

# ANNUAL PLAN DRAFT 2024

575 Union Blvd Ste. 100  
Lakewood, CO 80228

[mwhs.org](http://mwhs.org) / (303)987-7580

**Streamlined Annual PHA Plan (HCV Only PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires 02/29/2016

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

| A.                 | PHA Information.  |                             |                                 |                              |                                 |                              |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| A.1                | <p>PHA Name: <u>Lakewood Housing Authority dba Metro West Housing Solutio</u> PHA Code: <u>CO049</u><br/>           PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>2024</u><br/>           PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)<br/>           Number of Housing Choice Vouchers (HCVs) <u>1411</u><br/>           PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><input type="checkbox"/> <b>PHA Consortia</b> (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | Participating PHAs          | PHA Code                        | Program(s) in the Consortia  | Program(s) not in the Consortia | No. of Units in Each Program | Lead HA: |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Participating PHAs | PHA Code  | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program |                                 |                              |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Lead HA:           |   |                             |                                 |                              |                                 |                              |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| <b>B. Annual Plan.</b> |  |
|------------------------|--|
| <b>B.1</b>             | <p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?<br/>Y N</p> <p> <input type="checkbox"/> <input checked="" type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.         </p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>Currently there are no preferences on the PBA waiting list. In 2024, MWHS may provide a preference for homeless applicants on it's Project-Based Voucher waiting list. Attachment #1</p> |
| <b>B.2</b>             | <p><b>New Activities</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?<br/>Y N Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>MWHS may use up to 20% of it's HCV allocation for PBVs consistent PHA Plan to access neighborhoods outside high poverty areas, decrease homelessness and increase Voucher utilization rates. To prevent displacement PBV eligible current residents may get preference over waitlist applicants. See Attachment #2</p>  |
| <b>B.3</b>             | <p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?<br/>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>  |
| <b>B.4</b>             | <p><b>Civil Rights Certification</b></p> <p><u>Form HUD-50077</u> PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>   |
| <b>B.5</b>             | <p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u> Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>  |
| <b>B.6</b>             | <p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>In accordance with its mission MWHS continues invest in new properties and redevelop existing communities. This year construction has started on the rehabilitation of a118 unit community close to downtown Lakewood providing modern energy efficient units with greater access to opportunities. MWHS is also developing a new 44 unit apartment complex in west Lakewood set to be completed in 2025. See MWHS most recent Annual Report for 2022. Attachment #3</p>   |
| <b>B.7</b>             | <p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?<br/>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Attachment #4</p>   |



# Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

## A. PHA Information. All PHAs must complete this section. [\(24 CFR §903.23\(4\)\(e\)\)](#)

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. [\(24 CFR §943.128\(a\)\)](#)

## B. Annual Plan. All PHAs must complete this section. [\(24 CFR §903.11\(c\)\(3\)\)](#)

### B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

**Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA's jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. [\(24 CFR §903.7\(a\)\(1\)\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#). Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. [24 CFR §903.7\(a\)\(2\)\(ii\)](#)

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. [\(24 CFR §903.7\(b\)\)](#)

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. [\(24 CFR §903.7\(c\)\)](#)

**Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. [\(24 CFR §903.7\(d\)\)](#)

**Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. [\(24 CFR §903.7\(e\)\(3\)\(4\)\)](#)

**Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. [\(24 CFR §903.7\(f\)\)](#)

**Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. [\(24 CFR §903.7\(k\)\)](#)

**Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. [\(24 CFR §903.7\(l\)\(i\)\)](#) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. [\(24 CFR §903.7\(l\)\(ii\)\)](#).

**Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. [\(24 CFR §903.7\(r\)\(2\)\(i\)\)](#)

**Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define "significant amendment/modification", HUD will consider the following to be "significant amendments or modifications": a) changes to rent or admissions policies or organization of the waiting list, or b) any change with regard to homeownership programs. See guidance on HUD's website at: [Notice PIH 1999-51](#). [\(24 CFR §903.7\(r\)\(2\)\(ii\)\)](#)

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 **New Activity.** If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark "yes" for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark "no." [\(24 CFR §983.57\(b\)\(1\)\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

**Project-Based Vouchers (PBV).** Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

- B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))
- B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))
- B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(c\)\(1\)](#))
- B.7 Resident Advisory Board (RAB) comments** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(e\)](#), [24 CFR §903.19](#))

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## **Attachment 1**

### **Criteria for Substantial Deviations and Significant Amendments**

#### **Amendment and Deviation Definitions**

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- A material change in the policies regarding the manner in which tenant rents are calculated.
- A material change in the admissions policies regarding the selection of applicants from or organization of the waiting list.
- A material change regarding demolition, disposition or designation, homeownership programs or conversion activities previously identified in the Agency Plan.

#### **Amendment**

Currently there are no preferences on the PBA waiting list. In 2024, MWHS may provide a preference for homeless applicants on its Project-Based Voucher waiting list. Attachment #1

## **ATTACHMENT 2**

### **2024-Annual PHA Plan-PBA**

#### **Project –based Vouchers**

**If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.**

#### **Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

X Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. X Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- units
- low utilization rate for vouchers due to lack of suitable rental
  - access to neighborhoods outside of high poverty areas
  - X other (describe below:) To support affordable rental housing including development and rehabilitation and provide economic opportunities. Also the current tight rental market makes project based vouchers a suitable option to provide affordable housing.

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): To be determined by LHA but not to exceed 20% of the Section HCV inventory within LHA’s jurisdiction.

MWHS’ partnership with Jefferson County Social Services and the Department of Veteran Affairs has expired. MWHS will explore new partnerships to utilize some of its Section 8 Project Based Assistance to

provide housing to eligible individuals and families in its jurisdiction. MWHS may use up to 20% of its Section 8 HCV inventory for PBVs.

- a. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): Not to exceed 20% of Section 8 HCV inventory. All units are located within the PHA's jurisdiction within the City of Lakewood.



A photograph of a modern, multi-story apartment building with light-colored siding and large windows. The building is partially obscured by large, overlapping geometric shapes in shades of green and yellow. In the foreground, a black car is parked, and a few people are visible near it. The overall scene is framed by a dark green background with various geometric shapes and lines in shades of green and yellow.

# A NEW AWARENESS

THE CRISIS OF AFFORDABLE HOUSING

**2022**  
**ANNUAL REPORT**



## Affordable Housing

### Will Increased Awareness Help Increase Availability?

With the threat of COVID under control, mask mandates lifted and vaccinations rising, 2022 was a year of transition. We collectively released the tension and fear of the previous two years and began to settle into the new normal, with many shifts in the way we relate to one another, the way we work and perhaps most importantly, the way we view housing needs and affordability.

Housing prices continued to soar throughout the pandemic and affordable housing stock remained elusive. Numerous studies, not only in Colorado but nationwide have shown a lack of affordable housing options for the typical U.S. household, meaning the monthly housing costs exceed 30 percent of the local county's median income.

Closer to home, in addition to rising home costs, rental prices continued to climb and salaries have not kept up. For example, the average cost to rent a one-bedroom apartment in Jefferson County per the National Low Income Housing Coalition (NILHC) is \$1538. A three-bedroom apartment in Jefferson County will set the renter back \$2,449 per month.

This means that the approximate annual wage needed to afford a one-bedroom is \$61,520. The minimum wage in Lakewood is \$13.65, meaning someone working for minimum wage would have to work 87 hours a week to afford a one-bedroom apartment according to NILHC.

To address this issue, Metro West Housing Solutions continues to invest in new properties and redevelop existing ones. Looking for new housing opportunities as well as updating our existing communities so they are functional and vibrant is an important part of our guiding principles. This year, we set rehabilitation plans at Belmar Groves, a 118 units community close to downtown Lakewood. Construction will start in 2023, with updates to the interiors, exteriors and grounds. This community is near all that Lakewood has to offer, giving our residents access to various opportunities.

We are encouraged by the passing of Proposition 123, the State Affordable Housing Fund. This legislation, brought forward by citizens, passed on November 8, 2022, by a margin of 52.61 percent to 47.39 percent despite strong opposition. For us, this signals that residents are more aware than ever of the cost of housing and how it diminishes the quality and diversity of our neighborhoods by pricing out those who help make our community strong such as teachers, service industry workers, retail works and even 911 operators.

We look forward to our continued partnerships and are hopeful that with support from elected officials, citizens and industry experts, we can tackle the need for affordable housing solutions.

— Karen Kellen | Board Chair

## A Message From Our CEO

As we look back on 2022, we are thankful for all that our team was able to accomplish over the past few years. They saw firsthand the financial impact of COVID-19 as well as the isolation and loneliness that came from the lockdown. 2022 felt a little like emerging from a cocoon, spreading our wings and once again emerging into the world. Changed, but no less beautiful.

I'm so proud of our staff and their commitment no matter the circumstance. Staff continued to move forward with new development plans, upkeep of our communities, and provided support options for our residents through attentive property management and resident services staff. Administrative staff worked to put new systems in place such as processing records electronically and finding new ways to do business digitally without interruption.

We are grateful for our supportive board, our committed and kind staff and the wonderful residents who help to make our buildings a home for themselves and their neighbors. We have taken stock of all we accomplished over the past several years and look forward to new opportunities in 2023.

We also look forward to our continued partnerships that help to make our success possible.

Onward,

— **Tami J. Fischer** | CEO



# Financials

Ending December 31, 2022

## Assets

|                              |                      |
|------------------------------|----------------------|
| Cash & Investments           | \$21,330,747         |
| Receivables                  | \$4,052,354          |
| Prepaid Expenses             | \$233,401            |
| Restricted Cash              | \$2,042,734          |
| Notes & Interests Receivable | \$65,680,539         |
| Equity in Partnerships       | \$4,684,686          |
| Capital Assets               | \$47,863,444         |
| <b>Total Assets</b>          | <b>\$145,887,905</b> |

## Liabilities

|                                  |                     |
|----------------------------------|---------------------|
| Payables                         | \$143,176           |
| Accruals                         | \$237,075           |
| Escrow & Compensated Absences    | \$485,614           |
| Tenant Security Deposits         | \$309,275           |
| Bonds, Notes & Mortgages Payable | \$50,939,932        |
| <b>Total Liabilities</b>         | <b>\$52,115,072</b> |
| Deferred Inflows – Leases        | \$1,209,680         |
| <b>Total Net Position</b>        | <b>\$92,563,153</b> |

## Operating Revenue

|                            |                     |
|----------------------------|---------------------|
| Operating Income           | \$9,047,147         |
| HUD Contributions & Grants | \$16,115,490        |
| Investment Income          | \$2,338,598         |
| <b>Total Revenue</b>       | <b>\$27,501,235</b> |

## Operating Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Housing Assistance Payments     | \$15,112,430        |
| General & Administrative        | \$7,080,912         |
| Maintenance & Operation         | \$2,703,818         |
| Other Operating Expenses        | \$212,640           |
| <b>Total Operating Expenses</b> | <b>\$25,109,800</b> |

## MISC.

|                              |             |
|------------------------------|-------------|
| Conversion of Capital Assets | \$63,563    |
| Mortgage Interest Expense    | \$2,106,088 |

## Net Position

|           |              |
|-----------|--------------|
| Beginning | \$92,341,369 |
| Ending    | \$92,563,153 |







# Thank You To Our Partners

We thank all of our partners for their continued support. With your help in 2022, we have carried on our mission to provide quality housing options and transformative opportunities for people and communities.

40West Arts District  
The Action Center  
Alameda Connects  
ANB Bank  
Belmar Community Connection  
Boston Financial  
City of Denver  
City of Lakewood  
Colorado Division of Housing  
Colorado Garden Foundation  
Colorado Housing Assistance Corp.  
Colorado Housing & Finance Authority  
Colorado NAHRO  
CSU Extension  
Cycling Without Age  
Denver Bar Association  
Denver Urban Gardens  
Energy Outreach Colorado  
Enterprise Community Partners  
FirstBank of Colorado  
Food Bank of the Rockies  
Foothills Credit Union  
Gold Crown Foundation  
Housing Colorado  
Impact Development Fund  
Jeffco Eats  
Jeffco Mental Health  
Jeffco Public Schools  
Jefferson County  
Jefferson County Cooperative Extension  
Jefferson County Public Library  
KeyBank  
Lakewood West Colfax BID  
Metro Volunteer Lawyers  
Mile High United Way  
NAHRO  
Redstone Equity Partners  
RTD  
Rocky Mountain College of Art & Design  
U.S. Bank  
U.S. Environmental Protection Agency  
U.S. Dept. of Housing & Urban Development  
Visiting Nurses Association  
Wells Fargo Bank  
Xcel Energy







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[mwhs.org](http://mwhs.org)  
575 Union Blvd. Lakewood, CO 80228  
(303) 987-7580

## **Attachment 4**

**Resident Advisory Board (RAB) Comments.** Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHA must include a narrative describing their analysis of the recommendations and the decisions made on the recommendations. Include any element(s) of the PHA Plan that is challenged.

### **Resident Advisory Board Comments**

MWHS received the following comments:

1. Overall complimentary remarks for the management and maintenance of their properties. Thanks, extended to RAB for the residents' compliance with all directives and protocols regarding Covid 19. Due to their efforts and the extra cleaning and staff adherence to directives there were no outbreaks at any of MWHS properties during that period.
2. Request to stop children running in the halls at Indy Street at night. This issue has not yet been reported to management and will be investigated.
3. Expressed concerns about the number of homeless individuals and families in the City of Lakewood and surrounding metro Denver area. Discussed the need for more affordable housing units. Recommended that the City of Lakewood needs to build more shelters in the community. They would support of any efforts that MWHS can undertake to assist with the homeless crisis in Lakewood.
4. Look into acquiring property from people seeking to donate their property to a non-profit instead of selling it. Investigate any opportunity to convert office buildings into affordable apartments like MWHS did at 5800 W. Alameda.
5. Excited that Willow Glen will be undergoing remodeling beginning in September 2023.