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2024 ANNUAL REPORT

CENTER FOR HOUSING AND
HOMELESSNESS RESEARCH



**Center for Housing &
Homelessness Research**
UNIVERSITY OF DENVER

02

ABOUT THE CENTER FOR HOUSING AND HOMELESSNESS RESEARCH

The Center for Housing and Homelessness Research (CHHR) is dedicated to addressing the crisis of affordable housing and homelessness. As a research center in Denver, Colorado, CHHR provides research, evaluation, training, technical assistance, and community assessments to stakeholders in the housing and homelessness fields. Our work is rooted in a commitment to understanding the complex factors that contribute to housing instability and homelessness, while developing evidence-based strategies to improve outcomes for individuals and communities.

Over the past year, CHHR has continued to strengthen its partnerships with a diverse network of stakeholders, including city and state governments, local and regional organizations, and nonprofit entities. These collaborations have enabled us to amplify our impact, ensuring that our work is informed by the needs of those most affected by housing insecurity and homelessness. By bridging the gap between research and practice, we strive to create sustainable, equitable solutions that promote the health, well-being, and dignity of all individuals.

As we reflect on the past year and look ahead to the future, we extend our gratitude to our partners, funders, and dedicated team members whose support makes our work possible. Together, we are building a foundation for a more just and inclusive society—one where housing is recognized as a fundamental human right.



HIGHLIGHTS FROM CHHR'S 2024 RESEARCH PROJECTS

**ADVANCING EQUITY: FINDINGS FROM
THE DENVER BASIC INCOME PROJECT**

**TRAUMA-INFORMED DESIGN AND THE
EMERGENCE OF THE DIGNIFIED DESIGN
FRAMEWORK**

**STRENGTHENING FAMILIES AND
COMMUNITIES: YOUR FAMILY, YOUR
NEIGHBORHOOD (YFYN)**

**BUILDING SKILLS FOR EQUITABLE
COMMUNITIES: EXECUTIVE CERTIFICATE
ON HOUSING AFFORDABILITY**

04

ADVANCING EQUITY: FINDINGS FROM THE DENVER BASIC INCOME PROJECT

“The most impact it had on me was a promising future, versus before, it wasn’t looking so good. [...] It’s a light at the end of the tunnel, and before, I was kinda lost. It just really gave me some hope.”

ABOUT THE DENVER BASIC INCOME PROJECT

As part of our ongoing commitment to innovative solutions for housing insecurity and homelessness, CHHR is proud to highlight the first-year results of the Denver Basic Income Project (DBIP). This large-scale initiative provided unconditional cash payments to individuals and families experiencing homelessness in Denver, CO with the goal of testing the feasibility and impact of guaranteed income as a tool to improve stability and well-being for people experiencing homelessness.

05

SUMMARY OF RESULTS

The findings from the first year of DBIP are promising. Across all payment groups, participants demonstrated significant improvements in housing outcomes. These included measurable increases in home rentals and ownership, as well as notable reductions in the number of nights spent unsheltered. Qualitative and quantitative study results underscore the potential of direct cash assistance to create meaningful, positive change in the lives of those experiencing homelessness.

Qualitative insights from participants further illuminate the impact of the program. Many reported using the payments to address immediate needs, such as covering basic expenses, catching up on bills, and securing stable housing. Others report making larger life changes, including relocating to safer living environments or purchasing vehicles to improve access to employment and essential services. These outcomes highlight the power of unconditional financial support in empowering individuals to make decisions that best meet their unique circumstances and goals.

DBIP’s first-year results demonstrate the potential impacts of guaranteed income as a strategy to combat homelessness and also provide valuable evidence to inform future policy and program design. As we continue to analyze and share DBIP findings, CHHR remains committed to advancing innovative, evidence-based solutions that address the root causes of housing insecurity and homelessness and create pathways to long-term stability for all.



FIGURE 1 | Word cloud of participants’ feelings about participation in DBIP at Time 1.



FIGURE 2 | Word cloud of participants’ feelings about participation in DBIP at Time 2.

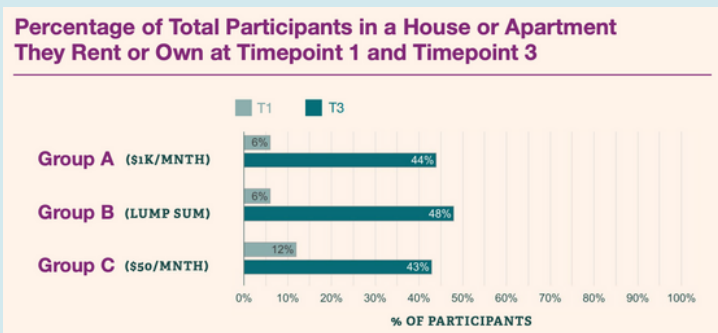


FIGURE 3 | Bar graph demonstrating increase in participant obtainment of a home that they rent or own by intervention group at Time 1 and Time 3.

Our DBIP research would not have been possible without the collaboration of our community partners, the dedication of the DBIP staff, and the courage and resilience of the participants who shared their stories. Together, we are reimagining what is possible in the fight to end homelessness and build a more equitable future.

Learn more about the one-year study results [here](#).

06

TRAUMA-INFORMED DESIGN AND THE EMERGENCE OF THE DIGNIFIED DESIGN FRAMEWORK

At CHHR, we are committed to creating spaces that foster healing, safety, and dignity for individuals and communities impacted by housing insecurity and homelessness. In collaboration with our community partners and fellow researchers at Shopworks Architecture, we are building the evidence base for Trauma-Informed Design, an innovative approach that integrates principles of trauma-informed care into the design process. This framework prioritizes the lived experiences of those who inhabit and move through a space, ensuring that environments are not only functional but also supportive and empowering.

In 2024, CHHR and our research partners at Shopworks Architecture completed several studies on the Trauma-Informed Design conceptual framework, which is built on four core principles: Safety, Choice, Comfort, and Connection. We completed a study on the impact of Trauma-Informed Design, an implement study, and a measurement study. We also completed a book on design elements that emerge from trauma informed design in permanent supportive housing. These studies were supported by grants from the Sozosei Foundation and Kaiser Permanente. Results from this important work are already incorporated into our community presentations and will be in publications and on the Shopworks TID website soon (<https://shopworksarc.com/tid/>).

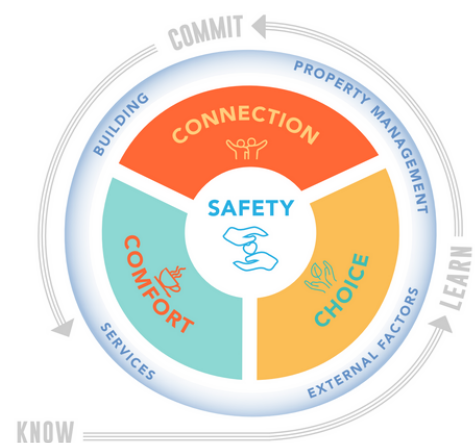


FIGURE 4 | Trauma-Informed Design framework model, as of 2023.

07

Through grounded theory analysis of our TID results, our research team identified a recurring theme that has fundamentally shifted our understanding of trauma informed design: the centrality of dignity in participants' lived experiences. This insight has inspired the evolution of the TID framework into an emerging approach now called Dignified Design. While the updated framework process documents are still in development, this new perspective emphasizes the importance of designing spaces that not only address trauma but also affirm the inherent dignity of every individual.

A research paper detailing this evolution will be presented at the 2025 Architectural Research Centers Consortium Conference and then, after the conference, available in print. As we continue to refine and expand the Dignified Design framework, CHHR remains dedicated to advancing design practices that promote equity, healing, and respect for all.

Learn more about the Trauma-Informed Design framework and processes [here](#).



STRENGTHENING FAMILIES AND COMMUNITIES: YOUR FAMILY, YOUR NEIGHBORHOOD

The Center for Housing and Homelessness Research (CHHR) is proud to highlight the impactful work of the Your Family, Your Neighborhood (YFYN) intervention, a dual-generation program designed to foster stronger families, healthier communities, and brighter futures for children and parents living in subsidized housing. YFYN is a 12-session, practice-based manualized intervention that addresses academic success, family well-being, and neighborhood cohesion, with the ultimate goal of reducing delinquency, promoting positive youth development, and creating supportive family environments.

YFYN is uniquely structured to strengthen the bonds between children and their parents, enhance parents' engagement with their children's schools, and build trust and shared values among neighbors. By addressing the interconnected contexts of family, school and neighborhood, YFYN empowers families to thrive while fostering a sense of community in high-poverty neighborhoods.

PROGRAM STRUCTURE AND DELIVERY

YFYN is delivered in the evenings and after-school hours to cohorts of 4-10 families, ensuring accessibility and convenience for participants. Families are eligible if they reside in high-poverty neighborhoods and have at least one child between the ages of 7 and 12. Childcare is provided for younger children, enabling full participation for all family members. The program is hosted in familiar, community-based settings such as schools, community centers, and subsidized housing complexes, making it both accessible and relevant to participants' daily lives.

PROGRAM GOALS

YFYN is designed to achieve the following outcomes:

1. Strengthen the emotional bonds between children and caregivers.
2. Build trust and shared values among neighbors to enhance social cohesion.
3. Increase caregivers' connections to their child's school, fostering greater involvement in education.
4. Improve the overall health and well-being of families.

By addressing the interconnected needs of families and communities, YFYN creates a ripple effect of positive change. Stronger family bonds, increased school engagement, and more cohesive neighborhoods contribute to healthier, more resilient communities where children and families can thrive.

YFYN is delivered in the metro Denver area thanks to the generous support of the Tony Grampsas Youth Services program (TGYS). As we continue to expand and refine YFYN, CHHR remains committed to empowering families, strengthening communities, and creating pathways to long-term success for those living in subsidized housing. Together, we are building a future where every family has the tools, support, and opportunities they need to flourish.



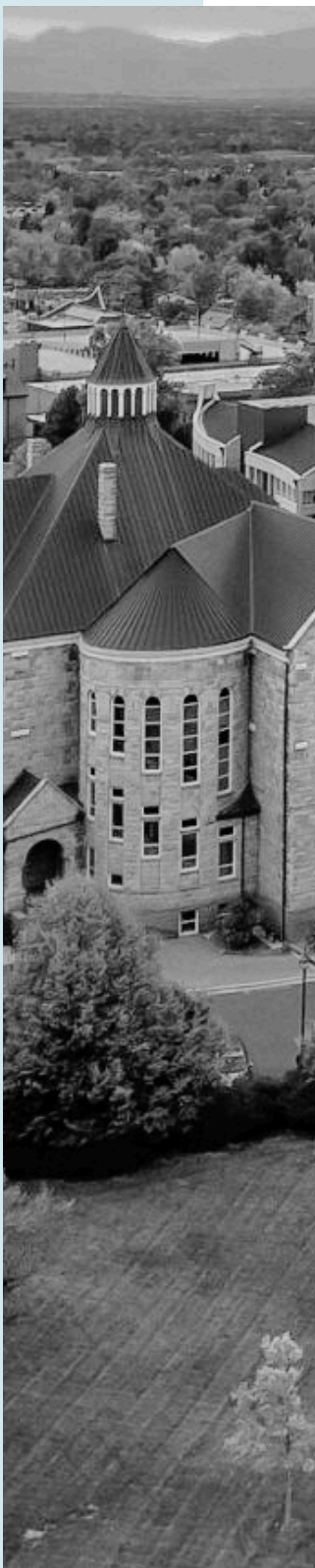
10

BUILDING SKILLS FOR EQUITABLE COMMUNITIES: EXECUTIVE CERTIFICATE ON HOUSING AFFORDABILITY



The University of Denver (DU) is proud to offer the Executive Certificate in Affordable Housing, a transformative program designed to address the growing need for skilled professionals in the affordable housing sector. Delivered through a unique partnership between the Sturm College of Law, the Burns School of Real Estate, and the Center for Housing and Homelessness Research (CHHR) at the Graduate School of Social Work, this program equips professionals with the knowledge and tools needed to tackle the affordable housing crisis and create more equitable communities.

11



The lack of affordable housing has reached crisis levels, particularly in the Western United States, where communities are grappling with the urgent need for solutions. As demand for affordable housing grows, so does the need for professionals who possess the technical expertise and strategic vision to address this complex challenge. The DU Executive Certificate in Affordable Housing is designed to meet this demand by providing participants with a comprehensive understanding of the policies, practices, and innovations driving the affordable housing sector.

The program's curriculum is designed to provide a holistic understanding of the affordable housing landscape, covering topics such as housing policy, financing, development, legal frameworks, and community engagement. Through a combination of expert instruction, case studies, and practical applications, participants gain the skills needed to design, advocate for, and implement affordable housing solutions that promote equity and inclusion.

By equipping professionals with the tools to address the affordable housing crisis, the Executive Certificate in Affordable Housing plays a vital role in building stronger, more resilient communities. Graduates leave the program empowered to drive meaningful change, whether by developing new housing projects, shaping policy, or advocating for systemic reforms.

Learn more about this educational certificate program [here](#).

12

ACKNOWLEDGEMENTS

THANK YOU!

CHHR WOULD LIKE TO THANK ALL THE FAMILIES AND INDIVIDUALS EXPERIENCING HOMELESSNESS AND HOUSING INSECURITY WHO CONTRIBUTED THEIR TIME AND EFFORTS TO THESE STUDIES.

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And last but not least, our volunteers and staff!