

Our mission. Doors 2 Success empowers participants of Grand Junction Housing Authority programs, in partnership with community organizations, by promoting stable housing through supportive services tailored to individual and household needs.

The Big Picture

Welcome to our 2025 Annual Report. Join us as we look back on who we've served and why it matters.

Housing instability in Mesa County is not a distant problem. In 2022, 44% of renter households were cost-burdened—spending a third or more of their income on housing—and nearly 30% were spending more than half. By 2024, the median market-rate rent in Grand Junction had reached \$1,500 a month, well above what most renters can afford. Nearly 3,000 households, close to 6,000 individuals, are currently on the waitlist for a housing voucher.

The need is expanding. Adults 65 and older are the county's fastest-growing age group, up 17% since 2010, with more increases projected. As more older adults age on fixed incomes, the demand for services that help them live independently will only rise.

Affordable housing is only part of the equation. Keeping it requires support.



Service-Care Coordination

helps older adults navigate benefits, healthcare, housing paperwork, and daily challenges of independent living, so stable housing stays stable.



Family Self-Sufficiency

guides families through a five-year path of income growth, skill building, and escrow savings, so housing becomes a launchpad, not a lifeline.



Emergency Assistance

provides up to \$300 to meet an urgent need, so a setback doesn't become a loss of housing.

Our Impact in 2025

96%

of families and older adults served **maintained stable housing and were successful** in their pursuit of other program-specific objectives



Female (64%)

Male (36%)



White (82%)

Hispanic (12%)

All other races (6%)

800+

older adults served

42

families served

59%

participants with disabilities

96%

household incomes at or below 50% AMI*

Stories of Stability

*Numbers tell part of the story. The people behind them tell the rest.**

After years of homelessness and transitional housing, Paul finally had a voucher and a first-floor apartment. But independent living—utilities, change of address, the expectations of apartment life—was unfamiliar territory.

A Service-Care Coordinator helped him get utilities in his name, completed his address change, and walked him through the basics. Because Paul's income is limited, the coordinator also connected him with utility assistance so the financial shift didn't send him into crisis before he found his footing.

Paul is settled, and he knows he has someone to call. That support has made the difference between anxiety and confidence.



BRIDGETTE
FAMILY SELF-SUFFICIENCY



Bridgette came into the Family Self-Sufficiency program as a formerly homeless single mother of three. Once her family had stable housing, her kids started thriving and she committed to building something lasting.

Over five years, she learned to manage her finances with intention, paid off her car loan, and grew her income steadily. Every raise meant more escrow. By graduation, she had accumulated more than \$30,000 in savings.

Bridgette has opened a savings account and is working toward homeownership. And her oldest son—who grew up watching his mom set goals and meet them—is graduating high school a year early. **Stable housing didn't just change Bridgette's life. It changed what her kids believe is possible for their own.**

Laura is a senior managing multiple health challenges. Her second-floor apartment had become a safety concern—and her Medicaid coverage had lapsed, cutting off access to medications she needed.

Her Service Care Coordinator helped her apply for a first-floor transfer, guided her through every step of the process, and followed up on her Medicaid reinstatement until it went through. Along the way, she also helped Laura apply for energy assistance and set up a new bank account after a financial scam.

Laura is in her new apartment, walking her dog in the courtyard, and getting to her appointments. Her medications are covered. What looked like overlapping crises each had a solution.



LAURA
SERVICE CARE COORDINATION

**Some names have been changed to protect client privacy.*

Partnership in Action

Each story, person, and data point represents belief in and support of this work. To all, we extend our gratitude.

176

volunteer hours logged

48

wellness clinics offered by Colorado Mesa University (CMU) partners

480

food boxes provided through Food Bank of the Rockies

26

families received Emergency Assistance

In late October, a federal government shutdown threatened to delay November SNAP benefits and the Doors 2 Success team acted immediately. Nearly every Family Self-Sufficiency family depends on SNAP. They weren't going to wait.

Staff, GJHA board members, and Doors 2 Success board members rallied together and launched a social media campaign to bring in the broader community. In a short window, \$2,600 was raised—enough for complete Thanksgiving dinner ingredients for all 20 families, plus a holiday pizza party in December.



Follow us on Facebook to stay connected and find out how you can help when it matters most.



Thank You to Our Funding Partners

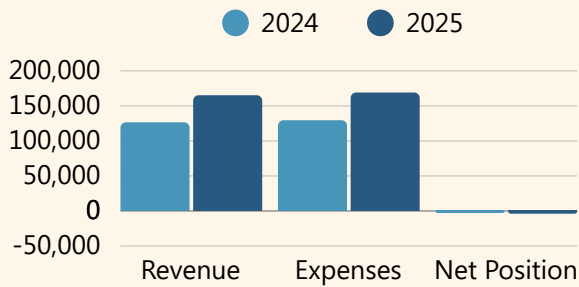
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Thank You to Our Board Members *100% of whom give each year!*

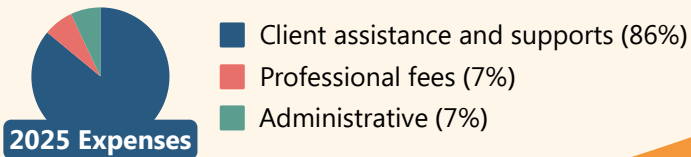
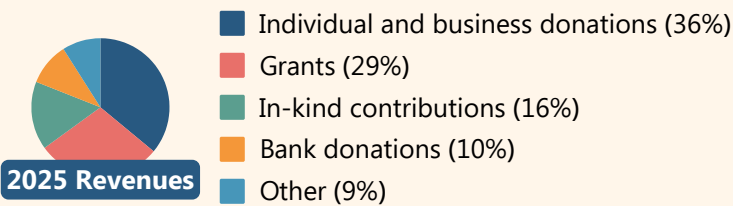
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Behind the Scenes

Strong roots. New leadership. Continued commitment.



Year-to-Year Comparison (2024-2025)



85%
of every dollar donated went
directly to serve clients



When Scott Aker was promoted to CEO of the Grand Junction Housing Authority in 2025, I was honored to step into the Executive Director role at Doors 2 Success. I bring 18 years of experience at the Housing Authority and a close understanding of both this community's needs and the programs that serve them.

This year brought both challenge and celebration. The loss of our Family Resource Program was significant, and we are finding other paths forward for the families it served. At the same time, five families graduated from the Family Self-Sufficiency Program. Each walked away with greater financial independence and a stronger foundation for what comes next.

I am committed to strengthening the partnerships and systems that allow our team to do their best work—and to ensuring that Doors 2 Success remains responsive, resilient, and centered on the people who count on us.

**None of this happens without you.
Thank you for being part of this work.**



Holly Webster

Holly Webster, Executive Director
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