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Beloved Community Village Evaluation

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EXECUTIVE SUMMARY

The results from this evaluation, conducted by the Burnes Center on Poverty and Homelessness (Burnes), demonstrate that over the course of the first nine months, the Beloved Community Village (BCV) has been a success. In July 2017, when the evaluation began, there was no certainty that BCV would still be operational come May 2018. Yet, by all accounts, BCV is operational and widely considered a fully-functioning and productive community. Importantly, understanding BCV's "success" is complex given the developmental process of an alternative solution to homelessness using an intentional community model, which does not arrive at a fixed destination but rather continues to evolve, change, and grow. However, all reported findings indicate that BCV is a demonstrably positive effort operated and supported by an intentional community of individuals largely working for the betterment of those involved, chiefly those living in the Village.

The evaluation assessed results at the individual, neighborhood and organizational levels. The evaluation used multiple data collection and analysis approaches, including the use of quantitative and qualitative data, surveys, interviews, and administrative records.

Results from surveys among villagers across three timepoints demonstrated a number of positive and significant results, including those for employment, health and well-being. Employment outcomes improved, most notably in that three residents who were not working when moving in BCV were either working or in school at a nine-month follow-up. Health and well-being outcomes also improved, with villagers reporting significant differences in the number of times their belongings were stolen after moving into BCV, increased satisfaction as well as decreased anxiety after moving into BCV. When villagers first moved in they were asked to self-identify goals for their time at BCV. At a nine month follow-up, villagers were asked to assess their progress on these goals, and on average they rated themselves as achieving "moderate progress."

In addition to quantitative survey findings, qualitative findings from villager interviews provide important lessons about the process that villagers experienced moving into BCV. Villagers articulated that the community had and continues to undergo an evident development process, which requires time and understanding around figuring things out for themselves as a critical component of their own Village identity and social cohesion. Villagers also identified that the support system that has been and is continuing to be developed in and around their community is foundational, that overall they feel safe, and that many feel they have a voice at BCV.

At the neighborhood level, neighbors reported few if any challenges with BCV. Crime statistics fail to show a consistent pattern of crime within close proximity to the Village, with some crime categories increasing and a larger number decreasing since inception of BCV. Maps of crimes within a quarter-mile and half-mile of BCV illustrate that crime does not appear to be increasing around the immediate vicinity of the Village.

Village Council minutes and interviews with organizational partners demonstrate that some internal and external sense of community was developed at BCV. An internal and external sense of community, also known as social capital or social support, are known to be important factors for improved health and well-being.

The triangulation of results across individual villagers, neighborhood residents, and organizational partners supports the overall conclusion that over the first nine months BCV has been a success. Across purposive samples, random samples, qualitative data and quantitative data, the results all point to the same message: BCV is working. That is not to say that BCV is without challenges. As noted in this report, two of the inaugural members of BCV were expelled. Residents continue to voice concerns about structural issues in the Village, such as electricity, food storage and preparation, water supply, storage space, lighting, and toilets. Some BCV residents are resistant to engaging in the community fully. One neighborhood resident reported a belief that BCV was responsible for an uptick in local petty crime. Thus, BCV still faces challenges and will continue to face challenges. However, the breadth of positive outcomes reported by individual villagers, neighborhood residents, local crime statistics, and organizational partners far outweigh the challenges reported about the Village. If anything, these challenges inform a continued direction of work and progress, which those connected to the Village have expressed commitment to addressing in a continued and intentional fashion.

Villagers also identified a number of points of improvement for BCV. Although also noted as an expected aspect of community and a welcomed freedom of choice, many villagers expressed a desire for more consistent engagement from other villagers. Some residents are engaging in all points of leadership, while others are engaging infrequently; this has been the cause of some dissatisfaction and friction. As noted above, villagers also suggested some significant structural improvements for BCV, namely around electricity supply, kitchen facilities, water supply, and additional storage space. Villagers also noted that attention and even engagement from outside visitors could be a challenge and that they would like to have more support from the city.

In addition to interpreting the results, there are other conclusions to draw from this evaluation. One of the most important to note is that BCV is an *intentional community*. This theme was reflected in many of the villager interviews as well as BCV Village Council meeting minutes and organizational partner interviews. Rather than just living in a tiny home, what is meant by intentional community is that villagers are asked to participate in the governance of BCV, to engage and share in one another's lives, and to seek harmony over mere coexistence with one another. This is not an easy task. Thus, it must be recognized that the process of living in an intentional community is different than simply living in a tiny home next to other tiny homes.

Additionally, many stakeholders are still unclear as to what role tiny home communities play within the broader housing continuum of care designed to address homelessness in the Denver metropolitan area and around the state. The question of whether tiny homes are a form of temporary or transitional shelter, rapid rehousing, permanent supportive housing, or something else entirely must be addressed.

INTRODUCTION

Tiny Homes

The tiny home movement has gained popularity in the United States as a cost-effective and ecologically-minded housing alternative. Applied to the social issue of homelessness, tiny home communities are considered by some to be a more inclusive, affordable, and dignified option, as compared to traditional approaches, for those without regular shelter. Similar communities geared towards individuals experiencing homelessness have been, and are currently being, launched across the country in states such as Oregon, Washington, California, Texas, New York, Wisconsin, Michigan, and Tennessee (Alexander, 2017; Xie, 2017). Some of these villages originated less formally as tent cities with tiny home structures added later on. More recently, many of the projects have been and are being formally planned and designed with human dignity, agency, and healing in mind (Alexander, 2017).

Beloved Community Village

Construction of BCV, Denver's first tiny home community, was completed in July 2017 as a 180-day pilot project for individuals experiencing homelessness. BCV resulted from a joint effort carried out by organizations who make up the Colorado Village Collaborative along with several other for-profit and nonprofit groups and independent community members. Contributing organizations have provided resources to the project's planning, construction, and execution over a number of years. BCV is comprised of 11 homes, which can house up to 22 people, and was launched as an experiment in providing a partial solution to the housing crisis facing the Denver metro area with the specific intent of serving those individuals experiencing homelessness whose needs are not being met by the traditional shelter system. Inspired by similar tiny home villages across the country, BCV is a democratically self-governed community that seeks to provide a safe and dignified space for those with nowhere else to live (<https://belovedcommunityvillage.wordpress.com/>).

In June 2017, the Barton Institute for Philanthropy and Social Enterprise (Barton) contracted with Burnes to conduct an evaluation on the soon-to-be-completed BCV. By July 2017, Burnes' evaluation proposal had been approved by BCV residents at a Village Council meeting, and Burnes was able to begin this evaluation. The findings and conclusions drawn from data collection conducted between July 2017 and April 2018 with BCV residents, residences and businesses neighboring BCV, the Denver Police Department, and organizational partners working with BCV are included in this evaluation report.

Evaluation Questions

Burnes evaluators set out to provide evidence of the effects of BCV on multiple domains across three populations: 1) individual villagers; 2) neighborhood and community; and 3) organizations. The research questions outlined in the initial proposal approved by Barton and the Village Council and answered in this evaluation report are as follows:

Individual Villager Outcomes

We will assess if living in BCV results in changes to: 1) employment and education, 2) financial capabilities, and 3) health and well-being. We will also document and assess goals established by BCV residents. As part of our resident interviews, we will seek information about the overall sense of community experienced at BCV.

Neighborhood & Community Outcomes

We will assess reported knowledge and perceived impact of BCV on various aspects of the neighborhood, including traffic flow, safety, noise, and sense of community among residents of the area of Denver commonly referred to as the River North Art District (RiNo).

Organizational Outcomes

We will assess the development of a sense of community within the Village by tracking meeting minutes from the BCV Council and through interviews with organizational partners of BCV.

METHODS

The BCV evaluation involved a mixed-methods approach using the following sources of data: 1) interviews with BCV villagers, 2) interviews with residences and businesses neighboring BCV, 3) review of local crime data, 4) interviews with organizational partners of BCV, and 5) review of Village Council meeting minutes. The following sections discuss the measures, data collection, and data analysis procedures employed with each data source.

Table 1 displays the response rates across the three population groups (individual villager outcomes, neighborhood and community outcomes, and organizational outcomes). Across these groups, data collection response rates ranged from 83% to 100%.

Table 1 | Response Rates Across Evaluation Population Groups

		Timepoint	Goal/Number Requested	Number Participated/ Completed	Response Rate
Individual Villager Outcomes	Villager Interviews	1	13	12	92%
		2	12	12	100%
		3	12	11	92%
Neighborhood & Community Outcomes	Resident Interviews	n/a	20	18	90%
	Business Interviews	n/a	6	5	83%
Organizational Outcomes	Organizational Partner Interviews	n/a	6	6	100%

Individual Villager Data

Interviews with BCV Villagers

A semi-structured interview protocol was used to capture longitudinal quantitative and qualitative information about the inaugural group of BCV residents. The interviews were intended to capture information across the following domains: employment and education, financial capabilities, health and well-being, self-defined goals, and sense of community.

Interviews were administered at three timepoints over a nine-month period: 1) when residents first moved into BCV, 2) approximately six months following entry into BCV (prior to the relocation of BCV), and 3) approximately two months following relocation of BCV to an adjacent piece of land.

The interview protocols differed slightly at each time point. At timepoint 1, the protocol was comprised of 60 quantitative and qualitative items addressing the specified domains (see Appendix A). At timepoint 2, the

protocol was comprised of 55 quantitative and qualitative items addressing the specified domains (see Appendix B). At timepoint 3, the protocol was comprised of 55 quantitative and qualitative items addressing the specified domains (see Appendix C).

All interviews were administered in person by members of the Burnes evaluation team. At each timepoint, evaluators sent emails and text messages to BCV residents who provided current contact information. Evaluators provided a range of interview dates (typically spanning a two-week period) and requested that residents schedule interviews at a preferred time and location. Evaluators also visited BCV to notify residents in person of the current interviewing period and to either conduct interviews on the spot or to schedule future meetings.

At timepoint 1, the 13 inaugural residents of BCV were asked to participate in the evaluation. Each resident was provided with a consent form that included a detailed description of the study, procedures, evaluators, voluntary nature of participation, compensation, and contact information, should they have follow-up questions (see Appendix D). Compensation of a \$50 Visa gift card was given to residents who completed interviews at all three timepoints of the evaluation. Twelve of the 13 inaugural residents consented to participate in the initial round of interviews. The 12 initial respondents were approached at timepoint 2, and all 12 participated in the second round of interviews. At timepoint 2, one of the 12 initial respondents had moved into other housing. At timepoint 3, 11 of the 12 initial respondents participated in the third round of interviews. At timepoint 3, five of the 12 initial respondents no longer lived at BCV: two had been expelled and three moved into other housing. The only individual who did not complete an interview at timepoint 3 was one of the residents who had been expelled from BCV in the days leading up to timepoint 3.

Additionally, during timepoint 3, Burnes evaluators invited BCV residents (both current and former) to attend a preliminary presentation of findings focusing on the individual villager outcomes portion of the evaluation. This opportunity served as a form of member checking, a qualitative research technique used to improve the accuracy and credibility of data by soliciting respondent feedback and validation. The presentation was held in the BCV CircHouse on March 20, 2018. Nine representatives from BCV as well as two representatives from Burnes and two representatives from Barton were in attendance. Feedback about the findings was provided by BCV attendees at that time and has been incorporated into this report.

Quantitative data were collected using closed-ended questions intended to provide information on the following domains: employment and education, financial capabilities, health and well-being, and sense of community. Quantitative data collected among BCV villagers were analyzed using SPSS statistical software and reported using descriptive statistics, such as counts, means, and percentages. Additionally, paired samples t-tests were conducted to identify statistically significant differences in means from timepoint 1 to timepoint 3.

Qualitative data were collected using open-ended questions intended to provide information on the following domains: self-defined goals and sense of community. The qualitative data were analyzed by two Burnes evaluators using a two-step content analysis technique. Initial analysis resulted in a comprehensive list of codes. In a second round of analysis, convergent themes were identified from the individual codes. The convergent themes represent the final results of the analysis and are accompanied in this report by direct quotes from interviews.

Neighborhood & Community Data

Interviews with Residences & Businesses Neighboring BCV

Voluntary interviews with residences and businesses neighboring BCV were conducted at the conclusion of the initial six-month lease. The interview instrument included both qualitative and quantitative questions about neighborhood connections, crime and safety, noise, traffic, and social cohesion (see Appendix E). The survey was translated into Spanish for Spanish-speaking residents living in the sampled area (see Appendix F).

A random sampling approach was used to identify 20 neighborhood residents within the immediate vicinity of BCV, defined as falling within a 0.5 mile radius of the Village. This sampling approach was selected in order to assess random neighbors' views of BCV, rather than a purposive sample of neighbors directly involved with and potential bearing bias about BCV. The major advantage of the random sampling approach is that it provides the most objective neighbor perspective possible. This approach also provides the opportunity to objectively assess whether NIMBYism is part of the neighborhood perception of BCV.

To obtain a random sample of 20 residential households, the evaluation team drew a boundary around the BCV neighborhood using the existing environmental elements of streets, highways, and a nearby river. The boundaries used to construct the sampling frame are as follows: North Williams Street as the eastern boundary, Bruce Randolph Avenue as the southern boundary, North Downing Street over to 33rd Street as the southeastern boundary, the South Platte River as the natural northeastern boundary, and I-70 as the northern boundary. A list was purchased from Vista Print that included the 12,186 addresses in the area. The list was cleaned to include only those addresses within the specified BCV neighborhood boundaries, which resulted in 908 addresses. A random number generator was used to select 80 of these addresses as the initial random sample.

Members of the Burnes evaluation team knocked on the doors of the first 20 addresses of the 80 residential households originally selected. If a respondent answered the door, they were asked to participate in a 10 to 20-minute semi-structured interview. If a respondent did not answer the door, the evaluation team attempted to make contact with the household two more times (three attempts in total) before removing the address from the sample. Once a household was removed from the sample, the evaluation team added the next available address from the original random sample of 80, thus maintaining a sample size of 20 randomly-selected households throughout the data collection process. Households were considered inaccessible if they were 1) apartments that required a passcode entry, 2) nonexistent residences, 3) not currently occupied, or 4) behind locked gates. In total, 18 inaccessible addresses were removed from the sample. Addresses were also removed from the sample if they declined to participate in the evaluation. In total, 13 households verbally declined interviews.

The evaluation team sought to conduct 20 residential interviews. A total of 18 interviews were successfully completed between January and April 2018, at which point the data collection period of the evaluation was concluded. In total, three of the 18 interviews were conducted in Spanish by a Spanish-speaking member of the Burnes evaluation team.

In addition to the random sample of neighborhood residents, six local businesses were purposively sampled to assess their perceptions of BCV. Five interviews were successfully completed, and one business declined to participate in the evaluation. Businesses were selected using a purposive sampling approach following two criteria: 1) that the business operate within a one-mile radius of BCV and 2) that the nature of the business was such that it could be patronized by or have close contact with residents of BCV. Semi-structured interview protocols were used to capture quantitative and qualitative information about staff impressions of BCV and BCV's impact on the neighborhood.

In total, 23 neighborhood interviews were conducted, comprised of 18 randomly-selected interviews (out of 20 attempted) with residential households and five (out of six attempted) purposive interviews with local businesses.

Quantitative neighborhood and community data were analyzed using SPSS statistical software and reported using descriptive statistics on group percentages. The qualitative data were analyzed by two Burnes evaluators using a two-step content analysis technique. Initial analysis resulted in a comprehensive list of codes. In a second round of analysis, convergent themes were identified from the individual codes. The convergent themes represent the final results of the analysis and are accompanied in this report by direct quotes from interviews.

Review of Local Crime Data

Assessment of local crime data was used to draw conclusions about the correlation between the BCV site and reported crime. To assess this correlation, crime data from July 2016 through December 2016 (baseline) was compared to crime data from July 2017 (BCV move-in date) through December 2017. Crime rates over each six-month period were analyzed to evaluate differences in crime rates pre- and post-establishment of BCV. All crime data was provided by the Denver Police Department.

Geographic boundaries were established by drawing a 0.25-mile radius circle as well as a 0.5-mile radius circle around the location of the BCV site. Crime data within each of these areas was compared over the 2016 and 2017 six-month time periods. See Figure 5 for an illustration of the neighborhood boundaries used to capture crime data.

The Burnes evaluation team worked with the Denver Police Department to establish appropriate crime categories for which data could be collected. The eight categories of crime data used in this evaluation are as follows: aggravated assault, burglary, criminal trespassing, disorderly conduct, murder, simple assault, theft from motor vehicle, and violations related to drugs and narcotics. These crimes were selected to capture a diverse and in-depth picture of crime in the area. The eight selected crime categories provide a snapshot of the Denver Police Department's three offense categories: violent crime, property crime, and other crimes considered to be important markers of community behavior.

Once the timeframe, geographic boundaries, and crime categories were established, the Denver Police Department generated a report detailing crime along the specified categories and within the pre-determined timeframes and geographic boundaries. The Denver Police Department also provided maps with geographic points illustrating where specific categories of crime had been committed. The evaluation team analyzed

changes in crime rates from the specified time period in 2016 to the time period in 2017. BCV-area crime data was also compared to citywide trends in crime.

Meeting Minutes & Organizational Interview Data

Organizational outcomes were assessed using two data sets. The first data set is a compilation of the meeting minutes of the BCV Village Council. The second data set includes six interviews with individuals from six key partner organizations/groups: Bayaud Enterprise, Denver Homeless Out Loud (DHOL), Urban Land Conservancy, the Colorado Village Collaborative, a RiNo developer, and a local neighborhood association member. The primary goal of the organizational analysis is to assess the development of a sense of community at BCV.

BCV Village Council meeting minutes were available from May 12, 2017, through November 17, 2017. Village Council meetings occurred approximately weekly; however, meeting minutes were not available for every meeting. A total of 11 sets of meeting minutes were analyzed over the six-month timeframe. Village Council meetings were attended by BCV residents as well as other stakeholders closely aligned with BCV. On average, six BCV residents were in attendance at the meetings included in this evaluation. Notation of meeting minutes was rotated among BCV residents in attendance; therefore, minutes were taken by different individuals at each meeting.

The six organizational partners interviewed for this evaluation were chosen because of their participation on the BCV Advisory Council and to reflect diverse involvement with BCV. Organizational interviews were conducted in January and February 2018 using a semi-structured interview protocol (see Appendix G). All interviews were conducted by one member of the Burnes evaluation team and lasted between 30 and 60 minutes. Each resident was provided with a consent form that included a detailed description of the study, procedures, evaluators, voluntary nature of participation, and contact information, should they have follow-up questions (see Appendix H).

Data from both sources were transferred to a Microsoft Word document for analysis. For both data sets, two evaluators coded the data and identified primary and secondary themes. A comparison method was used to assess the validity of the codes and themes. The two staff then separately identified convergent themes from the coded data. The convergent themes represent the final results of the analysis and are accompanied in this report by direct quotes from interviews.

FINDINGS

Interviews with key stakeholders as well as a review of local crime data and documents describing the governance of BCV provide evidence of the effects of BCV on various domains across the three population groups. This section presents quantitative and qualitative findings of these effects on 1) individual villager outcomes, 2) neighborhood and community outcomes, and 3) organizational outcomes.

Individual Villager Outcomes

Analysis of data collected among BCV villagers yielded considerable information across the following domains: employment and education, financial capabilities, health and well-being, self-defined goals, and sense of community. Data related to employment and education, financial capabilities, and health and well-being were largely quantitative in nature, while data related to self-defined goals and sense of community were largely qualitative in nature. Therefore, presentation of findings on quantitative data will be presented primarily in tables, whereas qualitative data will be presented primarily using themes and quotes.

The demographic characteristics of the 12 BCV residents who participated in this evaluation are displayed in Table 2. Information about relationship status was collected at all three timepoints; however, age, gender, and race/ethnicity were only collected at timepoint 1.

Table 2 | Demographic Characteristics

		Timepoint 1	Timepoint 2	Timepoint 3
		Mean/ Percent (SD)	Mean/ Percent (SD)	Mean/ Percent (SD)
n (sample size)		12	12	11
Age		35 (10)	•	•
Gender	female	67%	•	•
	male	25%	•	•
	other	8%	•	•
Race/Ethnicity	White (not Latino)	67%	•	•
	Black or African American (not Latino)	8%	•	•
	American Indian and Caribbean Islander	8%	•	•
	Hispanic American	8%	•	•
	White (not Latino) and American Indian	8%	•	•
Relationship status	single	75%	50%	55%
	married/domestic partnership	0%	25%	27%
	divorced	17%	17%	9%
	separated	8%	8%	9%
Roommate at BCV (yes)		33%	•	•

Employment & Education

Employment and education information provided by BCV residents can be found in Table 3. Chi-square analysis revealed statistically significant differences ($p < .05$) in current employment status at timepoint 1 as compared to timepoint 3. The most notable difference in employment status was that the three residents not working at timepoint 1 were working or in school at timepoint 3.

Table 3 | Education & Employment

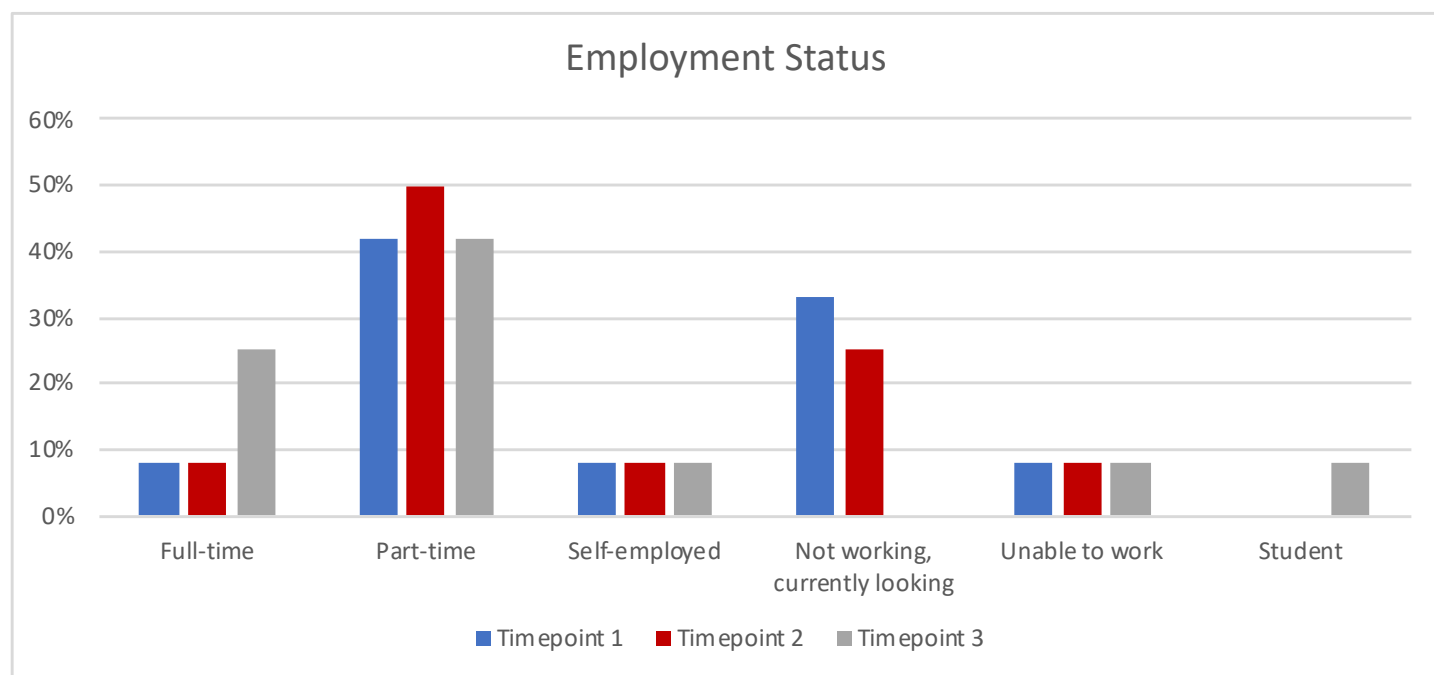
		Timepoint 1	Timepoint 2	Timepoint 3
		Mean/ Percent (SD)	Mean/ Percent (SD)	Mean/ Percent (SD)
n (sample size)		12	12	11
Highest education	some school, no high school diploma	17%	17%	18%
	high school diploma or GED	25%	25%	18%
	some college, no degree	42%	42%	46%
	associates degree	17%	8%	9%
	bachelor's degree	0%	8%	9%
	master's degree	0%	0%	0%
	professional degree	0%	0%	0%
	doctorate	0%	0%	0%
Vocational, trade, technical certificate (yes)		25%	42%	46%
Employment status*	full time	8%	8%	27%
	part-time	42%	50%	46%
	self-employed	8%	8%	9%
	not working, currently looking	33%	25%	0%
	not working, currently not looking	0%	0%	0%
	unable to work	8%	8%	9%
	student	0%	0%	9%
	military	0%	0%	0%
	retired	0%	0%	0%
Average hours worked (per week)		24 (10)	24 (9)	26 (13)
Average hourly pay		\$12.00 (4.49)	\$9.91 (0.49)	\$10.53 (2.69)
Position status	permanent/long-term	75%	75%	65%
	temporary/short-term	13%	25%	15%
	unknown	13%	0%	20%
Seeking additional employment (yes)		40%	50%	40%

Seeking alternative employment (yes)		38%	25%	40%
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**Types of employment: customer service, food service, cleaning, creative arts/craftsmanship, construction, manufacturing, warehouse, security, youth work*

Figure 1 displays the employment status of BCV residents over the three timepoints of the evaluation. At timepoint 3, an increase in the percentage of residents reporting full-time employment and student status as well as a decrease in those not working but currently looking can be observed.

Figure 1 | Employment Status of BCV Residents, Timepoints 1-3



Financial Capabilities

The evaluation team sought to capture a broad picture of financial capabilities by including information about past records (for example, measured as prior evictions and bankruptcy filings) as well as personal capacity (for example, measured as transportation and self-reported financial skills). Financial information provided by BCV residents can be found in Table 4. No clear patterns on financial capabilities stand out, with the exception that fewer residents were paying to keep their items in storage after nine months of being housed.

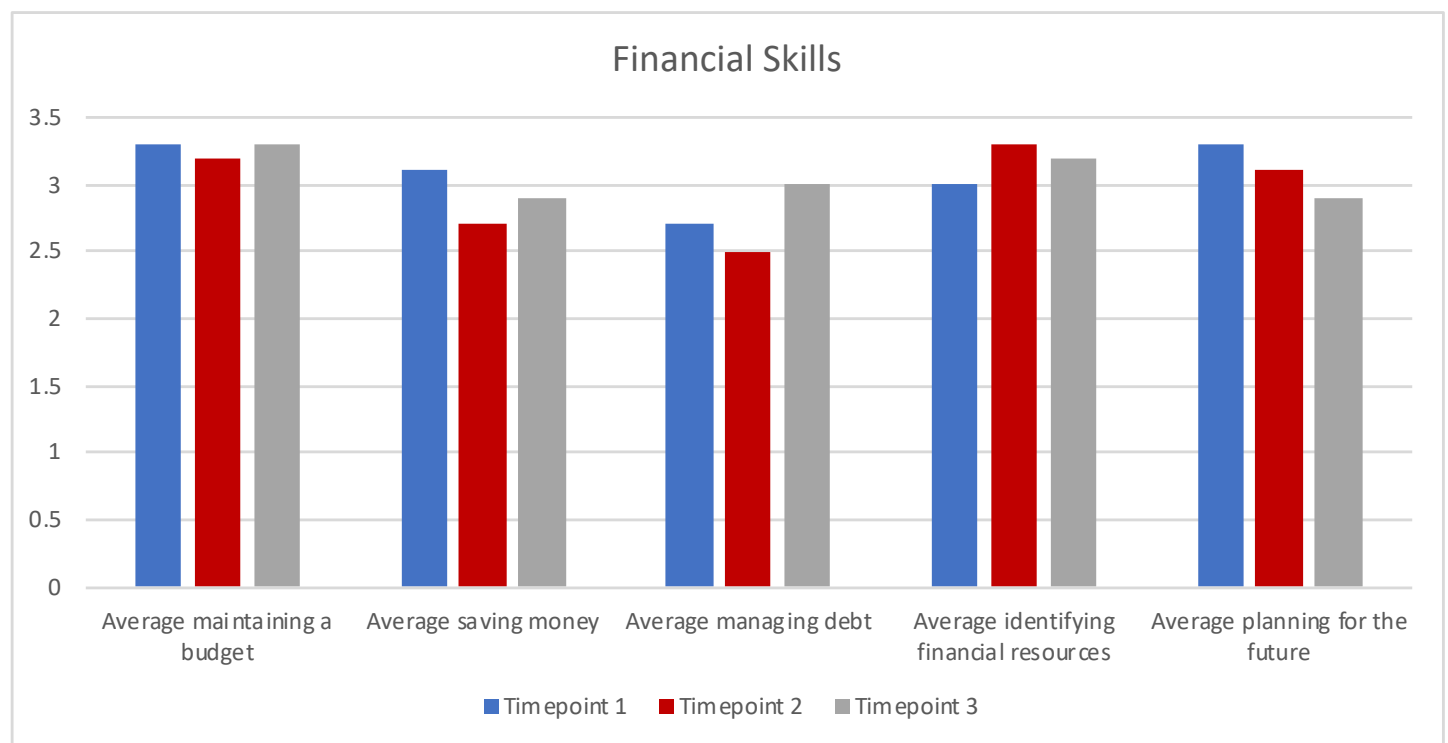
Table 4 | Financial Capabilities

		Timepoint 1	Timepoint 2	Timepoint 3
		Mean/ Percent (SD)	Mean/ Percent (SD)	Mean/ Percent (SD)
n (sample size)		12	12	11
Cash and non-cash benefits	Medicaid	82%	83%	73%
	Medicare	9%	0%	0%
	unemployment	0%	0%	0%
	SNAP (Supplemental Nutrition Assistance Program)	36%	25%	27%
	SSI (Supplemental Security Income)	9%	0%	9%
	SSDI (Social Security Disability Insurance)	9%	17%	0%
	TANF (Temporary Assistance for Needy Families)	0%	0%	0%
	CCAP (Child Care Assistance Program)	0%	0%	0%
	WIC (Women, Infants, and Children)	0%	0%	0%
	Other	0%	0%	0%
	None	18%	17%	27%
Insurance (yes)		83%	83%	73%
Paid into pension (yes)		27%	25%	18%
Financially supporting others (yes)	spouse/partner	17%	8%	9%
	children	8%	8%	0%
	parents	0%	0%	0%
	others	17%	8%	9%
Evicted, past 5 years (yes)		8%	8%	9%
Bankruptcy, past 5 years (yes)		0%	0%	0%
Debt	credit card bills	17%	25%	9%
	cash advances	0%	8%	0%
	personal loans	8%	0%	0%
	medical bills	25%	33%	37%
	utility bills	0%	17%	9%
	cell phone bills	0%	8%	9%
	student loans	33%	42%	27%
	auto loans	0%	0%	0%
	child support	17%	8%	18%
	parking tickets	8%	8%	0%
	bank account	0%	8%	0%

Paying to keep items in storage (yes)		25%	25%	9%
Vehicle in working condition (yes)		0%	8%	9%
Transportation	personal vehicle	0%	0%	9%
	carpool with others	0%	8%	9%
	RTD bus/light rail	67%	83%	73%
	taxi/Uber/Lyft	8%	0%	9%
	bicycle	25%	42%	27%
	walking	25%	50%	45%
	longboard	8%	8%	9%
Average skills maintaining a budget	1=very weak, 5=very strong	3.3 (1.0)	3.2 (0.6)	3.3 (1.0)
Average skills saving money	1=very weak, 5=very strong	3.1 (1.0)	2.7 (1.0)	2.9 (0.8)
Average skills managing debt	1=very weak, 5=very strong	2.7 (1.3)	2.5 (1.2)	3.0 (1.3)
Average skills identifying financial resources	1=very weak, 5=very strong	3.0 (1.0)	3.3 (1.2)	3.2 (0.9)
Average skills for the future	1=very weak, 5=very strong	3.3 (1.2)	3.1 (0.9)	2.9 (1.2)

Figure 2 displays the self-reported financial skills of BCV residents over the three timepoints of the evaluation.

Figure 2 | Self-Reported Financial Skills of BCV Residents, Timepoints 1-3



Health & Well-Being

The evaluation team conceptualized health and well-being as a combination of physical health, mental health, environmental conditions, health characteristics, and social supports. Table 5 provides an overview of health and well-being information providing by BCV residents over the three timepoints. Questions about sleeping locations and denial of shelter prior to moving into BCV as well as loss of an animal due to homelessness were only asked at timepoint 1. Additionally, the question about being a victim of violence was removed from the survey after timepoint 1, given an observation by Burnes evaluators that residents did not feel comfortable answering this question.

Paired samples t-tests comparing timepoint 1 and timepoint 3 reveal statistically significant ($p < .05$) differences in means between the reported number of times residents had their belongings stolen (ranging from 2.1 at timepoint 1 to 0.4 at timepoint 3). Additionally, statistically significant differences in means were found in the reported average experience of satisfaction (ranging from 2.6 at timepoint 1 to 3.6 at timepoint 3) and average experience of anxiety (ranging from 3.4 at timepoint 1 to 2.6 at timepoint 3).

Table 5 | Health & Well-Being

		Timepoint 1	Timepoint 2	Timepoint 3
		Mean/ Percent (SD)	Mean/ Percent (SD)	Mean/ Percent (SD)
n (sample size)		12	12	11
Sleeping locations, past 6 months	own home	0%	•	•
	friend/family member's home	58%	•	•
	vehicle	25%	•	•
	shelter	67%	•	•
	housing program	0%	•	•
	outside	58%	•	•
	other	8%	•	•
Denied shelter, past 6 months (yes)*		75%	•	•
Have companion animal (yes)		42%	42%	50%
Previously lost animal due to homelessness (yes)		58%	•	•
Average # healthcare services		15 (21)	13 (22)	19 (28)
Healthcare location	hospital/primary doctor	25%	33%	64%
	clinic	67%	50%	45%
	urgent care	0%	8%	9%
	emergency room	25%	17%	36%
	VA (Veterans Affairs facility)	0%	0%	0%
	policy custody/correctional facility	8%	0%	0%
	therapy	0%	17%	9%
	none, I do not seek care	8%	25%	18%

Average current health status	1=poor, 2=fair, 3=good, 4=excellent	2.8 (0.9)	2.7 (1.1)	2.8 (0.9)
Disabilities (yes)		55%	42%	36%
Directly/indirectly involved in violent altercation (yes)		67%	30%	45%
Victim of violence (yes)		33%	•	•
Had belongings stolen (yes)		75%	9%	27%
<i>Average # times belongings stolen</i>		<i>2.2 (1.7)</i>	<i>0.1 (0.3)</i>	<i>0.4 (0.7)</i>
Average exercise**	1=not at all, 5=on a regular basis	4.0 (1.6)	3.3 (1.7)	3.8 (1.2)
Average eat healthy meal**	1=not at all, 5=on a regular basis	2.8 (1.2)	3.0 (1.0)	3.1 (1.0)
Average drink alcoholic beverage**	1=not at all, 5=on a regular basis	2.2 (1.1)	1.9 (0.8)	2.2 (1.3)
Average use cannabis**	1=not at all, 5=on a regular basis	2.7 (1.6)	2.7 (1.6)	2.9 (1.6)
Average use substances (not alcohol/cannabis)**	1=not at all, 5=on a regular basis	1.1 (0.3)	1.1 (0.3)	1.2 (0.4)
Average experience happiness**	1=none of the time, 5=all of the time	3.5 (1.1)	4.0 (0.6)	3.8 (0.8)
<i>Average experience satisfaction**</i>	<i>1=none of the time, 5=all of the time</i>	<i>2.6 (1.0)</i>	<i>3.3 (0.8)</i>	<i>3.6 (0.8)</i>
Average experience hopefulness**	1=none of the time, 5=all of the time	3.9 (0.9)	3.8 (0.9)	3.8 (1.0)
<i>Average experience anxiety**</i>	<i>1=none of the time, 5=all of the time</i>	<i>3.4 (1.2)</i>	<i>3.0 (1.0)</i>	<i>2.6 (0.9)</i>
Average experience hopelessness**	1=none of the time, 5=all of the time	2.2 (0.9)	1.3 (0.7)	1.8 (1.0)
Average experience depression**	1=none of the time, 5=all of the time	2.4 (0.5)	2.1 (1.1)	2.1 (0.8)

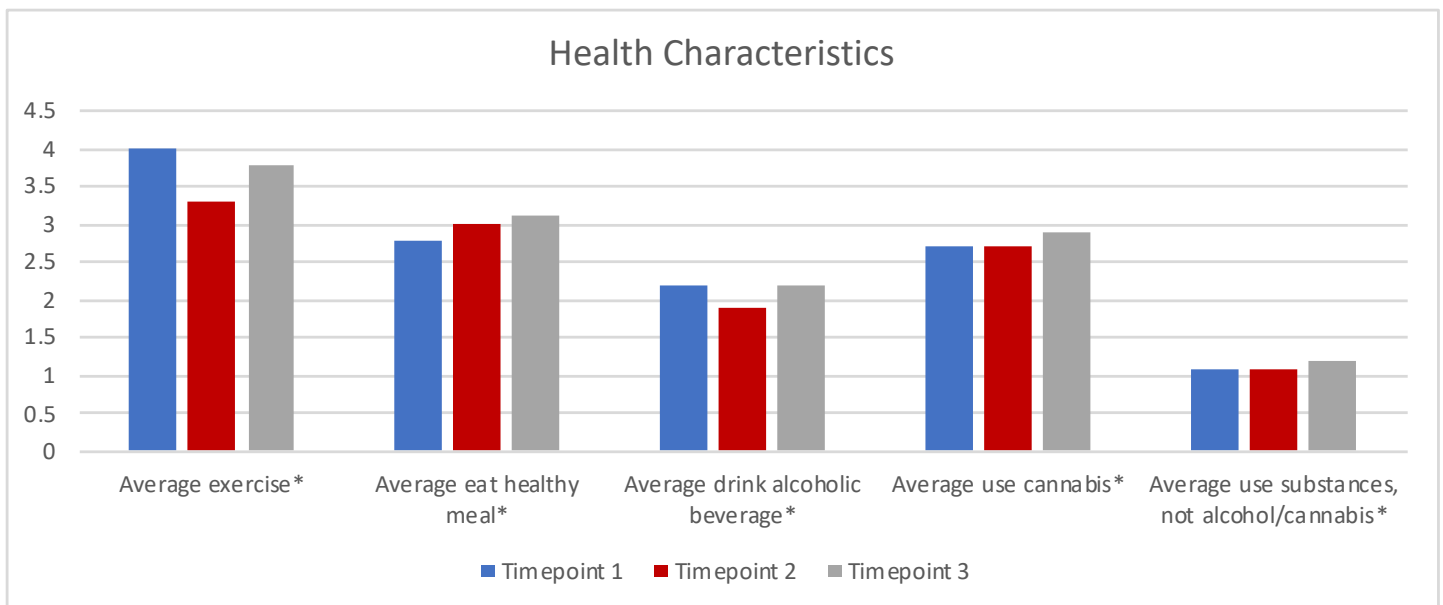
*Reasons for being denied shelter: no space, gender identity/expression, discrimination, pets, no ID, bedbugs, drugs

**At T1, reported measure describes experience over past 6 months. At T2 and T3, reported measure describes experience since moving into BCV.

Italicized variables denote statistically significant differences in means ($p < .05$).

Figure 3 displays various health characteristics of BCV residents over the three timepoints of the evaluation.

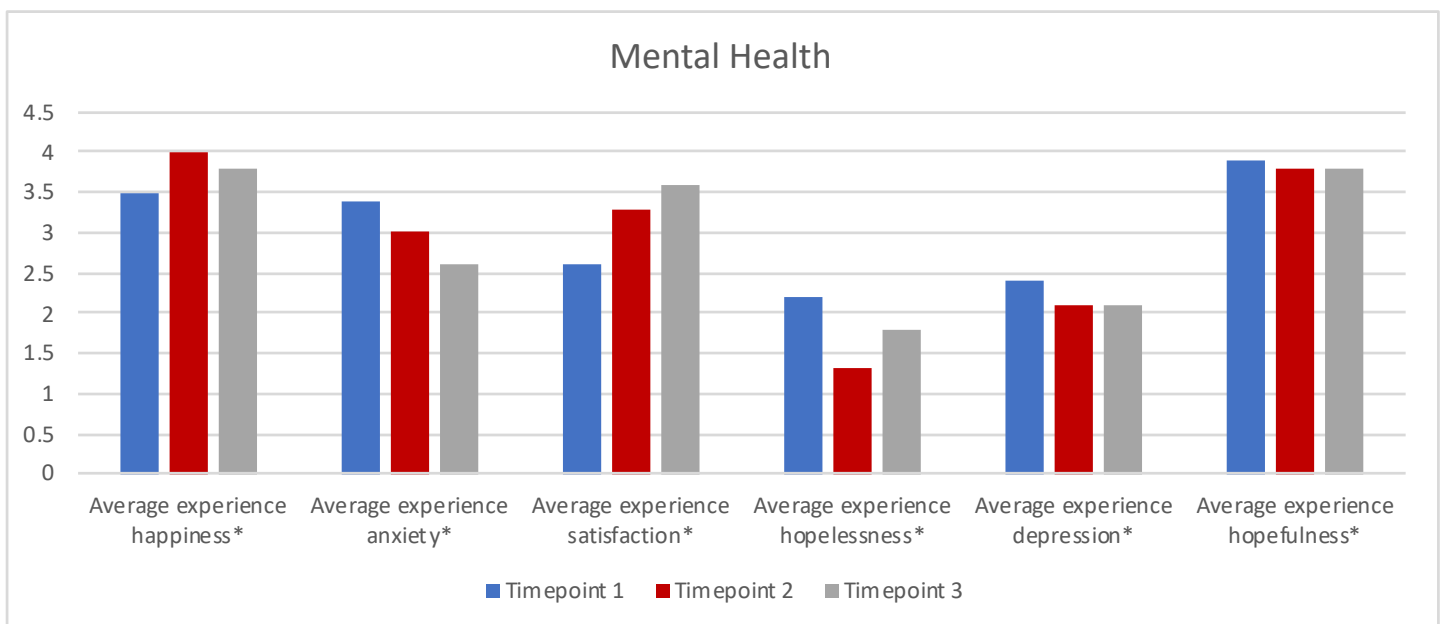
Figure 3 | Self-Reported Health Characteristics of BCV Residents, Timepoints 1-3



**At T1, reported measure describes experience over past 6 months. At T2 and T3, reported measure describes experience since moving into BCV.*

Figure 4 displays the self-reported mental health of BCV residents over the three timepoints of the evaluation.

Figure 4 | Self-Reported Mental Health of BCV Residents, Timepoints 1-3



**At T1, reported measure describes experience over past 6 months. At T2 and T3, reported measure describes experience since moving into BCV.*

Self-Defined Goals

Upon entry into the Village, the 12 residents who participated in this evaluation were asked to share goals that they intended to work towards while at BCV. The evaluation team did not define or limit these goals in any way; goals were not asked to meet any type of S.M.A.R.T. (specific, measurable, attainable, relevant, timely) criteria.

In total, 37 goals were set by residents upon entry into BCV. Analysis of goals resulted in the following 11 overarching categories (listed in order from most to least number of individual goals falling under each category): 1) secure long-term housing, 2) manage finances, 3) promote well-being/explore personal interests, 4) improve employment situation, 5) strengthen personal relationships, 6) return to school, 7) obtain identification documents, 8) care for a pet, 9) secure a personal vehicle, 10) contribute to the greater community, and 11) manage health.

At timepoint 2 (six months following entry), BCV residents were asked to review their goals and rate their progress on a scale of one to five (1 = none at all, 2 = slight, 3 = moderate, 4 = significant, 5 = goal completion). Among the 11 residents who re-evaluated their goals, an average progress rating of 3.0, defined as moderate progress, was reported. At timepoint 3 (two months following the relocation of BCV), 10 residents reviewed their goals and reported an average progress rating of 3.1 (just greater than moderate progress). Some residents elected not to report on the progress of their goals at timepoints 2 and 3. Additionally, the BCV resident who did not participate in an interview at timepoint 3 did not report on the progress of their goals.

It is important to note that goals ranged from short-term to long-term; some might even qualify as lifetime bucket list ambitions. As a particular timeframe was not specified during the interview, the evaluation team found this data range to be reasonable and logical. Additionally, the evaluation team noted an earnestness on the part of residents to assess their progress in an honest and fair manner. There appeared to be limited, if any, social desirability bias influencing the assessment of these goals.

The following reasons were cited as assisting individuals in advancing their goals: flexibility afforded by BCV (as compared to shelters with restrictive hours and curfew policies), community resources including specific advocates in the community, strong interviewing skills, Bayaud's services, living at BCV, a positive support network, being part of a community, a motivating work environment, saving money and paying off debt, financial management resources, a supportive partner, pets, steady employment and a steady source of income, establishing a routine, having a car, having a house, and having a phone.

BCV residents also cited the following reasons as hindering their progress on goals: overall busyness, limited funds, part-time employment, spending a large portion of their income on food because of limited food storage and cooking facilities at BCV, limited space in their tiny home, uncertainty regarding BCV's location and future existence, disruption over BCV's insecure lease and relocation every six months, not having a working vehicle, physical health issues, mental health issues, personal challenges and limitations, a broken computer, everyday expenses, and a need to cap work hours and overall income in order to maintain Medicaid eligibility.

Sense of Community

During the interviews and presentation of preliminary findings, BCV residents described the overall experience of living in the Village, which included discussion about the sense of community, safety and sanitation conditions, and governance. This information was collected both quantitatively and qualitatively. Quantitative findings resulting from individual villager interviews are outlined in Table 6. Given the newness of the experience at timepoint 1, these questions were not asked of residents until timepoints 2 and 3.

Table 6 | Sense of Community

		Timepoint 1	Timepoint 2	Timepoint 3
		Mean (SD)	Mean (SD)	Mean (SD)
n (sample size)		12	12	11
Average satisfaction with overall experience	1=very dissatisfied, 3=neutral, 5=very satisfied	•	3.8 (1.0)	3.8 (1.3)
Average safety conditions at BCV	1=very dissatisfied, 3=neutral, 5=very satisfied	•	3.5 (1.0)	3.7 (1.1)
Average sanitary conditions at BCV	1=very dissatisfied, 3=neutral, 5=very satisfied	•	3.0 (1.2)	2.7 (1.1)
Average sense of community at BCV	1=very dissatisfied, 3=neutral, 5=very satisfied	•	3.5 (1.0)	3.7 (1.3)

BCV villagers were also asked open-ended qualitative questions about their overall experience at BCV. This included thoughts on the sense of community, safety and sanitation conditions, and governance of BCV. Analysis of the responses resulted in the following three primary themes: *Development Process, Strengths, and Growth Areas*. Findings were organized into subthemes under each of the primary themes. The themes and subthemes are reported in this section along with specific examples and representative quotes.

Development Process

This theme captures responses about BCV that describe a development process that most communities or groups of people might experience over time. Tuckman's well-known and widely-accepted model of group development describes a process of forming, storming, norming, and performing (Tuckman, 1965). Thus, the evaluation team interpreted these responses as describing an experience that is natural or to be expected of newly formed communities. Two subthemes emerged within this primary theme, which further describe the experience reported by BCV residents.

- **Figuring It Out:** BCV residents described their first nine months together as a process of figuring it out and making it work. They explained that while they may "fail" through some parts of the experience, there should be permission to learn from and work through those failures. They also cited the use of techniques such as mediation to assist in the process of navigating challenging circumstances, which are to be expected. Room for improvement was acknowledged as something that rang true for many of the residents of BCV but also as a reality of every aspect of life.

We're on the right track and, with time, it'll take shape. -BCV Resident

It's the human nature of living in community, like siblings. -BCV Resident
We're getting more and more close to each other every day, fighting less and learning how to have disagreements without attacking each other. -BCV Resident
Even though we're figuring things out, most of us know how to work with the others. -BCV Resident
We need to go through it, to fail in order to get it right. -BCV Resident
That's living communally – some will bicker, some pull weight, some don't. -BCV Resident

- **Variable Engagement:** The community was largely described in terms of two separate groups: those deeply engaged with BCV and those who keep to themselves. This phenomenon was cited by some as an undesirable division and by others as a reflection of human nature observed in all communities. Several residents expressed appreciation for the ability to take the space they needed and have that space respected by others. Some noted their tendency to keep to themselves as a positive function of their own mental health and/or sobriety maintenance. A shared experience of homelessness and related traumas was often cited as an additional layer that may have a significant impact on interpersonal interactions and communal living experienced by villagers.

A large percent ban together and help each other out; a couple people don't. -BCV Resident
I'm satisfied in the fact that we respect each other's spaces. -BCV Resident
A lot of us keep to ourselves. I'm usually findable; people will come to me if they need something. -BCV Resident
There are people that don't want to really be part of the community; they just want a place to stay. -BCV Resident
A lot of people have never lived in community; some were never taught how to. They've been through abuse and a hard life and are still working through it. It's homelessness trauma. -BCV Resident

Strengths

This theme captures the reported strengths and positive aspects of the overall BCV community and residents. Within this primary theme, four subthemes emerged.

- **Support System:** There was a strong sense that BCV provided an otherwise nonexistent support system to many of the residents and a valued opportunity to be part of something larger than themselves. These support networks were described as comprising other BCV residents as well as the surrounding neighborhood and greater BCV community, including members of the Colorado Village Collaborative, Denver Homeless Out Loud, Bayaud Enterprises, and others. The diversity represented not only by BCV residents but also by members of the broader BCV community was cited as a positive aspect of the experience.

We hang out together and look out for each other. We love our outside community too; they are very good to us! -BCV Resident
It's good reassurance that you're part of something. -BCV Resident
People on the outside are phenomenal. -BCV Resident

- **Better Than:** Several residents noted that BCV provided living conditions that were far better than those experienced prior to moving into BCV, including sleeping on the streets, down by the river, or in

shelters. In terms of satisfying the basic needs of shelter and safety, most of the residents expressed deep appreciation for their tiny home.

Still leaps and bounds better than the shelters. We have more security and autonomy here.

-BCV Resident

At least I'm not on the streets. -BCV Resident

- **Leadership & Voice:** The experience of living at BCV was often described as an opportunity to give voice to the experience of homelessness and a platform for residents to further their homelessness advocacy work. While it was reported that not all of the residents elected to participate in the Village Council meetings or other BCV activities, there was a strong sense that input from all residents was valued, desired, and welcomed. It is important to note that this was not a view held by all residents. A few of those who participated in this evaluation expressed that they did not attend Village Council meetings for various reasons, including conflicting work schedules and a distrust of the process and involved parties. Among this small group of residents, there was a sense that their voice was not valued or represented at BCV.

We decide what goes on here. It gives people back their confidence and puts people in leadership roles they didn't know they could do and then excel at. -BCV Resident

We make critical decisions with too few people; we need to involve more people. -BCV Resident

I'm developing my own voice. -BCV Resident

I don't go to the Council – it's for show. -BCV Resident

- **Feeling Safe:** By and large, residents reported feeling safe in the Village. This ranged from a feeling of absolute safety to being safe behind the locked door of their tiny home. There were some questions about the role of the BCV front gate in relation to safety; however, the majority of residents expressed relief that the gate did not lock, which many said would leave them feeling unsettled or even trapped inside.

My house is secure, and I can lock the door in the bathhouse. -BCV Resident

I never felt in danger there. -Former BCV Resident

Growth Areas

This theme captures identified areas of growth for BCV and the future development envisioned by residents. Within this primary theme, five subthemes emerged.

- **Need for Clarity:** There were several aspects of BCV's day-to-day operations and overall governance that residents felt lacked clarity or structure. However, each of these areas were identified as points currently under discussion at Villager Council meetings and works in active progress. Some of these areas include the enforcement of rules and accountability (such as adherence to a cleaning schedule), participation in Village Council meetings, substance use on property, and the involvement and expected behavior of non-resident guests.

We need to work on consequences and how to deal with gray scenarios, like who the house belongs to and how to deal with conflicts. -BCV Resident

Sometimes stuff gets done, but it's not enforceable. -BCV Resident

The meetings are no longer mandatory, but I think they should be (unless you're working). -BCV Resident

We vote on stuff and sometimes don't stick to it. People renege. -BCV Resident

It's difficult to enforce the rules - not that it's not being addressed. It's tricky to navigate, and we're doing a good job, but everyone has their own lives too. -BCV Resident

It needs a better mediation process/way of handling conflict. -BCV Resident

- **Structural Issues:** Several structural issues were raised, some of which were identified as falling within the scope of Village governance and others that were identified as beyond resident control. These issues include a lack of kitchen facilities and limited electricity access (namely for cooking and food-storage appliances), limited bathhouse facilities (including outdoor portable toilets, limited bathing and drinking water supply, issues with gray water management), limited lighting (in the CircHouse and throughout the Village), poor insulation in the CircHouse (which can make gatherings difficult), limited storage in the tiny homes (resulting in items being stored on porches and under homes), and limited security (including a chain-link fence and unlocked gate).

We don't have a kitchen or fridge. How am I supposed to save money if I'm spending it all on food? -BCV Resident

I wish we had more portopotties. -BCV Resident

Should have figured out more ways to get electricity and storage. -BCV Resident

It's just a fence, easily moved or broken. -BCV Resident

There's so much donated food but nothing to cook with. -BCV Resident

- **Outside Visitors:** This issue was partly raised in the context of living within a fish bowl, under the sometimes uncomfortably curious eyes of the outside community. Some residents reported a desire to eliminate tours, which felt awkward and invasive. Others expressed a desire for greater autonomy and the opportunity to be truly self-governed without the involvement of outside parties. The issue of outside visitors was also raised in the context of safety, noting that sometimes non-residents were found loitering on BCV property, using the bathhouse facilities, and even stealing items, such as toiletries and building supplies.

We have had toilet paper and cleaning supplies disappear but no one's personal items. -BCV Resident

Random drifters come hang out. One night there was a dude on my porch. -BCV Resident

It's supposed to be self-governed, but others are running this – it's not a Village meeting. -BCV Resident

- **Support from the City:** Some of the BCV residents expressed a desire to feel more supported by the city, particularly as it relates to the lease agreement and assurances about the existence of BCV long-term. These viewpoints were often associated with unsettled and insecure feelings about housing stability and the ability to carry out long-term goals.

It feels like the city is working against us. -BCV Resident

- **Undesirable Association:** A small number of residents noted that association with BCV was undesirable and uncomfortable. This was largely cited in the context of job applications, in which potential employers could search the applicant’s name or address on the internet and find a series of articles and videos about BCV, associating the applicant with homelessness. While this view was expressed by a small number of residents, the evaluation team felt that the theme was noteworthy.

I felt a bit embarrassed there and don’t want to be associated, career-wise. -Former BCV Resident

Neighborhood & Community Outcomes

Neighborhood Impacts

Eighteen randomly sampled neighborhood resident and five purposively sampled businesses were asked about their knowledge of BCV and its impact on various aspects of the neighborhood, including traffic flow, safety, noise, and sense of community. Quantitative responses from the sample of 23 neighborhood residents and businesses is presented below in Tables 7 and 8.

Table 7 displays that a majority (65%) of neighborhood respondents reported some level of familiarity with BCV, while 35% reported no knowledge of BCV. Only 4% of respondents had visited the Village, and 17% reported knowingly interacting with any of the villagers.

Table 7 | Neighborhood Familiarity with BCV (n = 23)

	Yes	No
Are you familiar with BCV?	65%	35%
Have you visited/toured BCV?	4%	96%
Have you met any of the BCV residents?	17%	83%

Table 8 outlines respondent perceptions of the impact of BCV on their neighborhood. The majority of respondents reported either no impact or a positive impact of BCV on their neighborhood traffic flow (83%), safety (78%), noise (83%), or overall sense of community (87%).

Table 8 | Neighborhood Perceptions of BCV Impact (n = 23)

	% Respondents Report No Impact/Positive Impact
Traffic flow	83%
Safety	78%
Noise	83%
Sense of community	87%

Qualitative responses from the 18 randomly sampled neighborhood residents and the five purposively sampled businesses also provided information about neighborhood perceptions of BCV. Analysis of the 23 neighborhood and community interviews resulted in two primary themes: *Knowledge* and *Perceptions*. Under

the theme of *Knowledge*, the two subthemes of *Information Mostly Limited* and *Few Well-Informed* emerged. Under the theme of *Perceptions*, the two subthemes of *Perceptions Mostly Positive/Neutral* and *Few Negative Impressions* emerged. The themes and subthemes are reported in this section along with specific examples and representative quotes.

Knowledge

- **Information Mostly Limited:** For the most part, neighborhood and community residents reported limited to no knowledge of BCV. Additionally, what they did know largely came from secondary sources, such as word of mouth from friends or customers or traveling by BCV, rather than firsthand interactions with the Village or villagers themselves.

I assume they have to go through a program to get into the Village. -Neighborhood Resident

I have heard good things. -Neighborhood Resident

I haven't lived here long enough to say. -Neighborhood Resident

No idea. -Neighborhood Resident

- **Few Well-Informed:** Very few of the sampled neighborhood and community residents reported direct interaction with the Village. These interactions included regular business transactions with villagers as well as experiences volunteering and/or donating to the Village.

Our neighborhood provided them with decorations for their fence. -Neighborhood Resident

[Villager name] is a leader in the Villager, keeps things together, is a nice person. -Neighborhood Resident

Anyone I've met in the area is nice. -Neighborhood Resident

Perceptions

- **Perceptions Mostly Positive/Neutral:** Generally, neighbors felt positive or neutral about BCV. Some reported feeling encouraged by the community's investment in the social issue of homelessness. Others were pleasantly surprised by how well the property was being maintained and how quiet the Village was at night. A few of the respondents noted that they felt safer having BCV in the neighborhood because it filled an empty lot across the street from the RTD station and gave them a sense that there were more eyes on the street.

I feel good we are doing it; we are giving them a place to call their own. -Neighborhood Resident

My wife takes the train every day and never has anything bad to say. -Neighborhood Resident

It's a sign of the community doing something positive. - Neighborhood Resident

Guests at the restaurant talk about it. They come to the neighborhood to see it and say, "it's good to see that someone's doing something." -Neighborhood Resident

They're good neighbors, keep the weeds down. I see them coming and going to work. -Neighborhood Resident

They are all in bed by 6 p.m., which is crazy. -Neighborhood Resident

I've heard nothing. Even walking past, I never see anyone. -Neighborhood Resident

I like it more than an empty lot across from the RTD, having something there. -Neighborhood Resident

I haven't felt unsafe walking as a woman. I feel safer because there are people in it who want to improve themselves and do more. -Neighborhood Resident

- **Few Negative Impressions:** Very few respondents reported negative perceptions of BCV, including increases in petty crime and noise and decreases in neighborhood safety and parking. Few of these reports described firsthand experiences with BCV villagers or the Village itself, suggesting that these viewpoints may represent assumptions about BCV.

There has been more petty crime since the Village started. -Neighborhood Resident
There was one incident of yelling – it was the visitor of a resident. -Neighborhood Resident

Crime & Safety

Analysis of crime data from July through December 2016 and July through December 2017 show limited, if any, connection between the development of BCV and changes in local crime. Focusing on reported crime within a quarter-mile radius of BCV, Table 9 shows that five of the categories (disorderly conduct, simple assault, drugs/narcotics, aggravated assault, criminal trespass) demonstrate either a decrease or no change in percentage of crime from the six-month time period in 2016 to 2017. Three of the categories (motor vehicle theft, burglary, and murder) demonstrate an increase from 2016 to 2017.

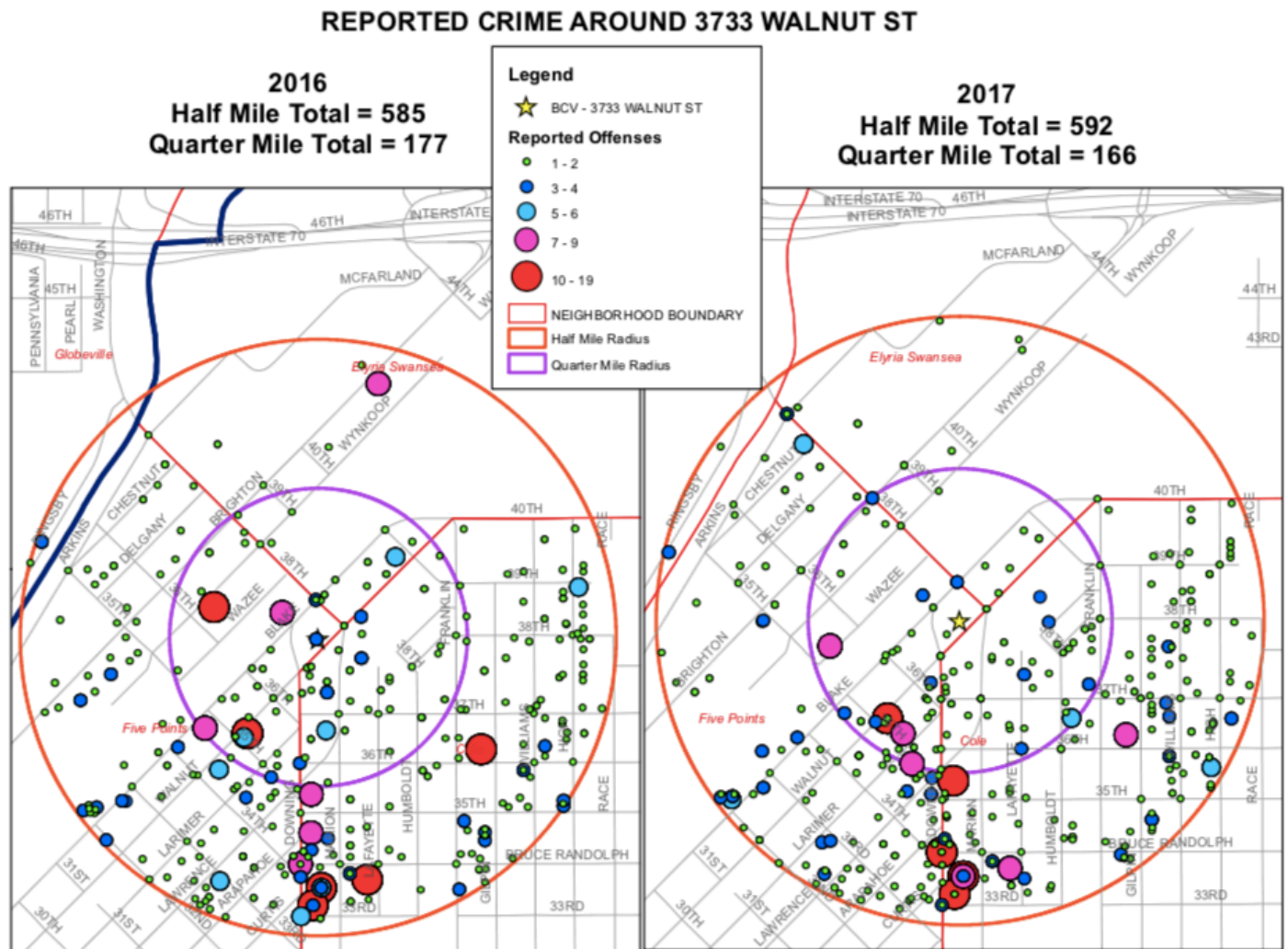
Furthermore, increases in aggravated assault and motor vehicle theft were consistent with citywide trends from the same time period in 2016 and 2017. A full table of citywide crime data can be found in Appendix I.

Table 9 | Changes in Percentage and Number of Crimes Reported from July-December 2016 and July-December 2017 Within a Quarter-Mile and Half-Mile Radius of BCV

	Quarter Mile	Half Mile	Denver
Murder	0 to 1	0 to 1	+3.6%
Aggravated assault	-20% (10 to 8)	+29% (24 to 31)	+1.8%
Simple assault	-47% (17 to 9)	-47% (32 to 17)	-2.4%
Burglary	+50% (4 to 6)	+15% (27 to 31)	-5.6%
Motor vehicle theft	+86% (7 to 13)	+57% (21 to 33)	+11.2%
Disorderly conduct	-67% (3 to 1)	0% (3 to 3)	-16.6%
Drugs/narcotics	-40% (5 to 3)	-53% (15 to 7)	-3.0%
Criminal trespass	0% (2 to 2)	-46% (11 to 6)	+13.6%

The mapped data in Figure 5 provide a quarter-mile and half-mile radius visual representation of where crimes occurred in relation to BCV. Analysis of these maps suggest that increases in crime did not occur in the areas closest to BCV but rather in the outer rims of the quarter-mile and half-mile boundaries. This suggests a weak association between increases in crime and the development of BCV.

Figure 5 | Maps Comparing Reported Crime from July-December 2016 and July-December 2017



Organizational Outcomes

Analysis of both organizational data sets, which include Village Council meeting minutes and interviews with organizational partners, yielded modest results for assessing a sense of community at BCV. The Village Council meeting minutes, as is typical for meeting minutes, did not capture a depth of relationships but instead often focused on transactional issues. Additionally, the Village Council often did not include full villager participation, with average villager attendance at six people. External stakeholders were always present at these meetings, which may have impacted the nature and depth of dialogue that took place, as noted in the individual villager outcome findings.

Organizational partner interviews often did not yield profound results about BCV's sense of community. It was apparent in the interviews that organizational partners could speak to the role of their organization/group in the development and/or operations of the Village; however, their knowledge of the day-to-day lives of villagers was often limited. Some organizational partners with direct roles in the Village, such as those

involved with the Colorado Village Collaborative, were able to provide rich information about the sense of community.

Despite the limitations of these data sets, some important findings did emerge. From the BCV Village Council minutes, two themes emerged: *Internal Sense of Community* and *External Sense of Community*. Both appear to have been successfully achieved and critical to the overall success of BCV. From organizational partner interviews, two primary themes emerged: *Successes* and *Type of Program*. Organizational stakeholders identified several successes related to the sense of community created at BCV as well as a clearer understanding of what type of program BCV represents in the city's greater sheltering/housing landscape. The themes and subthemes are reported in this section along with specific examples and representative quotes.

Meeting Minute Themes

Analysis of the BCV Village Council minutes revealed that both an internal and external sense of community had been developed through BCV and that both an internal and external sense of community is vital to BCV's success. An internal sense of community was established between some villagers through communication, accountability, and participation. An external sense of community with people and organizations outside of BCV was also established, and this community support was essential to meeting some of the villager's basic needs including food, and social support.

It is important to note that, given the nature of meeting minutes, which frequently refer to attendees by name, all names in this section have been changed. Additionally, minutes are reflected verbatim here, including any shorthand, typos, or grammatical errors.

Internal Sense of Community

Drinking Water: Mary will fill the drinking water on Friday (done), Chuck might have a car to fill the water on Tuesday. If not, he will contact Wilma and she will get it filled. It will need filled one more time before Mark gets back. -Village Council meeting minutes, 11/17/17

Helen makes a proposal about Quorum and Decision Making. (see attached documents) The proposal is that for important decisions, a quorum is needed for a vote to even happen: ½ of the Village or 8 ppl. What is an "important decisions"? This is anything of significant issues at the Village: policy changes, serious consequences for a villager violation; hosting large and or public events; or other lasting serious issues. -Village Council meeting minutes, 10/27/17

What do we all value as villagers? Lets name these so that when we are interacting with each other we can do so in line with these values. Will use one window to draft values together and come back to this next week. Write values you see as whole village values. Add notes on definition or other values on window . Ambitious. Can a village share the same values, or do they need too? Is it enough to just get along? -Village Council meeting minutes, 11/03/17

External Sense of Community

Thx giving gathering at Bobby's on Sat and Sun after Thx giving. Stay tuned for details on who to get there and such. Thx giving dinner on Thursday will be at orbis house. (if you don't celebrate thx giving you can come anyway and celebrate a different holiday.
-Village Council meeting minutes, 11/03/17

Neighborhood group by St Andrews wants to come to help promote the St Andrews village. Need to be on point for this gathering since the neighborhood is not all in favor of having it there.
-Village Council meeting minutes, 11/03/17

Organizational Interview Themes

Analysis of interviews with organizational partners revealed limited information about the sense of community cultivated among BCV residents. Some stakeholders mentioned successful aspects of building a sense of community, such as villagers fostering relationships with outside organizations. Additionally, respondents attempted to describe the type of shelter/housing program provided by BCV, while some were quick to note that BCV was neither a shelter nor housing program at all. These responses demonstrate the wide range of conceptualizations held about the Village.

Interview data with organizational partners also resulted in several thoughtful considerations and recommendations for next steps at BCV and other comparable tiny home communities. These points are raised in the Conclusion and Future Considerations sections of this report.

Successes

The most exciting thing is that it happened at all! -Organizational Partner

Success getting it off the ground. -Organizational Partner

How good it looks and how clean it's stayed. -Organizational Partner

It's given several of the villagers a platform to develop their leadership that they wouldn't have had otherwise.
-Organizational Partner

I also want to highlight the community that has been built among the group of villagers that's really engaged and active. We see their support of one another – for example, one of the women going with another woman on her housing appointments to check out apartments. This woman was her supportive community partner in her decision-making process. Another example is a different woman joining one of our transgender women on her monthly treatments. We've had a villager enroll in college since being in the Village; that's such a great outcome in terms of their self-actualizing and reaching for their dreams. -Organizational Partner

The self-confidence that villagers have displayed. -Organizational Partner

Take any communal situation in the country - there are tremendous adjustments for average people, let alone people who have not been able to trust each other on the streets. They've had to learn quickly how to adjust to a communal situation. I think it's been remarkable. -Organizational Partner

I'm not involved directly with the meetings or anything, but my observation was that there was a strong sense of connection for folks. -Organizational Partner

There haven't been any issues – that's a success. I've only heard good things about it, and they've been good neighbors. -Organizational Partner

Regarding folks in my neighborhood, it gives homelessness a humanity and connects them to the issue. Some put homelessness in a box ("other"); they see real humans living their lives in village. That's an unintended outcome and healthy for the neighborhood. -Organizational Partner

For me, communities of tiny homes start to change stories about what's valuable in societies, that we maybe don't need as much stuff. It's kind of a performance art piece about living more simply, environmentally friendly. It laughs in the face of folks who think that power is accumulated by going after more and more wealth. If we can form communities of power where people are engaged, mobilized, standing in their own power and strength, we can begin to change the system in a way. -Organizational Partner

The involvement and personal connection I've seen folks in my neighborhood have with BCV, that's been a success for the neighborhood. -Organizational Partner

I do also think it's been effective in getting the city to think about additional shelter. [Our neighborhood] embraces the community now – they weren't embracing the idea when we first discussed it back in 2016. They were NOT excited about having a tiny home community in their neighborhood. The attention was on us, as the property owner, for undermining the community, hurting property values. But making it a collaborative effort with everyone at the table AND getting the community to buy in was critical to making it. -Organizational Partner

I'm proud that the neighborhood has embraced BCV, and BCV has embraced the neighborhood. There's mutual respect on both sides. There haven't been any issues – that's a success. I've only heard good things about it, and they've been good neighbors. -Organizational Partner

One other huge thing is the relationship that's been built between the Village and the surrounding neighborhoods...One person from the neighborhood started coming down weekly with groceries and meals – she was doing this while going through cancer treatment and felt it was part of her healing process. Another neighbor had three villagers stay at his house down the street during the move. How could another shelter create that kind of connection? Looking at the huge shelter systems, how could similar community relationships be created in that environment? -Organizational Partner

Type of Program

I don't see it as permanent housing – though there are those who think that. To me, it's a place where someone who yesterday was living on the streets now has shelter. It's a temporary, not permanent, solution. What we saw in Seattle with LIHI, some folks at that tiny home community are there for a year, maybe 18 months or up to two years. It's a temporary slash transitional living situation. -Organizational Partner

Initially thought of it as transitional housing, and I recognize it is that for several people in the Village. And for a couple of others it is, in their mind, a form of permanent housing – at least that's their hope. This specific village, I view it as a prototype/trial-run to see what's possible for a setup like this. Denver needs a lot of experimentation on affordable housing solutions. -Organizational Partner

To some folks it's transitional housing, others hopefully more permanent, others (one person I know) lived there just a few weeks before being placed in permanent housing. I view this village as a learning process for everyone involved. It's been very important, the level of involvement, both in the Village and outside leaders provide – a really important part of it that I don't think can be separated from it. In that regard, it does fit into continuum of care and is not just standalone self-governed village. -Organizational Partner

Long-term supportive housing in that it helps people who are homeless by getting them into dignified housing. Maybe it's not supportive housing – I don't believe it is because I don't think it comes with services. So maybe not supportive. Maybe just housing...micro-housing...temporary housing – if it moves, do they get to stay there, I'm not sure. -Organizational Partner

First and foremost, it's a community; that's one thing that makes it different from other models. -Organizational Partner

Functionally, it functions as a long-term shelter. No one has leases – there are no lease agreements between any individuals. That means there's no formal agreement about payment, what they have to do, etc – in some ways this takes away their power. -Organizational Partner

I would say BCV is an alternative shelter situation. -Organizational Partner

CONCLUSION

Interpretation of Key Findings

The results from the Burnes evaluation demonstrate that over the course of the first nine months, BCV has been a success. In July 2017, when the evaluation began, there was no certainty that BCV would still be operational come May 2018. Yet, by all accounts, BCV is operational and widely considered a fully-functioning and productive community. Importantly, understanding BCV's "success" is complex given the developmental process of an alternative solution to homelessness using an intentional community model, which does not arrive at a fixed destination but rather continues to evolve, change, and grow. However, all reported findings indicate that BCV is a demonstrably positive effort operated and supported by an intentional community of individuals largely working for the betterment of those involved, chiefly those living in the Village.

The triangulation of results across individual villagers, neighborhood residents, and organizational partners supports the overall conclusion that BCV has been a success in the first nine months. Across purposive samples, random samples, qualitative data and quantitative data, the results all point to the same message: BCV is working. That is not to say that BCV is without challenges. As noted in this report, two of the inaugural members of BCV were expelled. Residents continue to voice concerns about structural issues in the Village, such as electricity, food storage and preparation, water supply, storage space, lighting, and toilets. Some BCV residents are resistant to engaging in the community fully. One neighborhood resident reported a belief that BCV was responsible for an uptick in local petty crime. Thus, BCV still faces challenges and will continue to face challenges. However, the breadth of positive outcomes reported by individual villagers, neighborhood residents, local crime statistics, and organizational partners far outweigh the challenges reported about the Village. If anything, these challenges inform a continued direction of work and progress, which those connected to the Village have expressed commitment to addressing in a continued and intentional fashion.

Individual Villager Conclusions

Results from surveys among villagers across three timepoints demonstrated a number of positive and significant results, including employment outcomes and health and well-being outcomes. Employment outcomes improved, most notably in that three residents who were not working at timepoint 1 were either working or in school at timepoint 3. These improvements could be linked to the stability that comes with having a home—an address, a shower, a place to keep one's belongings, and somewhere to go after work every day. Health and well-being outcomes also improved, with villagers reporting significant differences in the number of times their belongings were stolen after moving into BCV and increased satisfaction as well as decreased anxiety after moving into BCV.

Interestingly, the villagers did not show significant improvements in financial capabilities. This may be because the evaluation timeframe was too brief to see changes in financial capabilities or that any changes in financial capabilities were too small to be detected by the indicators in this study. It may also be that income caps on benefits, such as Medicaid, prevent individuals from increasing their income or number of work hours for fear of losing their health insurance. This, in turn, can have a ripple effect on the ability to pay off debt, purchase a car, or pursue other forms of employment or education. Future studies of tiny home communities interested in capturing changes in financial capabilities may want to consider more targeted measures.

Interestingly, at timepoint 1, villagers were asked to self-identify goals for their time at BCV. The villagers listed numerous goals, demonstrating ambition and hope for the project. At timepoints 2 and 3, villagers were asked to assess their progress on these goals, and on average they rated themselves as achieving “moderate progress.” This outcome seems particularly important, as BCV is self-governed, demonstrating that a self-governed community can not only achieve “success” according to an external evaluator but also success in terms of the goals villagers imagine for themselves. Although they are mentioned in the results section of this report, it is worth repeating that villagers cited the following reasons for success on their self-defined goals: flexibility afforded by BCV (as compared to shelters with restrictive hours and curfew policies), community resources including specific advocates in the community, strong interviewing skills, Bayaud’s services, living at BCV, a positive support network, being part of a community, a motivating work environment, saving money and paying off debt, financial management resources, a supportive partner, pets, steady employment and a steady source of income, establishing a routine, having a car, having a house, and having a phone. Alternatively, villagers cited the following as hindrances to achieving their self-defined goals: overall busyness, limited funds, part-time employment, spending a large portion of their income on food because of limited food storage and cooking facilities at BCV, limited space in their tiny home, uncertainty regarding BCV’s location and future existence, disruption over BCV’s insecure lease and relocation every six months, not having a working vehicle, physical health issues, mental health issues, personal challenges and limitations, a broken computer, everyday expenses, and a need to cap work hours and overall income in order to maintain Medicaid eligibility.

In addition to quantitative survey findings, qualitative findings from villager interviews provide important lessons about the process that villagers experienced moving into BCV. Villagers articulated that the community had and continues to undergo an evident developmental process, which requires time and understanding around figuring things out for themselves as a critical component of their own Village identity and social cohesion. Villagers also identified that the support system that has been and is continuing to be developed in and around their community is foundational, that overall they feel safe, and that many feel they have a voice at BCV.

Villagers also identified a number of points of improvement for BCV. Although also noted as an expected aspect of community and a welcomed freedom of choice, many villagers expressed a desire for more consistent engagement from other villagers. Some residents are engaging in all points of leadership, while others are engaging infrequently; this has been the cause of some dissatisfaction and friction. As noted above, villagers also suggested some significant structural improvements for the Village, namely around electricity supply, kitchen facilities, water supply, and additional storage space. Villagers also noted that attention and even engagement from outside visitors could be a challenge and that they would like to have more support from the city.

Neighborhood & Community Conclusions

At the neighborhood level, neighbors reported few if any challenges with BCV. Many don’t even realize it is there. Crime statistics within close proximity to the Village are mixed, with some crime categories increasing and a larger number decreasing. Maps of crimes within a quarter-mile and half-mile of BCV illustrate that crime does not appear to be increasing around the immediate vicinity of the Village. Together, the results from the crime data, a random neighborhood sample, and purposive sample of local businesses demonstrates that, on average, BCV had either no impact or a positive impact on the neighborhood. These results directly

contract the NIMBY (“not in my backyard”) sentiment that often precedes the development of residences for people experiencing homelessness in a given neighborhood. The neighborhood results are important and need to be shared widely as other tiny home communities are constructed and potentially face resistance from existing community members.

Organizational Conclusions

Village Council minutes and interviews with organizational partners demonstrate that some internal and external sense of community was developed at BCV. An internal and external sense of community, also known as social capital or social support, are known to be important factors for improved health and well-being. Yet, there is not a lot known about how to develop a sense of community. The fact that BCV was successful in building an internal and external sense of community should be examined more deeply to determine how this occurred and to attempt to replicate the process in other tiny home communities. It may be that the self-governance structure, the intentional community approach, or even the public attention created an environment that brought many of the villagers together. Common experiences can have a positive impact on the development of a sense of community. It may be that, in the development of other tiny home communities, there be a focus on shared or common experiences, which may also be inherent in the overall experience of living in such a community.

Additional Conclusions

In addition to interpreting the results, there are other conclusions to draw from this evaluation. One of the most important is that BCV is an *intentional community*. This theme was reflected in many of the villager qualitative interviews as well as BCV Village Council meeting minutes and organizational partner interviews. Rather than just living in a tiny home, what is meant by intentional community is that villagers are asked to participate in the governance of the Village, to engage and share in one another’s lives, and to seek harmony over mere coexistence with one another. This is not an easy task. Living in an intentional community is a lot of work and will necessarily lead to episodes of conflict, positive and negative emotions, and ultimately, hopefully, community building. Thus, it must be recognized that the process of living in an intentional community is different than simply living in a tiny home next to other tiny homes.

Living in an intentional community is a process, and parts of the process were illuminated through this evaluation. Intentional communities are not for everyone. Some people do not want to live in an intentional community and may have resentment about being asked to be part of such a community. This living arrangement requires a level of negotiation, commitment, and, when necessary, a willingness to engage in conflict resolution. Intentional communities, such as BCV, may work best when community members have some shared understanding of the expectations and nature of such a community, including the values, skills, benefits, and challenges associated with living in a village such as this.

One of the biggest challenges faced by BCV was likely linked to differential commitment to such an intentional community. Tasks such as maintaining shared spaces, securing water, and arranging internet all require collective investment by villagers. Additionally, self-governance, a central aspect of BCV, demands meaningful participation. Villager participation in the intentional community was reported as an ongoing challenge and demonstrates a need for clarity in both agreement among villagers and communication to future villagers and guests with regards to BCV and future tiny home communities.

A significant factor in the differential participation of villagers was identified as a deep and pervasive trauma associated with the experience of homelessness, a trauma that impacts various facets of an individual's daily life. As an example, people who have experienced the trauma of living on the streets may have considerable challenges trusting others, and this may have negative consequences for living in an intentional community in close contact to and reliance on others. Having a home, a place to lie down every day, and a place to keep one's belongings may be a new or recent experience for some and may require a considerable adjustment period. Conflict resolution and decision-making in a tiny home community may not involve the same processes or skills as it would on the street or in a shelter. Also, individuals who have experienced the trauma of living without a home may need to do considerable work individually while also norming to new types of interpersonal and community interactions. The individual-level trauma must be considered both separate from and in tandem with the community-level development process.

FUTURE CONSIDERATIONS

This evaluation of BCV provides lessons and learnings on villager experiences, neighborhood perceptions of the Village, and organizational perspectives on the Village. The lessons learned from these stakeholder groups are invaluable. However, there are also a number of considerations for future tiny home communities that were not addressed in this evaluation. Some of these potential considerations are addressed here.

1. One of the most important considerations not addressed in this evaluation is the role of a tiny home village within the established housing continuum of care. Many villagers and organizational partners interviewed during this evaluation expressed a lack of clarity about the exact role of tiny homes within Denver and Colorado's existing homelessness service structure, be it a shelter, temporary or transitional housing, permanent housing, or something completely separate from what falls within the existing continuum of care.

Tiny home communities are often considered an “alternative solution” to address the issue of homelessness. Therefore, conceptually, they currently bear a status as a minor alternative to addressing homelessness. If tiny home communities are to be a significant part of the solution to homelessness, the role of tiny home communities within the continuum of care needs to be explicitly identified so that this approach can be scaled up to address the prevalence of homelessness and promote coordination of services as well as coordinated entry for residents of tiny home communities into other forms of housing, as needed and desired.

2. BCV and many tiny home communities are often viewed as more than a shelter or simply a housing structure. As mentioned earlier, they are an intentional community that can build both an internal and external sense of community—mechanisms that are critical for the health and success of people living in poverty. Identifying such tiny home communities as intentional communities may help to identify where this approach falls within the continuum of care. One possibility is that tiny home communities be established for people with a shared set of values or experiences. This could be woman, those in the LGBTQ community, veterans, women, or families. Regardless, this could assist in fostering the establishment of an intentional community around these commonalities and/or shared experiences. Additionally, the social supports provided by fellow villagers may help address the individual trauma stemming from the experience of homelessness and/or marginalization of other identities. More research must be done on what does and does not work in intentional communities with shared value systems; this should be built into the development and tracking of future tiny home communities.
3. Denver's BCV is not the first tiny home community to realize success. There have been other successes and emerging standards in the field of tiny home communities. Future communities, such as BCV, should make an effort to acknowledge and, when possible, consider instituting amenities emerging in the field, such as running water, in-home toilets, full kitchen facilities, and additional storage options. Other features observed in similar tiny home communities include some type of full-time security post, a system of rental payment and/or chore duties required of all residents, solar panels, and on-site laundry (Amikas, 2017).

4. There were also a number of future considerations offered directly from organizational partners engaged in the evaluation interviews. We present a sample of them here, in quotes, to capture the perspective of those interviewed.

Moving forward, we will be revisiting some of our documents and making the change that requires all villagers to participate in conflict mediation. Unwillingness to do so means they're not a good fit for the Village.
-Organizational Partner

A villager was recently expelled. We anticipated it but need to experience it to really know. It was a difficult event for all of us to have to go through. So I would highlight two big challenges: 1) villager engagement and localization. There are 4 or 5 villagers who are highly engaged, localized, active in the community. But that's only about 30%. We would really like to see that improve and have some ideas about how to do that, especially if a second village is created. That's been more of a challenge than any of us expected. 2) It's really been challenging to create the kind of culture that our community guidelines would represent (i.e. no illegal drugs, weapons, violence, no oppressive behavior or discriminatory language). It's been a challenge to create that culture (especially regarding violence, discriminatory and oppressive language/behavior).
-Organizational Partner

Part of it is just a basic understanding of dynamics of a given village – all villages will be unique in and of themselves. Using Seattle as example, some villages allow no alcohol/drug use whatsoever. Others are wide open. Those kinds of basic governing rules need to be established from the get go. Then there needs to be consequences and education about red or yellow flags that people put up when they're in trouble before it gets out of hand. How to live communally...it's the social contract being played out in real time. In order to gain the safety of existence, there needs to be broader covenant about community safety and what that entails.
-Organizational Partner

Two things: I really think that creating the kind of culture I talked about before is among the most important things that can be done. It's such a balance – you don't want to further traumatize people by making them subscribe to things that typical programs might be asking them to subscribe to. We're trying to be creative about creating these spaces as healing spaces. Where I'm going with that is looking to other efforts, like the Black Lives Matter movement and others that center healing work in the lives of oppressed, marginalized people. In the case of Black Lives Matter, black bodies have been holding 400 years of trauma – the way of getting out of that is not White. We have ideas, and there's healing work that needs to emerge but not from an oppressive...from the lens of the villagers, from a lens of oppression and marginalization.
-Organizational Partner

Research & Evaluation Next Steps

Overall, BCV has been a success. However, there is much more to know about how to make a tiny home community an important and effective part of a city's efforts for addressing homelessness. A larger sample of villagers would be necessary in order to use statistical analysis to determine improvements in villager health, well-being, and other outcomes. One way to increase the sample size of such an evaluation would be to use the same evaluation methods and measures used with BCV to assess future tiny home communities in the Denver metro area. In this way, a *demonstration* of multiple tiny home communities can be evaluated to assess the impact of these types of villages on villager and other outcomes. Alternatively, larger-scale funding

could be secured to deliver a planned tiny home community demonstration at multiple sites using a single consistent evaluation methodology.

Another next step for understanding the impact of BCV is to follow residents for a longer time period (i.e. longitudinally). BCV residents provided information to evaluators over a nine-month time period, which is substantial. However, understanding the impact of such a tiny home community on residents over a two-year, five-year, or 10-year time period can provide even more critical information on the impact of village involvement on villager outcomes.

If BCV and future tiny home communities are developed with the specific intent of serving those individuals experiencing homelessness whose needs are not being met by the traditional shelter system, future research and evaluation would do well to assess whether or not and to what extent those needs are being met by such communities.

Also, capturing information on a comparison group of people experiencing homelessness, but who did not participate in the tiny home community, would provide more information about the impact of this intervention above and beyond the impact of living on the street. Evaluators refer to the use of a comparison group as assessing the “counter-factual.” It provides a way to understand what might have happened to villagers had they not been housed at BCV. A comparison group, possibly using a waiting list, could be useful in understanding villager outcomes in future tiny home communities.

Finally, another amendment to future evaluations could be made to the process of conducting organizational interviews. In this evaluation, the organizational interviews did not prove to be the most useful source of information for assessing BCV’s sense of community. The role of organizational interviews should be assessed in future tiny home community evaluations to target their optimal utility. One way organizational interviews could be used would be to assess helpful resources from external stakeholders. External stakeholders could be asked to explain what resources they provide that they feel have been important, even critical, to the success of the tiny home community.

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APPENDIX A | BCV Resident Interview Protocol (T1)

Beloved Community Village | Individual Outcomes Survey Timepoint 1 (at entry)

PART I

GENERAL

1. What is your name?
2. How old are you?
3. How do you identify your gender?
 - Male
 - Female
 - Other
4. How do you identify your race/ethnicity?
 - White (not Latino)
 - Black or African American (not Latino)
 - Latino
 - Asian
 - American Indian
 - Other
5. What is your marital status?
 - Single
 - Married or in a domestic partnership
 - Separated
 - Divorced
 - Widowed
6. Are you living with someone at BCV? If so, what is your relationship to that person?
 - Yes. If so, what is your relationship to that person?
 - No
7. Do you have a service or companion animal staying with you at BCV?
 - Yes
 - No
8. Do you have an animal that you've had to part with due to the circumstances of homelessness?
 - Yes
 - No

EDUCATION

9. What is the highest level of school you have completed?

- Some school, no high school diploma
- High school diploma or equivalent (e.g. GED)
- Trade/technical/vocational training or certificate
- Some college, no degree
- Associate degree
- Bachelor's degree
- Master's degree
- Professional Degree
- Doctorate

EMPLOYMENT

10. What is your current employment status?

- Employed full time (40+ hours per week)
- Employed part time (up to 39 hours per week)
- Self-employed
- Not working and currently looking for work
- Not working and not currently looking for work
- Unable to work
- Student
- Military
- Retired

If employed, please answer the following questions.

11. What type of work are you currently doing?

12. On average, how many hours do you work each week?

13. What is the status of your current position?

- Permanent/Long-term
- Temporary/Short-term
- Unknown

14. What is your current hourly pay?

15. Are you currently seeking additional employment (e.g. supplementary income to add to your current source of income)?

- Yes
- No

16. Are you currently actively seeking alternative employment (e.g. applying for jobs to replace your current job)?

- Yes
- No

FINANCIAL STATUS

17. Do you receive cash/noncash benefits?

- Medicaid
- Medicare
- Unemployment
- SNAP
- SSI
- SSDI
- TANF
- CCAP
- WIC
- Other
- No
- I don't know

18. Do you have health insurance coverage?

- Yes, through an employer
- Yes, not through an employer
- No
- I don't know

19. Have you paid into a pension or retirement plan that you intend to draw from in the future?

- Yes
- No
- I don't know

20. Are you currently financially supporting others?

- Spouse/partner
- Children
- Parents
- Other
- No

21. Have you been evicted from your home in the past five years?

- Yes
- No

22. Have you filed bankruptcy in the past five years?

- Yes
- No

23. Are you currently paying off debt?

- Credit card bills
- Cash advances (e.g. PayDay Loans)
- Personal loans (e.g. owe money to others)
- Medical bills
- Utility bills
- Cell phone bills
- Student loans
- Auto loans
- Child support
- Other

24. Are you currently paying to keep items in storage?

- Yes
- No

25. Do you currently own a vehicle?

- Yes, I own a working vehicle
- Yes, but it is not in working condition
- No

26. What mode of transportation do you most frequently use for daily activities?

- Personal vehicle
- Carpool with others
- RTD bus/light rail
- Taxi/Uber/Lyft
- Bicycle
- Walking
- Other

How would you rate your knowledge/ability/skills in the following areas:

27. Maintaining a budget	Very Weak	Weak	Acceptable	Strong	Very Strong
28. Saving money	Very Weak	Weak	Acceptable	Strong	Very Strong
29. Managing debt	Very Weak	Weak	Acceptable	Strong	Very Strong
30. Identifying financial resources	Very Weak	Weak	Acceptable	Strong	Very Strong
31. Planning for the future	Very Weak	Weak	Acceptable	Strong	Very Strong

HEALTH & WELL-BEING

32. In which of the following places have you slept in the last six months?

- Own home
- Friend/family member's home
- Vehicle
- Shelter
- Housing program
- Outside
- Other

33. Have you been denied access to a shelter in the last six months? If so, for what reason(s)?

34. How many times have you received healthcare services (physical and/or mental) in the past six months?

35. Where do you usually go for healthcare services?

- Hospital/primary doctor
- Clinic
- Urgent care
- Emergency room
- VA
- Other
- None, I do not seek care

36. How would you rate your current health?

- Excellent
- Good
- Fair
- Poor

37. Do you have any disabilities? If so, what are they?

38. How many times have you been either directly or indirectly involved in a violent altercation (e.g. physical or verbal) in the past six months?

39. In how many of these situations were you the victim?

40. How many times have you had your belongings stolen in the last six months?

In the past six months, how often have you engaged in the following activities:

41. Exercise	Not at all	Rarely	Sometimes	Often	On a regular basis
42. Eat a healthy meal	Not at all	Rarely	Sometimes	Often	On a regular basis
43. Drink an alcoholic beverage	Not at all	Rarely	Sometimes	Often	On a regular basis
44. Smoke marijuana	Not at all	Rarely	Sometimes	Often	On a regular basis
45. Use substances (other than alcohol or marijuana)	Not at all	Rarely	Sometimes	Often	On a regular basis

In the past six months, how often have you experienced the following:

46. Happiness	None of the time	A little of the time	Some of the time	Most of the time	All of the time
47. Anxiety	None of the time	A little of the time	Some of the time	Most of the time	All of the time
48. Satisfaction	None of the time	A little of the time	Some of the time	Most of the time	All of the time
49. Hopelessness	None of the time	A little of the time	Some of the time	Most of the time	All of the time
50. Depression	None of the time	A little of the time	Some of the time	Most of the time	All of the time
51. Hopefulness	None of the time	A little of the time	Some of the time	Most of the time	All of the time

BELOVED COMMUNITY VILLAGE

52. Are you a member of the Colorado Village Collaborative?

- Yes
- No

53. Are you a member of the BCV Council (a resident led council that makes day to day decisions)?

- Yes
- No

54. Are you a member of the Advisory Council (a group of longer term stake holders that provide support, resources, and connections to the Village Council)?

- Yes
- No

55. What are you looking forward to at BCV?

56. What concerns do you have about living in BCV?

PART II

Please record this section of the interview.

GOAL SETTING

57. List three goals you plan to work on while living in BCV?

58. How has residing in BCV, compared to where you previously stayed, affected your outlook and any goals that you have for yourself?

PART III

MOVING INTO YOUR BCV HOME

59. What does the word “home” mean to you?

60. What does it feel like to be in your own place?

APPENDIX B | BCV Resident Interview Protocol (T2)

Beloved Community Village | Individual Outcomes Survey Timepoint 2 (6 months following entry)

Select one response for each multiple choice question, unless otherwise specified.

PART I

GENERAL

1. What is your name?
2. What is your marital status?
 - Single
 - Married or in a domestic partnership
 - Separated
 - Divorced
 - Widowed
3. Are you living with someone at BCV? If so, what is your relationship to that person?
 - Yes. If so, what is your relationship to that person?
 - No
4. Do you have a service or companion animal staying with you at BCV?
 - Yes
 - No

EDUCATION

5. What is the highest level of school you have completed?
 - Some school, no high school diploma
 - High school diploma or equivalent (e.g. GED)
 - Some college, no degree
 - Associate degree
 - Bachelor's degree
 - Master's degree
 - Professional Degree
 - Doctorate
6. Have you completed a trade/technical/vocational training course or certificate?
 - Yes
 - No

EMPLOYMENT

7. What is your current employment status? *(circle all that apply)*

- Employed full time (40+ hours per week)
- Employed part time (up to 39 hours per week)
- Self-employed
- Not working and currently looking for work
- Not working and not currently looking for work
- Unable to work
- Student
- Military
- Retired

If not employed, skip to the Financial Status section.

8. What type of work are you currently doing?

9. On average, how many hours do you work each week?

10. What is the status of your current position?

- Permanent/Long-term
- Temporary/Short-term
- Unknown

11. What is your current hourly pay?

12. Are you currently seeking additional employment (e.g. supplementary income to add to your current source of income)?

- Yes
- No

13. Are you currently actively seeking alternative employment (e.g. applying for jobs to replace your current job)?

- Yes
- No

FINANCIAL STATUS

14. Do you receive cash/noncash benefits? *(circle all that apply)*

- Medicaid
- Medicare
- Unemployment
- SNAP
- SSI
- SSDI
- TANF
- CCAP
- WIC
- Other
- No
- I don't know

15. Do you have health insurance coverage? [If respondent reports Medicaid coverage, make sure this corresponds to response above.]
- Yes, through an employer
 - Yes, not through an employer
 - No
 - I don't know
16. Have you paid into a pension or retirement plan that you intend to draw from in the future?
- Yes
 - No
 - I don't know
17. Are you currently financially supporting others? (*circle all that apply*)
- Spouse/partner
 - Children
 - Parents
 - Other
 - No
18. Have you been evicted from your home in the past five years?
- Yes
 - No
19. Have you filed bankruptcy in the past five years?
- Yes
 - No
20. Are you currently paying off debt? [This question is intended to get at debt burden. I.e. Do they currently have debt?] (*circle all that apply*)
- Credit card bills
 - Cash advances (e.g. PayDay Loans)
 - Personal loans (e.g. owe money to others)
 - Medical bills
 - Utility bills
 - Cell phone bills
 - Student loans
 - Auto loans
 - Child support
 - Other
21. Are you currently paying to keep items in storage?
- Yes
 - No
22. Do you currently own a vehicle?
- Yes, I own a working vehicle
 - Yes, but it is not in working condition
 - No

23. What mode(s) of transportation do you use for daily activities? *(circle all that apply)*

- Personal vehicle
- Carpool with others
- RTD bus/lightrail
- Taxi/Uber/Lyft
- Bicycle
- Walking
- Other

How would you rate your knowledge/ability/skills in the following areas:

24. Maintaining a budget	Very Weak	Weak	Acceptable	Strong	Very Strong
25. Saving money	Very Weak	Weak	Acceptable	Strong	Very Strong
26. Managing debt	Very Weak	Weak	Acceptable	Strong	Very Strong
27. Identifying financial resources	Very Weak	Weak	Acceptable	Strong	Very Strong
28. Planning for the future	Very Weak	Weak	Acceptable	Strong	Very Strong

HEALTH & WELL-BEING

29. Since moving into BCV, how many times have you received healthcare services (physical and/or mental)?

30. Where do you usually go for healthcare services? *(circle all that apply)*

- Hospital
- Primary doctor
- Clinic
- Urgent care
- Emergency room
- VA
- Other
- None, I do not seek care

31. How would you rate your current health?

- Excellent
- Good
- Fair
- Poor

32. Do you have any disabilities? If so, what are they?

33. Since moving into BCV, how many times have you been either directly or indirectly involved in a violent altercation (e.g. physical or verbal)?

34. Since moving into BCV, how many times have you had your belongings stolen?

Since moving into BCV, how often have you engaged in the following activities:

35. Exercise	Not at all	Rarely	Sometimes	Often	On a regular basis
36. Eat a healthy meal	Not at all	Rarely	Sometimes	Often	On a regular basis
37. Drink an alcoholic beverage	Not at all	Rarely	Sometimes	Often	On a regular basis
38. Use cannabis	Not at all	Rarely	Sometimes	Often	On a regular basis
39. Would you describe your cannabis use as medicinal or recreational?					
40. Use substances (other than alcohol or cannabis)	Not at all	Rarely	Sometimes	Often	On a regular basis

Since moving into BCV, how often have you experienced the following:

41. Happiness	None of the time	A little of the time	Some of the time	Most of the time	All of the time
42. Anxiety	None of the time	A little of the time	Some of the time	Most of the time	All of the time
43. Satisfaction	None of the time	A little of the time	Some of the time	Most of the time	All of the time
44. Hopelessness	None of the time	A little of the time	Some of the time	Most of the time	All of the time
45. Depression	None of the time	A little of the time	Some of the time	Most of the time	All of the time
46. Hopefulness	None of the time	A little of the time	Some of the time	Most of the time	All of the time

Record this section of the interview.

Part II | Organizational Outcomes

47. How satisfied are you with your experience at BCV?

Scale: 1=very dissatisfied, 2=somewhat dissatisfied, 3=neutral, 4=somewhat satisfied, 5=very satisfied
Comments?

48. How would you describe the safety conditions at BCV?

Scale: 1=very dissatisfied, 2=somewhat dissatisfied, 3=neutral, 4=somewhat satisfied, 5=very satisfied
Comments?

49. How would you describe the sanitary conditions at BCV?

Scale: 1=very dissatisfied, 2=somewhat dissatisfied, 3=neutral, 4=somewhat satisfied, 5=very satisfied
Comments?

52. How would you describe the sense of community here?

Scale: 1=very dissatisfied, 2=somewhat dissatisfied, 3=neutral, 4=somewhat satisfied, 5=very satisfied
Comments?

53. What are your thoughts about BCV's governance (including weekly council meetings, creation and enforcement of rules, independence)?
54. Do you feel that your life is improved by being here? Has your BCV experience met your expectations?

Answer questions a-c for each of the goals provided at the first interview.

PART III | Goal Setting

55. We are interested in following up about the goals you reported at the first interview:
- Since the last interview, what kind of progress have you made on this goal?
Scale: 1=none at all, 2=slight, 3=moderate, 4=significant, 5=goal completion) and comments
 - What has helped/hindered your progress on this goal (both BCV and non-BCV factors)?
 - What is the current status of this goal?

APPENDIX C | BCV Resident Interview Protocol (T3)

Beloved Community Village | Individual Outcomes Survey Timepoint 3 (2 months following relocation)

Select one response for each multiple-choice question, unless otherwise specified.

PART I

GENERAL

1. What is your name?
2. What is your marital status?
 - Single
 - Married or in a domestic partnership
 - Separated
 - Divorced
 - Widowed
3. Are you living with someone at BCV? If so, what is your relationship to that person?
 - Yes. If so, what is your relationship to that person?
 - No
4. Do you have a service or companion animal staying with you at BCV?
 - Yes
 - No

EDUCATION

5. What is the highest level of school you have completed?
 - Some school, no high school diploma
 - High school diploma or equivalent (e.g. GED)
 - Some college, no degree
 - Associate degree
 - Bachelor's degree
 - Master's degree
 - Professional Degree
 - Doctorate
6. Have you completed a trade/technical/vocational training course or certificate?
 - Yes
 - No

EMPLOYMENT

7. What is your current employment status? *(circle all that apply)*

- Employed full time (40+ hours per week)
- Employed part time (up to 39 hours per week)
- Self-employed
- Not working and currently looking for work
- Not working and not currently looking for work
- Unable to work
- Student
- Military
- Retired

If not employed, skip to the Financial Status section.

8. What type of work are you currently doing?

9. On average, how many hours do you work each week?

10. What is the status of your current position?

- Permanent/Long-term
- Temporary/Short-term
- Unknown

11. What is your current hourly pay?

12. Are you currently seeking additional employment (e.g. supplementary income to add to your current source of income)?

- Yes
- No

13. Are you currently actively seeking alternative employment (e.g. applying for jobs to replace your current job)?

- Yes
- No

FINANCIAL STATUS

14. Do you receive cash/noncash benefits? *(circle all that apply)*

- Medicaid
- Medicare
- Unemployment
- SNAP
- SSI
- SSDI
- TANF
- CCAP
- WIC
- Other
- No
- I don't know

15. Do you have health insurance coverage? [If respondent reports Medicaid coverage, make sure this corresponds to response above.]
- Yes, through an employer
 - Yes, not through an employer
 - No
 - I don't know
16. Have you paid into a pension or retirement plan that you intend to draw from in the future?
- Yes
 - No
 - I don't know
17. Are you currently financially supporting others? (*circle all that apply*)
- Spouse/partner
 - Children
 - Parents
 - Other
 - No
18. Have you been evicted from your home in the past five years?
- Yes
 - No
19. Have you filed bankruptcy in the past five years?
- Yes
 - No
20. Are you currently paying off debt? [This question is intended to get at debt burden. I.e. Do they currently have debt?] (*circle all that apply*)
- Credit card bills
 - Cash advances (e.g. PayDay Loans)
 - Personal loans (e.g. owe money to others)
 - Medical bills
 - Utility bills
 - Cell phone bills
 - Student loans
 - Auto loans
 - Child support
 - Other
21. Are you currently paying to keep items in storage?
- Yes
 - No
22. Do you currently own a vehicle?
- Yes, I own a working vehicle
 - Yes, but it is not in working condition
 - No

23. What mode(s) of transportation do you use for daily activities? *(circle all that apply)*

- Personal vehicle
- Carpool with others
- RTD bus/lightrail
- Taxi/Uber/Lyft
- Bicycle
- Walking
- Other

How would you rate your knowledge/ability/skills in the following areas:

24. Maintaining a budget	Very Weak	Weak	Acceptable	Strong	Very Strong
25. Saving money	Very Weak	Weak	Acceptable	Strong	Very Strong
26. Managing debt	Very Weak	Weak	Acceptable	Strong	Very Strong
27. Identifying financial resources	Very Weak	Weak	Acceptable	Strong	Very Strong
28. Planning for the future	Very Weak	Weak	Acceptable	Strong	Very Strong

HEALTH & WELL-BEING

29. Since moving into BCV, how many times have you received healthcare services (physical and/or mental)?

30. Where do you usually go for healthcare services? *(circle all that apply)*

- Hospital
- Primary doctor
- Clinic
- Urgent care
- Emergency room
- VA
- Other
- None, I do not seek care

31. How would you rate your current health?

- Excellent
- Good
- Fair
- Poor

32. Do you have any disabilities? If so, what are they?

33. Since moving into BCV, how many times have you been either directly or indirectly involved in a violent altercation (e.g. physical or verbal)?

34. Since moving into BCV, how many times have you had your belongings stolen?

Since moving into BCV, how often have you engaged in the following activities:

35. Exercise	Not at all	Rarely	Sometimes	Often	On a regular basis
36. Eat a healthy meal	Not at all	Rarely	Sometimes	Often	On a regular basis
37. Drink an alcoholic beverage	Not at all	Rarely	Sometimes	Often	On a regular basis
38. Use cannabis	Not at all	Rarely	Sometimes	Often	On a regular basis
39. Would you describe your cannabis use as medicinal or recreational?					
40. Use substances (other than alcohol or cannabis)	Not at all	Rarely	Sometimes	Often	On a regular basis

Since moving into BCV, how often have you experienced the following:

41. Happiness	None of the time	A little of the time	Some of the time	Most of the time	All of the time
42. Anxiety	None of the time	A little of the time	Some of the time	Most of the time	All of the time
43. Satisfaction	None of the time	A little of the time	Some of the time	Most of the time	All of the time
44. Hopelessness	None of the time	A little of the time	Some of the time	Most of the time	All of the time
45. Depression	None of the time	A little of the time	Some of the time	Most of the time	All of the time
46. Hopefulness	None of the time	A little of the time	Some of the time	Most of the time	All of the time

Record this section of the interview.

Part II | Organizational Outcomes

47. How satisfied are you with your experience at BCV?

Scale: 1=very dissatisfied, 2=somewhat dissatisfied, 3=neutral, 4=somewhat satisfied, 5=very satisfied
Comments?

48. How would you describe the safety conditions at BCV?

Scale: 1=very dissatisfied, 2=somewhat dissatisfied, 3=neutral, 4=somewhat satisfied, 5=very satisfied
Comments?

49. How would you describe the sanitary conditions at BCV?

Scale: 1=very dissatisfied, 2=somewhat dissatisfied, 3=neutral, 4=somewhat satisfied, 5=very satisfied
Comments?

56. How would you describe the sense of community here?

Scale: 1=very dissatisfied, 2=somewhat dissatisfied, 3=neutral, 4=somewhat satisfied, 5=very satisfied
Comments?

57. What are your thoughts about BCV's governance (including weekly council meetings, creation and enforcement of rules, independence)?

58. Do you feel that your life is improved by being here? Has your BCV experience met your expectations?

Answer questions a-c for each of the goals provided at the first interview.

PART III | Goal Setting

59. We are interested in following up about the goals you reported at the first interview:

d. Since the last interview, what kind of progress have you made on this goal?

Scale: 1=none at all, 2=slight, 3=moderate, 4=significant, 5=goal completion) and comments

e. What has helped/hindered your progress on this goal (both BCV and non-BCV factors)?

f. What is the current status of this goal?

APPENDIX D | BCV Resident Consent Form

BCV Evaluation Consent Form | Individual Villager Interviews

Title of Research Study: Beloved Community Village (BCV) Evaluation

Researcher(s):

- Donald Burnes, MA, MAT, PhD, & Founder Burnes Center on Poverty and Homelessness, University of Denver's Graduate School of Social Work
- Daniel Brisson, PhD, Executive Director Burnes Center on Poverty and Homelessness, University of Denver's Graduate School of Social Work
- Jennifer Wilson, PhD candidate, University of Denver's Graduate School of Social Work
- Courtney Brown, MSW, Associate Director, Burnes Center on Poverty and Homelessness

Description: You are being asked to participate in an evaluation study. By conducting this evaluation, we hope to learn about the impact of the Beloved Community Tiny Home Village on its residents, the surrounding community and the BCV governing organization.

Procedures: If you agree to be a part of the evaluation study, you will be asked to participate in three activities at different times:

1. Complete a 45-minute pre-test survey in July 2017
2. Complete a 30-minute post-test survey and a 30-minute interview in December 2017 (after approximately six months of residence in BCV)
3. Complete a 30-minute interview in February-March of 2017 (approximately two months after the relocation of BCV)

Voluntary Participation: Participating in this evaluation is completely voluntary. Even if you decide to participate now, you may change your mind and stop at any time. You may choose not to answer any interview question for any reason without penalty. Participation or non-participation in this evaluation will not have any impact on services you receive or your residency at BCV.

Compensation: Participants will be given \$50 compensation in either cash or gift card equivalent for their participation in all three activities upon completion of the final interview in February or March of 2017.

Questions: If you have any questions about this project or your participation, please feel free to ask questions now or contact Burnes Center staff at 303-871-4253 at any time.

Please take all the time you need to read through this document and decide whether you would like to participate in this evaluation study. If you decide to participate, please sign and date below. A copy of this form will be given to you for your records.

Signature_____

Printed Name_____

Date_____

APPENDIX E | Neighborhood Interview Protocol

Beloved Community Village | Neighborhood Interview Protocol

Interview Description

20-minute semi-structured interviews with households and businesses within one mile of the BCV location

Interview Script

We are interested in learning how the Beloved Community Village (also referred to as BCV located at 38th and Walnut) has impacted your neighborhood in potential positive and/or negative ways. Please respond with your personal experience of BCV, rather than sharing stories that others have told you.

Interview Questions

1. Are you familiar with Beloved Community Village?
 - a. If so, what do you know about BCV?
2. Have you visited/toured BCV?
 - a. If so, what were some of your impressions of BCV?
3. Have you met any of the BCV residents?
 - a. If so, what were some of your impressions?
4. What type of neighbor has BCV been? (Probe: Have they been good neighbors? Have they been difficult neighbors? Have there been good/bad exchanges?)
5. Have you attempted contact or communication with BCV, either of a positive/negative/neutral nature, to voice concerns, request information, etc.? If so, what has the response been?
6. The following questions are related to the impact of BCV on specific aspects of your neighborhood.
 - a. What has been the impact of BCV on neighborhood traffic flow?
Scale: 1 = very negative, 2 = somewhat negative, 3 = no impact, 4 = somewhat positive, 5 = very positive
Comments?
 - b. What has been the impact of BCV on neighborhood safety?
Scale: 1 = very negative, 2 = somewhat negative, 3 = no impact, 4 = somewhat positive, 5 = very positive
Comments?
 - c. What has been the impact of BCV on neighborhood noise? Comments?
Scale: 1 = very negative, 2 = somewhat negative, 3 = no impact, 4 = somewhat positive, 5 = very positive
Comments?

- d. What has been the impact of BCV on the sense of community in your neighborhood? [“Sense of community” meaning overall connections, trust, cohesion.]

Scale: 1 = very negative, 2 = somewhat negative, 3 = no impact, 4 = somewhat positive, 5 = very positive

Comments?

7. The following questions are related to your neighborhood dynamics. Please answer the following questions using the scale 1 = strongly disagree, 2 = disagree, 3 = neither agree nor disagree, 4 = agree, 5 = strongly agree:
- a. I live in a close-knit neighborhood.
 - b. People in my neighborhood are willing to help their neighbors.
 - c. People in my neighborhood generally don’t get along with each other.
 - d. People in my neighborhood do not share the same values.
 - e. People in my neighborhood can be trusted.
8. Do you have further questions/concerns about BCV that you would like to discuss with someone? *(If so, collect contact information and pass to Gary Sanford.)*

APPENDIX F | Neighborhood Interview Protocol (Spanish)

Interview Script

Quisiéramos aprender más sobre cómo le ha afectado, la comunidad de “Beloved Community Village” (BCV) cerca de 38th y Walnut, su experiencia en el vecindario en maneras positivas o negativas. Por favor, responda con su experiencia personal con BCV, y no lo que haya escuchado de los demás. Muchísimas gracias por su tiempo y apoyo ya que es muy importante saber sobre las experiencias de los vecinos de la comunidad.

Interview Questions

1. ¿Conoce la comunidad de Beloved Community Village?
 - a. ¿Si es así, que conoces del BCV?
2. ¿Ha visitado BCV?
 - a. ¿Si es así, cuáles han sido sus impresiones de BCV?
3. ¿Ha conocido algunas personas que viven en BCV?
 - a. ¿Si es así, cuáles fueron sus impresiones de ellos?
4. ¿Qué tipo de vecino ha sido BCV? (¿Han sido buenos vecinos? ¿Vecinos difíciles? ¿Fueron intercambios buenos o malos?)
5. ¿Ha tratado de comunicarse con personas de BCV para expresar cualquier preocupación o pedir información? Si es así, ¿cuál fue la respuesta?
6. Las preguntas siguientes habla sobre el impacto de BCV a aspectos específicos de su comunidad:
 - a. ¿Cuál ha sido el impacto de BCV en el tráfico del vecindario?
Respuestas: 1 = muy negativo, 2 = un poco negativo, 3 = nada, 4 = un poco positivo, 5 = muy positivo
¿Comentarios?
 - b. ¿Cuál fue el impacto de BCV en la seguridad del vecindario?
Respuestas: 1 = muy negativo, 2 = un poco negativo, 3 = nada, 4 = un poco positivo, 5 = muy positivo
¿Comentarios?
 - c. ¿Cuál fue el impacto de BCV a el ruido en el vecindario?
Respuestas: 1 = muy negativo, 2 = un poco negativo, 3 = nada, 4 = un poco positivo, 5 = muy positivo
¿Comentarios?
 - d. ¿Cuál fue el impacto de BCV en términos del ánimo de la comunidad en el vecindario? (animos se refiere a conexiones o confianza)
Respuestas: 1 = muy negativo, 2 = un poco negativo, 3 = nada, 4 = un poco positivo, 5 = muy positivo
¿Comentarios?

7. Las preguntas siguientes hablan sobre las dinámicas en el vecindario. Por favor, responda a las preguntas utilizando estas respuestas: 1 = desacuerdo fuertemente 2 = desacuerdo, 3 = ni acuerdo ni desacuerdo, 4 = acuerdo, 5 = acuerdo fuertemente:
- a. Vivo en un vecindario unido.
 - b. La gente en mi comunidad ayudaría a sus vecinos.
 - c. Generalmente, la gente en mi comunidad no se lleva bien.
 - d. La gente en mi comunidad no comparte los mismos valores.
 - e. Se puede tener confianza en la gente en mi comunidad.
8. ¿Tiene preguntas o preocupaciones más sobre BCV, que quisiera discutir con alguien? (Colecta información de contacto and llevarle a Gary Sanford.)

APPENDIX G | Organizational Partner Interview Protocol

BCV Evaluation Consent Form | Organizational Interview Protocol

Interview Description

45 to 60-minute semi-structured interviews with organizational partners of the Beloved Community Village

Interview Script

We are interested in your involvement with the Beloved Community Village (BCV). We are particularly interested in the perspectives and experience of partner organizations regarding the launch and progression of this project.

Interview Questions

1. What is your involvement with BCV?
2. What type of program is BCV (ex. emergency shelter, transitional housing, permanent housing, etc.)?
3. What do you believe are the intended outcomes of BCV?
4. What have been some of the most significant successes experienced during the development of BCV?
5. What have been some of the most significant challenges/lessons learned during the development of BCV?
6. How would you describe the BCV community? (Probes: How would you describe the sense of community developing at BCV? How would you describe the BCV culture?)
7. What advice/feedback might you offer other similar early-stage tiny home projects?

APPENDIX H | Neighborhood & Organizational Partner Consent Form

BCV Evaluation Consent Form | Neighborhood and Community

Research Study: Beloved Community Village (BCV) Evaluation

Researchers:

- Donald Burnes, MA, MAT, PhD, Founder – Burnes Center on Poverty and Homelessness
- Daniel Brisson, MSW, PhD, Executive Director – Burnes Center on Poverty and Homelessness
- Gary Sanford, MPA – Burnes Center on Poverty and Homelessness
- Jennifer Wilson, MSW, Graduate Research Assistant – Burnes Center on Poverty and Homelessness
- Jessica Klinger, Research Assistant – Burnes Center on Poverty and Homelessness

Description: You are being asked to participate in an evaluation study. By conducting this study, we hope to learn about the impact of the Beloved Community Village tiny home community on its residents, the surrounding community, and organizational partners.

Procedure: If you agree to participate in this study, you will be asked to complete a one-time 20-30-minute interview.

Voluntary Participation: Participating in this study is completely voluntary. Even if you decide to start the interview process now, you may change your mind and stop at any time. You may choose not to answer any of the interview questions for any reason.

Confidentiality: The interviews conducted during this study will be summarized in a report for the Barton Institute for Philanthropy and Social Enterprise who commissioned this research. Your individual identity will be kept private when information from this study is presented or published. However, the name of your organization or community may be used. Although we will try to keep information your individual identity private, we cannot guarantee confidentiality of the information you share.

Questions: If you have any questions about this project or your participation, please feel free to ask questions now or contact the Burnes Center at any time (see contact information below).

Please take all the time you need to read through this document and decide whether you would like to participate in this evaluation study. If you decide to participate, please print and sign your name below. A copy of this form will be given to you for your records.

PRINT NAME

SIGNATURE

DATE

APPENDIX I | Neighborhood & Citywide Crime Data Tables (2016 & 2017)

Denver Citywide Crime Data (NIBRS)

Year	Total 2016	Total 2017	% Change
Murder	56	58	3.6%
Agg Assault	2,962	3,016	1.8%
Simple Assault	5,718	5,582	-2.4%
Burglary	4,728	4,462	-5.6
Theft MV	6,620	7,360	11.2%
Disorderly Conduct	2,183	1,821	-16.6%
Drug/Narcotics	4,780	4,635	-3%
Crim Trespass	2,781	3,160	13.6%

Elyria Swansea Crime Data (NIBRS)

Year	Total 2016	Total 2017	% Change	Jul-Dec 2016	Jul-Dec 2017	% Change
Murder	5	2	-60%	4	2	-50%
Agg Assault	47	59	25.5%	27	23	-14.8%
Simple Assault	80	75	-6.5%	42	39	-7.1%
Burglary	77	66	-14.3%	41	26	-36.6%
Theft MV	83	86	3.6%	43	52	20.9%
Disorderly Conduct	21	15	-28.6%	11	5	-54.5%
Drug/Narcotics	69	37	-46.4%	27	17	-37%
Crim Trespass	35	38	9.4%	14	16	14.3%

Five Points Crime Data (NIBRS)

Year	Total 2016	Total 2017	% Change	Jul-Dec 2016	Jul-Dec 2017	% Change
Murder	4	5	25%	3	2	-33.3%
Agg Assault	221	246	11.3%	132	116	-12.1%
Simple Assault	372	387	4%	197	180	-8.6%
Burglary	215	171	-20.5%	88	87	-1.1%
Theft MV	380	502	32.1%	197	196	-.5%
Disorderly Conduct	132	123	-6.8%	53	63	18.9%
Drug/Narcotics	723	514	-28.9%	350	250	-28.6%
Crim Trespass	190	212	11.6%	104	113	8.7%

Cole Crime Data (NIBRS)

Year	Total 2016	Total 2017	% Change	Jul-Dec 2016	Jul-Dec 2017	% Change
Murder	1	1	0%	0	0	0%
Agg Assault	47	45	-4.3%	21	22	4.8%
Simple Assault	54	51	-5.6%	36	19	-47.2%
Burglary	43	44	2.3%	24	20	-16.7%
Theft MV	33	44	33.3%	16	25	56.3%
Disorderly Conduct	15	15	0%	7	6	-14.3%
Drug/Narcotics	28	28	0%	17	14	-17.6%
Crim Trespass	18	13	-27.8%	6	12	100%