



**COLORADO  
VILLAGE  
COLLABORATIVE**

# 2023

## ANNUAL REPORT

**Bridging The Gap  
Between The Streets  
And Stable Housing**

[ColoradoVillageCollaborative.org](https://ColoradoVillageCollaborative.org)





# Letter from the CEO

## CVC Communities, Partners, and Supporters:

Reflecting on our recent progress, I'm deeply appreciative of the resilience of the more than 1,400 Denverites who experience unsheltered homelessness each night, affected by shelter gaps that create obstacles to accessing services. CVC is dedicated to breaking down these and other barriers such as the companionship of pets, the connection to partners, and non-traditional work schedules. We transform lives by providing not just shelter, but also comprehensive wrap-around services including case management, peer support, and access to healthcare.

CVC's approach centers the value and power of lived experience. In addition to being a low-barrier shelter, we are also a second-chance employer. Most of our team shares backgrounds similar to CVC community members; this common experience enables us to provide empathetic support and empowerment.

Systemic injustice and institutional structures perpetuate the disparate impact of unsheltered homelessness on specific communities, especially BIPOC and gender-expansive individuals. As part of our efforts to address these inequities, CVC has established two affinity-based sites: the Welcome Village, serving women, trans, and non-binary folks, and the Native American Inclusive Safe Outdoor Space. We continue to examine our role in advancing equity through internal policies and practices, as well as external advocacy.

CVC has grown significantly, expanding our impact by adding sites, staff, programs and services. We now operate two Tiny Home Villages and three Safe Outdoor Spaces, which enabled us to serve nearly 400 individuals in 2023 and graduate more than 50 people into stable housing. With recent regulatory changes allowing CVC sites to remain in one location for up to four years, we're poised to enhance our impact.

There are challenges ahead: the homeless and housing sectors are grappling with the triple risk of inflation, the end of pandemic-era enhanced public services, and the continued arrival of almost 40,000 newcomers to Denver. In 2024 CVC will open the first micro community of tiny homes as part of Mayor Johnston's All in Mile High initiative.

We're deeply appreciative of the dedication, expertise, and passion of the CVC team, program participants, and community partners. I invite you to reflect on CVC's progress and join us in embracing opportunities in the coming year.

**Thank you,**

**Dede de Percin**  
Chief Executive Officer  
Colorado Village Collaborative





# Our Mission

Empowering Community, Enacting Change.

Colorado Village Collaborative exists to bridge the gap between the streets and stable housing by creating and operating 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.

## SCOPE OF THE HOUSING CRISIS IN DENVER

**5,818 People**

Experiencing Homelessness

Source: Metro Denver Homeless Initiative Point in Time Count 2023

**1,423 People**

Experiencing Unsheltered Homelessness

Source: Metro Denver Homeless Initiative Point in Time Count 2023

**70,000+ units**

Short of Affordable Housing

Source: Research Done by Zillow 2023





# Our Programs

## Safe Outdoor Space

In July of 2020, in response to the COVID-19 pandemic and the limitations of traditional congregate shelters to provide necessary space for individuals to isolate, the Denver Mayor's Office announced a partnership with Colorado Village Collaborative (CVC) to introduce the concept of Safe Outdoor Spaces (SOS), designed to offer a secure environment with vital resources for individuals who are experiencing unsheltered homelessness. These Safe Outdoor Spaces not only serve as street outreach shelter solutions, but also prioritize public health, and support for individuals experiencing homelessness

The initial two Safe Outdoor Spaces in Denver's Capitol Hill area, which ran successfully from December 2020 to May 2021, paved the way for additional SOS locations in various neighborhoods such as Park Hill, La Alma-Lincoln Park, Clayton, Barnum, Regis University, and Montbello. These sites featured a combination of insulated tents on platforms and pallet shelters, equipped with electricity, heating, and fans. Each location provides community members with regular access to essential amenities such as laundry facilities, showers, portable restrooms, a community center, all-day snacks, drinks, and a daily hot meal.

During the height of the pandemic, and despite having to move the sites often, the SOS sites supported 307 unsheltered neighbors in 2020 and 2021. In 2023, through persistent advocacy efforts by CVC and allies, Denver established permanent regulations for Temporary Managed Communities. This milestone achievement permits the SOS and THV sites to be stationed in a single location for up to four years, ensuring greater stability and support for the people we serve. CVC's commitment is highlighted by collaborating with Registered Neighborhood Organizations (RNOs), local residents, and community members to ensure safe, clean, and inclusive environments within our Tiny Home Villages, Safe Outdoor Spaces and Micro-Communities.





# Our Programs

## Tiny Home Village

Tiny Home Village (THV) is a community concept that serves as a temporary emergency shelter for individuals experiencing unsheltered homelessness. In July 2017, the first THV was piloted in Denver thanks to CVC's initiative and the support of numerous dedicated individuals. This demonstration project showcased that a tiny home can be constructed for \$15,000 in material costs, exemplifying a cost-effective and community-driven shelter solution, compared with a typical \$290,000 price tag for a new affordable unit in Denver.

CVC manages two THV sites, The Beloved Community Village and The Welcome Village, situated adjacent to each other in Denver's Elyria-Swansea neighborhood. While Beloved Community Village welcomes all identities, the Welcome Village is specifically dedicated to offering a secure and affirming environment for individuals identifying as women, transgender, or non-binary, acknowledging and respecting their identities. Each tiny home is about 100 square feet and is outfitted with essential amenities such as electricity, heaters, and fans. Water and sewer connections are centralized in a community space for restrooms, cooking, laundry, and fostering social interactions among. The THV program provides a spectrum of on-site resources, including case management, peer support, resource navigation, and wellness activities, as well as access to essential services such as food, public benefit programs, and employment assistance. Both Villages operate by empowering community members to actively shape the trajectory of their Village and collectively build a promising future together.

The Villages provide far more than shelter; they serve as transformative environments where individuals can embark on rebuilding their lives within a nurturing community, while working toward long-term self-sufficiency. The success of CVC's THV is in an comprehensive approach characterized by upholding principles of equity, employing personnel with shared and lived experience, and establishing vital, sustainable partnerships.





# Our Programs

## Micro-Community

A Micro-Community is a secured, staffed neighborhood composed of small "housing" units that come equipped with essential amenities such as air conditioning, heating, 24-hour staff, security, sanitation services, and meals. CVC opened a micro-community in partnership with the City and County of Denver and Mayor Johnston's All in Mile High initiative in March 2024 that hosts up to 60 people experiencing unsheltered homelessness. La Paz Micro-Community will offer wrap-around supportive services, including case management, housing navigation, peer support, meeting space, and offices. Positioned as a stepping stone towards stable housing.

A Micro-Community aligns with Denver's zoning code for Temporary Managed Communities. This arrangement involves occupancy of multiple relocatable temporary structures for sleeping accommodations, often combined with other facilities and workspaces for staff, all located on the same lot. These communities are designed for temporary emergency shelter, providing a supportive environment that serves as a temporary solution while individuals work towards securing more stable housing options.





# Our Impact



This organization became a beacon of hope and refuge for me, offering me a chance to rebuild my life. For the first time in years, I felt the warmth of electricity, enjoyed warm meals, and had a safe place to call home. The simple comforts most of us take for granted were a true blessing to me."

**Alan**  
Community Member



Peer support specialists don't figure things out for residents. We figure things out with residents," D said. "That's a big difference and one that empowers our residents to live well autonomously."

**D Yrineo**  
Community Member



## Why Our Staff Do the Work They Do

The staff at Colorado Village Collaborative are deeply committed to their work due to a profound sense of purpose driven by their lived and shared experiences. Many team members have personally encountered housing insecurity or homelessness, giving them a unique perspective and passion for making a difference. This firsthand understanding fuels their dedication to creating equitable solutions that prioritize diversity, equity, and inclusion within the organization and the communities they serve. By embracing diverse perspectives and ensuring all voices are heard, the staff at Colorado Village Collaborative strive to build a more inclusive and supportive environment for those in need.



# Leadership Team

Get to know the individuals that make all of this work possible.

## Amy Walton

Controller - Accounting  
and Finance

## Andrew DiCarlo

Senior Manager, Safe  
Outdoor Space

## Cuica Montoya

Senior Director of  
Homelessness Programs

## Dede de Percin

Chief Executive Officer  
(CEO)

## Elizabeth Szewczyk

Director of Development

## Grey Crady

Senior Director of Built  
Environment

## Hannah Dew

Senior Manager,  
Micro-Communities

## Harrison Edwards

Senior Manager, Tiny  
Home Village

# Get Involved

Join us in making a difference! Explore our job openings, volunteer opportunities, partnerships, and ways to give. Get involved today!

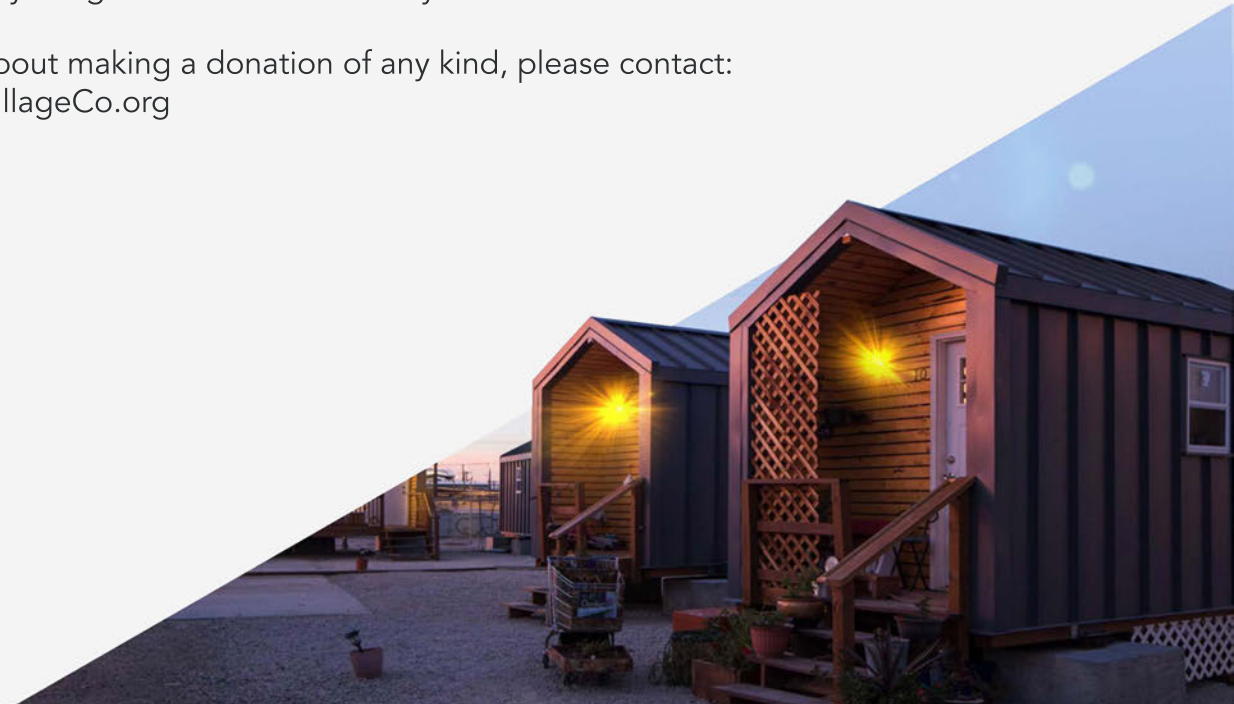
For any questions about making a donation of any kind, please contact:  
[Development@CoVillageCo.org](mailto:Development@CoVillageCo.org)

## Careers

## Volunteer

## Serve & Partner

## Ways to Give







# Financials

**\$5,648,533**

Total Revenue in CY23

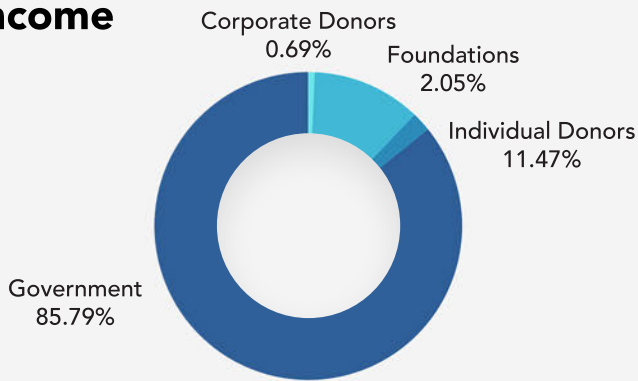
**\$288,401**

Total Net Income in CY23

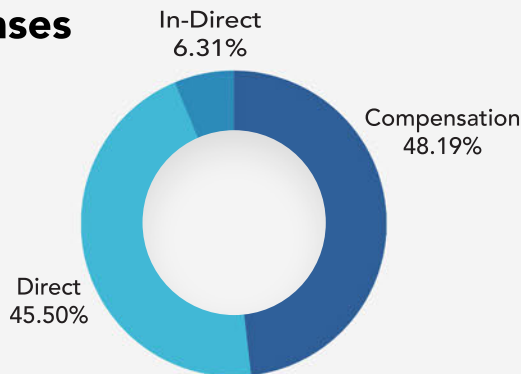
**\$5,360,132**

Total Expenses in CY23

## Income



## Expenses



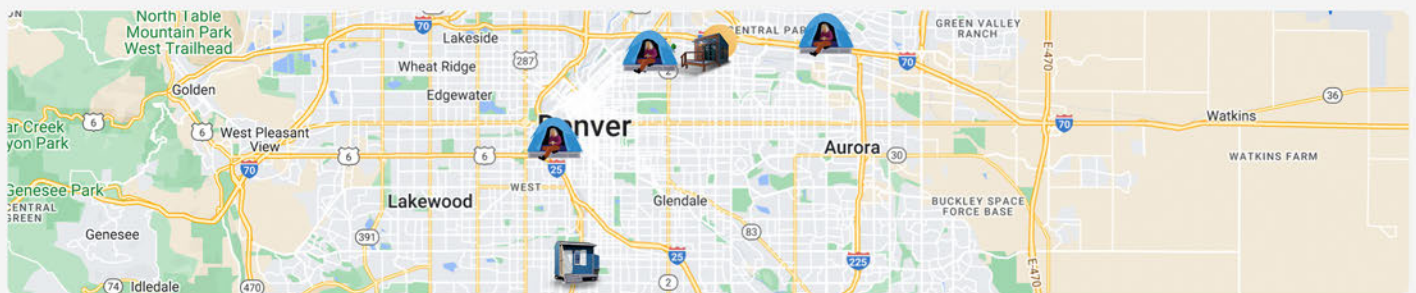
\* Financials represent unaudited numbers as of 12/31/23

## People Served

\*One figure below represents 50 people



## Our Site Locations





COLORADO  
VILLAGE  
COLLABORATIVE

# Contact Us



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