2012 Annual Report
Year in Review

WARREN VILLAGE
Successfully breaking the cycle of homelessness for single parent families
A Message of Appreciation

Dear friends,

We appreciate the support from you and the community at large during the last year. As you know, Warren Village is an extraordinary organization, dedicated to leading single parent families out of poverty. We have helped to move the needle in regards to leading our single parent families from homelessness to self-sufficiency and could not have done that without the generosity and investment of human capital from thousands of donors and volunteers.

Our program model has grown and adapted through the years – remaining stable in a changing economic and political landscape. Single parents come to Warren Village to attain the skills and education they need to build a career that will allow them to support themselves and their children without state assistance. To that end, we began researching new program components to help make it easier for our parents to attain essential workforce skills. In addition, we revised the learning center financial model and adapted the plan to include an increased emphasis on outcome measurement throughout the organization. These program developments fit within our strategic plan, which includes objectives to:

- Strengthen our financial position
- Increase our impact on self-sufficiency of single parent families
- Strengthen internal operations to effectively accomplish our mission

Warren Village was recognized with two important awards during the last year; a Torch Award for Workplace Trust and Ethical Practices from the Better Business Bureau and the Eagle Award for the strength of the supportive programming we offer to parents. In addition, we maintained a 4-Star rating from Qualistar for the Learning Center and a 4-Star rating with Charity Navigator. These designations are very important to us, and our supporters, as they indicate a high standard of practice and accountability. Our board and staff are committed to exceptional programs and continuous improvement.

We are grateful for the commitment to service from our board members, several of which ended terms at the end of the fiscal year. We salute the many contributions of retiring trustees Michael Dunagan, James Keeley and Caroline Turner. We thank them for their leadership, support and guidance. Conversely, we welcomed to the Board Kathleen Ferguson and Thomas McClary and recognize new officers: Tim Streeb, Chair; Mary Noonan, Secretary; and Brian Sandy, Treasurer.

Thank you for your continued support of Warren Village. Please do not hesitate to contact us with any questions about the programs and activities highlighted in this annual report.

Tammy Abramovitz
Chair, Board of Trustees

Sharon A. Knight
President and CEO
2012 Highlights

576
Children and parents received housing

185
Children attended the Learning Center

337
Life skills classes provided to residents

1,628
Volunteers gave 30,628 hours

63
Warren Village employees

Warren Village uses a dual generational approach to address homelessness and poverty which allows parents and children to simultaneously gain the skills they need to support themselves and thrive. Our comprehensive program has been cited as a national model for success.

From the time Serena was young, a transient style of living became the norm. From shelters to foster care, a steady place to call home was never known to her. Even after being placed with a foster family, Serena eventually aged out of the system and was back to a constantly shifting environment.

Just before coming to Warren Village, Serena lived in a 30 day shelter with her young son, because she could no longer afford the rent where she had been staying with her boyfriend when he moved out.

Warren Village has provided Serena the opportunity to focus on finishing school without the uncertainty of wondering where she will live next and the financial burden of taking care of her son Julian.

Three year-old Julian attends the Learning Center where he is getting the educational foundation he needs. “His social skills have really improved – before he was never around other kids,” says Serena.

On top of working a part-time job and pursuing a degree in medical administration at CCD, Serena attends several of the life skills classes offered, covering topics like job interviewing and financial education.

What has been most helpful to Serena is the support and encouragement she receives from her Family Advocate. “My family advocate has really helped me with figuring out my school plans. She really wants to help you become better; I can tell she really cares about me.”

Serena is well on her way to being self-sufficient and being able to provide the safe and stable home for her son that she missed growing up.

Pictured: Julian and his mom, Serena, moved into Warren Village in February 2012.
Volunteers

Year round, volunteers donate their time to serve families in need. Their kindness and dedication are invaluable to Warren Village.

- At the end of February, the Learning Center lost a very, dear friend. Our volunteer Grandma Zoe Schaffer passed away at the age of 93. Zoe was a volunteer in the infant department for almost five years. She would arrive by bus every day in every kind of weather. We miss her sense of humor and the babies miss her endless warmth and patience.

- The 2012 Volunteer Recognition Event celebrated all of the wonderful Warren Village volunteers and recognized groups and individuals. The event held at Augustana Lutheran Church and was attended by 11 award recipients, 69 guests and 12 staff members.

- The 2011 Holiday Shop provided gifts for 165 Warren Village parents and 350 children, including families from the 1323 Gilpin residences, First Step, 1601 Colorado residences as well as qualifies alumni.

Special thanks and congratulations to our Volunteer of the Year, Art Prostkoff.

Faith Based Volunteer of the Year - Cherry Creek Presbyterian Church
Life Skills Facilitator - Carol Zaitz
Youth Volunteer of the Year - Madeline McCabe
Alumni Volunteer of the Year - Mayisha Smith
Resident Volunteer of the Year - Whitney Whitson
Volunteer of the Year - Art Prostkoff
First Step Volunteer Group of the Year - Tracy Montiero
Lifetime Achievement Award - Martha Johnson
Chair’s Award - Friends of Warren Village
Outstanding Community Service Award - Zoe Schaffer

Pictured: Grandma Zoe Schaffer (deceased); Holiday Shop volunteer helps children wrap presents for their parent; Volunteer Recognition event recognizes contributions of groups and individuals.
Housing

A better life for our residents begins with safe, affordable housing

- Warren Village in Capital Hill provides 93 one-, two- and three bedroom subsidized apartments to single parent families with up to six children
  - The average length of stay at the Capital Hill location is 16 months - 70 percent of exiting residents moved to permanent housing

- Thirteen additional housing units are available through Warren Village’s First Step Program in NW Denver
  - The average length of stay at First Step is nine months - 56 percent of exiting residents moved to permanent housing

- At 1601 Colorado Blvd., a permanent housing facility, Warren Village provides on-going program support for 28 families and is considered at the upper edge of the continuum of care for Warren Village.
  - 16 families graduated from the Warren Village core program and have benefited from after-counseling to continue on their path to economic independence.

Twenty-four year-old Janei and her son Jamal came to Warren Village First Step after practically living on the streets. Janei had been homeless off and on since she was 15 years old. Never staying in one place for more than a couple of months, Janai left home to escape the physical abuse of her mom.

For Janei the most difficult time came when she gave birth to Jamal almost four months early. At the time, she was sleeping on her friend’s couch and was told by the apartment landlord she could no longer stay there. It was winter and Janai had no where to live when Jamal was released from the NICU; It was a frightening time. Some nights she would leave Jamal with friends while she rode the bus or walked the streets.

Janei arrived at Warren Village First Step when Jamal was just one-year old. She says the most meaningful part of Warren Village is the staff. “They have been there step by step. They are dedicated. As long as you’re trying to better yourself, they will support you, they have your back.” The resources and guidance from staff have been invaluable to Janei. Her son, who because of being born prematurely was severely developmentally and physically delayed, is flourishing and Janei has learned how to better manage her finances so when she moves out she can have a more secure future.

Janei is currently working at a doggie daycare facility and recently moved into permanent housing. “I want to be stable and not have anything to worry about, that’s my goal for right now. I want to have that one place where I can say this is where my son grew up and he can have childhood friends and not go to 20 different schools like I did.”

Pictured above is Jamal who lived at First Step with his mom throughout 2012.
All Warren Village residents are required to meet regularly with a Family Advocate, attend school or work full-time, participate in evening life skills classes and contribute volunteer services each month.

For our families, Warren Village is a time of transition and transformation. Through our Family Services program, we provide the structure and accountability to stay on track, achieving goals and overcoming obstacles along the way.

**LEAD**
The Leadership Education Activism & Development (LEAD) program is a leadership program for residents to encourage personal growth and build a sense of community.

- LEAD raised $2,200 through their 3rd Annual V-Day fundraiser - a global movement to end violence against women and girls. At the local production of Vagina Monologues, members spoke about the positive impact Warren Village has made in their lives and advocated for support.

- LEAD participated in a focus group with The Economic Opportunity & Poverty Reduction Task Force to express their views regarding the vision statement and policy changes for government assistance programming here in Denver County.

**Alumni Association**
After graduating from the Warren Village program and moving out, many former residents continue their involvement through the Alumni Association which provides ongoing support through volunteer activities, fundraising and sharing their success with current residents and the community - there are currently 50 active members.

- This year, the Alumni Association held a successful fundraiser - the Warrior Dash in August at Copper Mountain raising $1,000. The Warrior Dash is an extreme 6K race. A group of 20 alumni helped work the check-in table, sell concessions and merchandise, monitor race course and obstacles and cheer runners, including their fellow alum Jennifer Millet.

Pictured: Latrice and her son Azzari Jones and Latice with her daughter Ayana Stewart meet Woody from Toy Story; Mathani takes piano lessons from volunteer Mary Erickson; Audrey from the Learning Center takes a ride on a tricycle donated by AAA Colorado
Most residents enter the program with no income or earnings under $2,000 a year; by departure, an average of 16 months later, those who are employed at program exit make more than $25,000 and are on a path for greater earnings.

Residents invested over 591 hours of time strengthening their economic futures by actively focusing on their financial fitness or making proactive steps to future home ownership. Residents gain valuable knowledge related to budgeting and money management. Five residents developed long term savings plans by opening Individualized Development Accounts and 22 residents opened checking or savings accounts giving them new resources to better manage their money, improve their credit and reduce reliance on check cashing companies.

Residents invested more than 297 hours perfecting resumes and interviewing techniques to land new jobs and improving the “soft skills” of employment in order to retain jobs.

Post-secondary training to reduce long-term dependence on public benefits continues to be the focus of 60% of Warren Village residents who are actively working on two- or four-year degrees or certificate programs.

Through generous community support, 18 residents received financial awards from the $23,000 donated to fund college scholarships, with another two individuals securing full-ride scholarships for nursing careers through Women with a Cause.

Life Skills programming related to parenting and family development are essential to all Warren Village parents. With over 80 classes offered as well as individual sessions, all of our parents received guidance and training on parenting skills and techniques to help their children be more successful and increase school readiness.

One of our graduating seniors was named a Daniels Fund Scholar; this prestigious award provides its recipient a full academic scholarship to any university in the U.S.
The Greta Horwitz Learning Center is a 4-Star Qualistar rated program providing on-site childcare and education for children ages six weeks through 10 years.

- Last year, the Learning Center provided services to 185 children.
- Each month at the Learning Center, approximately 1,700 breakfasts, 2,000 lunches and 1,900 afternoon snacks are provided for the children.
- The Learning Center integrated a new assessment tool, related to the Teaching Strategies Gold curriculum, to better assess children ages 3 to 5. The tool will help teachers to identify and address the social, cognitive and developmental areas of need for each child.
- Children in our three preschool/Pre-Kindergarten classes participated in the Head Start program for a second year. Teachers had more opportunities to interact with parents during the two home visits and multiple parent meetings.
- A grant from the Mental Health Center of Colorado allowed the Learning Center to offer counseling support and assistance to children, teachers and parents to help address child behavioral issues. The full-time mental help professional, Heidi Whitney, worked in classrooms with parents and teachers for more than 600 hours.
- For the first time, we offered dental screens to all children who attend the Learning Center. Dental screenings for preschool age children were performed by TOPS (Total Oral Prevention Strategies) and facilitated by the Mile High Montessori partnership.

The Learning Center received a donation from Laura and Michael Richards to establish the HOPE (Helping Others by Promoting Education) Warren Village Endowment Fund. Interest and dividends will be used to benefit learning center education programs and will enable us to continue to provide a high quality education to our children. (pictured are Laura and Mike Richards)
Financial Statements

FY 2012 was an excellent financial year with a positive change in net assets of 6.4% or $255,323. Although operating revenue remained relatively constant from the previous fiscal year, strong expense management was exercised. In addition, the Statement Of Financial Position reflects a Current Ratio of 4.3, as compared to 2.3 in FY 2011, which points to increased financial stability of the organization.

Statement of Financial Position

as of June 30, 2012

ASSETS
Current assets
- Cash $1,543,300
- Accounts receivable 129,724
- Prepaid expenses 57,174

Total current assets 1,730,198

Restricted cash - tenant deposits 10,819
Investments 1,420,729
Property and equipment - net 4,685,527
Escrow deposits 235,029

Total Assets $8,082,302

LIABILITIES AND NET ASSETS
Current liabilities
- Accounts payable and other accrued liabilities $293,358
- Current maturities of long-term debt 112,785

Total current liabilities 406,143

Long-term liabilities
- Long-term debt, less current maturities 620,462
- Accrued management fees 88,905

Total liabilities 1,115,510

Net assets
- Designated by Board of Trustees 819,530
- Net investment in property/equipment 3,952,280
- Undesignated 1,979,213

Total unrestricted net assets 6,751,023

Temporarily restricted net assets 75,526
Permanently restricted net assets 140,243

Total net assets 6,966,792

Total Liabilities and Net Assets $8,082,302

Statement of Activities

For the year ended June 30, 2012

REVENUE, GAINS AND SUPPORT
Operating Support $1,620,052 40.4%
Program Service Revenue
- Housing 1,038,605 25.9%
- Learning Center 1,024,470 25.4%
- Other 16,727 0.3%
In-Kind Contributions 220,163 5.5%
Special Events - net 90,454 2.3%

Total Revenue, Gains and Support 4,010,471 100.0%

EXPENSES
Housing Program 760,192 19.0%
Learning Center 1,503,704 37.5%
Family Services 558,480 13.9%
First Step Program 177,180 4.4%
Volunteer Program 116,341 2.9%
Warren Village Without Walls & Advocacy 71,517 1.8%

Total Program Services 3,187,414 79.5%
Management and General 351,362 8.9%
Development 216,372 5.4%

Total Support Services 567,734 14.2%

Total Operating Expenses 3,755,148 93.6%

Change in Net Assets from Operations $255,323 6.4%
Housing grant renovation 351,722
Depreciation and amortization expense (244,128)
Investment Gain 17,241

Total Change in Net Assets $380,158
Thank You

Thank you to our donors whose generosity makes a meaningful difference in the lives of the children and families we serve.

Foundations/Trusts

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- Adolph Coors Foundation
- Bonfils-Stanton Foundation
- Temple Hoyne Buell Foundation
- The Daniels Fund
- The Denver Foundation
- Helen K. and Arthur E. Johnson Foundation
- Timothy and Bernadette Marquez Foundation
- Martin Family Foundation
- Nord Family Foundation
- Rose Community Foundation

$10,000-$19,999
- Gay and Lesbian Fund for Colorado
- The Jay and Rose Phillips Family Foundation of Colorado
- Vodafone Americas Foundation
- The Women's Forum of Colorado Foundation
- The Women's Foundation of Colorado
- Xcel Energy Foundation

$5,000-$9,999
- BBVA Compass Foundation
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- ECA Foundation
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$1,000-$4,999
- Benjamin Moore & Co. - Matching Gift Foundation
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$250-$999
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- Feld Entertainment, Inc.
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- AAA - Colorado
- Advertising Production Resources
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The 2012 All-Star Breakfast featured Hall of Famer and former Denver Bronco Shannon Sharpe. The annual event, hosted by the Friends of Warren Village, raised more than $95,000 and was attended by 754 people as well as several VIP guests including, Denver Mayor Michael Hancock; Jamie Van Leeuwen, from the Governor’s Office; Bennie Milliner, New Executive Director, Denver’s Road Home; Miss Colorado, Hannah Porter; and Master of Ceremony, Reggie Rivers.

We are pleased to announce a memorial gift made to Warren Village from the Thogersen family, in honor of Dr. Dorothy Waddell Thogersen (pictured). The Waddell/Thogersen families have been tremendous champions of Warren Village since its inception. This special gift will support two programs, central to the Warren Village model, the Family Services Department and the Greta Horwitz Learning Center.