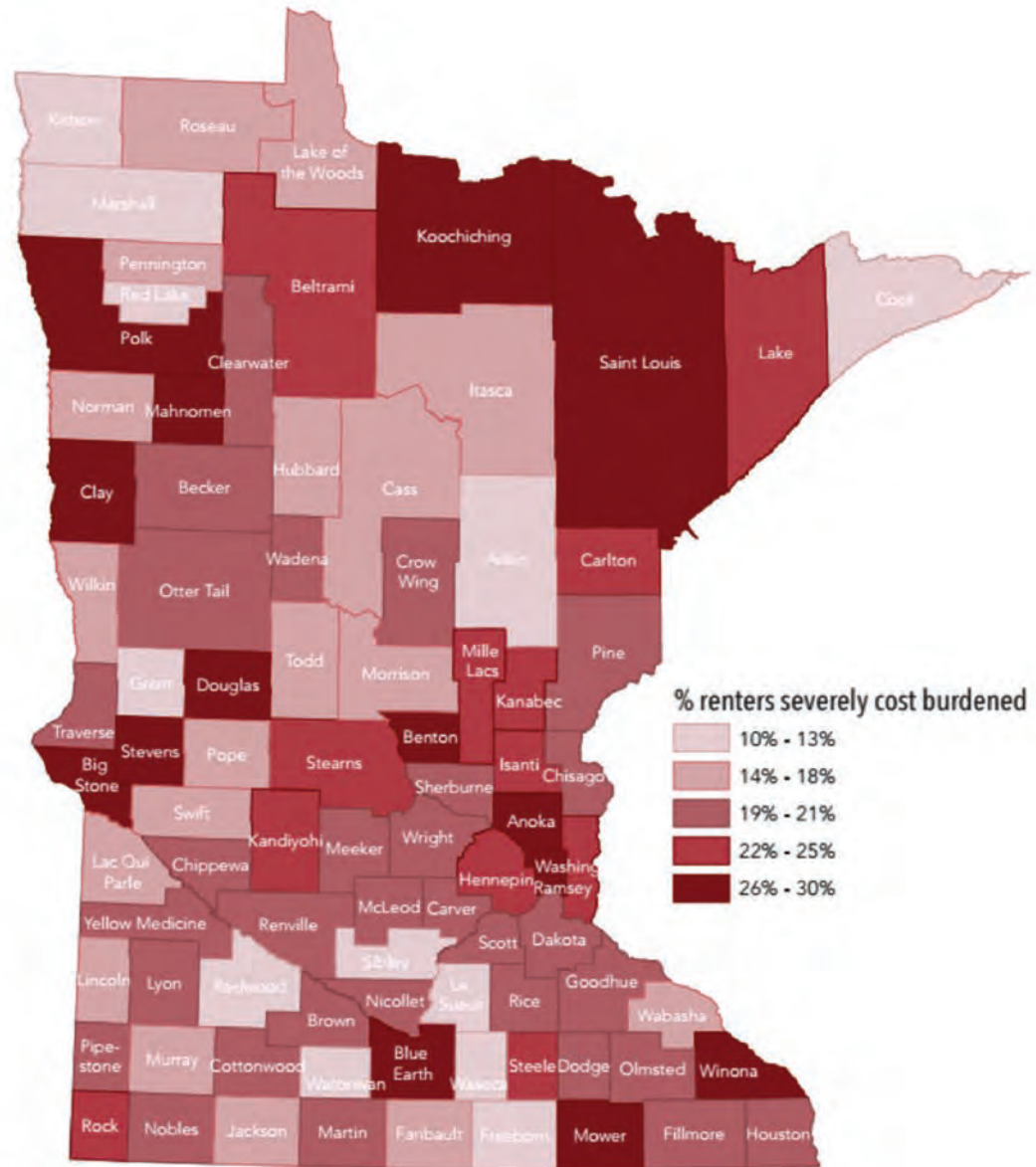
Partners for Affordable Housing provides shelter for homeless families and individuals, and helps them to secure economically viable long-term housing.

What's in a number?

It might be surprising to know that the summer months are some of the busiest times of need within our community. For the last several years, Partners has seen an increase in the number of families seeking emergency shelter, in need of food, and assistance during the summer months. Year to date, we have seen a 9% increase of families in our area contacting us for shelter compared to last year at this time.

We'd like to take an opportunity to share with you some data that was recently released within the State, our Community and on behalf of our agency.

The Minnesota Housing Partnership (MHP) convenes, guides, and supports a diversity of partners working to improve conditions of home and community. Building on decades of experience, they work to strengthen development capacity and promote policies that expand opportunity, especially for people at the lowest income levels.



Minnesota Housing Partnership, 2017

They are a team of community developers, researchers and communicators, and policy advocates who work to...

- Strengthen the ability of organizations to build and preserve housing and community assets.
- Provide original research and education resources to generate public support of vital communities and affordable housing.

- Drive efforts to secure the policies and funding needed at the regional, state, and federal levels to advance local housing and community development

They recently released the following 2016 data for the State of Minnesota:

Renters paying 50% or more of their income on housing (aka Severely Burdened):

Blue Earth County:



RENTER HOUSEHOLDS

8,460 | 34% of all households

Median rent, 2000: \$670

Median rent, 2015: \$727

↑ rent up **8%**

Median renter income, 2000: \$31,374

Median renter income, 2015: \$25,871

↓ income down **-18%**

Nicollet County:



RENTER HOUSEHOLDS

3,323 | 27% of all households

Median rent, 2000: \$672

Median rent, 2015: \$757

↑ rent up **13%**

Median renter income, 2000: \$35,270

Median renter income, 2015: \$32,615

↓ income down **-8%**

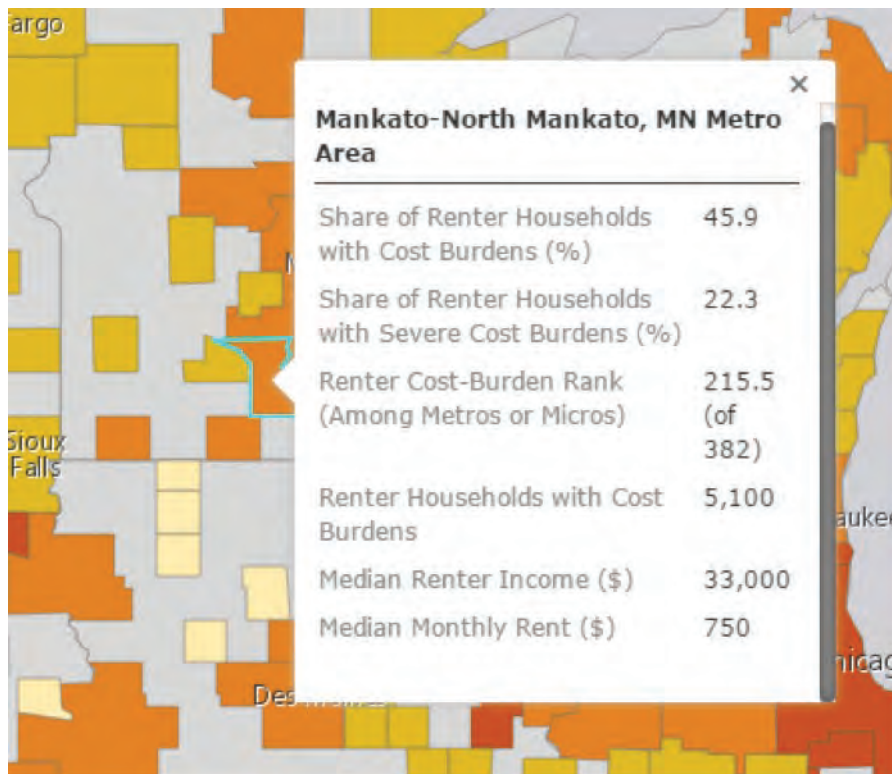
Minnesota Housing Partnership, 2017

Minnesota Housing Partnership, 2017

In June, the Harvard Joint Center for Housing Studies released its annual State of Nation's Housing study. The organization works to advance understanding of housing issues and informs on policy. Through its research, education, and public outreach programs, the center helps leaders in government, business, and the civic sectors make decisions that effectively address the needs of cities and communities.

The overall trend hitting for our country shows a growing demand and a tight supply are lifting home prices and rents fueling overall concerns about housing affordability. The graphic below shows you information provided for the Mankato/North Mankato community:

Blue Earth & Nicollet County



JCHS: State of the Nation's Housing, 2017



Housing Choice Voucher Programming

Over 500 Families/Households applied for housing assistance also known as Section 8 or Housing Choice Vouchers in our area during the two week window the Mankato and Blue Earth County Economic Development Authorities (EDA) were accepting applications in April.

To qualify for the Housing Choice Voucher Program (Section 8 Rental Assistance) is based upon the income and family size. The family will be issued a voucher for their county based upon the size of the family, not the unit. Families, elderly persons and single individuals will pay approximately 30% of their adjusted gross monthly income towards rent and tenant-paid utilities.

Assistance is not automatic, clients typically wait 2-3 years and aren't guaranteed funds are available.

Matthew Desmond, a Harvard University researcher on poverty says, "3 in 4 families who qualify for housing assistance do not receive it." This could be for a number of reasons. Often, there are not enough funds available to help every family that does qualify for housing assistance. Sometimes families will wait years before receiving their assistance and then are still required to find a place to live that will accept the voucher.

Southern Minnesota Project Community Connect

Project Community Connect is an effort on the part of local nonprofit organizations, compassionate individuals, local businesses and churches to connect people in need with the resources in our community! A one-day, one-stop shop for services is provided to meet needs. These services include employment assistance, medical/dental, housing, food, veteran services, and much more. Haircuts, birth certificates and photo ID assistance, a free lunch, and much more was provided.

In its seventh year, Project Community Connect occurred on April 18. This half day event was lead and supported by: United Way, Minnesota Valley Action Council, Partners for Affordable Housing, Blue Earth County, and Mankato Public Schools. 70+ regional providers were present and over 650 visitors attended the event seeking a variety of supportive services.

When a number is a Person...

In the last year, nearly 1000 single women and families have contact Partners seeking temporary respite and supportive services. 47% of those who have contacted us spent the night before couch-hopping at a family members, friends or even a strangers home. 14% were living in their car! 7% had been living outside and 1% had to split their family up in order to find a place to stay the evening prior to calling our agency.

In addition, nearly 300 children in our community are considered highly mobile or homeless in town. Who are the homeless in our

community? They are families, seniors, teenagers, couples and singles. They come from all walks of life and have for various reasons found themselves without a basic necessity such as a roof over their heads or a place to call home. With Blue Earth County seeing the lowest amount of affordable rental inventory in the state; homelessness occurs when people are not able to acquire housing they can afford.

Partners for Affordable Housing Awarded Shelter Design



The American Institute of Architects (AIA) Minnesota's Housing Advocacy Committee hosted the 31st Annual Search for Shelter Design Charrette at the University of Minnesota in Minneapolis in February of this year.

Nearly 60 volunteer architects, landscape architects, interior designers, and students spent the weekend of February 17-19 creating pro bono design solutions for up to 10 projects submitted by Minnesota non-profit organizations that focus on issues of affordable housing and/or homelessness.

One of the seven non-profit organizations selected was Partners for Affordable Housing. "We applied for the shelter design process out of a desire to springboard our efforts of developing a new, larger shelter," said Deb Newman, former Executive Director, "Through the collaboration and brainstorming with sister agencies in the Mankato area, we wanted to take those ideas and begin developing a greater vision for a larger family-based shelter to help serve the

numerous adults and children we see who find themselves in a homeless situation. Far too many families are sleeping in cars, inhabitable locations or couch-hopping in our town. It is our goal to continue to refine these shelter design ideas and ultimately open a larger shelter for women and families in the Greater Mankato area."

Design volunteers worked in teams to create viable, graphic solutions and plans to serve as visual tools for Minnesota agencies to use to: 1) obtain further project funding, 2) promote their organization, and 3) serve as preliminary development/building plans.

Partners for Affordable Housing is planning for that third option. Due to an increase in the number of families in need, Partners has been actively searching for a larger building or property to build a shelter that would allow more families to be served.

In 2016, Partners served a total of 179 individuals, 79 of whom were children under the age of 18. The average age of a child at shelter last year was 7 years old. "The small space limits the number of families we can serve," said Onnie Brodkorb, Shelter Manager, "We also face challenges of being in older buildings that were not originally designed to be a shelter."

Some of those challenges include issues with heating and cooling the two buildings, only having 3 small bathrooms for 30+ people to share, or needing to split larger families into two separate rooms. In addition, there are many families and individuals that Partners for Affordable Housing is unable to serve due to lack of space.

"We hope the community recognizes this as a step forward to creating a much-needed larger space to serve families and individuals who are in need within the Mankato community," Brodkorb said. "These drawings help energize our efforts around bringing this goal to life. We hope the community will join us in that excitement," said Deb Newman, former Executive Director.

If you are interested in being a part of our larger plan, please contact us at 507-387-2115.

Holidays at Partners...

Thank you for another successful year of Christmas Wishes, our Adopt a Family program. With your help, we were able to serve 108 individuals, including 58 children, whose holiday season was a little brighter thanks to you.

This could not have happened without the kind support of our community. Our generous donors consisted of 5 businesses, 4 churches and 17 community members/families. In addition, we had over 35 volunteers help wrap presents including residents at

Primrose, Oak Terrace and Old Main Village, School Sisters of Notre Dame and a few community members.

This program continues to be a success because of you in the community. Thank you to all those involved in helping make the holidays a little easier for those in need. We can't tell you how much this program means to the families we work with. We look forward to doing it again next Christmas!



Our Fifth Annual Pedal Past Poverty was another successful event for us! Although a blizzard threatened to postpone the event, Saturday, February 25 ended up being the perfect – even if a little cold – day for Pedal Past Poverty! The Blue Gym at the YMCA was once again filled with an energetic group of people ready to bike, have fun and of course, make a difference to those in need.

By the end of the event, we were able to announce that just over \$93,000 was raised to help those individuals and families in our community who are experiencing a temporary housing crisis. Between our corporate sponsors and each team’s fundraising efforts, we are grateful to live in such a caring community.

The success of this event would not be possible without the hard work from all of the riders, team captains, sponsors, volunteers and of course, donors. Because of your hard work, Partners for Affordable Housing will be able to continue offering our programs and services to those in need. We will also continue our effort in finding a location for a new and larger shelter.

Full mileage results, heat winners and pictures can be found online at www.partnersforhousing.org/pedal. You can also like us on Facebook (/PedalMankato). If you have any pictures from the event, please feel free to tag us on Facebook, use the hashtag #PedalPastPoverty or email them to us at lizzaruba.pah@eventis.net



Save the Date: 6th Annual Pedal Past Poverty

Saturday, February 24, 2018

Blue Gym, Mankato YMCA

Interested in being a corporate sponsor next year?

Please contact Liz for more information!

#PedalPastPoverty

MOST TEAM SPIRIT:

Wellcome Manor

MOST SPIRITED INDIVIDUAL:

Madison Lewis

OVERALL MOST MILES BIKED (TEAM):

Sliding Fridays

MOST TEAM MONEY RAISED (DAY OF):

WOW (Women on Wheels)

MOST INDIVIDUAL MONEY RAISED (DAY OF):

Sister Alice Zachmann

GRAND PRIZE:

Terri Compton

Gold Medal Sponsors

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Clothing Sponsor



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New Staff Changes

Partners for Affordable Housing recently welcomed Sonja Denn into the position of Case Manager for the Transitional Housing Program. Sonja previously worked as the Shelter Case Aid for a year before moving into this new position. Sonja grew up in Lake Crystal and is currently living in Waseca. She is married with five children. Sonja enjoys working with people and her hobbies include photography, sketching, drawing, fishing and camping. Previously, Sonja has worked as a Parent Aide at Wellcome Manor Family Services in Garden City, as well as a Youth Counselor at Elmore Academy in Elmore, MN.

In addition, we welcome Iraca Peterson as our new Shelter Case Aid. Iraca, who grew up in Mankato, previously worked as a General Maintenance worker at the St. Peter Regional Treatment Center. She enjoys helping people and is excited to embrace the role as Shelter Case Aid. Iraca's hobbies are camping, going to concerts and spending time with her family.

Finally, Natalia Pitts joins Partners for Affordable Housing as our new Shelter Case Manager. Originally from Owatonna, Natalia completed her Associates Degree at Riverland Community College then moved to Mankato to continue her education in the Social Work Department at Minnesota State University, Mankato. During her senior year, she had a full time internship at CADA where she received training to become a sexual assault advocate, something she is very passionate about. In her free time, Natalia likes to hang out with her friends, play trivia and board games and explore new places. We are also very excited to welcome Jen Theneman as Partners for Affordable Housing's new Executive Director. The press release of this announcement can be found on our website. Please watch for a featured article on Jen in our next newsletter!

A Note from one of our former Shelter Guests

"Thank you for everything! Before we got to your shelter, our lives were so unmanageable. The first day I was here, was the first day I could breathe in a very long time! Theresa House gave us the stability we needed! I have since gotten a job and the kids are settled in school and in daycare. I am so incredibly grateful. Thank you!!"

HOW CAN YOU GET INVOLVED?

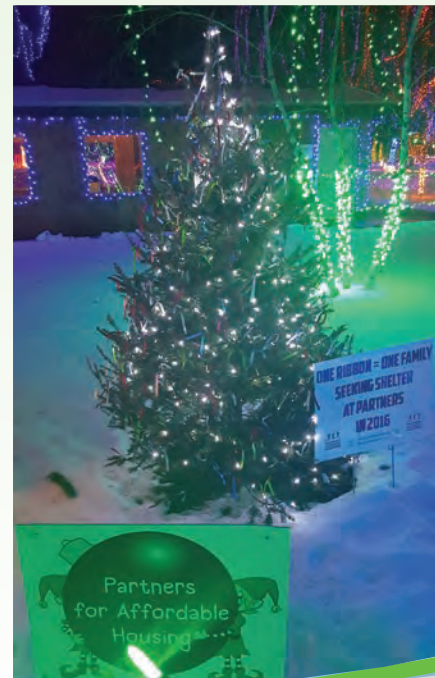
Partners can't exist without the support from our community. If you are interested in getting involved, you can help us continue to make a difference in our community. Consider:

- Making a monetary donation via a check, cash, or donation online at our website
- Start a personal fundraising campaign on behalf of our agency
- Get a team together for Pedal Past Poverty
- Make an Honor or Memorial Gift Donation
- Planned giving via your overall estate or personal financial planning efforts

Your kindness and generosity helps make a difference in the lives of the families we work with. It is only through community partners like you that we are able to achieve our mission to provide shelter, housing assistance, support, stability and nurturing for homeless families as they work to acquire permanent affordable housing.

2016 Kiwanis Holiday Lights

Another year has come and gone for Kiwanis Holiday Lights. We enjoy being a participating nonprofit in this fun community event. We received close to 2000 pounds of food from two donation nights and had volunteers work over 50 volunteer hours during the event, including set up, tear down and various park activities. Thank you to all our volunteers for all your help and to the community for making this another successful year at Kiwanis Holiday Lights!



PAH Central Office

151 Good Counsel Drive, Suite 130
Mankato, MN 56001

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Spring 2017 Newsletter



Partners for Affordable Housing provides shelter for homeless families and individuals, and helps them to secure economically viable long-term housing.



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Need to update your address, want to receive this newsletter electronically or wish to be removed from our mailing list? Please contact Liz Zaruba at 507-387-2115 ext. 4 or lizzaruba.pah@eventis.net

Follow Partners for Affordable Housing on Social Media!



Partners for Affordable Housing Donors *Thank You!*

The following is a list of all donors who gave a cash gift between October 2016 and May 2017. If your name or business has been omitted from this list, or we have a typographical error, please let us know. We are extremely grateful to those who have chosen to support our work.

Cash Gifts:

AFSCME Local 1855,
AgStar Financial Services
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Hiniker, Ruth
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J. Longs Clothing of Mankato, Inc.,
Jacobs, Pamela
Johnson, Geri
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Kerkhoff, Donald & Cecelia
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Schmitz, Joan
Schneider, Debra
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Schoeneberger, Elaine
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Seiberg, Emily
Silver, Daniel & Rosemary
Simoneffe, Bill & Josie
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In Honor of Julie Nienaber
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Pedal Past Poverty

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