



# 2021 ANNUAL REPORT

## LEADING FROM THE STREETS

We create and operate transformational housing communities in partnership with people experiencing homelessness.



**COLORADO  
VILLAGE  
COLLABORATIVE**

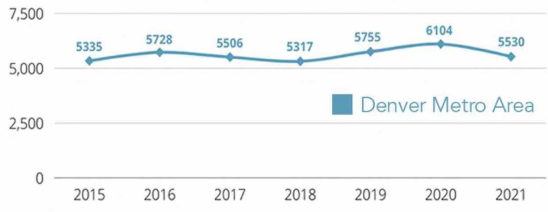


# THE PROBLEM

# THE HOUSING CRISIS

Homelessness and housing instability continue as grave challenges for Denver, and the COVID-19 pandemic has deepened the crisis. The lack of affordable housing, wages not keeping pace with the cost of living and systemic racism, among other causes, have contributed to our crisis. A recent report shows the number of people experiencing homelessness grew by more than 1,000 people in 2021, and Black, Indigenous, People of Color (BIPOC) continue to be over-represented among our unhoused neighbors.

People Experiencing Homelessness Point-in-Time (PIT) Count



\* Due to the COVID-19 crisis, the 2021 PIT count only includes the 75% of people staying in shelters. The unsheltered were not counted.  
Source: U.S. Department of Housing and Urban Development

We're on a mission to change that.

## OUR MISSION

We help bridge the gap between the streets and stable housing. We create and operate transformational housing communities in partnership with people experiencing homelessness. We embody radical solutions to homelessness: housing that centers human dignity, empowerment of marginalized voices, and design solutions that are affordable, sustainable and community oriented.

### TINY HOME VILLAGES

Each of our two tiny home villages – Beloved Community and the Women's Village – consists of "tiny homes," a common house with a kitchen and bathrooms, and a staff office. Our tiny homes are about 100 square feet and contain electricity, heaters, fans and outlets. Each village provides a temporary residential community from which residents can access more stable housing.



#### TINY HOME VILLAGE PROGRAM IN 2021

This program exceeded its targeted services goals in 2021: We were contracted with the City and County of Denver to serve 47 people through this program, and we served 52 residents. CVC staff also helped 18 THV residents to exit the program into more permanent housing. Also in 2021, we started planning to move our Beloved Community Village to its new Swansea location, which will occur in April.

### SAFE OUTDOOR SPACES

Launched with one location at the beginning of the COVID-19 pandemic in partnership with the City and County of Denver, CVC now operates three Safe Outdoor Spaces and plans to open a fourth site this spring. These Safe Outdoor Spaces provide resources and services in a healthy and secure environment that is staffed 24/7. This innovative model provides outdoor, individualized shelter for people experiencing unsheltered homelessness in Denver.



#### SAFE OUTDOOR SPACE PROGRAM IN 2021

In 2021 we exceeded our temporary, emergency housing goals in every possible way. In 2020, CVC served 65 people at two SOS locations. In 2021, we served 242 people (a 272 percent increase) across three SOS sites, including at the Regis University SOS, which was managed by our St. Francis Center partners. We helped 47 people transition into more stable housing.

COLE CHANDLER

# EXECUTIVE DIRECTOR'S LETTER

**Dear Friends,**

2021 was a year to celebrate for Colorado Village Collaborative. We scaled up to operate five transformational housing communities with and for our neighbors experiencing unsheltered homelessness. Across these projects, we've served 280+ people, created 60+ longer-term housing connections, and provided more than 35,000 total nights of safe, dignified housing. We did this together, buoyed each day by your support.

And yet, the world in which we live and deliver services still hurts so deeply. As 2021 came to a close, wildfires ravaged through 1,000+ homes in Boulder County, and the Omicron variant of COVID-19 set new records for confirmed cases each day. Larger racial, social and ideological divides still plague our nation and neighborhoods.

In spite of our divides, tragedies at year's end demonstrate the ways in which our vulnerability reminds us of what we all hold in common: Truly, we're all one step away from homelessness and we can never take our health for granted.

Two years into a pandemic, there are days when hope and healing for those who hurt seem far away. This is where we step in. We step in to stand in the gap for those who are suffering – for those in need of housing, for those in need of health, for those in need of community; we show up to bridge the gap.

We live in a city where more than 1,500 people will sleep on the streets tonight. We don't believe things have to be this way, and we're working to create a new paradigm in our city. A new way to live, and breathe, and be whole and human together. CVC moves into 2022 with a more robust leadership team and a highly skilled and experienced team of front-line workers. We're planning to expand both our Tiny Home Village and Safe Outdoor Space programs and to serve more than 400 total households this year.

Thank you for joining us in this important work. We will continue taking steps forward to realize our vision for a city where all people have access to housing options that meet their needs. Together, we can and will build a Denver worthy of our neighbors coming from homelessness.

**Onward!**



**Executive Director**  
Colorado Village Collaborative



CVC'S

# YEAR IN REVIEW



## We are proven Good Neighbors

CVC was among the recipients of the Capitol Hill United Neighborhoods' 2022 Good Neighbor Award for our work in 2021. Specifically, CVC was awarded the Affordable & Accessible Housing Award "for creating and operating transformational housing communities in partnership with neighborhoods and those experiencing homelessness," according to a news release issued by CHUN, which is Denver's oldest and largest registered neighborhood organization.

## Our unbound gratitude

Generous individual donors contributed mightily to CVC during two campaigns: Our first year participating in Colorado Gives Day raised more than \$100,000 from 193 individual donors – an extraordinary success. 9News' Kyle Clark hosted CVC and our Tiny Home Village program for one of his last Word of Thanks micro-fundraising campaigns of 2021. His Homes for the Holidays campaign has – so far – raised more than \$67,000, which will help us build two additional units for our Beloved Community Village when it moves this spring.



# 2021



## CVC is growing

Two years ago, we had three full-time staff. Last October, the CVC team numbered 18. Today, we have 33 people serving our programs and people. Thank you for helping to make this expansion possible.

## Our volunteers are amazing!

Our work isn't fathomable without the help of the countless volunteers who help us build our Safe Outdoor Space sites, who help us move a tiny home village and who provide the meals and services that keep our communities humming. Thank you!



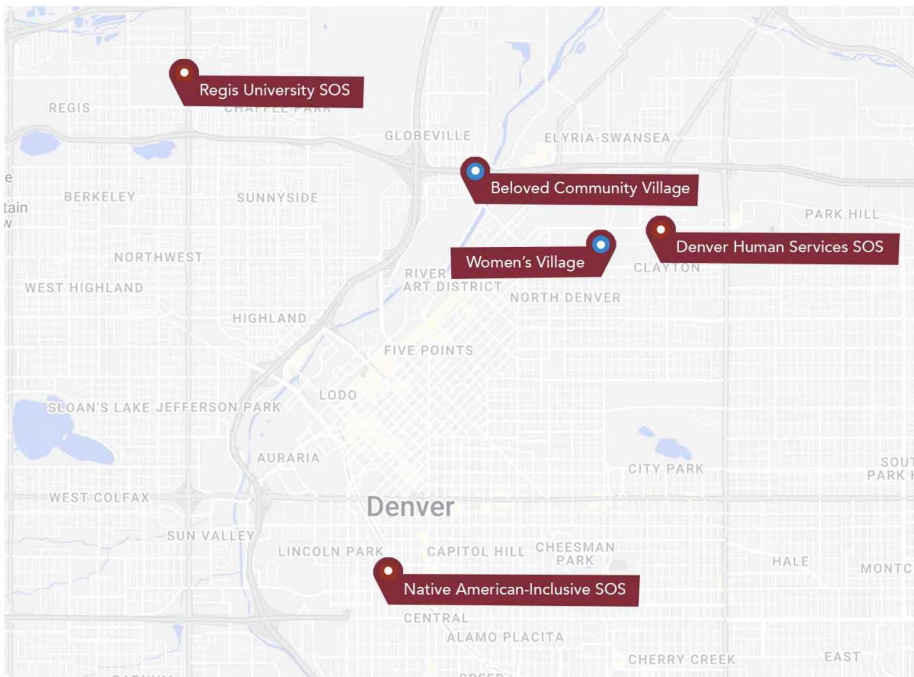
## We have a COO!

Shay-La Romney was hired in December 2021 and joined CVC as our first chief operating officer on Feb. 1, 2022.

# 2021 SUMMARY

# FINANCIAL REPORT

## WHERE WE SERVE

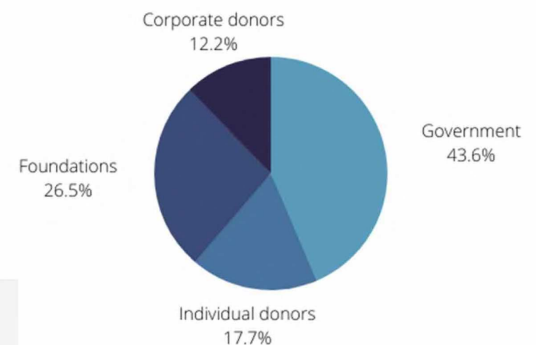


**\$2,535,000**  
Total revenue in CY21

**\$252,000**  
Total Net Income in CY21

**\$2,317,000**  
Total Expenses in CY21

## INCOME

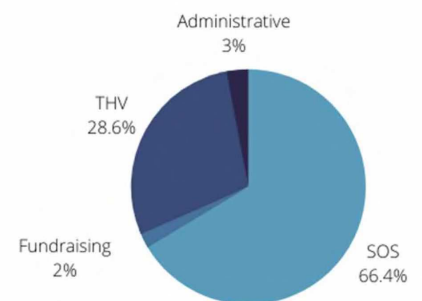


## NOTABLE 2021 DATA POINTS

As the chart at right explains, we served nearly 300 people in 2021, a 300% increase over the previous year. Across our two programs, we served 289 people, created more than 60 longer-term housing connections, and provided more than 35,000 total nights of safe, dignified housing.

Service	2019	2020	2021
Tiny Home Villages	1	2	2
Tiny Homes	11	33	33
Tiny Home Residents	16	31	47
Safe Outdoor Spaces	0	2	3
SOS Units	0	52	137
SOS Residents	0	65	242
<b>Total People Served</b>	<b>16</b>	<b>96</b>	<b>289</b>

## EXPENSES



# REAL STORIES

CVC's successes can be told in stories: from helping a supportive resident to regain stable housing to honoring our staff who have surmounted personal and systemic challenges to realize their dreams of service and homeownership. Here are three of our stories.



## Allen's Story

Allen Boe has helped CVC build most of our SOS sites, and until recently he was an SOS resident. Allen was evicted from his apartment early during the COVID-19 pandemic. Perhaps you saw his story on NBC Nightly News last summer. With CVC staff assistance, Allen navigated the housing process. His patience paid off: Allen received his apartment keys in late December, and CVC staff helped him furnish his new home.

CVC helped 47 people like Allen transition into more stable housing from Safe Outdoor Spaces in 2021. These success stories keep the entire CVC team going.



## Cuica's Story

CVC hired Cuica Montoya to manage its Safe Outdoor Space (SOS) program, launched early in 2020 as a temporary, emergency housing option during the COVID-19 pandemic. Cuica has lived experience with substance misuse and homelessness.

"My absolute bottom was heroin and homelessness," Cuica recalls.

Her road to recovery was challenging – Cuica spent three years living on the Denver streets – but it's made her a strong advocate and ally for others. Her work gives her life meaning.

"I can sit with another person and immediately connect with them," she said. "I understand where they are and what they're going through. I've been there, too."

Cuica leads a team of 24 who keep CVC's three SOS sites operating 24/7, housing up to 150 people daily. A fourth location opens in 2022 to house up to another 50 people.

"There's not a day I don't love my work," Cuica said. "It is incredibly challenging and difficult and sometimes I go home exhausted, but I am helping people who really need CVC's help, and this makes all the difference."



## Dorothy's Story

For Dorothy Leyba, 2021 was a monumental year. The director of CVC's Tiny Home Village program since 2019, Dorothy manages daily operations for two locations. And in 2021, she became the first member of her family to own her home.

The East Denver native, who was raised in generational poverty, has achieved many firsts: She was the first member of her immediate family to graduate from high school, the family's first college graduate – earning a Bachelor of Arts in Social Work from Metro State University in 2005 – and the first member of her family to earn a master's degree – in social work – in 2010.

Before working at CVC, Dorothy was an education liaison for students experiencing homelessness in the Denver Public Schools system.

"For most of my life raising three boys as a single parent, I lived in affordable housing complexes," Dorothy said. "I feared making too much money. I feared working toward earning promotions; I didn't want to lose my affordable housing."

A local program helped Dorothy find a real estate agent who steered her to a home she could afford. Education helped Dorothy break the poverty cycle, she says, and local social service programs helped her achieve her higher education goals and homeownership.

"My story proves that social service programs like CVC, and other resources we connect residents to, provide opportunities to low-income communities by empowering people to become more self-sufficient to reduce the recidivism of poverty," Dorothy said.

Dorothy is proud of her achievements, none more than purchasing her Denver home in December.

"My boys have their own rooms. We no longer have to share a 650-square-foot, two-bedroom apartment," she said. "They are pre-teens and need the space, the backyard and the responsibility of maintaining the yard as much as I do. Plus, we all benefit from belonging to a community."

## 2021 EXECUTIVE BOARD

Terrell Curtis, Mark Faul - [Secretary](#), Ryan Hoeft, Chad Holtzinger, Terese Howard, Shelley McKittrick, Deb Meyer, Nantiya Ruan, Wylia Sims - [Treasurer](#), Leanne Wheeler, Omotola Williams, Chris Woldum - [President](#)

## 2022 CVC LEADERSHIP TEAM

[Executive Director](#) Cole Chandler, [Chief Operating Officer](#) Shay-La Romney, [Tiny Home Village Program Director](#) Dorothy Leyba, [Safe Outdoor Space Program Director](#) Cuica Montoya, [Development and Communications Director](#) Jennifer Forker, [Business Administrator](#) Stacey Ronczy




**COLORADO  
VILLAGE  
COLLABORATIVE**

Please help end our housing crisis.  
Support CVC with your financial contribution.

**720.432.8285 | [Info@CoVillageCO.org](mailto:Info@CoVillageCO.org)**

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