



metrowest
HOUSING SOLUTIONS

PEOPLE - PLANET - PARTNERSHIPS

2011 ANNUAL REPORT



Metro West Housing Solutions - More Than a Roof

www.mwhsolutions.org



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MISSION STATEMENT

Metro West Housing Solutions:
A leader in providing
quality housing options and
transformative opportunities
for people and communities.

GUIDING PRINCIPLES

With the highest quality:

- Provide a diversity of housing options, focusing on low to moderate income households
- Achieve environmental excellence
- Deliver a range of resident services
- Maintain fiscal responsibility
- Participate in collaborative opportunities

2011 ANNUAL REPORT

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FINANCES & STAFF

The Visionaries

MWHS Board of Commissioners



Joan Smith
Board Chair



Robert Sandridge
Commissioner



Sandra Maben
Commissioner



Gari Westkott
Commissioner



Susan Nielson
Resident Commissioner

MWHS Executive Staff



Tami Fischer
Executive Director &
Chief Executive Officer

Carl Musso
Chief Financial Officer

Kim Buehler
Chief Administrative
Officer

Sabrina Pierre-Louis
Deputy Executive Director
& Chief Operating Officer

Brendalee Connors
Chief Asset Management
Officer



MWHS staff volunteers at Amaro home improvement project

2011 FINANCIAL STATEMENT

The Housing Authority of the City of Lakewood d.b.a .
Metro West Housing Solutions -
Fiscal Year Ended December 31, 2011

STATEMENT OF NET ASSETS 12/31/11

ASSETS	
Cash and Investments	\$2,668,283
Receivables	\$5,744,929
Prepaid Expenses	\$42,957
Restricted Cash	\$12,387,221
Notes and Interest Receivable	\$22,109,772
Loans Costs	\$18,900
Equity in Partnerships	\$3,146,416
Capital Assets	\$14,802,934
TOTAL ASSETS	\$60,921,412

LIABILITIES	
Payables	\$44,809
Due To Other Funds	\$4,434,907
Prepaid Rent	\$4,333
Escrow and Absences	\$107,707
Tenant Security Deposits	\$62,164
Bonds, Notes and Mortgages Payable	\$9,736,263
TOTAL LIABILITIES	\$14,390,183
TOTAL NET ASSETS	\$46,531,229

STATEMENT OF REVENUE, EXPENSES, & NET ASSETS 12/31/11

OPERATING REVENUE	
Operating Income	\$1,978,718
HUD Contributions and Grants	\$10,427,599
Investment Income	\$582,420
TOTAL REVENUES	\$12,988,737

OPERATING EXPENSES	
Housing Assistance Payment	\$9,442,301
General and Administrative	\$3,226,295
Maintenance and Operation	\$1,210,496
Other Operating Expenses	\$532,022
TOTAL OPERATING EXPENSES	\$14,411,114

GAIN ON DISPOSITION OF PROPERTY	\$7,007,060
EQUITY INVESTMENT - DEVELOPMENT	\$ (70,142)

MORTGAGE INTEREST EXPENSE	\$205,500
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NET ASSETS, BEGINNING RESTATED	\$41,222,188
NET ASSETS, ENDING	\$46,531,229

Disclaimer - This statement provides a summary of the agency's finances through 2011. All agency finances are audited by a third party and the Department of Housing and Urban Development for performance. To see a full copy of the audit, please call 303-987-7580

INTRODUCTION

A Message From Our Board Chair

First off, in 2011 we said goodbye to Michelle Bollig who diligently served as Resident Commissioner for 6 years. The Resident Commissioner has the responsibility of helping represent the voice of MWHS' 4,000+ clients. Michelle shared her story of success as an MWHS client with numerous partner organizations, elected officials, and civic leaders to demonstrate the importance and benefits of MWHS' diverse initiatives. Secondly, my role on the board changed when I humbly accepted the position of Board Chair. I eagerly look forward to helping implement MWHS' renewed mission and Guiding Principles.

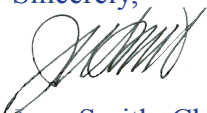
We continue to be a community and industry leader in the sustainable provision of high quality housing and human services. First and foremost, we consider our clientele's needs and work to enhance their quality of life by providing exceptional housing choices as well as in-house and partner-driven human services. The resources we provide continue to emphasize accessible, affordable housing to those most in need, and in a harsh economic environment, these resources become invaluable. Read June Dahlstrom's and Corissa Hoskins' stories on Pages 4 and 5 and you will see how we are helping just two of the many people taking advantage of MWHS' housing and human services opportunities.

Throughout this challenging economic downturn, we have been especially watchful of spending and remain committed to fiscally responsible operations. MWHS remains a Department of Housing and Urban Development top performer and has continued to grow despite the economy, adding new affordable housing to the Denver metropolitan region and continuing to sustain and expand human services.

The list of 2011's major accomplishments is topped by another exceptional year of human service provision and the completion of Creekside West, MWHS' "greenest" building to-date. Construction of the \$17.4 million, 82-unit, 100% affordable building for seniors employed approximately 100 people and more than 90% of the development's subcontractors are headquartered in the Denver metropolitan area. Creekside West is the Rocky Mountain region's largest Leadership in Energy and Environmental Design (LEED) Platinum multi-family building and is already the recipient of 4 awards for sustainability and architectural design. But most importantly, Creekside West is a great place to live, providing an excellent living environment and personalized resident services to fit the needs of today's growing senior population.

As MWHS evolves and matures as an organization, we continue to strive to stay ahead of the game in human, environmental, and business development. I look forward to being a part of this exciting evolution as we move forward.

Sincerely,



Joan Smith, Chair

Metro West Housing Solutions



HUMAN SERVICES OVERVIEW

Creating a PATH for Client Success

PATH's mission is to enable residents to reach their full potential and achieve self-sufficiency by providing quality programs and services that help strengthen families and nurture neighborhood communities. PATH's objectives are realized by offering programs and services on-site at individual property resource centers and from MWHS' Lakewood headquarters. MWHS Resident Services Coordinators work one-on-one with individuals and families. They facilitate large group activities and events. They also partner with other service providers, all with the intent of helping identify clients' goals and needs and linking residents with resources including employment education, emergency care, etc.

In 2011 MWHS provided more than 1,500 services to clients ranging from bus passes to scholarships and computer literacy classes. A quarterly resource newsletter is circulated to more than 1,700 low-income households in Lakewood. The agency also distributes monthly resource newsletters to each of its properties' residents.

MWHS recently acquired 250 affordable housing units in Denver County, expanding MWHS' geographic range for the first time in its 35+ year history. As MWHS takes ownership of these properties, physical improvements are being made to facilitate human services. In 2012 MWHS will open a new state-of-the-art community resource center in the Paloma Villas apartment complex that will serve clients of the newly acquired properties. The resource center will include a computer lab, kitchen, open gathering room, and a private office for meetings and service provision.

What's Happening in the Resource Center?

- CAREER SUPPORT**
 - Resume Writing
 - Online Job Search Assistance
 - Mock Interviewing
- CLASSES**
 - Cooking & Nutrition
 - Financial Fitne\$\$
 - 1st Time Homebuyer Education
 - Positive Parenting
 - Women's Enrichment
 - Computer
- HOMEWORK CLUB/SUMMER READING CLUB FOR KIDS**
 - After-school programming
- COMPUTER LAB**


Computers and printers are available for usage during office hours.
- RECREATION SCHOLARSHIPS**

We offer free and reduced cost recreation activities for your children ages 18 and under through the Lakewood Recreation Centers.
- ARTREACH COMMUNITY TICKETS**

Each week we offer FREE tickets to a variety of activities throughout the community. Participants have enjoyed tickets to concerts, sporting events, museums, theatrical performances and much more.
- DISCOUNTED RTD BUS PASSES**

50% off discount for RTD bus pass.
- COMMUNITY RESOURCE REFERRALS**

Looking for a service, resource or event in the community? Talk to the Service Coordinator or browse the information racks.
- EDUCATION**
 - Vocational exploration
 - Construction training internship program
 - Annual scholarship to Red Rocks Community College
 - Supportive services for ESL and GED




metrowest HOUSING SOLUTIONS
PATH

PATH Resident Services is a branch of Metro West Housing Solutions where our mission is to enable residents to reach their full potential toward self-sufficiency. By providing quality programs and services, PATH helps strengthen families and nurture neighborhood communities.

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Los Altos De Alameda



Paloma Villas



Villas at Sloan's Lake

MWHS CLIENTS PROFILE

June Dahlstrom, Creekside West

After 28 years of working for Whirlpool, Dahlstrom retired to an equally active career as a community and civic volunteer. In addition to volunteering with the City of Lakewood and newly formed 40 West Arts District, Dahlstrom also volunteers with MWHS/Food Bank of the Rockies' mobile food bank program, maintains a Creekside community garden plot, organizes monthly birthday parties for residents, and helps shuttle other Creekside residents to the grocery store, medical appointments, and cultural events.

You've lived in affordable housing before. What sets Creekside West apart from previous affordable living environments?

"This is the seventh apartment I've lived in since 2000 when my husband died, some market rate and some affordable. Creekside West is truly the perfect environment for seniors and is set beautifully for a wide range of activities. At other apartments, the opportunities for activities were simply not there, especially for an active person like me with so much to contribute. After all, 82 is the new 62! The opportunity for coordinated educational, social, and cultural activities is exceptional. I am so grateful for Becky Sanders (MWHS Resident Services Coordinator) and Dave Appel (City of Lakewood Senior Resource Specialist with an office at Creekside West), who organize activities that enhance my mind and physical well-being."



June (left) with Becky Sanders, Resident Services Coordinator

What has the community garden and associated programming meant to residents?

"It's wonderful to be able to participate in community gardening and look at something that is more than just a lawn. It's something to be part of, to participate in, and make the environment more sustainable. Many seniors grew up in rural areas with beautiful, natural places. These seniors can still live near a beautiful, natural place but be located in the city near important resources. The garden brings people together – the gardeners and dog owners, residents of each building, disabled and fully mobile, friends and family. Gardening is a communal activity for sharing advice, getting to know each other, and really discovering the spirit of Creekside's residents and the community."



Residents & MWHS staff building community garden sign Dec 2011



Garden in full bloom August 2011



Resident harvesting his first crop of tomatoes July 2011

MWHS CLIENTS PROFILE CONT.

Corissa Hoskins, Section 8 Voucher Recipient

Corissa Hoskins came to MWHS as a newly divorced single mother in need of affordable housing. She started in Public Housing and eventually moved to Section 8 Housing. Meanwhile, she took advantage of MWHS' resident services opportunities including self-sufficiency programs. She completed her Associate's Degree and continued onto a Bachelor's degree program. She ultimately began working for the Department of Corrections and purchased her first home in fall 2011.



How did the combination of housing and services help your family?

"MWHS' affordable housing enabled me to be a parent to my children while working toward my educational goals. Without MWHS' housing assistance and services, I wouldn't have been able to devote the necessary time to my children or work toward educational goals. I would have struggled to pay bills. The assistance provided a safe place for my family while we went through a time of transition. I didn't realize that MWHS provided more than just housing. I was impressed with the available services through MWHS and the ability to be connected to outside resources and services that benefited my family."

How do you feel about your family's experience working with MWHS staff?

"I always felt like an equal and was treated with respect. It isn't always easy to ask for help. My experience was very positive and it was a blessing to our family. I am excited about my career opportunities in the criminal justice field, and feel empowered to continue working toward my Bachelor's degree."

MWHS EMPLOYEES GIVE BACK

Staff Commitment to Community Building

MWHS employees work everyday to help people in need but their commitment to making a difference in their communities stretches beyond the workplace. During the 2011 holiday season, MWHS employees continued two annual initiatives - donating money to a charity of their choice and facilitating in the *Holiday Giving Tree* program. 98% of MWHS employees donated money to 32 different charities. Employees purchased holiday wish gifts for 133 low-income youth clients.

Outside of the holiday season, MWHS staff volunteer in local community development efforts including the 40 West Arts District Formation Committee, West Colfax Community Association, and the Lakewood Sustainability Learning Circle.

However, MWHS' most significant 2011 contribution may be assisting the Amaro family in Lakewood. MWHS partnered with Rebuilding Together on the project, a non-profit seeking to make the homes of disabled and low-income homeowners safe, healthy, and accessible. Alicia Amaro, 56, was raising her four grandchildren, two with special needs, in a 1-bedroom, 1-bathroom home with many repair and accessibility needs. Although Alicia is employed, her income wasn't enough to make critical repairs. *(Continued on next page)*

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In 24 hours, more than 50 enthusiastic MWHS employees and their families, elected officials, and businesses volunteered their time and \$10,000+ to make the home safer and more accessible for the Amaros. The event was as “green” as possible, employing environmentally-friendly materials and finishes, saving energy and water, and using previously recycled products. MWHS employee volunteers and partners made the following improvements: built ADA-compliant entry ramp to home; built stairs from back porch to the home; replaced front door, frame, and lock; replaced bathroom window and installed window screens; installed CO2/gas/fire detector and provided new fire extinguisher; repaired existing and built new electrical outlets, fixtures, and coverings; painted interior of home and outbuildings; planted peach and pear trees, berry bushes, and flowers; removed all kitchen cabinet doors, cleaned, and reset them and added new cabinets; replaced the home’s roof; fixed and expanded backyard pathways; and removed hundreds of pounds of landscaping material, construction refuse, rotting wood, etc.



Amaro family (right)

WITH GRATITUDE...

Thank You to our Many Partners for Helping MWHS Enhance Our Clients' Quality of Life

Thank you to our new partners:

- Colorado Garden Show, Inc.
- Rocky Mountain College of Art + Design
- America the Beautiful Fund
- Food Bank of the Rockies
- Rebuilding Together
- US Environmental Protection Agency



RmCAD

Thank you to the following partners for their continued support:

- | | |
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| <ul style="list-style-type: none"> • The Action Center • ArtReach • Bank of America • City of Lakewood • CHAC • Colorado Housing & Finance Authority • Colorado State University Extension • Cooking Matters • Denver Water • Denver Urban Gardens • Federal Home Loan Bank • Firstbank of Colorado | <ul style="list-style-type: none"> • Jefferson County Workforce Center • Jefferson County Department of Human Services • Red Rocks Community College • Regional Transportation District • State of Colorado Division Housing • Governor’s Energy Office • United Way • US Bank • USGBC • US Department of Housing and Urban Development • Wells Fargo Bank • Xcel Energy |
|---|--|



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