

2016 ANNUAL REPORT

# COLORADO COALITION FOR THE HOMELESS

Together,  
we make a  
difference.

# Philosophy *of* service

We believe all people have the right to adequate housing and health care. We work to remove the barriers that restrict access to these rights. Society benefits when adequate housing and health care are available to everyone.

## *We create lasting solutions to homelessness by:*

**Honoring the inherent dignity** of those we serve, affirming their capabilities and fostering their hope that a better life is possible.

**Building strong, caring communities** through the integration of housing, health care and supportive services.

**Advocating for social equality** and challenging the status quo on behalf of the individuals and families we serve.

**Achieving excellence** through continuous quality assurance, innovation and professional development.

**Using resources judiciously** and effectively.

# Dear friends,

After two years of tremendous growth in homelessness, the Colorado Coalition for the Homeless spent 2016 broadening and deepening our services that help people overcome homelessness, while embarking on new initiatives to end homelessness in Colorado, creating better communities for all of us. In this report, you will read that we served thousands of people with health care, housing and supportive services, helping them achieve and sustain stable lives.

The causes of homelessness are as varied as the human experience, but one fact is constant: homelessness is almost never a personal choice, but rather the tragic result of environmental factors and traumatic personal experiences. Together, the Coalition and our partners address the diverse circumstances and needs of individuals, families and special groups like Veterans and those recovering from addiction.

We are working in three areas to make this vision a reality by:

- filling gaps in the services that people need—in health care, in housing, and in supportive services—so that the entire continuum can work more effectively.
- working with public and private partners on innovative ways to fund these vital services, and demonstrate that ending homelessness creates economic benefits for our communities.
- building at least 500 new homes to meet the critical housing needs of those recovering from homelessness in this very expensive housing market.

Perhaps the most vital partners in this community-wide coalition to end homelessness are people like you, whose advocacy, financial gifts and voluntarism are critical to our success. Thank you.



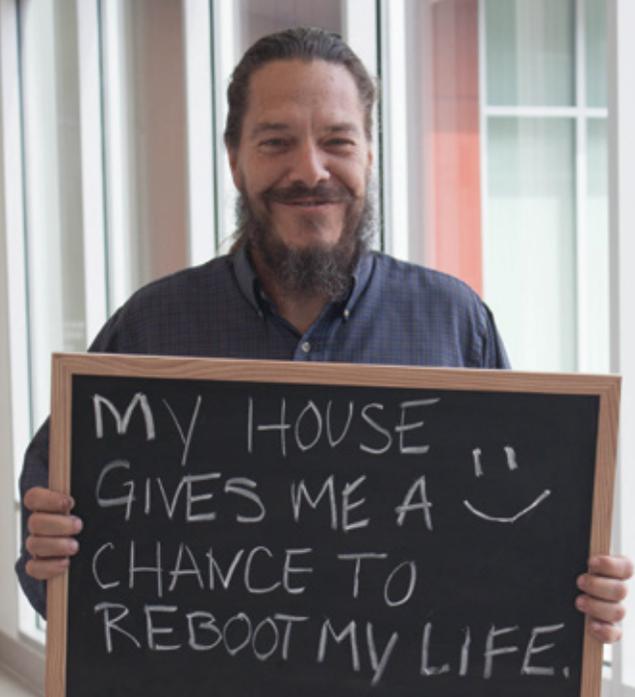
Gratefully,

A handwritten signature in blue ink that reads "John Parvensky".

John Parvensky  
*President & CEO*

A handwritten signature in blue ink that reads "T.R. Reid".

T.R. Reid  
*Chair, Board of Directors*



## Serve the whole person; serve the whole community

Overcoming homelessness requires much more than simply a roof overhead. The key to lasting solutions is to provide comprehensive care and opportunities to help the individual overcome their obstacles to health and stability.

During 2016 we broadened the services we offer to individuals to support their health and recovery, delivering 110,000 health care visits to 13,421 patients through our four health centers.

The Social Impact Bond partnership, or SIB, initiated early in 2016, placed the Coalition and our partners squarely in the vanguard of innovative funding models to end homelessness, coupled with a robust evaluation to demonstrate community benefits in ending homelessness. The SIB, a partnership of the Coalition, the City and County of Denver, and private investors, funds construction of permanent housing, integrated health care and supportive services to 250 adults. Participants experienced chronic, long-term homelessness, and have been cycling through the criminal justice system. The program will follow program participants for five years, demonstrating housing stability and reductions in arrests, jail and court costs. As these individuals sustain their stability, their use of expensive taxpayer-funded services will decline and the City and County of Denver will use these savings to repay the investors.

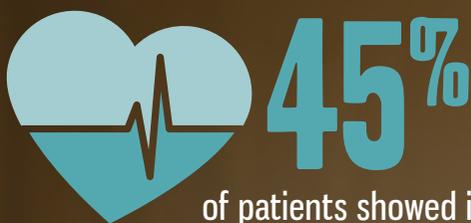
Year 1—2016—was dedicated to enrolling program participants and their move-in to housing and initiation of services. Early progress is encouraging: enrollment of program participants was ahead of projections at year-end, and all participants enthusiastically accepted housing and services.

Last year, the Colorado Coalition for the Homeless helped

18,032



ADULTS & CHILDREN



of patients showed improvement in chronic disease measures such as

## HYPERTENSION & DIABETES

In addition to Metro Denver, the Coalition supported

**14 RURAL COMMUNITIES**

in Colorado in 2016



*“CCH is making a huge difference. Providing the homeless a permanent place to live is a major step. And, providing access to excellent health care makes a huge difference. I always see people in the homeless community who remind me of an uncle, cousin, or maybe someone I liked back in high school. We are all human—some of us are just luckier than others.”*

**ANNALEE SCHORR**, ARTIST AND DONOR

**For more information**  
on ways to maximize your charitable impact and minimize taxes, visit [ColoradoCoalition.org/more-on-giving](http://ColoradoCoalition.org/more-on-giving), or contact Meg Mullen at 303.312.9636 or [MMullen@ColoradoCoalition.org](mailto:MMullen@ColoradoCoalition.org).

# Ending homelessness starts with homes



*ABOVE Architect's rendering of the Renaissance Downtown Lofts, which broke ground in 2016.*

Throughout 2016, metro Denver experienced historic levels of residential development, yet low-income individuals and families found themselves in an increasingly hostile environment of escalating rents and dwindling supply of affordable housing.

An independent survey by the Urban Institute found that 89% of very low-income households in Denver are “housing burdened,” that is, must spend more than 30% of their income on rent. This parallels the annual Point In Time survey of homelessness, finding that 52% of respondents were working yet could not afford housing.

The Colorado Coalition for the Homeless is developing housing as quickly as resources allow. In February, we opened Renaissance at North Colorado Station, a 103-unit apartment residence accommodating single adults and families with children. A separate wing dedicated to a sober living community promotes the inter-dependent supportive community to help residents succeed. Case management staff are available on-site to assist residents in accessing health care and other resources that help to improve housing stability.

We began constructing Renaissance Downtown Lofts, 100 apartments dedicated to adults recovering from chronic, long-term homelessness through the comprehensive program funded through the Denver Social Impact Bond. This property will open for occupancy late in 2017.

Metro Denver still needs approximately 23,000 units of housing for individuals and households whose income fall below 30% of area median income (AMI). The Coalition is committed to building more housing to meet this pressing need and plans to build at least 500 new housing units over the next five years.

The Coalition housed  
**3,369**  
**HOUSEHOLDS IN METRO DENVER**  
during 2016



**91%**   
who receive integrated  
services remain  
**STABLY HOUSED**  
for a year or longer

With this goal in mind, we are navigating several challenges in the year ahead. Denver’s booming construction environment has dramatically increased land acquisition and construction costs, slowing our progress as we compete for talent and appropriate building sites. More concerning are the proposals at the federal level proposing to make draconian cuts to affordable housing subsidies, low-income housing tax credits and housing development funds. We will continue to monitor federal funding proposals and advocate for programs that will benefit affordable housing efforts in Colorado and across the nation.



## The power of community

Wag and Annalee Schorr believe in the power of community. Over five decades, the Schorrs have contributed to a vibrant Denver: Wag as a physician focusing on leading-edge medical care for the sickest and most vulnerable, and Annalee through her career as a visual artist.

The Schorrs know that building a life is best accomplished by building community, and they want to make Denver a great place to live for years to come.

They have seen how Denver's growth has squeezed those living on the margins, those struggling financially to maintain housing in a rapidly gentrifying region. They know that when people struggle with homelessness, their struggle impacts quality of life for everyone.

Wag and Annalee have been stalwart contributors to the Coalition over two decades. In addition to their generous financial gifts, Annalee has led efforts to provide the loan of artworks that grace both the Stout Street Health Center and the West End Health Center, and both have introduced many new friends who now also give to the Coalition. Their support has allowed the Coalition to maintain stable delivery of services, especially when the need is greatest: times of economic uncertainty when even more people need help.

The Schorrs are savvy donors, and use tax-advantaged giving strategies available to everyone through the Colorado Child Care Tax Credit and the Denver Enterprise Zone Tax Credit programs. They have used widely available giving techniques, including a donor advised fund and making gifts directly from their individual retirement accounts. In doing so, they have maximized their donations' impact, minimized their tax burden, and protected other assets for their heirs while expressing their values through giving.

The Colorado Coalition for the Homeless is deeply grateful to Wag and Annalee for their commitment to lasting solutions, for now and the future.

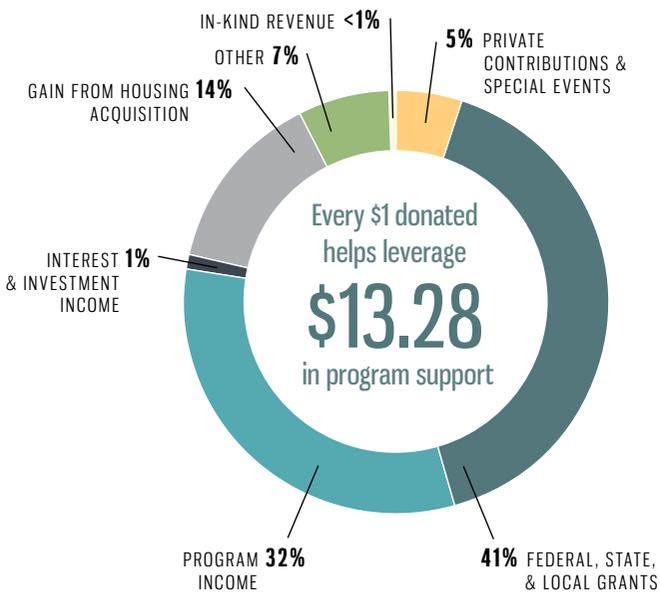
# 2016 Financial Highlights

Consolidated Statement of Activities:  
Year Ended December 31, 2016

Colorado Coalition for the Homeless • Renaissance Housing Development Corporation • Renaissance Property Management Corporation • Stout Street Health Center LLC • Forum Building Housing LP • Off Broadway Lofts LLLP • Loretto Heights Housing Corporation • Concord Plaza Housing Corporation • Civic Center Apartments LLLP

## Revenue

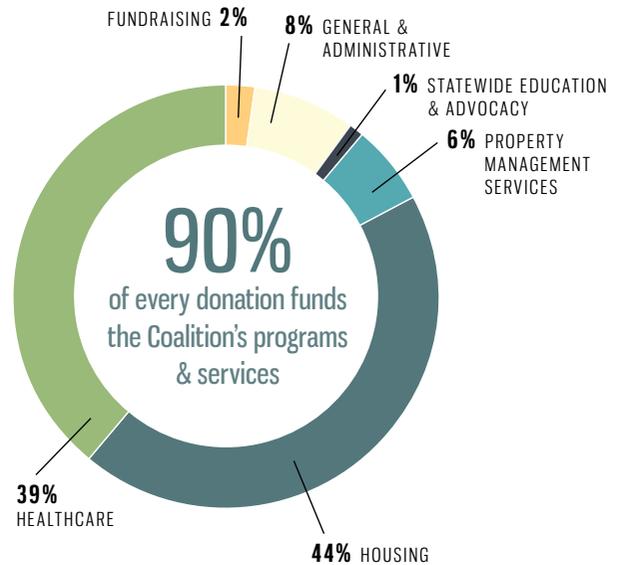
Private Contributions and Special Events	3,897,471
Federal, State & Local Grants	29,313,445
Program Income	22,477,807
Interest and Investment Income	855,593
Gain from Housing Acquisition*	9,636,182
Other	4,706,288
In-Kind Revenue	246,178
<b>Total support</b>	<b>71,132,964</b>



## Net Assets

December 31, 2015	36,372,696
December 31, 2016	52,156,517
<b>Increase (decrease) in net assets*</b>	<b>15,783,821</b>

\* NOTE: Includes gain of assets from transfer of Renaissance at Civic Center Apartments from Partnership to Coalition



## Expenses

### PROGRAM SERVICES

Health Care	21,555,661
Housing	24,587,220
Property Management Services	3,436,272
Statewide Education & Advocacy	377,695
<b>Total Program Services</b>	<b>49,956,848</b>

### SUPPORTING SERVICES

General & Administrative	4,315,068
Fundraising	1,077,227
<b>Total Supporting Services</b>	<b>5,392,295</b>
<b>Total expenses</b>	<b>55,349,143</b>

# Leadership

John Parvensky **PRESIDENT AND CEO**  
Louise O. Boris **CHIEF PROGRAM OFFICER**  
Stanley Eilert **CHIEF ADMINISTRATIVE OFFICER**  
Meg Mullen **CHIEF DEVELOPMENT OFFICER**  
Pete Stoller **CHIEF FINANCIAL OFFICER**  
Cathy Alderman **VICE PRESIDENT OF COMMUNICATIONS AND PUBLIC POLICY**  
Tim Marshall **VICE PRESIDENT OF RESIDENTIAL OPERATIONS AND SERVICES**  
Mandy Graves May **VICE PRESIDENT OF QUALITY ASSURANCE**  
Bill Windsor **VICE PRESIDENT OF HOUSING DEVELOPMENT**  
Heather Beck **DIRECTOR OF OUTREACH AND ENGAGEMENT**  
Elizabeth Cookson **DIRECTOR OF PSYCHIATRY**

Mary Lea Forington **DIRECTOR OF INTEGRATED HEALTH SERVICES**  
James Ginsburg **DIRECTOR OF FORT LYON SUPPORTIVE RESIDENTIAL COMMUNITY**  
Kert Hubin **DIRECTOR OF HUMAN RESOURCES**  
Joe Ladlka **MEDICAL DIRECTOR**  
Mark Miller **DIRECTOR OF RENTAL ASSISTANCE**  
Becky Nelson **DIRECTOR OF GRANTS AND COMPLIANCE**  
David Otto **MEDICAL DIRECTOR OF INTEGRATED HEALTH SERVICES**  
Laural Radmore **DIRECTOR OF RESIDENTIAL SERVICES**  
Judith Spiegel **DIRECTOR OF FINANCE AND ACCOUNTING**  
Lisa Thompson **DIRECTOR OF HOUSING FIRST AND ACT**  
Roz Wheeler-Bell **DIRECTOR OF ESG AND RURAL INITIATIVES**

## 2016 Board of Directors

Jay Brown **CHAIR**  
Jennifer Bettridge **SECRETARY**  
Virginia Berkeley **TREASURER**  
T.R. Reid **VICE CHAIR**  
Christopher Bates  
Darrell Brown  
Patience Crowder  
James E. Davis  
Norman Haglund  
Sana Q. Hamelin  
Tanger Jones  
Laray Kraeplin  
Randle Loeb  
Jynx Messacar  
Charles Savage  
TaRhonda Thomas  
Leanne Wheeler  
Jim Winston

## Program Committee

Charles Savage **CHAIR**  
Evan Abbott  
Virginia Berkeley  
Louise Boris  
Darrell Brown  
Jay Brown  
Barbara Davis  
Sam Eden  
Elayne Gallagher  
Sana Hamlin  
Leland Hansen  
Laray Kraeplin  
Randle Loeb  
Estaban Martinez  
Mandy G. May  
Toren Mushovic  
John Parvensky  
T.R. Reid  
Tom Riley  
Keith Smith  
Chris Taravella  
Jane Tidball  
Komal Vaidya  
Leanne Wheeler  
Jim Winston

## Consumer Advisory Board

Tanger Jones **CHAIR**  
Laray Kraeplin  
Randle Loeb  
Lori Malone  
Stephen Shankland  
Rocco Smaldone  
Gayle Van Loan  
Vittoria Whitsett

## Finance Committee

Virginia Berkeley **CHAIR**  
Jay Brown  
James Davis  
Kathy Kaley  
Randle Loeb  
T.R. Reid  
Leanne Wheeler

## Resource Development & Marketing

Jynx Messacar **CHAIR**  
Darrell Brown  
Jay Brown  
Jason Cartwright  
Lisa Celandia  
Montgomery Cleworth  
James Davis  
Jonathan Gelaude  
Joel Neckers  
T.R. Reid  
Kathy Seidel

## Renaissance Housing Development Corporation Board of Directors

John Parvensky **CHAIR**  
Bill Windsor **SECRETARY**  
Darrell Brown  
Patience Crowder  
John Future  
Norman Haglund  
Leland Hansen  
Benjamin Kuruwila  
Randle Loeb  
Grant Muller  
John Pappas  
Alan Robinson  
Matthew Walker  
Jim Winston

# 2016 award-winning housing and healthcare

## Helping Hands Award of Excellence for Integration and Wellness

*National Council for Behavioral Health*

Awarded to the Coalition's Stout Street Health Center

## Carle Whitehead Memorial Award

*American Civil Liberties Union of Colorado*

Recognizing President & CEO John Parvensky's lifetime contributions to social justice

## Public Health Champion of the Year

*Jefferson County Public Health Department*

Recognizing the Renaissance Children's Center's work in improving health through trauma-informed early childhood education

## Volunteer Clinician of the Year

*Colorado Community Health Network*

Recognizing Stout Street Eye Clinic  
Founder Malcolm A. Tarkanian, MD

**577** VOLUNTEERS  
PROVIDED  
**10,538**  
HOURS OF  
SERVICE  
to the Coalition in 2016



*“I feel it in my heart. I’m making a life  
for myself now. I’m worthy.”*

FORT LYON RESIDENT



The mission of the Coalition is to work collaboratively toward the prevention of homelessness and the creation of lasting solutions for homeless and at-risk families, children and individuals throughout Colorado. The Coalition advocates for and provides a continuum of housing and a variety of services to improve the health, well-being and stability of those we serve.

**Support the Coalition today by visiting  
[ColoradoCoalition.org](https://coloradocoalition.org)**