

# 2015 Annual Report

WARREN |  | VILLAGE

*Successfully breaking the cycle of  
homelessness for single parent families*



# Message from the Board Chair and President

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Dear Friends,

As we reflect on this past year, we immediately think of the staff, volunteers, board members and donors who are integral to our good work and who contribute so much to the lives of the families we serve. We are extremely grateful for their dedication and service to Warren Village.

We are pleased to report that we are in a strong financial position, including appropriate cash balances to run our operations. We take stewardship of our finances very seriously, and have been working hard to identify new sources of revenue, leverage expenditures with volunteer and in-kind donations, and invest our funds in a prudent manner.

It has been another successful year for our programs. While Warren Village has always been a leader in moving families from poverty to self-sufficiency, we must stay on the cutting edge to remain resilient and effective. This past year, the board and staff made adjustments to our strategic plan to elevate the importance of workforce development for our residents, strengthen our brand, educate the public about homelessness, and more productively engage our board in fundraising activities.

We began the second year of our College-to-Career Program, designed to help our resident parents prepare for careers that provide a livable wage. The program includes career and academic assessment, community college classes and tutoring assistance. Partnering with the Community College of Denver, we hosted two on-site classes per semester and guided residents to additional classes and services on campus.

We strive to increase public awareness of our programs and the issue of homelessness. The board established a Marketing and PR Committee and we have identified new ways to share information about homelessness throughout the community, working with community partners in this effort.

The Greta Horwitz Learning Center experienced tremendous growth this year. We maintained our accreditation with the National Association for Education of Young Children, and received a four-star rating through the state's new Colorado Shines rating system. We expanded our use of coordinated curriculum and assessment throughout the center, allowing us to track progress and tailor activities to ensure developmental gains for children from six weeks to ten years old. Looking forward, we need more space for youth programs, workforce development programs and apartments for families. We are exploring the option of building on to our current facility and will keep you apprised of our progress.

As always, we are indebted to our loyal friends, partners and donors. Thank you for your enduring support and endorsement of our important work.

A handwritten signature in black ink, appearing to read "Guy Cornelius".

**Guy Cornelius**  
Chair, Board of Trustees

A handwritten signature in black ink, appearing to read "Sharon A. Knight".

**Sharon A. Knight**  
President and CEO

# 2014-2015 Highlights

## Our Impact



**Affordable Housing**  
provided for 134  
low income, single  
parent families



**Family Services**  
received by  
423 children and  
adults



**Early Care & Education**  
provided for  
167 children in our  
Learning Center

## College-to-Career Update

Warren Village developed a new College-to-Career Program emphasis that helps propel parents into sustainable careers earning a living wage. The Family Services Department has identified concentrated workforce training programs that provide work skills and experience necessary for middle-skill jobs, which are in demand and will provide family-sustaining wages.

The College-to-Career Program includes an innovative collaboration with the Community College of Denver. Our partnership allows us to bring college credit classes onsite for Warren Village residents. These classes are an opportunity to experience post-secondary success in a supportive environment. With a minimum of two onsite classes each semester, we are building on the general education and core curriculum requirements that are common to a wide variety of professional certificates and fields of study.

## Programs & Services Outcomes

During the fiscal year, April 1, 2014 through March 31, 2015, of the 47 families who moved out:

- 77% found permanent housing
- 74% increased their personal competencies in life skills
- 64% maintained a full-time schedule of education and/or employment
- 57% had a positive change in income
- 94% participated in career exploration, financial literacy and next-step housing guidance
- 79% successfully completed the program





*Photo by Eli Akerstein*

Like April, many single parents arrive at Warren Village lacking the educational accreditation to obtain jobs that provide a livable wage. Warren Village provides the opportunity for this educational experience and the pursuit of a stable career.

*April and her son Kamron who moved into Warren Village in 2009.*

## A Chance to Meet and Exceed Expectations

### *April's Story*

For seven and a half years, April experienced domestic violence at the hands of her partner. When her son was six months old, she made the difficult but necessary decision to leave the situation. After sleeping on the floor of her parent's home, she was determined to find a place where she could excel as a student and as a mother.

April was referred to Warren Village while receiving services from Family Tree. After moving into Warren Village, April felt safe and comforted being around other single parents facing similar challenges that she was experiencing.

During her time at Warren Village, April participated in Life Skills classes, including L.E.A.D., and volunteered at Family Tree and ARC. Her son attended the Learning Center's Evening Childcare program where he blossomed into a happy, creative, intelligent toddler.

Since graduating from Warren Village in 2011, April has graduated from Colorado State University with a BA degree in Economics and a BS degree in Business Administration with an Accounting Concentration. She is pursuing a career as a Certified Fraud Examiner, and would like to become directly involved with the economic development of her Native American tribe.

April is grateful for her time at Warren Village. "I wouldn't be here today if they hadn't given me a place to stay and a chance to know myself and, most importantly, to push myself to meet and exceed expectations."

## 2015 Volunteers of the Year

**Alumni Volunteer of the Year** *Marsha Brown*

**First Step Volunteer of the Year** *Spencer Page*

**Volunteer of the Year** *Denise Stepto*

**Volunteer Group of the Year** *Johns Manville*

**Youth Volunteer of the Year** *Calla Lopez*

**Legacy Volunteer of the Year** *Jason Longmire*



*Volunteers from Johns Manville accepting the Volunteer Group of Year Award*

## 2015 Volunteer Outcomes

*Volunteers provide much needed services as well as opportunities for enrichment to our children and parents.*

- The Healthy Beginnings Clinic through the University of Colorado Medical School generated 998 volunteer hours
- 47 volunteer facilitators taught 320 life skills classes
- 175 people provided evening child care
- Board of Trustees volunteered thousands of hours
- Foster Grandparents from Volunteers of America served 3,443 hours



*Volunteers from KPMG at Amp The Cause Community Day*



*Volunteers at CenturyLink sponsored the Annual Shoe Drive*



## 2015 Housing Outcomes

For our residents, living at Warren Village is not an entitlement, but a privilege earned by making progress toward self-sufficiency goals.

Warren Village has 93 residential apartment units located in Denver's Capitol Hill neighborhood. Families move in and out throughout the year.

- 47 families moved out during the 2015 fiscal year
- Average length of stay was 18 months
- 77% of those who moved out found permanent housing

The Warren Village First Step program located on North Federal Boulevard has 13 transitional housing units.

- 34 families and 35 children were served in fiscal year 2015
- Of the 16 families who completed the program and moved out - 88% found permanent housing

*Transforming Lives. Delivering Hope.*

## Event Highlights

Warren Village held its Fall Gala in the children's space of the Denver Art Museum (Duncan Pavilion). Guests were treated to a stellar one-woman performance by Ann Hampton Callaway, singer, pianist, composer and lyricist – who dazzled the audience with her passion and improvisation, and even wrote and sang a “Warren Village song” on the spot.

Select guests attended an after party hosted in the gorgeous home of Susan and Leo Kiely, where Ann performed and entertained well into the night. The event raised over \$80,000 in support of the Greta Horwitz Learning Center. Ann will return for another performance with her sister, Liz Callaway, on October 16, 2015 at the ART Hotel.



*Sharon Knight, Deborah and Guy Cornelius, Ann Hampton Callaway, Kari Strand and Molly Broeren*



## 2014-2015 Family Services Outcomes

While living at Warren Village, parents are responsible for completing a number of program requirements including working or attending school, volunteering and participating in life skills classes. Twenty-nine of the 37 residents who completed our program maintained a full-time schedule:

- 14 were working full-time
- 11 were attending school full-time
- 4 were working part-time and going to school part-time

Ten residents completed an educational or career track program:

- 3 completed certificate programs from a community college (Licensed Practical Nurse, Dental Assistant and Medical Billing and Coding)
- 4 completed a job preparation program
- 3 completed Certified Nursing Assistant courses and passed state licensing exam



A College-to-Career class in session

## Family Services Highlights

- Through generous community support, 24 residents received financial awards from \$20,000 donated to fund college scholarships.
- The Financial Empowerment Center at Warren Village served by two *mpowered* coaches, conducted 111 counseling sessions with 102 residents, alumni and staff.
- In December 2014, a new admissions process for residents began. Applicants now have an in-person interview, attend a group orientation session and participate in an empowerment-based life skills class before final program acceptance.
- 140 families participated in the annual Holiday Shop.
- 45 families attended the annual Family Halloween Party hosted by St. Andrew's United Methodist Church Youth Group.
- Augustana Lutheran Church and Hope United Methodist Church generously donated Thanksgiving and Easter food baskets to all resident families.



A Warren Village resident receives a backpack from the annual backpack and school supply drive

*The start of school is always a special, and sometimes scary, time for children. Having a new backpack and school supplies really helps kids get a great start. Last year, 85 school-age children received new backpacks and school supplies thanks to tremendous support from Rio Tinto Minerals and Qdoba.*

# Early Care and Education Highlights

- Warren Village is one of the few early childcare centers that has Nature Based Outdoor Classrooms. The Learning Center celebrated the opening of the infant/toddler Nature Based Outdoor Classroom in April 2015.
- A new Teaching Strategies Gold for Infants and Toddlers began this year. This is part of the Results Matter Expansion Project, which provides professional development for our teachers in observation and assessment skills.
- The Learning Center was awarded funds from the Denver Early Childhood Council to support the Pyramid Plus approach.
- The Learning Center continues to collaborate with community partners and increase resources for children and families. Partners include: Dardano's for summer gymnastics, the Colorado Ballet Company, the Denver Public Library, the Denver Zoo, the Lion's Club, the Center for Speech, Hearing and Language, Denver Parks and Recreation and CenturyLink.



Children in the Learning Center observe a butterfly



## 2015 Learning Center Outcomes

The Greta Horwitz Learning Center provided care and education to 173 children ages six weeks through 10 years old.

- 22% of the children enrolled in the Learning Center received special needs services from the Colorado Center for Pediatric Learning and Development and Sewall Child Development Center.
- Proper nutrition is vitally important to young children. A full-time chef prepares meals and snacks for our students. In the past year, we served 19,500 nutritious meals.
- Most of the children in the Learning Center have experienced trauma. In the past year, our full time licensed social worker has worked with 130 children within 10 classrooms for a total of 1,200 hours and provided support planning meetings with parents and teachers for 24 children and has worked therapeutically with 10 families.

*Living at Warren Village is not a handout, it's a hand up.*

## Statement of Financial Position

as of March 31, 2015

### ASSETS

Current assets	
Cash	\$1,572,102
Accounts receivable	136,268
Prepaid expenses	34,272
Grant receivable	24,880
Total current assets	<u>1,767,522</u>
Restricted cash - tenant deposits	21,057
Investments	2,134,259
Property and equipment - net	4,482,953
Escrow deposits	352,354
Total Assets	<u><u>\$8,758,145</u></u>

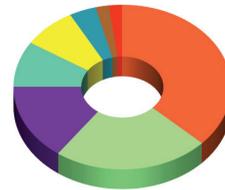
### LIABILITIES AND NET ASSETS

Current liabilities	
Accounts payable and other accrued liabilities	\$236,755
Accrued payroll costs	175,343
Total current liabilities	<u>412,099</u>
Long-term liabilities	
Long-term debt, less current maturities	\$300,000
Accrued management fees	44,494
Total liabilities	<u>756,593</u>
Net assets	
Designated by Board of Trustees	616,436
Net investment in property/equipment	4,482,953
Undesignated	2,682,358
Total unrestricted net assets	<u>7,781,747</u>
Temporarily restricted net assets	53,379
Permanently restricted net assets	166,426
Total net assets	<u>8,001,552</u>
Total Liabilities and Net Assets	<u><u>\$8,758,145</u></u>

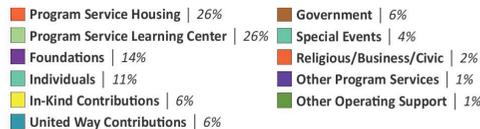
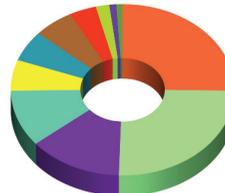
## Financial Statement

Fiscal Year 2015 was another excellent financial year as our net assets increased .65% from the previous year, due to revenues better than budget. The increase is due to solid revenues and controlling overhead expenses. The Statement of Financial Position shows the current ratio is 4.3%.

### OPERATING EXPENSES



### REVENUE, GAINS AND SUPPORT



## Statement of Activities

as of March 31, 2015

### REVENUE, GAINS AND SUPPORT

Operating Support	\$1,616,954	37.5%
Program Service Revenue - Housing	1,069,447	24.8%
- Learning Center	1,152,274	26.5%
- Other	0	0.0%
In-Kind Contributions	293,484	6.8%
Special Events - net	182,698	4.2%
Total Revenue, Gains and Support	<u>4,314,858</u>	<u>100.0%</u>

### EXPENSES

Housing Program	920,535	22.4%
Learning Center	1,530,135	37.2%
Family Services	625,883	15.2%
First Step Program	174,688	4.2%
Volunteer Program	83,938	2.0%
Warren Village Without Walls & Advocacy	67,032	1.6%
Total Program Services	<u>3,402,211</u>	<u>82.7%</u>
Management and General	337,076	7.9%
Development	375,558	8.7%
Total Support Services	<u>712,634</u>	<u>16.5%</u>

Total Operating Expenses	<u>4,114,845</u>	<u>99.2%</u>
Change in Net Assets from Operations	200,013	<u>0.8%</u>

Depreciation and amortization expense	(279,834)
Investment Gain	<u>131,169</u>

Total Change in Net Assets	<u><u>\$51,348</u></u>
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# Thank you!

Warren Village is honored to recognize contributions from the following donors:

*Fiscal Year 2015: April 1, 2014 through March 31, 2015*

*\*Indicates donors who have made a contribution through United Way*

## FOUNDATIONS

### \$50,000+

The Anschutz Foundation  
Bank of America Charitable Foundation, Inc.  
Temple Hoyne Buell Foundation  
Helen K. and Arthur E. Johnson Foundation

### \$20,000-\$49,999

The Daniels Fund  
Denver Post Charities, a McCormick Foundation Fund  
Nord Family Foundation  
The Jay and Rose Family Foundation of Colorado  
Rose Community Foundation  
The Women's Foundation of Colorado

### \$10,000-\$19,999

Anschutz Family Foundation  
Fulcrum Foundation  
Heider Family Foundation  
The Hill Foundation  
U.S. Bank Foundation

### \$5,000-\$9,999

The Denver Foundation  
ECA Foundation  
A.V. Hunter Trust  
KeyBank Foundation  
Piton Foundation  
Schlessman Family Foundation, Inc.  
Strear Family Foundation  
Wells Fargo Foundation  
Xcel Energy Foundation

### \$1,000-\$4,999

BBVA Compass Foundation  
The Colorado Health Foundation  
Community First Foundation  
The Piton Investment Fund  
The Harry W. Rabb Foundation  
Trinity Second Century Foundation  
Western Union Foundation

## INDIVIDUAL/FAMILY TRUSTS

### \$20,000-\$49,999

Broe Family Foundation  
Fox Family Foundation

### \$10,000-\$19,999

Butler Family Fund  
The Walter S. Rosenberry III Charitable Trust  
Wagner Family Revocable Trust  
Williams-Malone Foundation

### \$5,000-\$9,999

Richard H. Lewis Family Foundation  
The Thomas D. Lookabaugh Foundation  
Pole Creek Ranch Fund  
The Nancy & Robert Schulein Fund  
Silver Lining Foundation

### \$1,000-\$4,999

The Campbell Foundation Fund  
Grogan Family Fund  
Heyman Family Fund  
Betty M. Kissinger Designated Fund  
The Ruth S. Silver Fund  
George and Mary Sissel Fund  
Harry L. Willett Foundation  
The Randal H. Woods Fund

### \$250-\$999

Papa Marv Fund  
Warner/Crawford Family Fund

## CORPORATIONS

### \$10,000-\$19,999

CoStar™  
MillerCoors Brewing Company\*  
Rio Tinto Minerals

### \$5,000-\$9,999

Johns Manville Corporation  
Xcel Energy

### \$1,000-\$4,999

AAA - Colorado  
Argonaut Liquors  
Bachus and Schanker LLC  
Bellco Credit Union  
Carmine's on Penn  
CenturyTel Service Group  
Chubb & Son  
CoBiz Financial  
The Comcast Foundation  
Delta Dental  
dfine Branding  
EnCana Oil & Gas (USA) Corporation

Fidelity National Title  
First Western Financial  
Great-West Life and Annuity Insurance Co.  
King Soopers Neighborhood Reward Program  
KPMG LLP  
Linhart Public Relations  
NexusTek  
Palace Construction  
Porchlight Real Estate Group  
Robert Rhue Enterprises, Inc.  
TIC-The Industrial Company  
Wells Fargo Advisors, LLC

### \$250-\$999

Bridgepoint Education  
CBRE, Inc.  
CoBank  
CompTIA Inc.  
Denver Marriott City Center  
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Gameday, Inc.  
GP Strategies Corporation  
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Market Perceptions, Inc.  
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Noble Energy Production  
Pulte Mortgage  
QEP Resources, Inc.  
Ross Management Group  
RW Specialties, Inc.  
Sterling Girl Sales, Inc.  
Telecom Pioneers  
Trenka & Associates, Inc.  
UBS Employee Giving Program  
UMB Bank  
Urban Ventures  
Western Union Match Program  
Whipplewood CPAs

## AGENCIES

### \$50,000+

Mile High United Way  
Energy Outreach Colorado

### \$20,000-\$49,999

Denver Department of Human Services - First Step Funding

### \$5,000-\$9,999

Arrupe Jesuit High School

### \$1,000-\$4,999

2nd Judicial Dist. Att. Office  
America's Road Home, Inc.  
Colorado Housing and Finance Authority  
Colorado PERA  
East Denver Kiwanis Foundation  
Greater Twin Cities United Way  
Loveland Housing Authority  
Rotary Club of University Hills  
Trust- United Way of Tri-State, Inc.  
United Way of Metropolitan Chicago

### \$250-\$999

Colorado Corvette Club  
Denver Early Childhood Council  
Mountain States Employers' Council  
Red Balloon Society  
TREA Chapter 3  
United Way of Greater Philadelphia & So. New Jersey  
United Way of Tri-County, Inc.  
Warren Village Alumni Association

## RELIGIOUS

### \$10,000-\$19,999

Cherry Creek Presbyterian Church

### \$5,000-\$9,999

Sisters of St. Francis - Sacred Heart Province  
Spirit of Christ Catholic Community

### \$1,000-\$4,999

Bethany Lutheran Church  
Christ On The Mountain Church  
First Church of Christ, Scientist  
First Unitarian Society of Denver  
Grace United Methodist Church/Women of Denver  
Parker United Methodist Church  
St. Vincent de Paul Society  
University Park United Methodist Church/Women

### \$250-\$999

Arvada United Methodist Church  
Cheyenne Wells United Methodist Women  
Christ Church/Women United Methodist of Denver  
First Presbyterian Church of Aurora  
First United Methodist Church of Pueblo  
First United Methodist Church of Durango  
First United Methodist Church of Newcastle  
United Methodist Women of La Junta  
Littleton United Methodist Church/Women  
Monthalia United Methodist Church  
Olney Springs Community United Methodist Church  
Ovid United Methodist Women  
Phillips United Methodist Women  
Pleasant Valley United Methodist Church

Salem/Iron Creek United Methodist Church  
Wray United Methodist Women  
Yuma United Methodist Church/Women

## INDIVIDUALS

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Stephen and Gina Fenton

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Jean Saul  
Mary A. Wells

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Mike and Chris Benedict  
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Laura and Michael Richards

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Michael and Julie Bearup  
Betsy and Had Beatty  
Stewart Bliss\*  
Art Blomberg  
Kathleen Bohland  
Chuck and Mindy Borgman

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Geri Anderson  
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*We apologize if your name or organization has been inadvertently omitted or incorrectly entered. Please contact Warren Village at 303.320.5055 with questions.*

# When Aspirations Become Reality

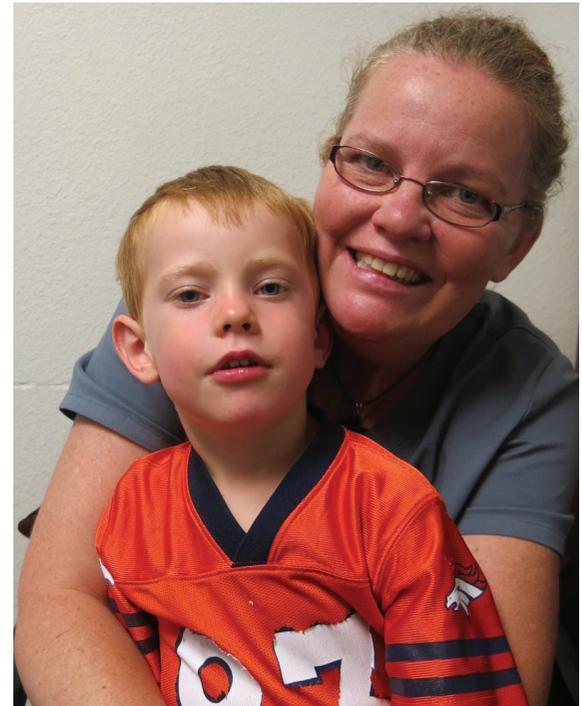
## *Marian's Story*

After serving in Iraq, Marian moved from Missouri to Georgia and finally to Colorado in 2011. For a few years, Marian and her young son Chandler lived with a friend, but Marian knew she needed her own space in order to achieve her goals and be the best mother she could be. After hearing about Warren Village from a friend at church, Marian applied and moved in November of 2014.

Although Marian was initially fearful of living in transitional housing, as soon as she moved in, she realized Warren Village was a “very welcoming atmosphere and a blessing.” She became friends with the other single parents in the community and now even mentors some of the younger mothers. Marian participates in Life Skills classes and her son is enrolled in the Learning Center’s Evening Child Care Program. Marian says four-year-old Chandler loves the environment as it has allowed him to be social with other children and make new friends.

In April 2015, Marian received her Medical Assistant Certificate and obtained a job in her field at a pain management company. With stable employment and housing, Marian and her son were even able to take their first camping trip together.

After graduation from Warren Village, Marian intends on renting an apartment and eventually owning a home. She also plans on pursuing more medical certifications that will allow her to increase her income so she can provide more for her family. Marian says “my experience at Warren Village has been inspiring and one I will never forget because of the connections and relationships I have built that helped me achieve my goals and realize my aspirations.”



For single parents like Marian, a welcoming, safe community like Warren Village can foster life-long support networks and relationships.

*Marian and her son Chandler moved into Warren Village in November 2014.*

## Our Mission

Warren Village exists so low income, single parent families can achieve sustainable personal and economic self-sufficiency.

## Our Vision

Warren Village is the nationally recognized leader for moving people from poverty toward self-sufficiency.

## Our Values

**Collaboration:** We realize success is a product of teamwork and believe in the power of individual commitment to a group effort. We foster partnerships within our own organization and with our broader community.

**Integrity:** We are consistently transparent, truthful and ethical in our actions and communications.

**Inclusion:** We are committed to diversity in all its forms and value individual perspectives and contributions. We create an environment of inclusiveness in which all feel valued and heard.

**Accountability:** We hold our staff, volunteers, board, clients and all involved with Warren Village responsible for their actions. We understand that meeting our individual and collective obligations is fundamental to achieving our mission and upholding our commitments to the public.

**Empowerment:** We help our clients leverage their unique strengths on their journey to reach their full potential. We foster an environment in which staff, board members, volunteers and donors can make a lasting impact on the organization and community.

**Excellence:** We strive for the highest quality effort, output and results in all of our endeavors.

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*July 1, 2014 - March 31, 2015*

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*Successfully breaking the cycle of homelessness for single parent families*



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