



Warren Village

APR 2024 - MAR 2025

Impact Report

RESIDENT SPOTLIGHT

Wendy's Path to Stability and Hope

Before starting 11th grade, Wendy was already a mother to two young children. Balancing school and parenthood was never easy, but she stayed focused on her goals. She graduated from high school, secured a job, and began living independently. Still, despite her determination, Wendy and her children faced housing instability due to circumstances beyond her control.

Wendy knew she wanted more for her family. That's when she found Warren Village at First Step. There, she began to rebuild — not just her stability, but also her confidence and vision for the future. She enrolled in college, developed essential life skills, and found a community that offered both compassion and structure.

“The community at Warren Village is approachable in every aspect,” Wendy says. “You can come talk to them about pretty much anything. They listen if that’s what you need, or help you find resources.”

When she was ready, Wendy and her children transitioned to Warren Village at Alameda. Today, she is close to earning her bachelor’s degree in criminal justice, with hopes of building a career in corrections — giving back to her community and continuing the path she’s worked so hard to create with the support of Warren Village.



EDUCATION
APR 2024 – MAR 2025

16 Residents attained a degree or certificate this year



DEAR FRIENDS AND SUPPORTERS,

As we close the chapter on Warren Village’s 50th anniversary, I find myself reflecting not only on the remarkable legacy we’ve built but on the incredible momentum propelling us into our next era. For five decades, Warren Village has remained steadfast in its mission to empower families to achieve sustainable self-sufficiency. Now, with the opening of Warren Village at Alameda, we’re expanding that mission to reach even more parents and children. This new supportive housing community is a testament to what’s possible when we pair a bold vision with deep community partnerships, marking a powerful beginning to our future. What hasn’t changed—and what never will—is the strength and resilience of the families we serve. Every day, they show us what perseverance, growth, and possibility truly look like. I’m grateful to walk alongside them and to be surrounded by a community of supporters who believe in this work as deeply as I do. Thank you for being part of this journey.

WITH GRATITUDE,



Ethan Hemming
ETHAN HEMMING
PRESIDENT & CEO
WARREN VILLAGE

IMPACT AT A GLANCE

572
Total Adults Served

338
Total Children Served



A VISION REALIZED

Warren Village at Alameda Opens Its Doors

In November 2024, Warren Village celebrated a transformative achievement: the opening of Warren Village at Alameda, our long-anticipated third campus. This expansion, years in the making, represents the most significant growth in our organization’s history and dramatically increases our ability to serve single-parent families navigating housing and financial instability across Denver.

Located in southwest Denver, the new campus adds 89 affordable housing units, a 9-classroom early learning center, and full on-site services. By November 2024, the first families moved in, gaining stable housing and access to wraparound support, including case management, mental health care, workforce training, and more. **The campus is at 100% occupancy**, underscoring the urgent and ongoing need for affordable housing and supportive services in our community.

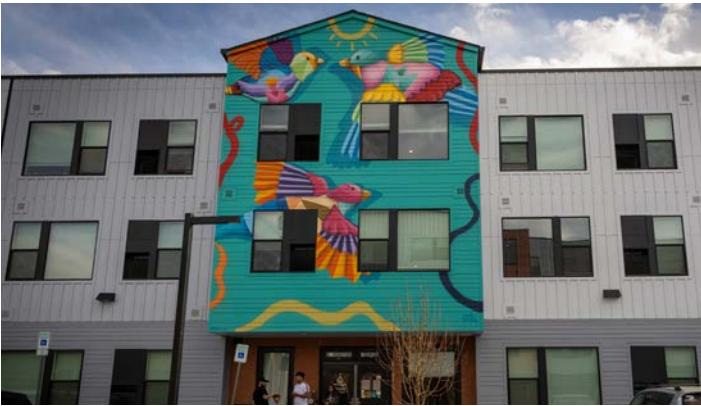
This expansion allows Warren Village to house 85 percent more families, supported by a 40 percent increase in staff. During 2024-2025, we added key roles to ensure every family receives the high-quality, two-generation support that defines our model.

A major highlight of the new campus is the Mile High United Way Early Learning Center at Warren Village at Alameda, which opened in March 2025, with space for

up to 106 children. Built to meet the highest standards in early education, staff are working hard to support improved early childhood development outcomes and will pursue a Colorado Shines rating, a quality rating and improvement system for childcare programs, in the coming year.

This \$52 million campus was made possible through a broad, committed partnership. The Denver Housing Authority provided the land on a 99-year lease at just \$100 per year, a testament to the city’s investment in long-term community well-being. Rocky Mountain Communities manages the property, Urban Ventures led development, and Deneuve Construction served as the contractor. Funding came from \$26 million in Low-Income Housing Tax Credits, a \$4 million federal grant secured with support from Congresswoman Diana DeGette, and additional funding from HUD, the Colorado Division of Housing, City of Denver’s Department of Housing Stability (HOST), and dozens of private donors and foundations.

Warren Village at Alameda is more than a building. It is a vibrant, supportive community—and a powerful step forward in our mission to disrupt generational poverty for families in Denver. We are deeply grateful to everyone who helped bring this vision to life.



DONOR SPOTLIGHT: A New Beginning, One Box at a Time

When longtime Warren Village supporter Katie Agron learned that 89 families would soon be moving into the new Alameda campus, she saw an opportunity to turn a moment of transition into one of welcome.

Katie rallied 54 friends and neighbors to collect and deliver boxes filled with dishes, pots and pans, towels, and cleaning supplies—all the essentials to help families settle in with dignity, warmth, and a sense of community.

Her effort is a reflection of what makes Warren Village unique: real people showing up with intention, compassion, and hope. As Alameda opened its doors, it did so with the support of a community that believes in second chances and new beginnings.



Outcomes by Location

GILPIN

The Gilpin Campus provides a supportive community for single-parent families working toward stability. With 92 units of safe housing, onsite early childhood education, and programs promoting self-sufficiency, residents receive comprehensive support. Adult programs in college and career readiness, workforce development, and mental health services equip parents with the tools to achieve sustainable employment and break the cycle of poverty.

124

Total Adults Served

203

Total Children Served

56%

of exiting Gilpin residents attained a degree/certificate or were on track to at time of exit

89%

of exiting Gilpin residents moved into permanent housing



FIRST STEP

First Step provides unhoused teen moms (ages 18–24) and their children with safe housing and support while they work toward a high school diploma or GED. In partnership with Florence Crittenton Services, the program combines expertise to break down barriers and build stability. With Family Advocate support, enrichment classes, and a Positive Community Culture, First Step empowers young families to heal, grow, and thrive.

13

Total Adults Served

20

Total Children Served

19

Positive Community Culture Meetings



IVY CROSSING

Warren Village at Ivy Crossing brings core support services directly into a southeast Denver apartment community. A dedicated Family Advocate offers financial coaching, social service support, and onsite resource navigation for residents at risk of housing instability. Residents also benefit from Kids’ Club after-school programming, peer connection opportunities, and the Mobility Mentoring model designed to help families build the skills and behaviors needed for long-term economic independence.

14

Adults Participated in the Mobility Mentoring Program

12

Community Events

267

Total Adults Served

49

Total Children Served



Alumni Impact

At Warren Village, the impact doesn’t stop when a family moves out. It multiplies. Our model creates lasting change by equipping parents with the tools, confidence, and support to build stable, fulfilling lives for themselves and their children. The ripple effect of that transformation can be seen in the generations that follow, as alumni go on to earn degrees, launch careers, raise thriving families, and give back to their communities. Their stories are a powerful reminder that when we invest in people, we invest in possibility.

ALUMNI SERVED

117

Adults

29

Children

IMPACT

66

Alums are participating in the Mobility Mentoring Program

Jami,
Warren Village Alumna

Where are they now?



Amanda came to Warren Village at 19 as a teen mom who had dropped out of high school. With support and structure, she earned her GED, went on to college, and now serves as Warren Village’s Alumni Coordinator, giving back to the same community that helped her rewrite her story.



Jami arrived at Warren Village in 2019 with her young daughter and a dream of pursuing higher education. This fall, she’s joining the Department of Physiology and Pharmacology Therapeutics at Johns Hopkins University to earn her PhD — an achievement she credits greatly to the stability, support, and confidence she found at Warren Village.



Ruby came to Warren Village as a single mom of four, seeking stability and a better future for her family. With determination and support, she built the skills and confidence to transform her life. Today, she’s a CEO, author, and educator in Denver, helping others chart their own path to success.

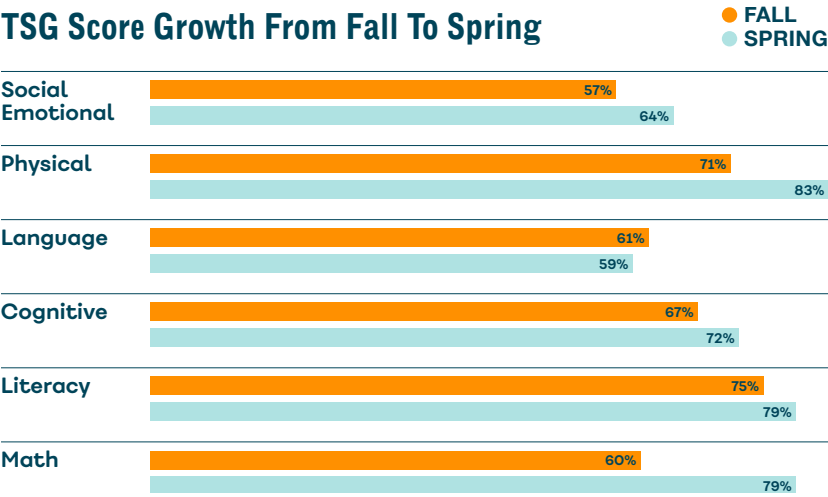
United Airlines Early Learning Center

A key component of Warren Village’s two-generation (2Gen) approach—intentionally and simultaneously supporting both children and the adults in their lives—is the **United Airlines Early Learning Center (ELC)**. This nurturing, play-based environment serves 136 children with a team of 26 dedicated educators. The ELC is rated Colorado Shines Level 5, the highest quality rating in the state, reflecting excellence in health and safety, staff training, learning environment, family engagement, and leadership. The center helps young learners build the skills they need to thrive in kindergarten and beyond.

Supporting Growth and Development

Warren Village uses Teaching Strategies GOLD® (TSG) to assess and support each child’s development across key learning domains. TSG is an inclusive, research-backed assessment tool that allows teachers to monitor progress in areas like language, literacy, and social-emotional skills from infancy through kindergarten.

Children receive an assessment in the fall and spring, these checkpoints help us better understand a child’s development. These scores help teachers tailor their approach to meet each child’s unique needs and show how much progress our students make throughout the school year.



EARLY
LEARNING
CENTER AT
A GLANCE

26
Total Teachers

136
Total Students



RESIDENT SPOTLIGHT

Breaking Cycles, Building Futures

In 2022, Gabby Bryden arrived in Denver eight months pregnant, determined to build a safe and stable life for her daughter, Philomena. After surviving abuse, housing instability, and years of mental health struggles, she found hope and community when she moved to Warren Village in 2024.

Quickly, Gabby became a beloved presence at Warren Village: a talented artist, a warm smile in the hallway, and a regular at Family Nights with her bubbly, curious daughter. Philomena blossomed at the Early Learning Center, gaining confidence, independence, and a love of art, music, and soccer.

But in October 2024, Gabby experienced a devastating mental health crisis and was hospitalized. Everything she had built was suddenly in jeopardy.

That’s when, as Gabby puts it, “fell into the arms of Warren Village.”

Her family advocates acted swiftly, coordinating her care, organizing vital documents, and making sure Philomena was safe and supported in a foster home. “I don’t know how they did it,” she says. “They really stuck their necks out for me.”

In April 2025, Gabby returned to Warren Village and reunited with her daughter in an emotional homecoming. She immediately began accessing on-site mental health services, parenting groups, and therapy sessions to support her healing and continued growth.

Today, Gabby is pursuing her education and dreams of becoming an elementary school STEM teacher. She’s rebuilding her life with resilience, structure, and determination, grateful for the team that helped her through her darkest chapter.



“Listen to your advisor. You have to do the hard, dirty work too... This whole thing was not a walk in the park. It feels like a walk in the park now because I had angels on my side.”

MENTAL HEALTH
APR 2024 – MAR 2025

73 Adults and children engaged with on-site mental health clinicians



To Our Generous Supporters: Thank You

Your belief in the power of families to build brighter futures fuels everything we do. Because of you, Warren Village continues to be a place of transformation, opportunity, and hope.

POWERED BY PARTNERSHIP

Our 2024 Aspire Gala was a powerful celebration of Warren Village’s 50th anniversary and the community of supporters who make our work possible. Thanks to the generosity of our sponsors, partners, and donors, we raised over \$350,000 to help more families access the resources and support they need to thrive.

We extend our deepest thanks to all who made the event a success, especially our Anniversary Sponsor, **United Airlines**, for their extraordinary partnership and commitment to our mission.



Community

In the 2024–2025 year, Warren Village took meaningful steps to cultivate a powerful and inclusive community. The People and Wellness Committee, led by the Learning and Inclusion Program Manager, developed strategies to advance language access, implement accessibility planning, and support learning and development for all staff. Organizational agreements were also introduced to strengthen a culture of support and belonging for staff, residents, and alumni. **As a result of these efforts, staff satisfaction reached 90%—a powerful indicator of the impact of this work.**

155 Individual Volunteers | **240** Group Volunteers | **4,020** Volunteer Hours | **42** Community Partnerships

COMMUNITY SPOTLIGHT: Championing Change for Over 15 Years

Angela Coleman has been a passionate supporter of Warren Village for over 15 years, serving as a board member, development committee member, volunteer, donor, and advocate. Her journey began in 2007 at a women’s professional retreat, where she met fellow Warren Village supporter, Tammy Abramovitz, and quickly became inspired by the mission and moved by the real, visible impact on families. Since then, she has helped forge a lasting corporate partnership with KPMG, organized creative fundraisers like the “50 for 50 Bus Tour” and “Birthday Bingo Bash,” and played a key role in advancing the Alameda campus. Angela’s deep commitment reflects a belief in the power of community to transform lives. Empowered by the support of her husband and two sons, she continues to champion Warren Village as a place where families find stability, purpose, and a path forward.

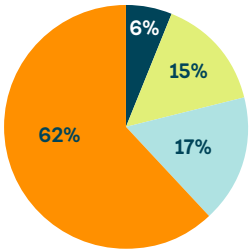


APR 2024 - MAR 2025

Financial Information

Operating Revenue

Contributed Revenue	\$6,919,811
Early Learning Centers	\$1,917,535
Housing	\$1,656,765
Interest/Other	\$703,584



TOTAL OPERATING REVENUE
\$11,197,695

TOTAL OPERATING EXPENSE
\$9,184,922

For more information on our financial health and stability, please visit WarrenVillage.org/financials.

APR 2024 - MAR 2025

Board of Trustees

Andrea Stiles-Pullas CEO, Prosono	Jordan Yarmon VP, U.S. Bank Practice Finance	Nicole Marquez VP Community Development Relationship Manager, The Huntington Bank
Angela Williams Director of Bank Financial Reporting, CoBank, ACB	Karrie Fletcher Market President, Alpine Bank	Peter Dellgren Founder, Birchwood Advisors
Craig Brown Investment Professional	Kate Sansing Director of Marketing, AAA-The Auto Club	Rachel Nixon VP, IMA
Cristen Lawton Partner, KPMG LLP	Katie Goodwin University Counsel, University of Colorado Boulder	Reba Jones Field Office Project Engineer, Saunders Construction
Debbie Herrera CHFA	Kristin Sullivan Deputy County Manager, Adams County	Sarah Bracken Owner, As You Wish Boulder
Gina Fenton Public Affairs Professional	Kyle Craig Owner, Outlook Consulting, Inc.	Shalyn Kettering Legal Counsel to the Attorney General, Colorado Department of Law
Jessica De Gortari Tax Managing Partner, Deloitte Tax LLP	Laneeta Sowell Pruitt Branch Manager, US Bank	Sharon Butler Former Director of Quality Services-Oracle
Jessica Perrill General Counsel, United States Center for SafeSport	Marcus Divita Controller, Concord Energy LLC	Stefannie Emerson President, ROEM Consulting
Joel Rosenstein Principal, Bridge Jumper LLC	Maxine Harris Founder & President, Maxx Impact Group	Tasha Jones CEO & Founder, LV Jones Consulting
John Shellenberger VP and Chief Information Officer, Johns Manville	Michael Walters Executive VP, President of Business Banking, KeyBank	Victor Davis Manager, Fidelity Investments



Warren Village
WHERE FAMILIES FLOURISH

CONTACT

1323 Gilpin Street
Denver, CO 80218-2552
303.321.2345
info@warrenvillage.org