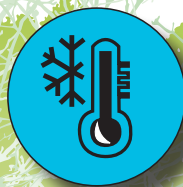


# Growing to the Future

2013 - 2014 Annual Report



## Housing Resources

Achieving self-sufficiency one home at a

# Letter from the Board President

July 1, 2014



With over thirty-seven years of service to the Western Slope of Colorado, first as The Energy Office, and now as Housing Resources of Western Colorado (HRWC), this exemplary NeighborWorks organization headquartered in Grand Junction has a track record that includes:

- Mutual Self-Help Build completion of 335 owner-built homes since 1995; a program in which families put in "sweat equity" as down payment for their new homes. Families who participate put in 65% of the construction labor, with qualified supervision, on each others' homes. The labor that families contribute reduces the cost of each home, and upon completion, homeowners move in simultaneously, with a bond created by their mutual self-help.
- Weatherization of existing homes for both owner-occupants and tenants in a twelve county area on the Western Slope. Participants in this program are income qualified, and the free services provided include additional insulation and weatherstripping, replacement refrigerators, windows, storm doors, and other measures as necessary to help reduce energy usage and improve comfort. Since 1989, HRWC has weatherized 7,296 homes, with savings to clients over \$14,267,000.00.
- Our Re-Hab program helps income qualified homeowners upgrade their homes with licensed contractors. Since 1991, HRWC has overseen repairs including new roofs, furnaces, window replacements, and handicapped accessible modifications on 235 homes, saving those home-owners money on utility bills and making their lives more comfortable.
- Our Property Management program manages 184 affordable housing units in Mesa County; 176 of these are multifamily (duplex & apartment style), and 8 are single family homes. HRWC also partners with Homeward Bound of the Grand Valley to provide transitional housing for formerly homeless veterans at the Phoenix Project.

Despite the lingering recession on the Western Slope, HRWC continues to support our mission of providing affordable housing, and promoting the wise and sustainable use of resources throughout our region. Several notable Board and staff changes in the past year include Linda Dannenberger, Mesa County planner, who joined the Board of Directors in March 2014, Scott Layton, Deputy Director, May 2014, and Katie Bowman joined us as Housing Development Director in June 2014. The Board of Directors is extremely proud of the history and accomplishments of HRWC and we feel confident that Housing Resources of Western Colorado will continue to be a vital, successful organization providing much-needed services for families throughout our service area.

We appreciate your continued support of our programs and our mission.

Sincerely,

Peter A. Robinson, Board President





**184  
Families**

**Affordable monthly  
rents allow families  
and individuals to  
have a home.**

**Since 1999,  
2,018**

**individuals and families  
have been housed  
by Housing Resources,  
keeping many families from  
becoming homeless.**



**Property Management**

## Client 'Thank You' Notes to the Staff



Manetto -  
Words cannot express how thankful  
my family is for the wonderful blessing...  
Thank You so very much for all of your  
support and continued positive encouragement  
cannot wait to work on our dream and help  
everyone else in our group - Thank You so very  
much - Sincerely,  
Lynn: Kids

Dear Sirs:

I would like to thank Housing Resources for the excellent job they did on my home. The men were Very thorough and respectful of my home. After an extensive audit they showed me what was need, Asked for my input & approval before starting any work. All of the men could not have been nicer or More professional.

I was very impressed with what they accomplished in a reasonable amount of time. I would highly Recommend this group of individuals: Chris, Allen, Don & Mike to anyone considering applying for your services.

Thank you again for all the improvements on my home.

Sincerely:

  
Joseph Saur



**6**  
**Families**  
**invested 12,996**  
**hours building!**  
**Volunteers invested**  
**2,357 hours**  
**building!**



Since 1995,  
**335 homes**

have been built by families and  
Volunteers through the Mutual  
Self-Help Build Program.

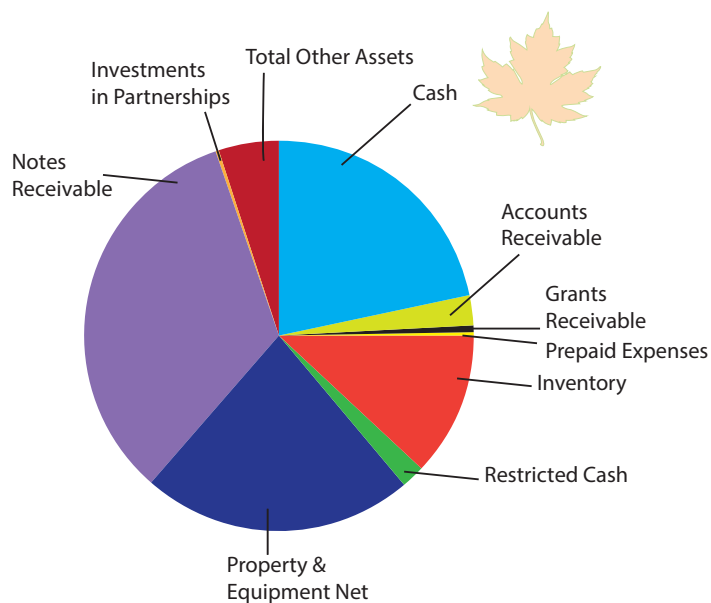
**\$46,480,627 reinvested**  
**into Mesa County**



**Mutual Self-Help Housing**

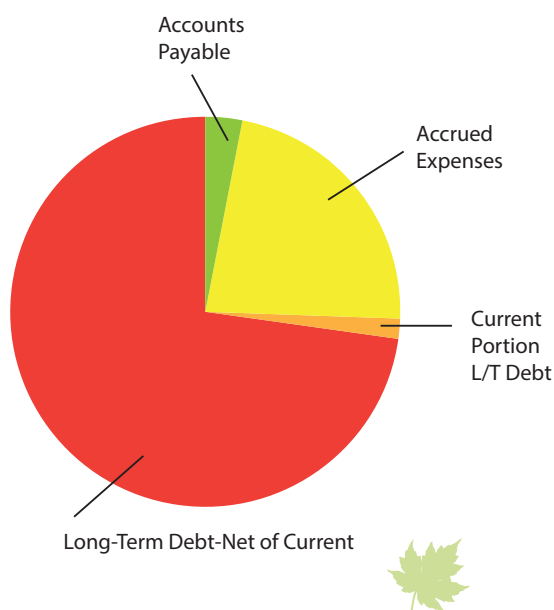
## ASSETS

Cash	2,127,209
Accounts Receivable	228,959
Grants Receivable	65,636
Prepaid Expenses	17,329
Inventory	1,167,181
<b>Total Current Assets</b>	<b>3,606,314</b>
Restricted Cash	188,506
Property & Equipment Net	2,200,696
Notes Receivable	3,227,867
Investments in Partnerships	30,110
Total Other Assets	476,324
<b>Total Assets</b>	<b>9,729,817</b>



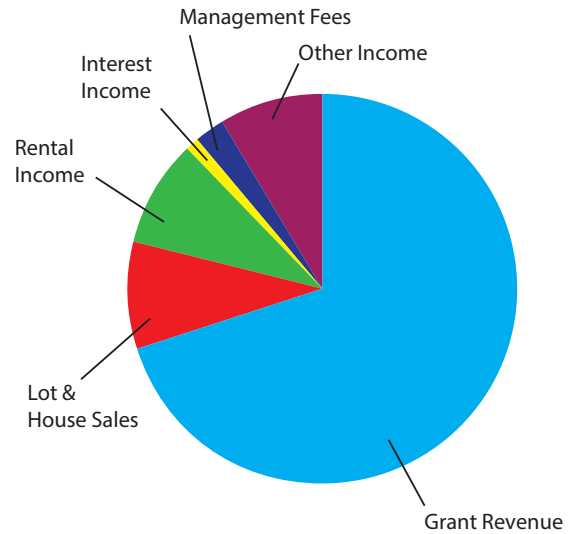
## LIABILITIES AND NET ASSETS

Current Liabilities	
Accounts Payable	47,590
Accrued Expenses	325,568
Current Portion L/T Debt	20,825
<b>Total Current Liabilities</b>	<b>393,983</b>
Long-Term Debt-Net of Current	1,052,750
<b>Total Liabilities</b>	<b>1,446,733</b>
<b>Net Assets</b>	<b>8,283,084</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>9,729,817</b>



## REVENUE AND SUPPORT

Grant Revenue	2,150,215
Lot & House Sales	270,400
Rental Income	270,280
Interest Income	35,258
Management Fees	70,762
Other Income	262,815
<hr/>	
Total Revenue & Support	3,059,730



## EXPENSES

Program Services	
Weatherization	1,701,214
Housing Rehabilitation	144,632
Mutual Self-Help Housing	773,357
Housing Development	88,691
Other Programs	510,655
<hr/>	

Total Program/ Services Expenses	3,218,549
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Supporting Services	
Management & General	94,633
Fundraising	8,202

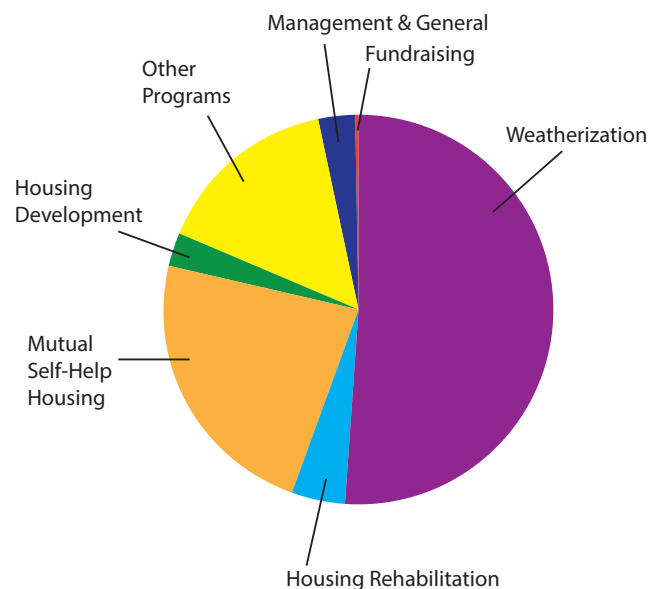
Total Supporting Expenses	102,835
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Total Expenses	3,321,384
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Increase in Net Assets	261,654
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Net Assets-Beginning of Year	8,544,738
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Net Assets-End of Year	8,283,084
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**12  
Homes  
Rehabilitated**  
Families & individuals  
remain in their  
homes and  
age in place.



Since 1991,  
**235 homes**  
have been rehabilitated,  
helping families and  
individuals remain in their  
homes safely and age in place.  
**\$3,881,778**  
reinvested into Mesa County

**Housing Rehabilitation**

April 23, 2014

Housing Resources of Western Colorado  
524 - 30 Road Suite 3  
Grand Junction CO 81504

Thank you for the new furnace. Back in 2006 you weatherized my mobile home, and again it was necessary to reach out for your help. Your response was prompt and much appreciated.

Chris did a great job removing the old furnace and installing the new one in three hours.

Those of us living on the western slope and find ourselves in situations where we need help are so fortunate to have an organization like Housing Resources.

Thank you to Tristan and Chris for the services you give to your community.

Sincerely,

*Jeannine Opsal*  
Jeannine Opsal

# THANKS!



Tristan  
Chris  
Derek  
Mike  
Kate  
Furnace installers

4-20-14

IT'S PEOPLE LIKE YOU  
WHO MAKE IT POSSIBLE  
FOR PEOPLE LIKE ME  
TO BE THANKFUL  
FOR PEOPLE LIKE YOU.

*Blessings, sincerely Mary Jones*

*I am very thankful.  
I could never have done  
this without you all!!*



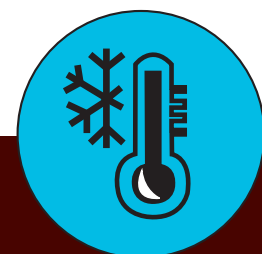
Just a little note  
to bring  
The warmest thanks  
for everything.

*Hi Jani!  
I appreciate all your  
expertise in helping make  
my home more livable as  
I grow older.  
It is a wonderful program!  
Annette Benoit*



**267  
Homes  
Weatherized**

**An average of \$420  
in utility savings  
each year  
per client.**



**Since 1989,  
7,296 homes  
have been weatherized,  
providing utility and  
energy savings  
to families and individuals  
\$14,267,000  
of overall savings in  
12 counties  
of Western Colorado**

**Weatherization**



## Donors, Partners and Funders

Atlasta Solar  
 Bank of the West  
 Bray Property Management  
 City of Fruita  
 City of Grand Junction  
 Colorado Division of Housing, DOLA  
 Colorado Energy Office  
 CHFA - Colorado Housing and Finance Authority  
 Colorado Housing Enterprises  
 Coors Foundation  
 Denver Foundation  
 Energy Outreach Colorado  
 Federal Home Loan Bank  
 First National Bank of the Rockies  
 Grand Junction Housing Authority

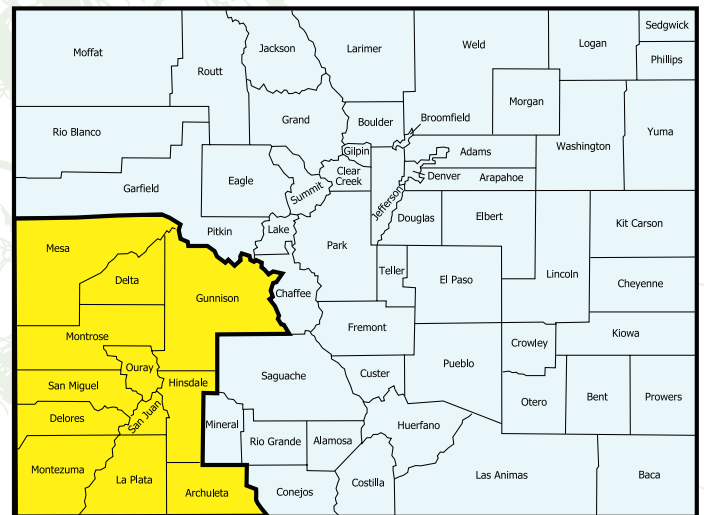
Grand Valley Housing Initiatives  
 Homeward Bound of the Grand Valley  
 Housing and Urban Development  
 Housing Assistance Council  
 Housing Solutions for the Southwest Community  
 Impact Promotions  
 Mesa County  
 Mesa County Department of Human Services  
 NeighborWorks America  
 Peach Tree True Value Hardware  
 Residential Science Resources  
 Rural Community Assistance Corporation

Ryan Sawyer Marketing  
 State of Colorado  
 Town of Debeque  
 Town of Palisade  
 TRuiST  
 United Way  
 US Department of Agriculture/ Rural Development  
 US Department of Energy  
 US Department of Health and Human Services  
 Vectra Bank  
 Wells Fargo Bank  
 Xcel Energy

## Our Service Area

Housing Resources of Western Colorado serves the counties of:

<b>Mesa</b>	<b>Hinsdale</b>
<b>Delta</b>	<b>Dolores</b>
<b>Montrose</b>	<b>San Juan</b>
<b>Gunnison</b>	<b>Montezuma</b>
<b>Ouray</b>	<b>La Plata</b>
<b>San Miguel</b>	<b>Archuleta</b>



## Board of Directors

**Steve Ammentorp**  
 ANB Bank



**Terri Benson**  
 The Business  
 Incubator Center



**Linda Dannenberger**  
 Mesa County



**Mike Bradbury**  
 Mesa County  
 Department of  
 Human Services



**Nita Gomez**  
 Vectra Bank



**Daniel Gartner**  
 Chamberlin Architects



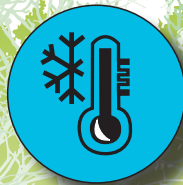
**Sandy Perry**  
 Retired,  
 Mesa County



**Don Kendall**  
 Hilltop



# 37 Years Supporting Western Colorado



## Housing Resources

Achieving self-sufficiency one home at a time.

524 30 Road, Suite 3  
Grand Junction, CO 81504  
970.241.2871

[www.housingresourceswc.org](http://www.housingresourceswc.org)

