



Denver Community Ventures

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EIN: 45-3714223
Report Generated on: 03/28/2024

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Denver Community Ventures




aka Friends of DHA



Denver, CO



<https://friendsofdha.org>



(720)932-3200



[View GuideStar Profile](#)



MISSION The mission of Friends of DHA is to promote self-sufficiency and independent living for low-income families and individuals through board leadership and fundraising.	EIN 45-3714223	EXECUTIVE DIRECTOR Annie Hancock
	RULING YEAR 2013	BOARD CHAIR Guy Morissette
	IRS SUBSECTION 501(c)(3) Public Charity	SUBJECT AREA Job creation and workforce development
	FOUNDING YEAR 2011	Public housing
	MAIN ADDRESS 1035 Osage St. Denver, CO 80204	Home ownership
	AFFILIATION TYPE Independent Organization	Housing loss prevention
	CONTACT Annie Hancock, Executive Director (720) 932-3052 ahanco@denverhousing.org	Tenants' organizations
		Financial counseling
		Shelter and residential care
		NTEE Code Single Organization Support (L11)

PROGRAMS

1. Economic Self-Sufficiency

Population(s) served:Economically disadvantaged people, Unemployed people

POPULATIONS SERVED

1. Children and youth

2. Adults

3. Economically disadvantaged people

4. People with disabilities

5. Unemployed people

COMPLIANCE

- ✓ IRS Pub 78 Verified as of March 2024
- ✓ IRS BMF 509(a) (1) as of March 12, 2024
- ✓ A-133 Audit Required/Performed?
- ✓ Conflict of Interest Policy
- ✗ Written whistleblower policy

Section 509(a)(1) organization as referred to in Section 170(b)(1)(A)(vi)

TRANSPARENCY MEASURES

- ✓ Board Practices Reported?
- ✗ Diversity Data Reported?
- 13 Number of Independent Board Members

Programs & Results

PROGRAMS

Source: Self-Reported by Organization,
February 2024

Economic Self-Sufficiency

Population(s) Served: n/a

Friends of DHA's economic self-sufficiency programs provide residents of public housing and Section 8, as well as low-income families of the Denver area, with resources and case management to become economically self-sufficient. Program services include education, employment, financial literacy training, and home ownership preparation.

CHARTING IMPACT

What is the organization aiming to accomplish?

Friends of DHA, a 501(c)3 tax-exempt organization created by DHA to serve as a non-profit partner in support of DHA and the residents they serve. Friends of DHA uses resources provided by business and philanthropic partners to invest in results-oriented services and programs that create pathways for low-income families to maintain housing stability and pursue greater economic self-sufficiency, independence, and other outcomes that enhance their quality of life. Friends of DHA supports the efforts of DHA's Resident and Community Connections (RCC) Department and provides self-sufficiency funding for programming for residents with two main goals:

- Help people move out of poverty and achieve economic independence.
- Provide services to help senior citizens and people with disabilities remain in their homes without the need for assisted living.

The Friends of DHA strategic plan was drafted to support initiatives in the DHA strategic plan and bridge funding gaps in RCC's existing programs. Each goal aims to meet the five core program areas of Friends of DHA, including community building, digital inclusion, youth, aging-in-place, and economic self-sufficiency. The Friends of DHA strategic plan was drafted with information compiled from RCC resident engagement efforts and is designed to support each of the strategic issues. These efforts include: the health and aging and education and employment surveys, initial needs assessments, resident council meetings and case management endeavors.

What are the organization's key strategies for making this happen?

Friends of DHA is responsible for developing partnerships and establishing sustainable funding opportunities to support DHA residents in the following core focus areas:

- Community Building
 - o Increase resident engagement opportunities so residents can be informed about their community and DHA, advocate for their community, and develop leadership skills to organize programs and events that benefit their community.
- Digital Inclusion –
 - o Integrate broadband initiatives across DHA sites and track new internet access, digital training for residents and make affordable digital devices available for residents.
- Youth
 - o Provide academic and economic support to DHA youth and their families.
- Aging in Place –
 - o Provide support for aging-in-place older adults and people with disabilities through coordination of medical and dental services, transportation assistance, supplemental food assistance, social activities, and more.
- Economic Self Sufficiency –
 - o Provide programming that supports the efforts of families and individuals to move toward financial stability and independence, and in some cases homeownership.

The following strategic goals were developed to support the core focus areas.

- Goal # 1 – Fund and implement programs and staff to support DHA initiatives.
- Goal # 2 – Provide DHA residents with access to affordable WiFi and digital device options.
- Goal # 3 – Provide academic and economic support to DHA youth and their families.
- Goal # 4 – Provide programming and services for DHA older adults and adults living with disabilities, that promotes a high quality of life and independent living.
- Goal # 5 – Provide programming and services to help residents achieve economic self-sufficiency.

What are the organization's capabilities for doing this?

For each core focus there is a goal/strategy/action led by Friends of DHA staff and supported by DHA Resident and Community staff.

Goal markers identify priorities, metrics and quarterly status updates for each program area.

What have and haven't they accomplished so far?

Core focus areas of the 5-year strategic plan's status markers are labeled as Not Started, In Progress, Ongoing, Completed, or Postponed.

Core Focus Community Building: all action steps are either Ongoing or Completed.

Core Focus Digital Inclusion: all action steps are either In Progress, Ongoing, or Completed.

Core Focus Youth Development: all action steps are either Not Started, In Progress, Ongoing, or Completed.

Core Focus Aging-In-Place/Healthy Living: all action steps are either In Progress, Ongoing, or Completed.

Core Focus Economic Self-Sufficiency: all action steps are either In Progress, Ongoing, Completed, or Postponed.

Financials

FISCAL YEAR START: 01/01
FISCAL YEAR END: 12/31
✓ Financials audited by an independent accountant

FINANCIALS QUICK VIEW

Total revenue, gains, and other support per audited financial statements	\$233,312
Total expenses and losses per audited financial statements	\$161,261
Surpluses in last 5 years	5
Negative Net Assets in past 5 years	0

Financial Trends Analysis

Business Model Indicators

Created in Partnership with

 Nonprofit Finance Fund®

Profitability	2018	2019	2020	2021	2022
Unrestricted surplus (deficit) before depreciation	\$76,146	\$151,095	\$147,843	\$50,753	\$206,215
As a % of expenses	58.2%	185.7%	42.7%	18.5%	127.9%
Unrestricted surplus (deficit) after depreciation	\$76,146	\$151,095	\$147,843	\$50,753	\$206,215
As a % of expenses	58.2%	185.7%	42.7%	18.5%	127.9%
Revenue Composition					
Total revenue (unrestricted & restricted)	\$202,603	\$224,986	\$483,396	\$440,730	\$232,516
Total revenue, % change over prior year	-41.4%	11.0%	114.9%	-8.8%	-47.2%
Program services revenue	30.4%	30.8%	28.9%	15.8%	30.9%
Membership dues	0.0%	0.0%	0.0%	0.0%	0.0%
Investment income	0.4%	0.4%	0.6%	0.1%	0.4%
Government grants	0.0%	0.0%	0.0%	0.0%	0.0%
All other grants and contributions	69.1%	68.8%	70.5%	84.1%	68.8%
Other revenue	0.0%	0.0%	0.0%	0.0%	0.0%
Expense Composition					
Total expenses before depreciation	\$130,736	\$81,372	\$345,857	\$274,183	\$161,261
Total expenses, % change over prior year	-54.9%	-37.8%	325.0%	-20.7%	-41.2%
Personnel	75.6%	63.6%	13.8%	0.0%	1.1%
Professional Fees	1.6%	25.6%	13.0%	14.0%	12.4%
Occupancy	0.0%	0.0%	0.0%	0.0%	0.0%
Interest	0.0%	0.0%	0.0%	0.0%	0.0%
Pass-Through	0.0%	0.0%	0.0%	0.0%	0.0%
All other expenses	22.8%	10.8%	73.2%	86.0%	86.5%

Financial Trends Analysis, continued

Moving Toward Full Cost Coverage

Full Cost Components (estimated)	2018	2019	2020	2021	2022
Total Expenses (after depreciation)	\$130,736	\$81,372	\$345,857	\$274,183	\$161,261
One Month of Savings	\$10,895	\$6,781	\$28,821	\$22,849	\$13,438
Debt Principal Repayment	\$0	\$0	\$0	\$0	\$0
Fixed Asset Additions	\$0	\$0	\$0	\$0	\$0
Total Full Costs (estimated)	\$141,631	\$88,153	\$374,678	\$297,032	\$174,699

Capital Structure Indicators

Liquidity					
Months of cash	26.0	64.0	14.5	25.8	59.2
Months of cash and investments	26.0	64.0	14.5	25.8	59.2
Months of estimated liquid unrestricted net assets	23.0	59.3	19.1	26.3	60.0
Balance Sheet Composition					
Cash	\$283,451	\$434,110	\$417,849	\$590,307	\$795,761
Investments	\$0	\$0	\$0	\$0	\$0
Receivables	\$10,150	\$4,200	\$176,699	\$172,150	\$39,457
Gross land, buildings, and equipment (LBE)	\$0	\$0	\$0	\$0	\$0
Accumulated depreciation (% of LBE)	0.0%	0.0%	0.0%	0.0%	0.0%
Liabilities (as % of assets)	2.2%	1.7%	4.4%	3.8%	3.4%
Unrestricted net assets	\$250,744	\$401,839	\$549,682	\$600,435	\$806,650
Temporarily restricted net assets	\$36,541	N/A	N/A	N/A	N/A
Permanently restricted net assets	\$0	N/A	N/A	N/A	N/A
Total restricted net assets	\$36,541	\$29,060	\$18,756	\$134,164	\$0
Total net assets	\$287,285	\$430,899	\$568,438	\$734,599	\$806,650

Key Data Checks

Material Data Errors	2018	2019	2020	2021	2022
	No	No	No	No	No

Note: This issue is relevant to a small number of organizations: The nonprofit subject(s) of this report may have affiliates. The Form 990 data may not include information about any or all potential affiliates. If an organization does have affiliates and these affiliates have substantial financial activity, the financial data in this report may not present a comprehensive picture of the nonprofit's financial condition.Please consult the 990s of any potentially related affiliates for additional information.

- ☒ [Formulas for key metrics](#)
- ☒ ['Key Revenue & Expense Data from Form 990'](#)
- ☒ ['Key Balance Sheet Data from Form 990'](#)

Operations

Source: Self-Reported by Organization, February 2024

EXECUTIVE DIRECTOR

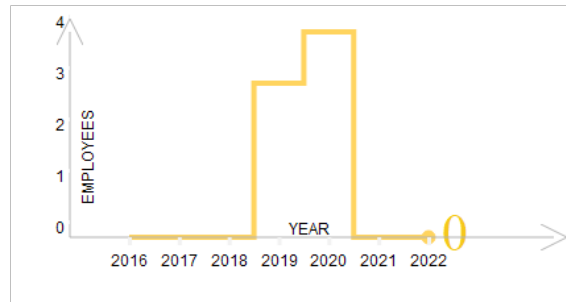
Annie Hancock

Annie Hancock currently serves as the DHA Director of Resident and Community Connections as well as the Executive Director role for the Friends of DHA. Before her role as Executive Director, Ms. Hancock held the role of Development and Communications Program Manager for the Real Estate Investment Department at DHA for two years and the role of DHA's Health and Aging Programs Manager for four years, working directly in the community to enhance health and aging outcomes in the resident population.

Ms. Hancock has experience in community outreach and engagement, program design, implementation, and evaluation, and communications. Ms. Hancock has a Master's degree in Urban and Regional Planning from the University of Colorado, and a Master's degree in Public Health from the Colorado School of Public Health

NUMBER OF EMPLOYEES

Source: IRS Form 990



BOARD CHAIR

Guy Morissette

RSM US LLP

Term: 2021 - 2025

BOARD CO-CHAIR

Charles Gilford III

Amazon

Term: 2021 - 2025

BOARD MEMBERS

Lauren Money

VACO

Anton Bengston

Zions Bancorporation

Michael Petrak

PrismXL Services Inc.

Christine Burbidge

S.B. Clark Companies

Emily Nifong Dixon

The Hertz Corporation

Dallas Gray

Ping ID

Tony Frank

PC's for People

Annie Hancock

Friends of DHA

Connie Cox

DHA Resident Council Representative

Charles Gilford III

Amazon

Guy Morissette

RSM US LLP

OFFICERS, DIRECTORS, TRUSTEES, AND KEY EMPLOYEES

FISCAL YEAR 2022

Name	Title	Compensation	Other	Related
David Nisivoccia	BOARD MEMBER	\$0	\$39,740	\$340,438
Annie Hancock	SECRETARY	\$0	\$22,972	\$134,659
Renee Nicolosi	SECRETARY	\$0	\$9,996	\$56,215
Guy Morissette	CHAIR	\$0	\$0	\$0
Ben Williams	TREASURER	\$0	\$0	\$0
Maro Casparian	BOARD MEMBER	\$0	\$0	\$0
Michael Petrak	BOARD MEMBER	\$0	\$0	\$0
Marian Lawrence	BOARD MEMBER	\$0	\$0	\$0
Milford Adams	BOARD MEMBER	\$0	\$0	\$0
Dan Villanueva	BOARD MEMBER	\$0	\$0	\$0
Anton Bengston	BOARD MEMBER	\$0	\$0	\$0
Charles Gilford III	BOARD MEMBER	\$0	\$0	\$0
Lauren Money	BOARD MEMBER	\$0	\$0	\$0
Amy Fidelis	BOARD MEMBER	\$0	\$0	\$0

OFFICERS, DIRECTORS, TRUSTEES, AND KEY EMPLOYEES

FISCAL YEAR 2021

Name	Title	Compensation	Other	Related
David Nisivoccia	BOARD	\$0	\$77,146	\$285,994
Renee Nicolosi	SECRETARY	\$0	\$0	\$126,400
Marian Lawrence	CHAIR	\$0	\$0	\$0
Dan Villanueva	TREASURER	\$0	\$0	\$0
Nicole Adante	BOARD	\$0	\$0	\$0
Milford Adams	BOARD	\$0	\$0	\$0
Amy Fidelis	BOARD	\$0	\$0	\$0
Emily Silverman	BOARD	\$0	\$0	\$0
Tracy Treece	BOARD	\$0	\$0	\$0

OFFICERS, DIRECTORS, TRUSTEES, AND KEY EMPLOYEES

FISCAL YEAR 2020

Name	Title	Compensation	Other	Related
Josh Crawley	DHA EXECUTIVE DIRECTOR	\$0	\$25,975	\$182,119
Renee Nicolosi	SECRETARY	\$0	\$29,606	\$124,093
Ismael Guerrero	DHA EXECUTIVE DIRECTOR	\$0	\$36,949	\$115,720
Marian Lawrence	CHAIR	\$0	\$0	\$0
Dan Villanueva	TREASURER	\$0	\$0	\$0
Nicole Adante	BOARD	\$0	\$0	\$0
Amy Fidelis	BOARD	\$0	\$0	\$0
Emily Silverman	BOARD	\$0	\$0	\$0
Tracy Treece	BOARD	\$0	\$0	\$0
Milford Adams	BOARD	\$0	\$0	\$0
Perla Gheiler	BOARD	\$0	\$0	\$0

OFFICERS, DIRECTORS, TRUSTEES, AND KEY EMPLOYEES

FISCAL YEAR 2019

Name	Title	Compensation	Other	Related
Ismael Guerrero	DIRECTOR	\$0	\$36,949	\$225,602
Renee Nicolosi	SECRETARY	\$0	\$29,606	\$113,707
Marian Lawrence	CHAIR	\$0	\$0	\$0
Dan Villanueva	TREASURER	\$0	\$0	\$0
Nicole Adante	DIRECTOR	\$0	\$0	\$0
Jesse Burne	DIRECTOR	\$0	\$0	\$0
Amy Fidelis	DIRECTOR	\$0	\$0	\$0
Perla Gheiler	DIRECTOR	\$0	\$0	\$0
Emily Silverman	DIRECTOR	\$0	\$0	\$0
Jamie Torres	DIRECTOR	\$0	\$0	\$0
Tracy Treece	DIRECTOR	\$0	\$0	\$0

OFFICERS, DIRECTORS, TRUSTEES, AND KEY EMPLOYEES

FISCAL YEAR 2018

Name	Title	Compensation	Other	Related
Ismael Guerrero	DIRECTOR	\$0	\$34,444	\$224,931
Renee Nicolosi	SECRETARY	\$0	\$28,912	\$119,098
Marian Lawrence	CHAIR	\$0	\$0	\$0
Dan Villanueva	TREASURER	\$0	\$0	\$0
Nicole Adante	DIRECTOR	\$0	\$0	\$0
Jesse Burne	DIRECTOR	\$0	\$0	\$0
Amy Fidelis	DIRECTOR	\$0	\$0	\$0
Perla Gheiler	DIRECTOR	\$0	\$0	\$0
Emily Silverman	DIRECTOR	\$0	\$0	\$0
Jim Johnston	DIRECTOR	\$0	\$0	\$0
Tracy Treece	DIRECTOR	\$0	\$0	\$0

Paid Preparers

FISCAL YEAR 2022

Firm Name	Firm EIN	Firm Address	Firm Phone
PLANTE & MORAN PLLC	38-1357951	8181 E TUFTS AVE SUITE 600, DENVER CO 80237 USA	303-740-9400

Paid Preparers

FISCAL YEAR 2021

Firm Name	Firm EIN	Firm Address	Firm Phone
PLANTE & MORAN PLLC	381357951	8181 E TUFTS AVE SUITE 600, DENVER CO 80237	3037409400

Paid Preparers

FISCAL YEAR 2020

Firm Name	Firm EIN	Firm Address	Firm Phone
PLANTE & MORAN PLLC	381357951	8181 E TUFTS AVE SUITE 600, DENVER CO 80237	3037409400

BOARD LEADERSHIP PRACTICES

GuideStar worked with BoardSource, the national leader in nonprofit board leadership and governance, to create this section, which enables organizations and donors to transparently share information about essential board leadership practices.

BOARD ORIENTATION & EDUCATION

Does the board conduct a formal orientation for new board members and require all board members to sign a written agreement regarding their roles, responsibilities, and expectations?

Yes

CEO OVERSIGHT

Has the board conducted a formal, written assessment of the chief executive within the past year?

No

ETHICS & TRANSPARENCY

Have the board and senior staff reviewed the conflict-of-interest policy and completed and signed disclosure statements in the past year?

Yes

BOARD COMPOSITION

Does the board ensure an inclusive board member recruitment process that results in diversity of thought and leadership?

Yes

BOARD PERFORMANCE

Has the board conducted a formal, written self-assessment of its performance within the past three years?

No

Organizational Demographics

Who works and leads organizations that serve our diverse communities? This organization has voluntarily shared information to answer this important question and to support sector-wide learning. GuideStar partnered on this section with CHANGE Philanthropy and Equity in the Center.

Leadership

The organization's leader identifies as:
No data

Race & Ethnicity

No data

Gender Identity

Transgender Identity

No data

Sexual Orientation

No data

Disability

No data.

We do not display staff or senior staff disability information for organizations with fewer than 15 staff.

Equity Strategies *Last Updated: 02/16/2023*

Candid partnered with Equity in the Center - a project that works to shift mindsets, practices, and systems within the social sector to increase racial equity - to create this section. [Learn More](#)

Data

- ✓ We review compensation data across the organization (and by staff levels) to identify disparities by race.
- ✓ We ask team members to identify racial disparities in their programs and/or portfolios.
- ✓ We have long-term strategic plans and measurable goals for creating a culture such that one's race identity has no influence on how they fare within the organization.

Policies and processes

- ✓ We seek individuals from various race backgrounds for board and executive director/CEO positions within our organization.
- ✓ We have community representation at the board level, either on the board itself or through a community advisory board.
- ✓ We help senior leadership understand how to be inclusive leaders with learning approaches that emphasize reflection, iteration, and adaptability.
- ✓ We engage everyone, from the board to staff levels of the organization, in race equity work and ensure that individuals understand their roles in creating culture such that one's race identity has no influence on how they fare within the organization.

Appendix

Key Documents

IRS Forms 990	2022 990
	2021 990
	2020 990
	2019 990
	2018 990
IRS Forms 990T	Not Available
Audited Financial Statements	2022 Audited Financial Statement
	2021 Audited Financial Statement
Key Organization Documents	'Key Revenue & Expense Data from Form 990'
	'Key Balance Sheet Data from Form 990'

Denver Community Ventures

Aka Friends of DHA

1035 Osage St.
Denver, CO 80204

✓ Foundation Status Code: PC*

✓ Public charity described in section 509(a)(1) or (2)

IRS Publication 78 Details			<div>✓ IRS Pub 78 verified</div>
Organization name	Location	Most recent IRS Publication 78	
Denver Community Ventures	Denver, CO	March 2024	
EIN	<u>Deductibility status description</u>	Verified with most recent Internal Revenue Bulletin	
45-3714223	A public charity (50% deductibility limitation).	March 25, 2024	

IRS Business Master File Details

IRS BMF

509(a)(1)

Organization name

DENVER COMMUNITY VENTURES

Most recent IRS BMF

March 12 2024

Reason for Non-Private Foundation Status

Section 509(a)(1) organization as referred to in Section 170(b)(1)(A)(vi)

EIN

45-3714223

IRS subsection

This organization is a 501(c)(3) Public Charity

Ruling date

10/2013

This organization was not included in the Office of Foreign Assets Control Specially Designated Nationals (SDN) list.

On September 8, 2011, the IRS issued [regulations](#) which eliminated the advance ruling process for a section 501(c)(3) organization. [Learn more](#)

* The Foundation Status Code is the code that foundations are required to provide for each grantee annually on part XV of Form 990PF. Note that this code cannot be derived in some cases (e.g., supporting organizations for which 'type' can't be determined).

[IRS Revenue Procedure 2011-33](#) allows grantors to rely on third-party resources, such as GuideStar Charity Check, to obtain required Business Master File (BMF) data concerning a potential grantee's public charity classification under section 509 (a) (1), (2) or (3).

GuideStar Charity Check Data Sources

- GuideStar acquires all IRS data directly from the Internal Revenue Service.

-[IRS Publication 78 \(Cumulative List of Organizations\)](#) lists organizations that have been recognized by the Internal Revenue Service as eligible to receive tax-deductible contributions.

-The [IRS Internal Revenue Bulletin](#) (IRB) lists changes in charitable status since the last Publication 78 release. Between the release of IRS Publication 78 and the subsequent IRS Internal Revenue Bulletin, the IRB date will reflect the most recent release date of IRS Publication 78.

-The [IRS Business Master File](#) lists approximately 1.7 million nonprofits registered with the IRS as tax-exempt organizations.
- The [IRS Automatic Revocation of Exemption List](#) contains organizations that have had their federal tax-exempt status automatically revoked for failing to file an annual return or notice with the IRS for three consecutive years.

-The Foundation Status Code is a value derived by mapping the codes found on the [990PF filing instructions](#) to the corresponding codes in the IRS BMF. Note that not all codes are able to be mapped due to insufficient data.

-The Office of Foreign Assets Control (OFAC) [Specially Designated Nationals \(SDN\) list](#) organizations that are owned or controlled by targeted individuals, groups, and entities, such as terrorists or narcotics traffickers. Their assets are blocked and U.S. persons are generally prohibited from dealing with them.