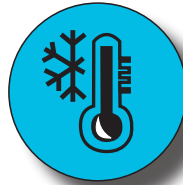


Moments and Milestones

2014 - 2015 Annual Report



Housing Resources

Achieving self-sufficiency one home at a time.

Letter from the Board President

July 1, 2015

With over thirty-eight 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:

- Self-Help Build completion of 353 homes (18 for the year. The Families worked 13,255 hours and Volunteers worked 3,981. \$53,310,652 reinvested into Mesa County) 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 other's 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 weather stripping, replacement refrigerators, windows, storm doors, and other measures as necessary to help reduce energy usage and improve comfort. Since 1989, HRWC has weatherized 7,514 homes, with savings to clients for the program year-2014-2015-of \$87,200.

- 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 244 homes, (9 for the year. \$4,027,015 reinvested into Mesa County. HRWC was asked to provide these services to Garfield County.) 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; HRWC provided housing to 164 for the program year. (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. (Since 1999, we have housed 2,182 families and individuals.)

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



**164
Families**

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

**Since 1999,
2,182**

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



Property Management

Client 'Thank You' Notes to the Staff

Dear Mr. Krugman

4/22/2015

We want to let you know how much we appreciate the weatherization program that will leave us warm in the winter and cooler in the summer. Your men were careful, courteous, and competent and a pleasure to have in our home.

We look forward to using the new refrigerator for many years. Our old one was probably 20 years old. Living on a fixed income requires us to look for money/energy savings any way we can.

Our sincerest thanks
George + Carol Yinz
Delta CO

March 4, 2015

To whom it may concern
regarding the Housing
Resources weatherization/
energy program,

We just recently retired. In this first year we have had the challenge of adjusting to a retirement income as well as dealing with the expense and emotional issues of a diagnosis of cancer. It has been most helpful and hopeful having the energy/waterization program assisting us in gaining energy savings. The people with the

Housing Resources out of Montrose have all been very professional, capable and helpful!

Sincerely,
Ann and Kathy Ogden



It was the night before Christmas, he lived all alone,
in a one bedroom house made of plaster and stone.
I had come down the chimney with presents to give,
and to see just who in this house did live.
I looked all about, a strange sight I did see,
no one, no presents, not even a tree.

No stocking by mantle, just boots filled with sand,
and on the wall pictures of the distant land.
With medals and badges, awards of all kinds,
a soldier's thought came to my mind.
For this house was different, so dark and so decayed,
the house of a soldier, now I could see clearly.

The soldier by sleeping, silent, alone,
called up on the floor in this one bedroom home.
The face was so gentle, the room in such disorder,
not here I pictured a United States soldier.

What was the name of whom I'd just met?
Called up on a porch, the door for a beat?
I realized the family that I saw this night,
saw their lives in their soldier who were willing to fight.

Since round the world, the children would play,
and grow up would continue a bright Christmas day,
they all enjoyed freedom each month of the year,
because of the soldier, like the one living here.

I couldn't help wonder how many lay alone,
on a cold Christmas eve in a land far from home.
The very thought brought a tear to my eye,
I dropped to my knees and started to cry.

The soldier smiled and I heard a rough voice,
"Santa don't cry, this life is my choice."
I fight for freedom, I don't ask for more,
my life is my God, my country, my hope.

The soldier smiled over and soon drifted to sleep,
I couldn't contain it, I continued to weep.
I kept watch for hours, so slow and still,
and we both shivered from the cold evening's chill.

I didn't want to leave on that cold, dark night,
the question of home to visiting to fight.
Then the soldier called over, with a voice soft and pure,
"Carry on Santa, it's Christmas day, all is secure."

One look at my watch, and I knew he was right,
"Merry Christmas my friend, and to all a good night."

By Lance Corporal James W. Schmidt

Wishing you Joy and
Peace this Christmas

Merry Christmas and
a Happy New Year to you
all. Thank you so much
for all of your hard work,
I appreciate every thing that
you did! Jackie McMichael

18
Families
invested 13,255
hours building!
Volunteers invested
3,981 hours
building!



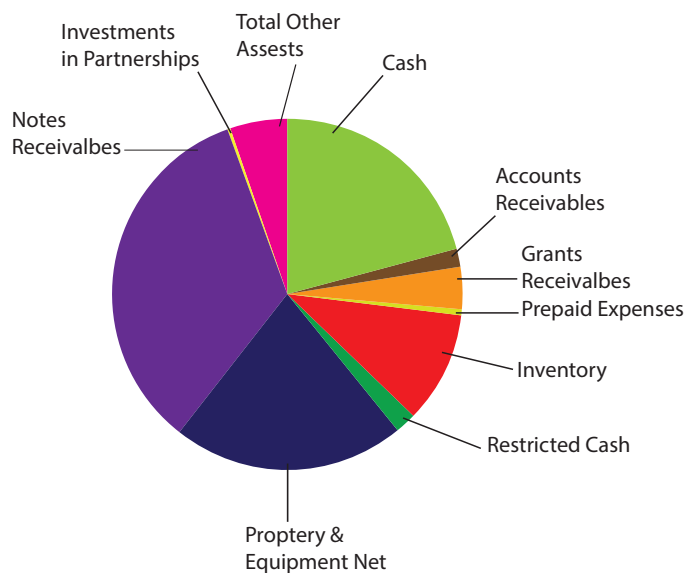
Since 1995,
353 homes
have been built by families and
volunteers through the
Self-Help Build Program.
\$53,310,652 reinvested
into Mesa County



Self-Help Housing

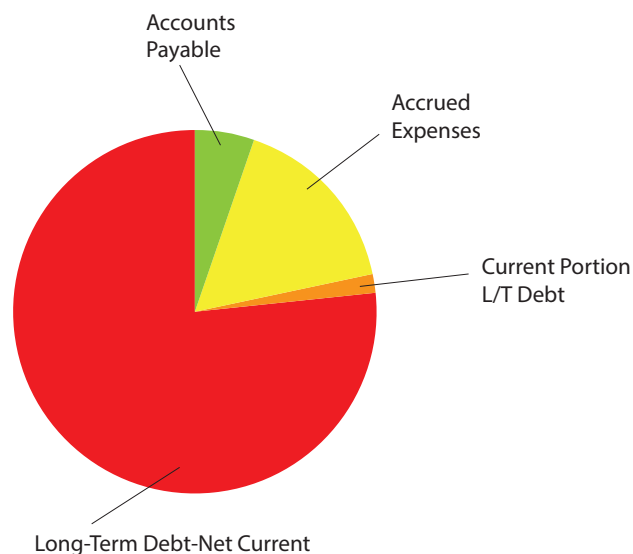
ASSETS

Cash	1,987,334
Accounts Receivable	167,821
Grants Receivable	366,424
Prepaid Expenses	45,136
Inventory	974,626
<hr/>	
Total Current Assets	3,541,341
Restricted Cash	183,506
Property & Equipment Net	2,040,943
Notes Receivable	3,220,964
Investments in Partnerships	30,110
Total Other Assets	476,050
<hr/>	
Total Assets	9,492,914
<hr/>	



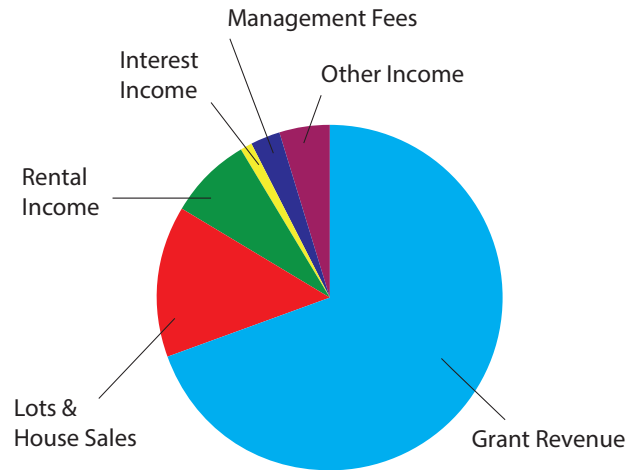
LIABILITIES AND NET ASSETS

Current Liabilities	
Accounts Payable	73,532
Accrued Expenses	219,344
Current Portion L/T Debt	21,762
<hr/>	
Total Current Liabilities	314,638
Long-Term Debt-Net of Current	1,031,031
<hr/>	
Total Liabilities	1,345,669
<hr/>	
Net Assets	8,147,245
<hr/>	
Total Liabilities & Net Assets	9,492,914



REVENUE AND SUPPORT

Grant Revenue	2,290,708
Lot & House Sales	462,750
Rental Income	259,138
Interest Income	34,732
Management Fees	88,441
Other Income	155,230
	<hr/>
Total Revenue & Support	3,290,999



EXPENSES

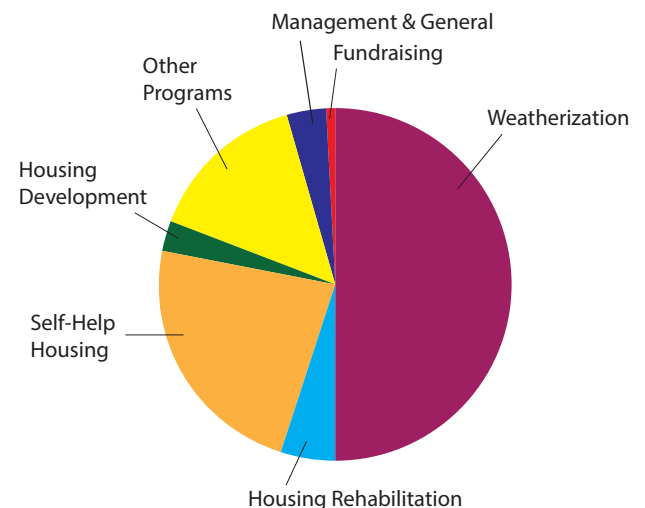
Program Services	
Weatherization	1,720,518
Housing Rehabilitation	165,150
Mutual Self-Help Housing	797,930
Housing Development	94,090
Other Programs	499,821
	<hr/>
Total Program/ Services Expenses	3,277,509

Supporting Services	
Management & General Fundraising	121,444 27,885

Total Supporting Expenses	149,329
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Total Expenses	3,426,838
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Decrease in Net Assets	135,839
Net Assets-Beginning of Year	8,283,084
Net Assets-End of Year	8,147,245



9
Homes
Rehabilitated
Families & individuals
remain in their
homes and
age in place.



Since 1991,
244 homes

have been rehabilitated,
helping families and
individuals remain in their
homes safely and age in place.

\$4,027,015
reinvested into Mesa County



Housing Rehabilitation



DEAR JANI —

HERE IS MY FIRST PAYMENT!

I WANTED TO TAKE THIS OPPORTUNITY TO
SEND A SINCERE THANK YOU. MY
WINDOWS ARE STUNNING.

YOU HAVE AN INCREDIBLE CREW. BRIAN,
GREG*, RICK, NICHOLAS, ROGER —
ALL SKILLED AND CONSCIENTIOUS... I WAS
LUCKY TO HAVE THEM.

LOOK FOR A "BEFORE-AFTER" STORY
IN THE MAY ISSUE OF GV MAGAZINE!

BEST, JANI

Housing Resources of Western Colorado
524 Rd. Suite
Grand Jct. Co. 81504

I want to thank you for ^{your} patience.
Here is my last payment!

Maria Jacobs

Thank you all for my hot water heater.
you guys is are ^{awesome} And Awesome

Thank you for your helping hand

May God Richly bless you

Dear Debra and Crew,

We want to thank all of you for the nice job you did on our home with all of the upgrades to make our home safer and more energy efficient.

Everyone was very professional and helpful and answered our questions on a level that we could understand. We were very glad to get the information about the CO2 detectors and where to place them. We have already passed this information on to other people who are unaware that they should be down low.

We are on Social Security so everything you did to our home to make it more energy efficient will definitely help us to make our energy dollars go further. Every penny saved is a lot to us.

We are really excited to be able to save money and be more comfortable all year long. We hope this program will keep going so more people can take advantage of this weatherization program. It is a great program.

Thank you, too, for the gift card for doing the TV interview. We went and got more LED light bulbs with the money so we can save even more money.

Thank you again. You have a great crew that does the weatherization program from Debra in the office to the guys who do the work. Great job everyone! Keep up the good work.

Sincerely,

Judy and Shirley Lahl

**214
Homes
Weatherized**
An average of \$400
in utility savings
each year
per client.



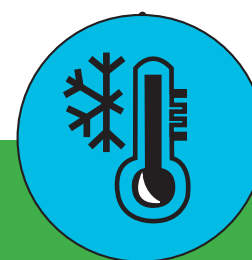
Since 1989,
7,514 homes

have been weatherized.

214 homes were weatherized in the
2014-2015 program year, saving
families and individuals

\$87,200

in utility and energy costs in the
past year in **12 counties**
of Western Colorado



Weatherization

Donors, Partners and Funders

ANB Bank
 Steve Ammentorp
 Bill and Mary Ammentorp
 Tom Ammentorp
 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
 Linda Dannenberger
 Karla Distel
 Denver Foundation
 ERC
 Energy Outreach Colorado
 Federal Home Loan Bank
 First National Bank of the Rockies

Nita Gomez
 Grand Junction Housing Authority
 Grand Valley Housing Initiatives
 Bill and Jan Holmes
 Home Depot
 Homeward Bound of the Grand Valley
 Housing and Urban Development
 Housing Assistance Council
 Housing Solutions for the Southwest Community
 Sandra Perry
 Impact Promotions
 Eldon Krugman
 Mesa County
 Mesa County Department of Human Services
 NeighborWorks America
 Peach Tree True Value Hardware
 Residential Science Resources
 Peter Robinson

Dany Rosen
 Rural Community Assistance Corporation
 Kaye Simonson
 State of Colorado
 Tallon Wines
 Town of Debeque
 Town of Palisade
 TRuiST
 Chris Unfug
 US Department of Agriculture/
 Rural Development
 US Department of Energy
 Vectra Bank
 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:

Garfield

Mesa

Delta

Montrose

Gunnison

Ouray

San Miguel

Hinsdale

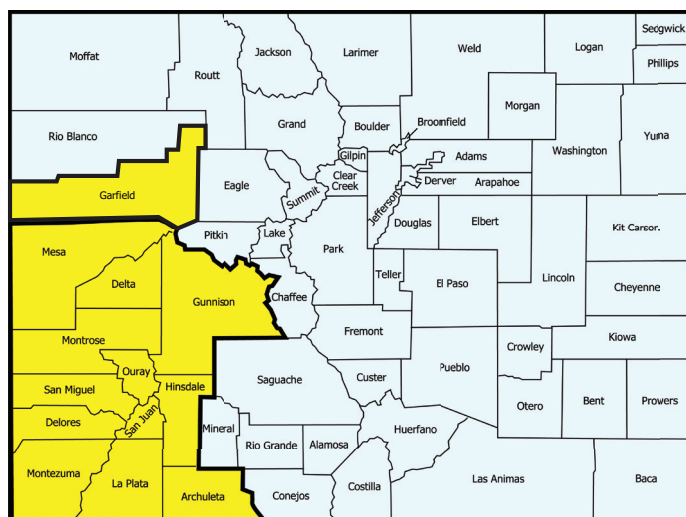
Dolores

San Juan

Montezuma

La Plata

Archuleta



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



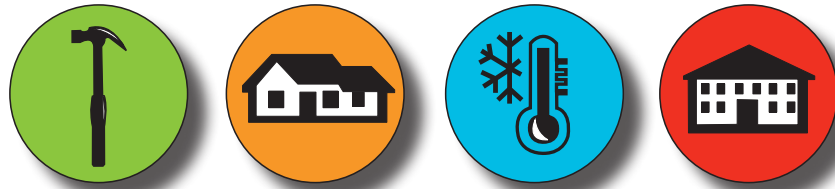
Sandy Perry
 Retired,
 Mesa County



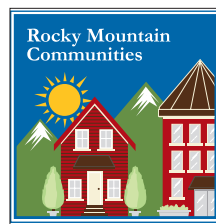
Don Kendall
 Hilltop



38 Years Supporting Western Colorado



Thank You to following for their support!



Housing Resources

Achieving self-sufficiency one home at a time.

Main Office • 524 30 Road, Suite 3 • Grand Junction, CO 81504 • 970.241.2871

Montrose Office • 460 N. Townsend, Montrose CO, 81401 • 970-417-3436

Durango Office • 295 Girard Street, Durango, CO 81303 • 970-459-1145

www.hrwco.org

