Our mission is to prevent and end homelessness.

We do this by creating housing, by providing physical and mental healthcare, and by providing a range of services that equip people to function at their best and work toward a brighter future.

**On the Cover:** Former client Alma and her husband at their new home. Link to the story on page 12.

**Top:** With emergency housing provided by the Coalition, Melvin was able to maintain his health during the COVID emergency despite having underlying health conditions.

**Bottom:** Stout Street Recuperative Care Center and Renaissance Legacy Lofts, under construction in 2021, will provide special purpose housing and services to reduce utilization of emergency and inpatient healthcare systems.

These three elements are intertwined and inter-dependent. Together, they are the work of ending homelessness—of making our entire community stronger, more equitable, and better for everyone. When marginalized individuals have the resources and supports they need to attain stable lives, we all benefit from stronger neighborhoods and communities.

This 2021 report validates this approach to create lasting stability, shares stories about lives transformed for the better, and celebrates communities improved for everyone.

*Homes, health, and hope are interlocking elements of our work, each supporting the impact of the other elements.*
Homelessness is a Health Condition

Thirty-eight years ago, the Colorado Coalition for the Homeless began its work as a healthcare organization, providing primary care to individuals struggling to survive on the street. Very early, we observed that homelessness makes it extremely challenging for individuals to manage health conditions; in other words, homelessness itself is a health condition. Moreover, lack of a stable home makes it challenging to gain or manage employment.

It also creates ongoing trauma for individuals, contributing to worsening mental health and, often, substance use. Having a home gives a person the foundation to address the other destabilizing factors in their lives. Early efforts of combining housing with healthcare and supportive services showed this to be a powerful approach that helped people not just stabilize but thrive and connect with their community and neighbors.

Housing is Healthcare

In 2021, the Coalition concluded a five-year longitudinal study evaluating the impact of the Housing First model in decreasing criminal justice system involvement of chronically homelessness individuals by providing housing and supportive services. Published by the Urban Institute, an independent public policy research organization, the report on the five-year Denver Supportive Housing Social Impact Bond (Denver SIB) Initiative, affirmed the effectiveness of the Housing First model in ending the homelessness-to-jail cycle.
The aim of the Denver SIB Initiative was to demonstrate that providing stable housing and comprehensive services would reduce the public costs of law enforcement, jail days, and courts. The Colorado Coalition for the Homeless was the central provider of this program, giving subsidized housing and wraparound supportive services to 285 individuals since the outset of the study in 2016.

Participants were selected based on long-term homelessness and frequent interactions with Denver’s criminal justice system. Housing stability and interactions with law enforcement of this group were compared to that of a randomized control group of individuals who received usual care services in the community.

The results were evident, even within the first year, and continued throughout the five-year study period.

“[The SIB Initiative] showed me that I’m worthy of being saved at a point in time when I didn’t think anyone cared.”

—MAURICE, SIB PARTICIPANT

“…Supportive housing, provided with a Housing First approach, can break the homelessness-to-jail cycle.”

—URBAN INSTITUTE

Read the full Urban Institute report linked here.
“The Denver SIB Initiative demonstrated that with the offer of housing first and the right supports, people can exit homelessness and remain housed, even after living on the streets or in shelters for years and grappling with mental health and substance use challenges. Furthermore, it showed that investment in supportive housing can decrease police interactions and arrests, disrupt jail cycling, and reduce the use of emergency detoxification facilities.”

—URBAN INSTITUTE

Responding to the COVID-19 pandemic revealed our strengths, our ingenuity, and our commitment to caring for vulnerable people who couldn’t “stay home” during the worst public health emergency in a century. The COVID-19 public health emergency hasn’t changed the Coalition’s approach; it showed that, with resources, we could do much more to help vulnerable individuals and families.

Caring for those recovering from COVID-19 and protecting those at high risk due to underlying health conditions allowed us to demonstrate again that housing is an essential first step to creating lasting stability.

The Coalition continued motel leases begun in 2020 to provide activated respite for unsheltered individuals recuperating from COVID-19, or awaiting COVID test results, and to provide emergency accommodations to protect those who were at high risk of severe illness or death due to underlying health conditions.
Over 12 months, 5,361 individuals were served in these transitional housing settings, providing an opportunity to heal, receive daily medical care, and connect to supportive services.

Throughout 2021, we continued to care for the health needs of our vulnerable neighbors while creating and implementing new protocols to test, care for, and vaccinate even more people experiencing homelessness who were impacted by the coronavirus.

Our work paid off: The COVID-19 infection and death rates among those experiencing homelessness were lower than illness and death in Denver’s housed population.

Clients received daily medical care in order to manage their ongoing health conditions at transitional housing sites.

Expanding our Reach in 2022

Now, based on our observed results and independent validation of the Housing First model, we are doubling down.

With the additional funding of the federal Social Impact Partnership to Pay for Results Act (SIPPRA) and the opening of the new Renaissance Legacy Lofts, the Coalition will expand its capacity for Housing First and integrated services, focusing attention on reducing the cost of emergency and inpatient medical care.
The Stout Street Recuperative Care Center will create 75 beds of medical respite housing where individuals can recover from inpatient hospitalizations and connect to housing and services to attain ongoing stability after discharge. With the purchase of a hotel property in Denver’s city center, newly named Park Avenue Inn, the Coalition will provide emergency and transitional housing for many more individuals.

The Critical Ingredient is You

In 38 years of working to prevent and end homelessness in Colorado, the evidence has been clear: Housing and services are the solution to homelessness and are far less expensive than having individuals cycle through the criminal justice system and other emergency services. There is one critical ingredient, and that is the generosity of our community in investing in lasting solutions. Throughout these years, generous donors like you have made significant gifts that allowed the Coalition to validate the Housing First model. Charitable gifts and grants have funded capital development and direct services that have stabilized lives and built stronger communities. You, the Coalition’s donors, are one of our most valuable resources and partners, and we thank you.
Honoring John Parvensky

The Colorado Coalition for the Homeless Board of Directors and staff congratulate John Parvensky on his induction into the Affordable Housing Finance (AHF) Hall of Fame.

AHF recognized that as President and CEO of the Colorado Coalition for the Homeless, Parvensky has dedicated his career to creating groundbreaking affordable housing developments and providing essential health services to those most in need. Read the AHF article here.

In accepting this honor, Parvensky urged the attendees: “I would encourage you all to look at supporting organizations and opportunities that focus on the lowest-income and most vulnerable families and individuals in our communities. While most developments have their challenges, there’s nothing, nothing, more exciting and rewarding than putting together a project that provides not only a quality roof over somebody’s head but creates community and enhances health one step at a time, one family at a time, one individual at a time.”

“John has dedicated his life to fighting homelessness and building strong communities. An organizer at heart, he knows it takes collaboration to tackle affordable housing and chronic homelessness. Colorado is stronger because of John’s work.”

—JOHN HICKENLOOPER, US SENATOR FOR COLORADO

“John Parvensky is one of the people who helps with the conscience of Denver to ensure that as we make decisions as a community, and as a city we are always thinking about people who are the most vulnerable, the most disadvantaged, and are without homes.”

—BRITTA FISHER, CHIEF HOUSING OFFICER, CITY AND COUNTY OF DENVER
Legacy Gifts Transform Lives

The Coalition has remained true to our vision to end homelessness with homes, health, and hope throughout our 38 years. Housing is the essential first step in ending homelessness. Charitable gifts have been vital in attracting public investment in housing development, creating innovative housing solutions like Stout Street Recuperative Care Center, and more generally to accelerate development and construction of new housing. Legacy gifts—gifts made through estate plans and bequests—represent an important way to support housing development to end homelessness for years to come.

Most people who create legacy gifts will choose one of two options:

- A bequest in a will or Living Trust
- Naming the Coalition as co-beneficiary of a retirement plan

Donors who create legacy gifts to the Coalition have tremendous flexibility to prioritize loved ones while also having a lasting impact in ending homelessness. Both options also preserve full control over the donor’s assets for life; if they are needed, they’re available. If not, a beautiful gift will one day come to the Coalition, exactly as planned.

To learn more, please visit us online at ColoradoCoalition.org/legacys

You can also contact Meg Mullen, CFRE, Chief Development Officer, at MMullen@ColoradoCoalition.org

Please help us create a lasting solution for homelessness. Please consider a legacy gift for the Coalition.

Wag & Annalee Schorr

Please join our family of legacy donors—people like Wag and Annalee Schorr—who share your same commitment to ensuring everyone has a home. They have invested in the work of the Colorado Coalition for the Homeless for many years, and have designated the Coalition as a beneficiary of their IRA.

“We hope our legacy gift will inspire you to consider something similar in your estate plan.” —THE SCHORRS
Donors

Our sincere appreciation to each of you for making this work possible!

$1 million and above
Jeff Bezos/Families Day One Fund

$100,000 – $499,999
Anonymous Donors

$25,000 – $49,999
Anonymous Donors

$10,000 – $24,999
Anonymous Donors

$5,000 – $9,999
Anonymous Donors

$100 – $4,999
Anonymous Donors

$25 – $99
Anonymous Donors

Our thanks to all of our donors who support our work in the fight against homelessness.
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Amiee & Eric Purcell
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Monty & Rella Rifkin

ON THE COVER
Hope: Alma’s story

Alma and her husband were mired in poverty, substance abuse, and homelessness. They turned to the Coalition for help. When the family moved into transitional housing, Alma began meeting with a counselor, but she had little expectation that much would change. Over time, she began to see that her family could have a better life; that she had the power to change her circumstances.

Within two years, she passed her GED and became employed. Shortly after, she no longer needed housing assistance. Today, 20 years after connecting with the Coalition, Alma is a psychotherapist who works to help others; she and her husband are now homeowners. She reached out to the Coalition to thank the organization for the help that helped her change her future.
“This program that CCH assisted with—getting me into an apartment within 30 days—was a great experience. I didn’t expect it to move so quickly…and now we have a home, and they (CCH) are a godsend.”

—PATSY, HOUSING ASSISTANCE CLIENT
In 2021, the Colorado Coalition for the Homeless served 5,361 individuals in emergency housing due to COVID-19 status.

Dr. Lorna Szczukowski & Dr. Lee Szczukowski
David Nemovitz & Amanda Tessar
Liesl Thomas
David & Suzann Thompson
Penny & Bruce Thron-Weber
Marion Tobin
Dennis & Joanna Trescott
Stewart Tyrrell
Vivage Senior Living
Mirko Vukovich
Troy & Debbie Wohlenmaier
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Rick Zeni
Mary Zinn

$1,000 – $2,500
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Duane & Pamela Bruno
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James & Leslie Bulicz
Teresa Bunker
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Geoff Burghardt
Jim & Jackie Burghardt
Audrey Burkes
Cristen & Peter Calamari
Mary Callaway & Mark Guzzi
William & Maureen Callison
Gregg Campbell
Keith & Lindsay Campbell
14,272 patients received our healthcare services in 2021

"[Housing Assistance] is a great program—it’s a blessing!"

—KENNETH

Keith French & Nedra San Filippo
Andrew Fresen
Michael Fried
John & Jeannie Fuller
Kenneth & Luann Furlow
Patrick & Katie Gaertner
William & Fairy Gage
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Norma Aguilar-Dave
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Dolores Dayhoff
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Kevin Fitz
Mark Fitzgerald & Karen Jenni
Joan Fleming
David Filther, MD
Melanie Fontenot
Robert Ford
Pamela & Steven Fox
across physical and mental healthcare, in addition to vaccinations, in 2021
“I was assigned a case manager and a team and then before I knew it I had a home. I have a home now! You guys are doing a fabulous job…”

—HOLLY, HOUSING ASSISTANCE CLIENT
“This will enable me to get back on my feet. A blessing for sure. Thank you so much.”

—BARNEY, HOUSING ASSISTANCE CLIENT

Steven & Donna Spearman
John & Bernadette Spillane
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Thank you to our generous donors of all gift levels.
2021 Financial Highlights

Consolidated Statement of Activities: Year Ended December 31, 2021

Renaissance Housing Development Corporation
Renaissance Property Management Corporation
Stout Street Health Center LLC
Blue Spruce LLLP
CCH Lincoln Glenarm LP
Civic Center Apartments LLLP
Concord Plaza Housing Corporation
Forum Building Housing LP
Fusion Studios, LLLP
Loretto Heights Housing Corporation
Lowry Boulevard Apartments, LLLP
Off Broadway Lofts LLLP
Park Avenue Housing Corporation
SSRC Corporation

Operating Revenues and Support

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Contributions and Grants</td>
<td>15,839,005</td>
</tr>
<tr>
<td>Government Contracts and Grants</td>
<td>59,755,174</td>
</tr>
<tr>
<td>Program Income</td>
<td>33,093,561</td>
</tr>
<tr>
<td>Interest and Investment Income</td>
<td>1,063,253</td>
</tr>
<tr>
<td>Other and In-Kind Revenue</td>
<td>3,589,260</td>
</tr>
<tr>
<td><strong>Total Operating Revenues and Support</strong></td>
<td><strong>113,340,253</strong></td>
</tr>
</tbody>
</table>

Operating Expenses

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Healthcare</td>
<td>46,829,981</td>
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<tr>
<td>Housing</td>
<td>40,670,582</td>
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<tr>
<td>Housing Management</td>
<td>5,258,410</td>
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<td>Education and Advocacy</td>
<td>739,658</td>
</tr>
<tr>
<td>General Administrative</td>
<td>8,708,151</td>
</tr>
<tr>
<td>Fundraising</td>
<td>1,588,643</td>
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<tr>
<td><strong>Total Operating Expenses</strong></td>
<td><strong>103,795,425</strong></td>
</tr>
</tbody>
</table>

Net Income from Operating Activities 9,544,828

Non-Operating Activities

<table>
<thead>
<tr>
<th>Activity</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Capital Grants for Construction</td>
<td>739,000</td>
</tr>
<tr>
<td>Gain on Sale of Real Estate</td>
<td>6,140,873</td>
</tr>
<tr>
<td><strong>Net Income from Non-Operating Activities</strong></td>
<td><strong>6,879,873</strong></td>
</tr>
</tbody>
</table>

Net Assets

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Change in Net Assets</td>
<td>16,424,701</td>
</tr>
<tr>
<td>Net Assets, Beginning of Year</td>
<td>99,297,437</td>
</tr>
<tr>
<td>Net Assets, End of Year</td>
<td>115,722,138</td>
</tr>
</tbody>
</table>

90% of every donation funds the Coalition’s programs & services

Every $1 donated helps leverage $8.64 in program support
Leadership

John Parvensky  PRESIDENT & CEO  
Cathy Alderman  CHIEF COMMUNICATIONS & PUBLIC POLICY OFFICER  
Jennifer Cloud  CHIEF REAL ESTATE OFFICER  
Mandy Graves May  CHIEF QUALITY AND INFORMATION OFFICER  
Adam Mingal  GENERAL LEGAL COUNSEL  
Renata Robinson  CHIEF HUMAN RESOURCES OFFICER  
Pete Stoller  CHIEF FINANCIAL OFFICER  
Lisa Thompson  CHIEF OPERATING OFFICER  

Carrie Craig  VICE PRESIDENT, SUPPORTIVE HOUSING  
Andrew Grimm  VICE PRESIDENT, INTEGRATED HEALTH OPERATIONS  
Shontel Lewis  VICE PRESIDENT, EQUITY, INCLUSION & DIVERSITY  
Jamal Moloo  VICE PRESIDENT, INTEGRATED CARE SERVICES  
Amy Moore  VICE PRESIDENT, PROPERTY MANAGEMENT  
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Bridgett Capeland  DIRECTOR, WORKFORCE DEVELOPMENT AND TRAINING  
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David Iverson  DIRECTOR, PSYCHIATRY  
Cesar Jimenez  DIRECTOR, FAMILY SUPPORT SERVICES  
Bridie Johnson  SENIOR DIRECTOR, BEHAVIORAL HEALTH SERVICES  
Greg Keefe  DIRECTOR, PROGRAMMING AND IT  
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Rollin Oden  DIRECTOR, WAGES  
Liesl Thomas  DIRECTOR, ANNUAL CAMPAIGNS  
Lisa Trigilio  DIRECTOR, FORT LYON SUPPORTIVE RESIDENTIAL COMMUNITY  
Jacob Wessley  DIRECTOR, OUTREACH & ENGAGEMENT  
Aubrey Wilde  DIRECTOR, ADVOCACY PROGRAM  
Alexis Whitham  DIRECTOR, COMMUNICATIONS  

“Every time we complete a new project that allows a family or individual to move from the street into housing, it provides tremendous pride and reward.”

—JOHN PARVENSKY

Philosophy

We believe all people have the right to adequate housing and healthcare. We work to remove the barriers that restrict access to these rights. Society benefits when adequate housing and healthcare 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, and trauma-informed communities through the integration of housing, healthcare, and supportive services.

• Advocating for social and racial equity, inclusivity and diversity and challenging the status quo in partnership with our workforce members and those we serve.

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

• Using resources judiciously and effectively.
Katie, who lives in permanent supportive housing at Renaissance Riverfront Lofts, is part of a peer-to-peer support network for people experiencing homelessness and substance use disorders.
We believe homelessness is solvable.

The mission of the Coalition is to work collaboratively toward the prevention of homelessness and the creation of lasting solutions for families, children, and individuals who are experiencing or at-risk of homelessness 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