



URBAN PEAK

IMPACT REPORT 2015

OCT 1, 2014–SEP 30, 2015

**REAL LIFE.
REAL CHANGE.**

LIFE ON THE STREETS FOR HOMELESS & RUNAWAY YOUTH

INTRODUCTION TO IMPACT REPORT: NATIONAL YOUTH HOMELESSNESS

It is estimated that 1.6 to 1.7 million youth experience homelessness each year (NAEHCY, 2016), approximately 15% have lived on the streets for more than six months (NCFH, 2013) and 5,000 unaccompanied youth die each year as a result of assault, illness, or suicide (NCSL, 2013). Almost by definition however, youth experiencing homelessness are difficult to count, as their living situations frequently change, their ability

to remain unnoticed is keen, and their desire to blend in with peers who aren't homeless is fierce. Attempts are made using various methods to estimate the extent of the youth homelessness problem in the United States, in Colorado and locally, but all methods have limitations, so we don't know the full extent of this crisis.

YOUTH HOMELESSNESS IN COLORADO AND DENVER:

1 in 5 youth experiencing homelessness in the Metro Denver area are living on the streets and the rest reside in shelters or other transitional housing programs (MDHI Point in Time, 2015).

Youth experiencing homelessness live in a variety of unsafe, temporary situations, including cars, parks, abandoned buildings, other people's homes, shelters, and motels.

Some are so desperate to get off the streets that when approached by strangers, they will exchange sex for warmth, food, or clothing (NAEHCY, 2015).

No two youth experiencing homelessness are the same, have the same needs or come from the same backgrounds, but there are certainly common paths to homelessness.

69% OF THE YOUTH SERVED AT URBAN PEAK COME FROM COLORADO AND OF THOSE, 97% OF THEM COME FROM THE 7 COUNTY METRO DENVER REGION.

200 CHRONICALLY HOMELESS* YOUTH WERE SERVED BY URBAN PEAK IN 2015.

*CHRONIC HOMELESSNESS, AS DEFINED BY THE FEDERAL DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), IS BASED ON AN INDIVIDUAL HAVING BOTH A DISABLING CONDITION AND HAVING BEEN EITHER CONTINUOUSLY HOMELESS FOR A YEAR OR MORE OR HAVING HAD AT LEAST FOUR EPISODES OF HOMELESSNESS IN THE LAST THREE YEARS.

FAMILY INSTABILITY

- 20-40% of unaccompanied youth experiencing homelessness were abused sexually in their homes, while 40-60% were abused physically.
- Over half of unaccompanied youth experiencing homelessness have been thrown out of their homes (FYSB, 2014) and 20-40% of them because they are gay, lesbian, bisexual, or transgender (NAEHCY, 2015).

SYSTEMS INVOLVEMENT

- 49% of youth served by Urban Peak in 2015 report past involvement with child welfare. Youth who have been involved in the foster care system are more likely to become homeless at an earlier age and remain homeless for a longer period of time.
- Youth experiencing homelessness who have been physically abused are twice as likely to be incarcerated as their peers. Rarely does an individual leaving the correction system have a safe and stable exit strategy which results in a cycle of need for homelessness services and support.

ECONOMIC INSTABILITY

- Young Americans ages 16 – 24 are experiencing unemployment rates that are twice the national average. The youth unemployment rate in the United States is 11.2% compared to the overall unemployment rate of 5.0% at the end of December 2015 (U.S. Bureau of Labor Statistics).
- In order to afford a 1 bedroom apartment in the 2015 Housing Market, an individual working at Colorado minimum wage of \$8.23 per hour would have to work 93 hours per week. For youth with severe and chronic mental health issues, it is even more difficult to find and maintain permanent housing.

ABUSE & VICTIMIZATION

46% of homeless youth reported being physically abused, 38% reported being emotionally abused, and 17% reported being forced into unwanted sexual activity (NCSL, 2013).

1 IN 3 YOUTH ARE APPROACHED OR RECRUITED BY A PIMP OR EXPLOITER WITHIN THE FIRST 48 HOURS OF BEING ON THE STREET AND 70% OF YOUTH ON THE STREET EVENTUALLY BECOME VICTIMS OF COMMERCIAL OR SEXUAL EXPLOITATION (HHS, 2012).

LGBTQ YOUTH EXPERIENCING HOMELESSNESS FACE AN AVERAGE OF **7.4 MORE** ACTS OF SEXUAL VIOLENCE THAN THEIR HETEROSEXUAL PEERS AND ARE TWICE AS LIKELY TO ATTEMPT SUICIDE.

ABOUT **80%** OF YOUTH EXPERIENCING HOMELESSNESS USE DRUGS OR ALCOHOL AS A MEANS TO SELF-MEDICATE TO DEAL WITH THE TRAUMATIC EXPERIENCES AND ABUSE THEY FACE (DOSOMETHING.ORG, 2015)

NATIONAL STREET OUTREACH PROGRAM STUDY RESULTS:

- » 73% REPORTED USE OF ALCOHOL
- » 65% REPORTED USE OF MARIJUANA
- » 38% REPORTED USE OF METH OR HEROIN

HIGH RISK BEHAVIORS

If any of these high risk behaviors lead to incarceration, it will cost taxpayers \$8,629 per month (per youth), as compared to \$972 to \$2,200 for a journey to success through Urban Peak's services (Justice Policy Institute, 2014).

HEALTH

Youth experiencing homelessness have a greater risk of severe anxiety and depression, suicide, poor health and nutrition, and low self-esteem. Colorado ranks near the bottom nationally in per-capita psychiatric treatment beds reported by hospitals and in the bottom half in per-capita state and federal spending on mental health. The average spending in Colorado for mental health services per capita is \$21.10 which is well under the national average of \$30.70.

THE WAIT TO SEE A PSYCHIATRIST IN DENVER IS ABOUT FIVE MONTHS. COLORADO HAS ONLY 15 PSYCHIATRISTS PER 100,000 PEOPLE.

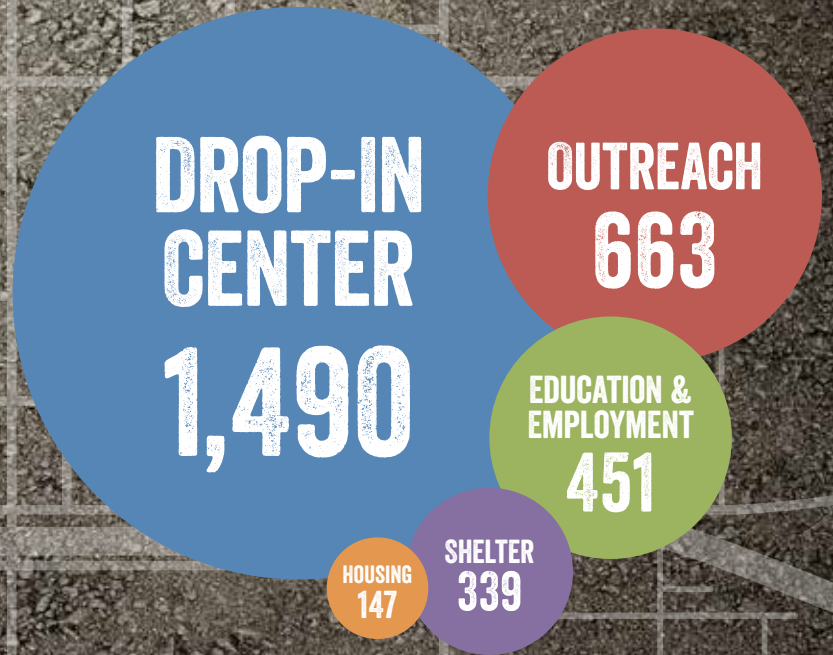
1 IN 4 YOUTH EXPERIENCING HOMELESSNESS ARE PREGNANT OR PARENTING (FYSB, 2014). 70% OF THESE SAME YOUTH SAID THEY DID NOT HAVE THE OPTION TO RETURN HOME (FYSB, 2014).

Please visit www.urbanpeak.org/denver/about-us/youth-homelessness/our-impact/ for more information and to review references.



URBAN PEAK BY THE NUMBERS

URBAN PEAK YOUTH SERVED BY PROGRAM

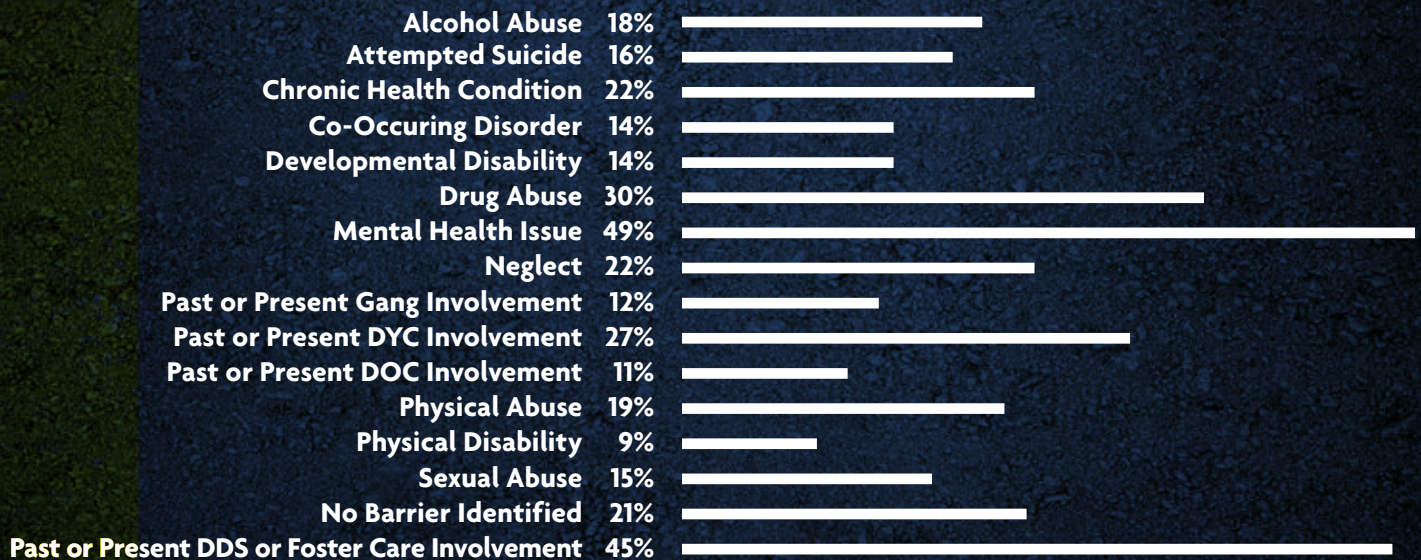


2,035

NUMBER OF UNDUPLICATED YOUTH SERVED BY URBAN PEAK IN FISCAL YEAR 2015

SELF-REPORTED BARRIERS TO SUCCESS

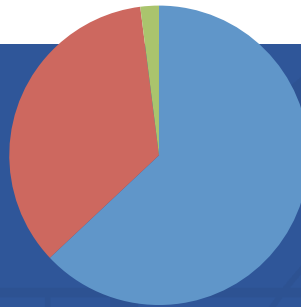
(AS A % OF TOTAL YOUTH SERVED IN FY2014)



DEMOGRAPHICS

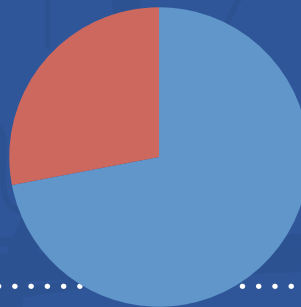
GENDER

Male	63%
Female	35%
Transgender	2%



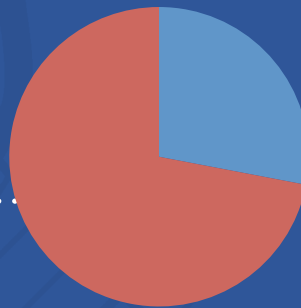
SEXUAL ORIENTATION

Heterosexual	72%
LGB	28%



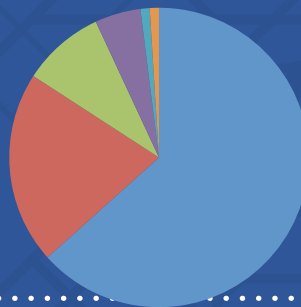
ETHNICITY

Hispanic/Latino	28%
Non-Hispanic/Latino	72%



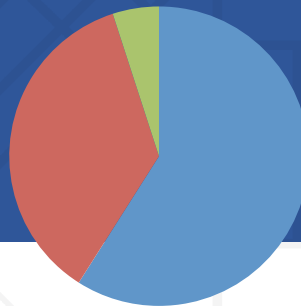
RACE

White	64%
Black or African American	21%
Multi-Racial	9%
American Indian or Alaska Native	5%
Asian	1%
Native Hawaiian/Pacific Islander	1%



EDUCATION LEVEL

Some schooling, no diploma or GED	59%
High School Diploma or GED	36%
Post-Secondary	5%



OUTREACH

Urban Peak employs a specially trained team that provides outreach throughout Denver, seeking out youth on the streets who are experiencing homelessness. The Outreach team distributes hygiene materials, clothing, and food to youth in need as they work to develop a sense of trust and build relationships with the youth they meet. The team also works with youth who utilize the Drop-In Center to provide referrals for services such as housing, mental health, and substance abuse treatment both at Urban Peak and through our partner organizations. In addition, the Outreach team helps youth in obtaining the essential documentation (birth certificates, driver's licenses, state IDs, etc.) they need in order to gain employment, housing, enroll in school, or take the GED.

REAL LIFE:

THANKS TO YOUR SUPPORT, IN FISCAL YEAR 2015 URBAN PEAK:

- PROVIDED SERVICES TO **633 YOUTH** LIVING ON THE STREETS SUCH AS HYGIENE MATERIALS, CLOTHING AND FOOD, REFERRALS, AND ASSISTANCE IN OBTAINING PERSONAL DOCUMENTATION.

REAL CHANGE:

106 YOUTH RECEIVED OVERNIGHT SHELTER AS A RESULT OF WORKING WITH THE OUTREACH TEAM.

67 YOUTH FOUND SAFE AND STABLE HOUSING OR RETURNED HOME AS A RESULT OF WORKING WITH THE OUTREACH TEAM.



ZACH'S STORY



REAL LIFE:

Zach grew up in a loving family in Colorado Springs. He was involved in sports and made decent grades. Everything was normal until he started associating himself with the wrong crowd in high school who introduced him to drugs and alcohol. He became hooked. "I found my new best friend that made everything seem better...that's when my whole life derailed and took a turn for the worse. I became an intravenous heroin user," said Zach. From age 17 through 22, Zach went through countless failed attempts with help from his family to try to quit heroin and get sober. He was lost, depressed, scared, and out of options. His parents and loved ones lost hope and finally cut him off.

Zach became homeless on the streets of Denver when he was 20 years old, at first living out of his car, then eventually sleeping on park benches. He spent months alone, afraid, dirty, and hungry. "I was living like a criminal, stealing, lying and trying to stay high to forget about my problems. I thought I was destined to be a failure; there was no way I would ever be sober and happy again."



SERVICES PROVIDED FOR ZACH'S SUCCESS

Drop-In
CENTER
.....
\$187

Education &
EMPLOYMENT
.....
\$1,065

Mental Health &
SUBSTANCE ABUSE
TREATMENT
.....
\$12,370

Housing &
SUPPORT
SERVICES
.....
\$33,129

Total: (over the course of 48 months) \$46,751

REAL SUCCESS:

Zach reached out to Urban Peak after yet another in-patient rehab. "I had no money, was living out of a backpack, I was on thin ice with everyone in my life. I was sad and broken. I was ready to change." Slowly but surely, things started to turn around for Zach. He entered Urban Peak's STAR housing program in April 2014, began attending group and one-on-one therapy, a 12 step program, maintained his sobriety and started his first semester at the Community College of Denver where he is currently majoring in Communications. He has since graduated STAR and is now living on his own for the first time. He is working at a local restaurant and

even saved enough money to buy another car and gain back his independence. He has a great relationship with his parents and siblings who "are so proud of him and his recent accomplishments." With the tools and support he acquired in the STAR program, he was able to face hardships with his chin up. As Zach said, "I am able to be self-sufficient and self-supporting...I can be there for my friends and family."

Zach has remained active with STAR as a role model and sponsor to youth new to recovery. Zach is now 2 years sober.

DROP-IN CENTER

Urban Peak's Drop-In Center provides a safe haven where youth can get their most basic needs met including:

- A temporary respite from the outdoor elements
- A hot breakfast served Monday through Friday
- Dinner on Tuesday evenings
- Lockers to keep their possessions safe
- Laundry services
- Showers
- Access to basic medical services

In addition to helping youth with their basic needs, the Drop-In Center staff offers a listening ear, guidance and support, and provides essential life skills courses in subjects such as:

- Healthy Relationships
- Coping skills
- Art
- Yoga
- Womyn's Dinner
- Mindfulness
- Entertainment
- Rotating workshops



REAL LIFE:

THANKS TO YOUR SUPPORT, IN FISCAL YEAR 2015 URBAN PEAK:

- **ASSISTED 1,490 YOUTH**, THE MOST YOUTH OF ANY PROGRAM AT URBAN PEAK
- **SERVED OVER 17,000 MEALS**

REAL CHANGE:

241 YOUTH WHO ACCESSED URBAN PEAK SERVICES FOR THE FIRST-TIME THROUGH THE DROP-IN CENTER ACCESSED ADDITIONAL URBAN PEAK PROGRAMMING SUCH AS THE SHELTER OR HOUSING.

SONIA'S STORY



REAL LIFE:

Born into a home where her birth mother and step-father abused drugs, Sonia was placed into foster care. She became a ward of the court at 6-months of age and bounced between her real home and various foster homes until she was eventually adopted at age 3.

Shortly after her adoption, Sonia's new mother began beating and berating her. She was physically and emotionally abused for two years until her adoptive mom, who was also abused as a young child, sought treatment. Although the physical abuse stopped, Sonia never felt safe; her mom controlled her every move.

After Sonia graduated from high school, the relationship between Sonia and her adoptive mother rapidly declined. Fearful of losing her daughter, Sonia's mother prohibited her from attending college and eventually even holding a job. One evening, after discovering a job application in Sonia's room, her mother grabbed Sonia by the hair and pulled her down the stairs.

Fearful that the physical abuse would return, Sonia packed her bags, headed for the bus station and took the next train out of town. She came to Denver, Colorado from Iowa.



SERVICES PROVIDED FOR SONIA'S SUCCESS

Drop-In CENTER
.....
\$505

Mental Health SERVICES
.....
\$4,712

Shelter & SUPPORT SERVICES
.....
\$12,241

Education & EMPLOYMENT
.....
\$3,054

Housing & SUPPORT SERVICES
.....
\$12,241

Total: (over the course of 15 months) \$32,957

REAL SUCCESS:

Upon arriving in Denver, Sonia phoned a contact she had met through missionary work she did with the 5280 Movement, a faith-based organization that serves at-risk youth in Denver. The parishioner referred Sonia to Urban Peak. Sonia was welcomed at Urban Peak's overnight shelter where she stayed for three months before securing a spot in Urban Peak's Rowan Gardens housing program. Sonia successfully completed the Rowan Gardens program and now shares a home of her own with close friends she made while at Urban Peak.

Understanding the unique needs that adopted children and children of the social welfare system face, Sonia has set her sights on helping youth like herself. Recently, Sonia worked with the Education team at Urban Peak and was accepted to the Community College of Denver where she is majoring in Human Services and Sociology with a minor in Photography. In addition to going to school full-time, Sonia is using the skills she learned through Urban Peak's Job Readiness Training program in a position she secured through the Workforce Investment Act (WIA). For Sonia, success means stopping the cycle of abuse both in her family and others.

SHELTER

Urban Peak's overnight shelter is the only licensed shelter in Denver serving youth ages 15 through 20 who are experiencing homelessness. Open 365 days a year regardless of weather conditions, the 40-bed facility houses two dorms, one for males and one for females. During their stay, shelter participants work with a case manager to create an individualized service plan based on the principles of Trauma-Informed Care and Positive Youth Development that is designed to help them progress towards self-sufficiency or reunification with family.

The Shelter offers an onsite medical clinic several mornings per week that participants can access for vaccinations, HIV and pregnancy testing, specific health screenings, and treatment for the common cold or other illnesses. In addition, the Shelter provides therapeutic services and referrals for youth including family mediation and behavioral health evaluations.



REAL LIFE:

THANKS TO YOUR SUPPORT, IN FISCAL YEAR 2015 URBAN PEAK:

- PROVIDED **339 YOUTH** WITH A WARM, SAFE PLACE TO SLEEP THROUGH OUR OVERNIGHT SHELTER.
- SUPPORTED YOUTH THROUGHOUT THE DURATION OF THEIR STAY; **44 NIGHTS** WAS THE AVERAGE LENGTH OF STAY PER YOUTH.
- SLEPT AN AVERAGE OF **39 YOUTH** EACH NIGHT.

REAL CHANGE:

44% OF SHELTER PARTICIPANTS EXITED TO SAFE AND STABLE ENVIRONMENTS (SUCH AS RENTING AN APARTMENT OF THEIR OWN OR REUNITING WITH THEIR RESPECTIVE FAMILIES.).



HOUSING

Urban Peak owns three apartment complexes and operates multiple housing programs throughout Denver designed to meet the distinct needs of the youth, including: treatment for substance abuse and mental illness, or independent living skills for youth who are exiting the streets or child welfare services. Altogether, Urban Peak manages approximately 120 housing units for youth annually.

Every young person served through our respective housing programs is provided with a case manager who practices the principles of Trauma-Informed Care and Positive Youth Development to help the youth set goals and obtain the services they may need to thrive such as healthcare, education, employment, substance abuse treatment, mental health treatment and counseling. The ultimate goal of Urban Peak's Housing programs is to support the youth as they work to build the confidence and skills necessary to find and keep their own safe and stable housing.

REAL LIFE:

THANKS TO YOUR SUPPORT, IN FISCAL YEAR 2015 URBAN PEAK:

- PROVIDED SUPPORTIVE HOUSING FOR **147 YOUTH** IN THEIR OWN APARTMENT.
- **100% OF YOUTH** RECEIVED INDIVIDUALIZED, STRENGTH-BASED CASE MANAGEMENT AND SKILL-DEVELOPMENT OPPORTUNITIES TO INCREASE THEIR ABILITY TO ACHIEVE SELF-SUFFICIENCY.

REAL CHANGE:

91% OF CLIENTS WHO EXITED HOUSING EXITED TO SAFE AND STABLE LIVING ENVIRONMENTS (SUCH AS RENTING AN APARTMENT OF THEIR OWN OR REUNITING WITH THEIR FAMILY).

13 MONTHS IS THE AVERAGE LENGTH OF STAY, WHICH IS UP 20% FROM 2014.

EDUCATION & EMPLOYMENT

Through our education and employment services, Urban Peak helps youth on their respective paths to self-sufficiency by achieving academic and employment success. Urban Peak offers individual and small group instruction to help youth obtain their GED (General Education Development) certification, re-enroll or engage in high school to complete remaining coursework needed to graduate, or apply for post-secondary educational opportunities through college or technical school. Urban Peak's employment services include a Job Readiness Training course focused on hard and soft skills training such as cover letter and resume development, job search techniques and interviewing skills, job retention training, time and money management, and more.

REAL LIFE:

THANKS TO YOUR SUPPORT, IN FISCAL YEAR 2015 URBAN PEAK:

- SERVED **451 YOUTH** THROUGH EDUCATION & EMPLOYMENT.
- **188 YOUTH** PARTICIPATED IN EMPLOYMENT SERVICES AT URBAN PEAK.
- HOSTED **70 YOUTH** AT OUR ANNUAL CAREER & NETWORKING FAIR.
- TUTORED **230 YOUTH** THROUGH URBAN PEAK'S GED PREPARATION CLASS.

REAL CHANGE:

179 YOUTH OBTAINED EMPLOYMENT IN FISCAL YEAR 2015.

15 YOUTH OBTAINED THEIR GED.

84 YOUTH EARNED THEIR SERVSAFE FOOD HANDLER CERTIFICATION OR CUSTOMER SERVICE AND SALES CERTIFICATION THROUGH THE NATIONAL FEDERATION FOUNDATION.

» OVER 50% OF SERVSAFE CERTIFIED YOUTH OBTAINED EMPLOYMENT IN THE FOOD SERVICES OR HOSPITALITY FIELDS.



NOW OPEN!

Peak Thrift, a social enterprise of Urban Peak, helps youth experiencing homelessness and youth at risk of becoming homeless overcome real life challenges by providing essential job training and a supportive work environment.

Located at: 4890 Pecos Street, Denver, CO 80221

Shop. Donate. Volunteer.

Visit www.peakthrift.org for donation guidelines and additional information.

Store Hours
Monday - Friday 9am - 6pm
Saturday 10am - 5pm
Closed Sunday



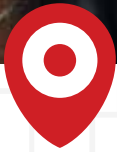
GWEN'S STORY



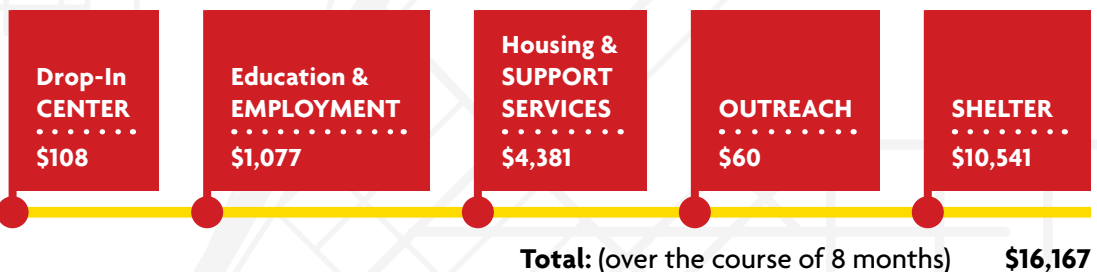
REAL LIFE:

Gwen grew up in a conservative foster care group home in Mississippi from age five through 19. She was more outspoken than the other kids, and from a very early age, had a difficult time adhering to the norms assigned to her gender. At age 16, Gwen came out to her foster family as a transgender woman, hoping they would accept her. Instead, they told her she was sick, wrong, and forbade her from expressing herself in any female form. When she would present as female, she was bullied by her peers and foster brothers at home. To cope, she ran away from home several times and started drinking alcohol and using other hard drugs.

Eventually, her foster family had enough of Gwen's "behavior", kicked her out, and told her to never come back – that's when Gwen became homeless. She did what she could to survive – she slept on friends' couches and engaged in survival sex (sex in exchange for food or a place to sleep). Gwen struggled with extreme depression and thoughts and attempts of suicide. She took a few classes and sought employment through Job Corps only to face constant discrimination. Just before she was about to give up, she heard from a friend that Denver was more accepting and had greater resources available for transgender youth.



SERVICES PROVIDED FOR GWEN'S SUCCESS



REAL SUCCESS:

Gwen arrived in Denver and started researching LGBT friendly shelters and found Urban Peak. In her words, "I felt accepted and safe for the first time in my life." Gwen stayed at the Shelter for five months and worked closely with her case managers to develop a plan for her to reach her goals and become the person she was meant to be. Gwen completed Urban Peak's Job Readiness Training program in three months, was accepted into one of Urban Peak's supportive housing programs in December 2015, and recently became the second of six Youth Associates hired at Urban Peak's new social enterprise, Peak Thrift. She is now working 30 hours per week gaining

useful job skills. "I knew I had potential," says Gwen, "I just needed to take advantage of it." Her case managers helped her believe in herself and refused to let her quit. "Getting into housing and having a job is an awesome experience. I finally have something that's mine."

"For Gwen, success is about perseverance," says Katie Li, Gwen's housing case manager, "she is up against a lot and experiences oppression every day, but she continues to focus on accepting herself. She is taking on the full person she's always meant to be."

URBAN PEAK DENVER FY2015

ASSETS

Cash & Equivalents	\$993
Investments	\$1,167,727
Accounts Receivable	\$587,329
Prepaid Expenses	\$57,208
Property & Equipment, net	\$5,459,299
Total Assets	\$7,272,556

LIABILITIES

Accounts Payable	\$122,724
Accrued Expenses	\$42,733
Other Current Liabilities	\$7,440
Notes Payable	\$2,744,829
Total Liabilities	\$2,917,726

NET ASSETS

Unrestricted	\$3,829,489
Temporarily Restricted	\$400,758
Permanently Restricted	\$124,583
Total Net Assets	\$4,354,830

Total Liabilities & Net Assets \$7,272,556

Urban Peak Denver FY2015 REVENUE

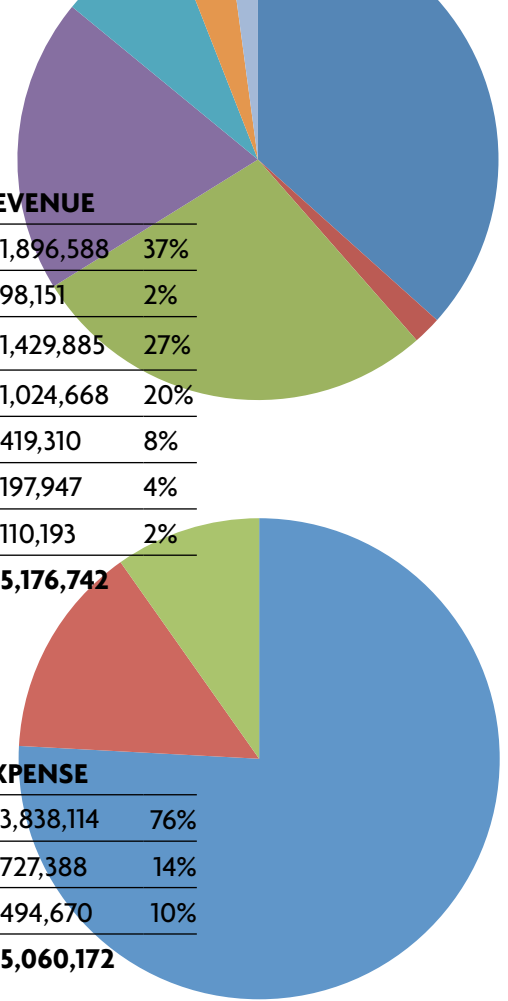
Government	\$1,896,588	37%
Other	\$98,151	2%
Individuals	\$1,429,885	27%
Foundation	\$1,024,668	20%
Corporations	\$419,310	8%
Civic/Faith	\$197,947	4%
In-Kind	\$110,193	2%

TOTAL \$5,176,742

Urban Peak Denver FY2015 EXPENSE

Program Services	\$3,838,114	76%
Management & General	\$727,388	14%
Resource Development	\$494,670	10%

TOTAL \$5,060,172



URBAN PEAK COLORADO SPRINGS FY2015

ASSETS

Cash & Equivalents	\$132,774
Accounts Receivable	\$49,265
Prepays	\$4,602
Property & Equipment, net	\$681,801
Total Assets	\$868,442

LIABILITIES

Accounts Payable	\$29,854
Accrued Expenses	\$17,228
Notes Payable	\$75,000
Total Liabilities	\$122,082

NET ASSETS

Unrestricted	\$735,124
Temporarily Restricted	\$11,236
Total Net Assets	\$746,360

Total Liabilities & Net Assets \$868,442

Urban Peak Colorado Springs FY2015 REVENUE

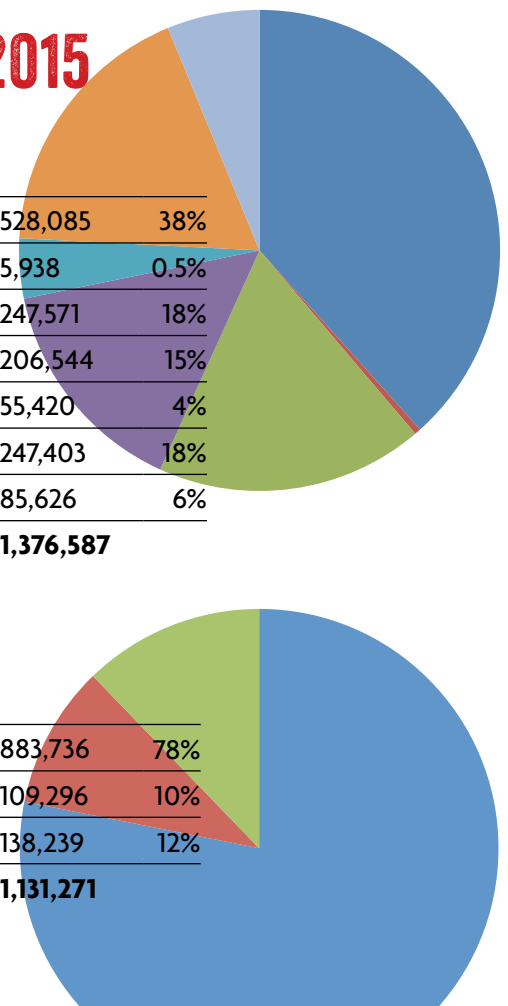
Government	\$528,085	38%
Other	\$5,938	0.5%
Individuals	\$247,571	18%
Foundations	\$206,544	15%
Corporate	\$55,420	4%
Civic/Faith	\$247,403	18%
In-Kind	\$85,626	6%

TOTAL \$1,376,587

Urban Peak Colorado Springs FY2015 EXPENSE

Program Services	\$883,736	78%
Management & General	\$109,296	10%
Resource Development	\$138,239	12%

TOTAL \$1,131,271



MISSION

URBAN PEAK HELPS YOUTH EXPERIENCING HOMELESSNESS AND YOUTH AT RISK OF BECOMING HOMELESS OVERCOME REAL LIFE CHALLENGES BY PROVIDING ESSENTIAL SERVICES AND A SUPPORTIVE COMMUNITY, EMPOWERING THEM TO BECOME SELF-SUFFICIENT ADULTS.

VISION

URBAN PEAK WILL BE A NATIONAL SERVICE MODEL OF INNOVATION AND SUCCESS FOR YOUTH EXPERIENCING HOMELESSNESS AND WILL ACHIEVE OUTSTANDING RESULTS FOR OUR CLIENTS, SUPPORTERS, DONORS, EMPLOYEES, AND COMMUNITY.

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ADDRESSES

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THE SPOT
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SHELTER
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URBAN PEAK

730 21ST STREET
DENVER, CO 80205



URBAN PEAK



2015 IMPACT REPORT

LOOK INSIDE FOR HIGHLIGHTS OF URBAN PEAK'S 2015 FISCAL YEAR