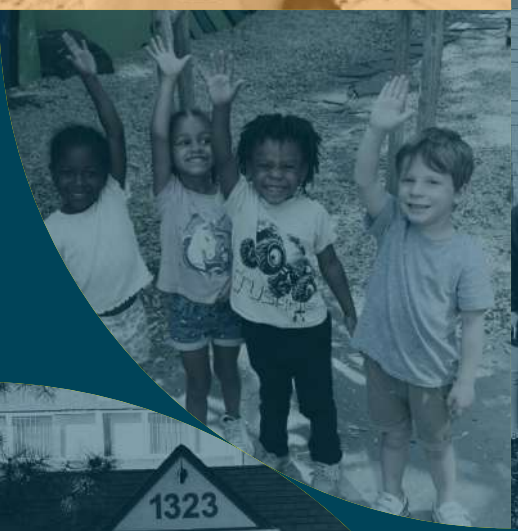














Impact Report

APR 2025 - MAR 2026

Warren Village
WHERE FAMILIES FLOURISH

RESIDENT SPOTLIGHT

What Tremaine Wants to Build Next

When Tremaine's seven-year-old daughter Eliza saw her new bunk bed at Warren Village's Alameda campus, there was no question which bed she'd pick: top bunk all the way. Why? She smiles and curls her hands over her eyes like binoculars. "Because I like to get a big view of our kitchen so I can spy what my dad's cooking for me."

For Tremaine, **having a safe place for Eliza meant everything**, and it showed right away. "It just seems like she's more happy," he says. "Just having her own space, somewhere she can call home."

Getting there wasn't easy. After losing his job, his car, and his apartment, Tremaine and Eliza spent six weeks in a shelter before he applied to Warren Village, reluctantly at first. "I was kind of being hard-headed," he says. Once he arrived, a partner program called the Center for Work Education and Employment (CWEE) helped him rebuild his confidence and buy a car.

His proudest achievement is his **credit score, which he's moved from the 500s to the 700s** since January by building his own plan in the computer lab downstairs. His dream now is to own a package delivery business and hire people who've faced what he has. **"We want to help out others like they helped us out,"** he says.

> **"I feel like I can do anything now. I have a lot of confidence in myself."**

Tremaine is one of Alameda's first residents, and one of only a few fathers in the community. He throws a football with the kids in the building. "I try to be a positive role model," he says. "Lots of them don't have dads."

Asked what Warren Village has meant to him, Tremaine remembers fondly how the organization gave him a gift for Father's Day. "Even just that little present from you guys means a lot," he said. "Whoever is putting money into Warren Village," he says, "just know it's being spent well."

Watch a video of Tremaine and Eliza by scanning the QR code to the top right.

Tremaine's Story



COMMUNITY
APR 2025 – MAR 2026

70% of Alameda residents attended at least 1 community event





DEAR FRIENDS AND SUPPORTERS,

In May 2025, we marked the Grand Opening for our newest campus, Warren Village at Alameda. That was a very joyful day. But **one of the greatest privileges in my career** has been watching as a real community takes shape at Alameda.

Family Nights, milestone celebrations, community breakfasts, neighbors becoming friends; as we've seen at our Gilpin and First Step campuses, these are the moments that turn a building into something more. Thanks to our staff and the leadership of Angel Wallace, our Director of Family Supportive Services at Alameda, families are finding not just stability, but belonging.

This was also a year that tested us. The federal freeze on Colorado Child Care Assistance Program (CCCAP) funding threatens the very foundation of childcare access for the families we serve. But because of your steadfast support and our organization's financial strength, we were able to cover the cost of lost subsidies without interruption to a single family's care. **That is what community looks like in action**.

What remains constant is the strength of our residents. They continue to teach us what determination looks like, and I remain grateful to walk alongside them, and alongside you.

WITH GRATITUDE,



ETHAN HEMMING
PRESIDENT & CEO
WARREN VILLAGE

IMPACT AT A GLANCE

301
Total Adults Served

487
Total Children Served



A VISION REALIZED

Building a Village from the Ground Up: Looking Back on the First Year of Alameda

Some mornings, you can see a resident mom at Warren Village at Alameda organizing a "Walking School Bus": She leads a handful of her neighbors' kids to Valverde Elementary, the local school, on her way to her own job there.

"Nobody assigned her this task," says Angel Wallace, Alameda's Director of Family Supportive Services. She took it upon herself. "It's this kind of 'shared care' that points to the exciting new community growing at our newest campus," Angel says.

NEW PROGRAMS, NEW PARTNERS

On May 3, 2025, Mayor Mike Johnston helped cut the ribbon to celebrate the Grand Opening of Warren Village at Alameda. Angel stepped into the director role in December 2025 as the campus's culture was still taking shape. The job "has been a great honor and a huge responsibility at the same time," she says. "I would almost equate it to a blank slate."

Angel's passionate and collaborative spirit has been instrumental in filling in that blank slate with quality programming. She has leaned heavily on programs and ideas Warren Village had already spent decades building.

One major milestone: Alameda hosted its first Family Night in December. The sign-up sheet was full. The atmosphere was joyful: kids, parents, and volunteers built gingerbread houses and enjoyed pizza together.

Angel describes a year of **deliberate teamwork with the Gilpin and First Step teams** "to strengthen the Alameda program, not re-create the wheel." Mental health lead Brooks Kaskela sees that collaboration as more than just practical -- it's the same message the campus sends its own families. "It's a new program, you can't do this alone," she says. "**That applies to our residents too. They've often been taught they have to do it all alone. We can't, and shouldn't have to**."

That's meant building new mental health support and community partnerships, such as Your Family, Your Neighborhood, which works to strengthen bonds between children, caregivers, and neighbors; Expanded Food and Nutrition Program (EFNEP), a federal program that teaches nutrition; and Faded Rose, a local barbershop, which gave back-to-school haircuts to students and parents in the fall.

"LIFELONG FRIENDSHIPS"

"You see the community growing," says Tremaine, one of Alameda's first residents (see page 2). "The staff is nice. I don't think they're here for a paycheck. I think they actually care."

Jessica Lopez, who moved into Alameda this past year, has spent plenty of summer evenings in the community areas, meeting other families. "Even if any one of us were to move, we've created lifelong friendships," she says.

Heading into year two, Angel's word is "strengthening": strengthening partnerships and programming. "I always try to stay rooted in the why," she says. "And the why is the people."

After years of planning, the people have shown up at Alameda, walking each other's kids to school, completing milestones, and **building an exciting new chapter in Warren Village's history**.

PARTNERSHIP SPOTLIGHT: Denver Health

As families work toward stability, we think health shouldn't be an afterthought. This year, we opened an **on-site health clinic** at Warren Village at Alameda in partnership with Denver Health. The goal: help residents access quality care quickly, without the added burden of taking time off work or coordinating travel. Tremaine, an Alameda resident, needed a physical for his daughter before school started. "Shout out to Denver Health," he said. Setting up the appointment on-site meant he didn't have to travel across town to the doctor, he said. "That saves gas or a bus trip," he says.

From June 2025 to March 2026, the clinic saw 346 total appointments. About half were behavioral health visits, while the other half covered office visits, physicals, and vaccines.





A new era begins: Warren Village at Alameda, our third campus, held its Grand Opening Celebration on May 3, 2025. From left to right: Jamie Rife, Former Executive Director of Denver's Department of Housing Stability ; Vanecia Kerr, United Way; Justin Petrochko, United Airlines; Angela, Warren Village resident; Mayor Mike Johnston; President and CEO Ethan Hemming; Board Chair Tasha Jones; Rep. Diana DeGette; Councilwoman Flor Alvidrez.



Looking fresh! Residents got new 'dos for the school year thanks to Faded Rose Barbers, who came on-site to give free haircuts.



Felisa, head chef at Alameda, teaches residents how to cook chili beans in October 2025. Parents enjoyed a meal together and shared cooking tips.



Our donor wall, which features the names of contributors to the Alameda project, was unveiled in the main hallway in March 2026.



Warren Village alumna Johnitta Medina now owns the catering business Momma Jah's. She served her delicious vegan soul food at our Connections Breakfast on November 12th, 2025.

Outcomes by Location

GILPIN

The Gilpin Campus provides a two-to-four-year transitional housing community for single-parent families. With 92 units of safe housing, the on-site United Airlines Early Learning Center, 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.

110 Total Adults Housed | **112** Total Children Housed | **87%** of exiting residents achieved permanent housing at exit



ALAMEDA

Located in southwest Denver, Warren Village at Alameda offers 89 units of safe, permanent supportive housing for single-parent families overcoming housing instability. On-site, the Mile High United Way Early Learning Center was built to serve up to 117 children with high-quality early childhood education and mental health support. Every family is paired with a Family Advocate who helps parents access education, career, and financial resources.

103 Total Adults Housed | **113** Total Children Housed | **70%** attended community events



FIRST STEP

First Step provides unhoused mothers (age 18–24) and their children with 10 units of safe, communal housing while they work toward a high school diploma or GED, postsecondary education, or employment. With Family Advocate support, enrichment classes, and a positive community culture, First Step empowers young families to heal, break down barriers, build stability, and thrive.

12 Total Adults Housed | **16** Total Children Housed | **77%** enrolled in high school, GED, postsecondary, or work



IVY CROSSING

For four years, Warren Village partnered with Ivy Crossing ownership to provide on-site supportive services—including a food pantry, coaching, and Kids' Club programming—for families at Ivy Crossing apartments in Southeast Denver. Programming concluded in October 2025. During the transition, we helped connect residents with comparable local resources. We're grateful for this partnership!



Alumni Impact

Our impact doesn't end when a family moves out. Through our Alumni Program, run by alumni Annette Alexander and Amanda Hildebrandt, we sustain that impact through our **Mobility Mentoring Program**. Over two years, we help alums work toward S.M.A.R.T. goals and monitor their progress through the Economic Mobility Bridge™ Pillars. We check in at 30, 60, and 90 days, helping alumni carry forward the skills and practices they built at Warren Village. This year, 78% of participants stayed engaged with the program six months out, surpassing our 60% target.

Beyond Mobility Mentorship, alumni success also depends on feeling connected and engaged within a larger community. This year, we invited alumni to teach classes at Warren Village. Others returned to share their stories at our Connections Breakfast and Evening of Inspiration events. Our partners in the Community Economic Defense Project also gave alumni and residents critical knowledge about housing and tenant rights, while the Colorado Center on Law and Policy presented on key changes to Medicaid.

ALUMNI SERVED

90
Adults

58
Children

IMPACT

59
Alums are participating in the Mobility Mentoring Program



Rachel,
Warren Village Alumna

Where are they now?



Sydney arrived at Warren Village in 2015 seeking independence for herself and her daughter. After completing a free IT boot camp, she launched a career with Sage Hospitality, working with properties like The Stanley Hotel. In May 2025, she and her family bought a home in Englewood — a goal first planted in a Warren Village evening class.



Kaysha came to Warren Village as a single mom at 19, unsure of her path. Today, she holds a Master's degree in Healthcare Administration and works in revenue cycle management at Ensemble Health Partners. "Give yourself grace," Kaysha says. "We are all working our butts off to get to a better spot."



Rachel graduated in May 2026 with her Bachelor's in Social Work. She originally enrolled in nursing school but found her true calling in social work, a shift that speaks to her deepening commitment to supporting others. Her Warren Village journey helped lay the foundation for a career built on service.

A Year of Growth and Nurturing Young Minds in Our Early Learning Centers

In Warren Village's two-generation (2Gen) approach, we work to break the cycle of generational poverty by investing in both kids and the adults in their lives at once. On-site early childhood education is key to that model. When care is steps away rather than across town, parents can attend class, hold down a job, and pursue their goals without worrying about the logistics of transportation or scheduling.

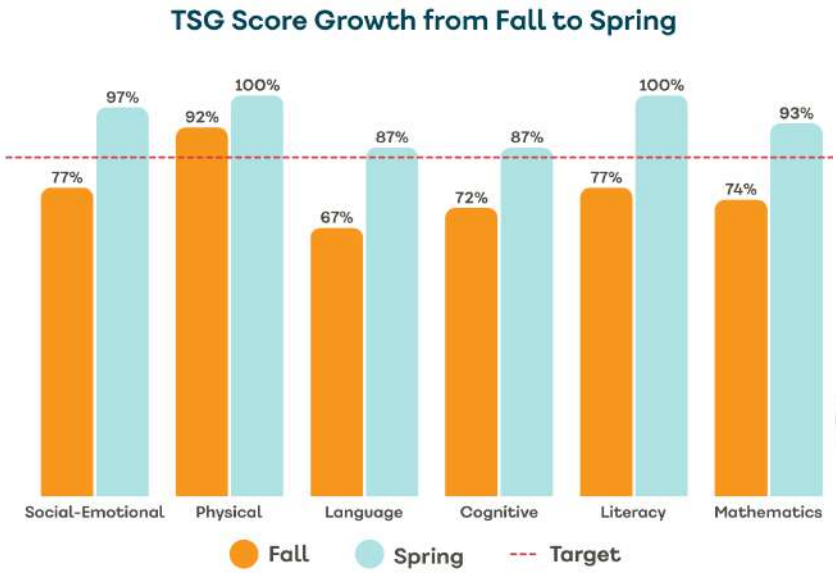
Instrumental to that foundation are our two Early Learning Centers (ELCs), where we strive to cultivate a nurturing, play-based environment. We served 133 children at the Colorado Shines Level 5-rated United Airlines Early Learning Center at our Gilpin campus and 76 children at the Mile High Early Learning Center at Alameda. Using Teaching Strategies GOLD®, teachers assess children's development throughout the year and use the results to individualize learning experiences and support each child's growth..

This year, that 2Gen foundation was tested at its core. **Government funding for the Colorado Child Care Assistance Program (CCCAP) was frozen for new families**, threatening the subsidy that roughly 62% of our enrolled families rely on to afford care. Without reliable, on-site care, the parents working toward degrees and careers would be forced to choose between their education and their children, threatening the stability we'd helped them build.

We refused to let that happen. In response, we launched our Thrive by Five campaign, and thanks to generous donors, we covered the cost for every affected family during the fiscal year. **Not a single child lost their spot at the ELC**.

We also helped establish the Child Care Provider Advocacy Network alongside Mile High United Way, Clayton Early Learning, and Mile High Early Learning. Our staff and board testified in support of SB 180, backed the successful Child Care Tax Credit campaign, and met directly with three Denver City Council members and four state leaders to advocate for affordable, accessible childcare.

Challenges remain, but our commitment is unwavering. We will continue fighting alongside our families, and alongside the Coloradans working to make childcare more accessible and more affordable for every family who needs it.



EARLY LEARNING CENTERS AT A GLANCE

Gilpin	Alameda
28	14
Total Teachers	Total Teachers
133	76
Children Served	Children Served



RESIDENT SPOTLIGHT

A "Stepping Stone" to a Brighter Future

"I'm a very busy mommy," Monicah says with a smile. It's all part of a plan she's built since arriving at Warren Village in June 2023.

Her alarm goes off at 5 a.m. so she can study two hours before her boys, Ander and Archie, wake up, a habit picked up from motivational speaker Jim Rohn; he talks about "winning your first hours of the day." By 9 a.m. she's dropped them off at Gilpin's Early Learning Center and started a work shift at one of two jobs: as a dental assistant or with a home health agency.

This year, she added school. Monicah is now studying Healthcare Management at Western Governors University, a choice built for flexibility so she can stay present with her boys while building toward the leadership role she wants. "**I want to be a leader who leads people in a way that they feel like they are taken care of**," she says.

Monicah came to Warren Village with her infant son after a marriage fell apart and left her, in her words, at rock bottom. "I needed somewhere I could belong, feel supported, and have a community," she says. Warren Village brought a sense of safety she hadn't had living on her own. "I felt like, oh, this is a good community to be around," she adds.

That community showed up when Monicah was in the hospital about to give birth to her second son. Her family advocate, Allison, arranged for fellow Warren Village residents to help care for Ander.

Asked what she'd want donors to know, Monicah doesn't hesitate. "They did not necessarily help just that parent," she says. "They helped the next generation." She has a message for her own sons, too: "I really did my best, and I kept it together."

Watch a video interview with Monicah by scanning the QR code to the top right.

Monicah's Story



"When I look back, I feel like I'm proud of myself. I didn't stay down. I have accomplished quite a bit for myself, and I'm hopeful that I will keep accomplishing."

EDUCATION
APR 2025 – MAR 2026

15 current and exited Gilpin residents completed a degree or certificate



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

We faced real challenges this year, but our community showed up again and again, reminding us how much their partnership matters. When SNAP benefits were halted in November, our community rallied to stock our food pantries. In response to the CCCAP funding crisis, which threatens families' ability to afford early childhood education, we launched our **Thrive by Five** campaign, raising more than $764,000 to help close the gap for this year. Thank you to everyone who helped families access the resources and support they needed to thrive.



Community

Community at Warren Village grew this year in ways both intentional and organic. Coffee Chat, a low-key monthly gathering over coffee and doughnuts, gave residents and mental health clinicians space to connect without an agenda; residents now ask about it when it's missing from the calendar. Trauma-informed care training gave staff shared tools for building trust across teams. That sense of belonging showed up in the numbers too: 85% of residents said their identity is respected by staff, and 85% of staff felt the same within their own departments. Meanwhile, volunteer participation at events nearly doubled to 218, and our four Connections Breakfasts drew an average of 31 guests, more than double the year before. Together, these efforts show connection happening in small daily moments and in bigger shared spaces alike.

186 Individual Volunteers | **119** Group Volunteers | **4041** Volunteer Hours | **31** Community Partnerships

COMMUNITY SPOTLIGHT:
Finding Belonging Through Volunteering

A decade ago, Dana Miloaga moved to Denver to take a job at Johns Manville as a chemical engineer. She was **looking for a way to feel connected to her adopted city**. So she decided to volunteer, as she did as a young girl in Bucharest. A colleague at Johns Manville invited her to join him as a volunteer at a Family Night, one of our signature volunteer events, and she felt an instant connection. "Volunteering at Warren Village really makes people feel like they belong," she says, "especially because [the organization] has been in Denver for so many years."

Dana now leads the volunteer partnership between Johns Manville and Warren Village. What keeps sponsors and volunteers coming back? She said her volunteers appreciate Warren Village's philosophy of meeting families where they are and giving them the tools to succeed. She's even carried lessons from her volunteering into her own workplace. Inspired by the fresh start that Warren Village's school supply drives bring to our residents, she creates "new beginning" welcome packages for every new hire at her company.

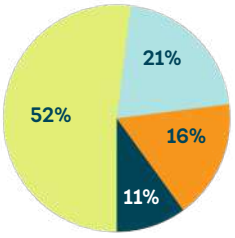


APR 2025 - MAR 2026

Financial Information

Operating Revenue

Contributed Revenue	$6,388,308
Early Learning Centers	$2,572,611
Housing	$2,047,632
Interest/Other	$1,333,705



TOTAL OPERATING REVENUE
$12,342,256

TOTAL OPERATING EXPENSE
$11,598,189

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

Board of Trustees



Tasha L. Jones, *Board Chair*
CEO & Founder, LV Jones Consulting
Executive Committee

"Even as we navigated complex issues, Warren Village continued moving forward in FY2026, grounded in our mission and strengthened by our committed community."

Andrea Stiles Pullas
CEO, Prosono
Public Policy Subcommittee

Angela Williams
Director of Bank Financial Reporting, CoBank, ACB
Finance and Audit Committee

Craig Brown
Investment Professional
Facilities Taskforce

Cristen Lawton
Partner, KPMG LLP
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Rachel Nixon
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Reba Jones
Certified Project Engineer, Speaker, and Founder of Re-Discovering You
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Wade Treichler
COO, Mile High United Way
Nominating Subcommittee

Warren Village

WHERE FAMILIES FLOURISH

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

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