



# Housing Resources

Achieving self-sufficiency one home at a time.

## Annual Report

July 1, 2010 - June 30, 2011



524 30 Road, Suite 3, Grand Junction, CO 81504  
Phone 970-241-2871 Fax 970-245-4853



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

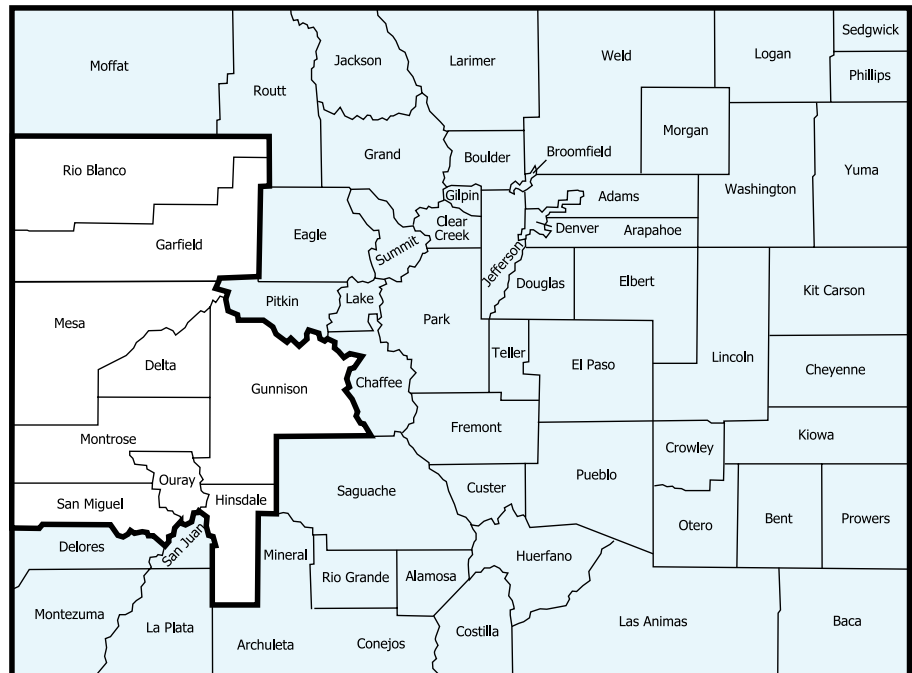
# Mission Statement

The mission of Housing Resources of Western Colorado (HRWC), a private non-profit corporation, is to provide affordable housing and to promote the wise and sustainable use of resources. HRWC also serves the development needs of the communities in non-entitlement areas. HRWC offers education and awareness programs, opportunities for community revitalization and the provision of decent, safe, and affordable housing for those with low and moderate income.

## Service Area

Housing Resources of Western Colorado serves the counties of:

Rio Blanco  
Garfield  
Mesa  
Delta  
Gunnison  
Montrose  
Ouray  
San Miguel  
and Hinsdale



## Board of Directors

Daniel Gartner, President  
Architect, Chamberlin Architects

Elsie Norris, Vice President  
Retired from Mesa County Human Services

Patty Arguello, Secretary/Treasurer  
Retired from State of Colorado Rehabilitation Services

Darin Carei  
Homebuilder/Developer

Michael Kirschner  
Teacher, School District 49 JT

Peter Robinson  
Realtor

Scott Layton  
Facilities Manager, Mesa County

Nita Gomez  
Relationship Banker, Vectra Bank

# Letter from the President

July 1, 2011

During the past fiscal year Housing Resources has remained steady, offering its programs at a stable production rate. We feel fortunate to have accomplished the following, in the context of the continuing weak economy in our community, the state, and the nation.

- Through a concerted marketing effort and increased outreach activities, we made direct contact with approximately 3,390 people, updated our website, incorporated social media into our community awareness strategies, and were recognized through several articles in local newspapers.
- We successfully completed construction of our Community Center at Garden Village Apartments in December 2010, and held a well-attended open house. The Center is currently being used to provide space for our financial fitness classes, events for Garden Village residents, computer lab use by residents, and cooking and computer classes provided by Mesa Developmental Services. We continue to explore expanded use for the facility.
- In furtherance of our strategic goal to incorporate sustainability leadership throughout our programs, we adopted a policy to expand our internal recycling program and developed a checklist of sustainable standards for all of our rental units. We also completed energy efficiency improvements at two of our rental properties, resulting in reduced natural gas usage of 24% and reduced water usage of 11% at our Tiiffany property, and reduced natural gas usage at our Linden property of 27%.
- With the receipt of \$2,566,153 in grant funds, 510 weatherization jobs were completed this past year. In addition, 530 energy audits were completed, an increase of 500% over the prior year. During our 21 years of providing weatherization services for Colorado's western slope, our clients have saved an estimated total of \$12,596,540 in energy costs, which equates to about 68,858 metric tons of CO2. This program has also infused an estimated total of \$18,435,221 into our local economy during the past 15 years.
- To enable more clients to own their own homes, we were successful in increasing our revolving pool of available down payment assistance funds by over 100%.
- We completed 9 homes and began construction on 13 homes in our Self Help Housing Program.
- During our last fiscal year, we estimate a total of \$741,647 in local income was derived from our rehab and self help construction activities, and a total of 13 jobs retained in our community.
- We reached 102 people through our HUD-certified housing counseling program. Activities included pre-purchase counseling, homebuyer education seminars, down payment assistance, and credit counseling. In addition, we received \$10,000 in grant funds to begin offering financial fitness classes.

In July, our Board met and established a strategic vision. With those overarching objectives in place, staff developed an Operational Plan for 2012 with the following goals: maintain current production levels, continue to expand Board governance, initiate in-house loan servicing of HRWC loans, continue to reduce our carbon footprint, slightly increase our multifamily rental portfolio, and prepare for the elimination of federal stimulus funds.

As we enter our 2011 fiscal year, we expect the demand for our services to remain steady. We believe we are well positioned--with strong financials, a dedicated and talented staff, both new and long-term partners, and a firm dedication to energy efficiency-- to weather the economic lull and continue to effect positive changes in our community.

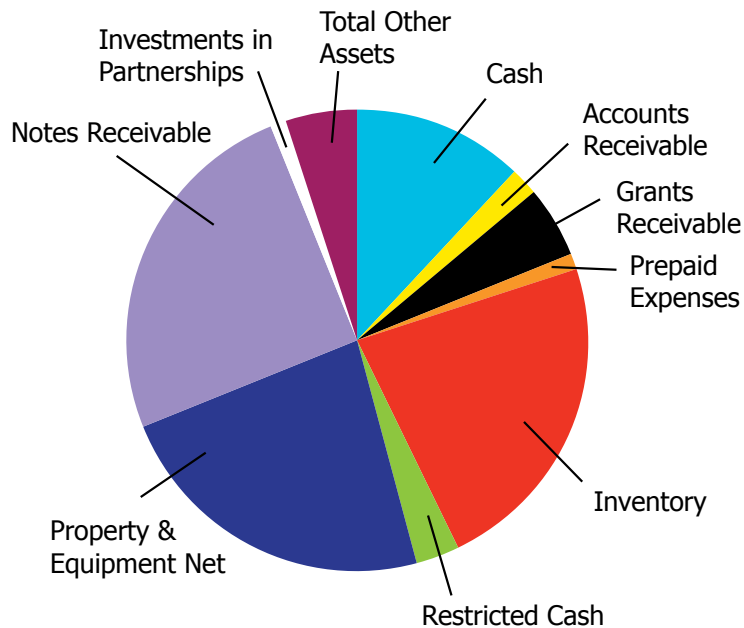
We hope you enjoy reading about our organization in more detail in this Annual Report.

Sincerely,



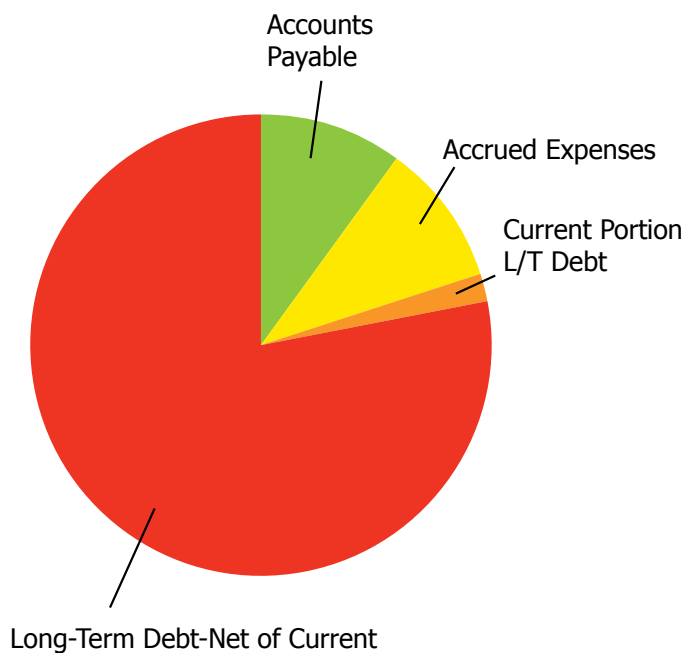
Daniel Gartner, Board President

# Financial Statement as of 6/30/2011



## ASSETS

Cash	1,325,379
Accounts Receivable	194,497
Grants Receivable	566,110
Prepaid Expenses	25,555
Inventory	2,589,815
Total Current Assets	4,701,356
Restricted Cash	317,361
Property & Equipment Net	2,573,094
Notes Receivable	2,822,654
Investments in Partnerships	30,110
Total Other Assets	615,147
Total Assets	11,059,722

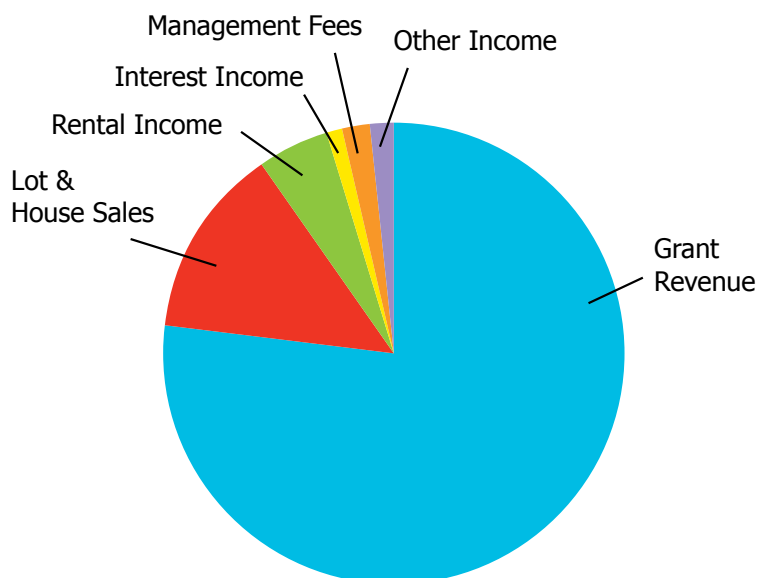


## LIABILITIES AND NET ASSETS

Current Liabilities	
Accounts Payable	280,278
Accrued Expenses	276,701
Current Portion L/T Debt	33,668
Total Current Liabilities	590,647
Long-Term Debt-Net of Current	2,118,169
Total Liabilities	2,708,816
Net Assets	8,350,906
Total Liabilities & Net Assets	11,059,722

## REVENUE AND SUPPORT

Grant Revenue	4,148,124
Lot & House Sales	730,903
Rental Income	272,796
Interest Income	40,927
Management Fees	121,712
Other Income	72,543
<b>Total Revenue &amp; Support</b>	<b>5,387,005</b>



## EXPENSES

Program Services	
Weatherization	2,551,902
Rehabilitation	118,519
Self Help Housing	1,284,580
Housing Development	184,852
Other Programs	481,357
<b>Total Prog/Services Expenses</b>	<b>4,621,210</b>

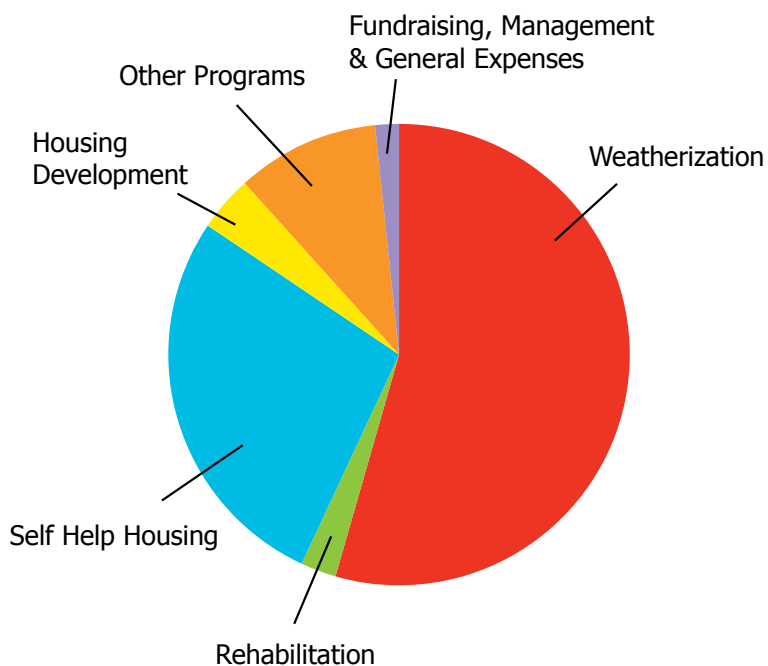
Supporting Services	
Management & General	53,095
Fundraising	19,170
<b>Total Supporting Expenses</b>	<b>72,265</b>

**Total Expenses** 4,693,475

Increase in Net Assets 693,530

Net Assets-Beginning of Year 7,657,376

Net Assets-End of Year 8,350,906



# HRWC's Accomplishments

- 1977 - Founded as The Grand Junction Public Energy Information Office and funded by Mesa County and the City of Grand Junction providing solar energy conservation, education and recycling program.
- 1982 - Began delivering low cost weatherization under funding from the Colorado Office of Energy Conservation.
  - Became a 501C (3) not for profit organization.
- 1988 - Awarded contract from the Colorado Division of Housing to provide weatherization in Mesa County.
- 1991 - Established the Housing Rehabilitation program.
- 1995 - Certified by the State of Colorado as a Community Housing Development Organization (CHDO) under the state HOME Program. Initiation of the CHDO designation was prompted by the need for development of permanent affordable housing options in the Grand Junction and Mesa County areas.
- 1997 - Established a USDA Rural Development Self –Help Housing program.
- 1998 - Initiated the affordable rental program with the purchase of Tiffany Apartments - 15 units.
- 1999 - Produced first tax credit project - Grand Valley Apartments - 50 units.
  - Expanded weatherization program to become the regional provider.
- 2000 - Purchased and rehabilitated Linden Apartments - 12 units.
- 2001 - Became a charter member of NeighborWorks America.
- 2002 - Changed our name from The Energy Office to Housing Resources of Western Colorado.
  - Celebrated 25th anniversary.
  - Purchased and rehabbed second tax credit project - Garden Village Apartments - 91 units.
- 2003 - Purchased an energy efficient office building located at 524 30 Road and relocated HRWC offices.
- 2004 - Partnered with Homeward Bound to establish the Phoenix project, the purchase and rehab of 8 apartments for homeless veterans transitional housing.
- 2005 - Established a HUD Housing Counseling program.
- 2006 - Purchased four HUD foreclosures for rehab and resale.
  - Assumed field operations at the MADA weatherization office.
- 2007 - Increased efforts towards energy conservation by holding a green design workshop, teaching building professionals about green techniques, and initiating LEED-EB certification process for HRWC office building.
  - Celebrated 30th Anniversary and completion of over 200 self help homes.
- 2008 - Increased replacement of refrigerators, furnaces, boilers by 150% through ESP Plus program by partnership with Mesa County Youth Corps.
  - Received donation of 12 acres of vacant land from Mesa County.
  - Began foreclosure mitigation counseling with work out plans/loan modifications.
- 2009 - Increased by over 100% number of Tier I energy audits completed.
  - Completed 46 homes in Self Help Program—an increase in production of over 100%!
- 2010 - Received first designation in Grand Junction for LEED Existing Building Certification for our Plaza del Sol office building.
  - Received \$2.2 million in federal stimulus funds for weatherization program to double production.
- 2011 - Completed construction of our Community Center at Garden Village Apartments.
  - Received \$2.5 million in grant funds and completed 510 weatherization jobs.

# Donors, Partners and Funders

Bank of the West

Bray Property Management

Colorado Association of Realtors

City of Grand Junction

Colorado Division of Housing

Colorado Housing and Finance Authority

DCP Midstream

Energy Outreach Colorado

Federal Home Loan Bank

Freddie Mac

Goodwin Foundation

Governor's Energy Office

HomewardBound of the Grand Valley

Housing and Urban Development

Housing Assistance Council

Mesa County

Mesa County Department of Human Services

Mexican American Development Association

NeighborWorks America

Rural Community Assistance Corporation

State of Colorado

United Way

U.S. Department of Agriculture/Rural Development

U.S. Department of Energy

U.S. Department of Health and Human Services

Vectra Bank

Wells Fargo Bank

Wells Fargo Foundation

Western Colorado Conservation Corps

Xcel Energy



# Staff

Dan Whalen  
Eldon Krugman  
Elizabeth Rowan  
Sheryl Rogers  
Kelly Blanton  
Christine Beauchan

Executive Director  
Deputy Director  
Development  
Director of Accounting  
Office Manager  
Administrative Assistant

## Executive Team

Coleen Simpson  
Jaye Baugh  
Brandy Gilson  
Tim Hurley  
Joe Leahigh  
Rick Johnson

Director of Property Management  
Garden Village Property Manager  
Garden Village Office Assistant  
Property Management Maintenance  
Property Management Maintenance  
Property Management Maintenance

## Property Management

Jani Hunter

Housing Rehabilitation Loan Specialist

## Rehabilitation

Tom Sommerville  
Nanette Allen-Brown  
Ryan Burkepile  
Paul Iverson  
Craig Kohles  
Anne Baker

Director of Self Help Housing  
Self Help Family Coordinator  
Self Help Construction Manager  
Self Help Construction Superintendent  
Self Help Construction Superintendent  
Self Help Account Administrator

## Mutual Self-Help Housing

Mike Hansen  
Wendy Genkov  
Chris Esquibel  
Campbell Stanton  
Jamie Blanton  
Rick Hills  
Frank Moreno  
Shawn Cox  
Tristan DeBruin  
Ray Atkinson  
Christian Lutzow  
Dave Boss  
Donald Deal  
Rex Powell  
Roberto Quintero  
Derek Rowbotham  
Isaac Sandman  
Mike West  
Josh Jarvis  
Chris Gilson  
Bill Cordova  
Don Dowden  
Thomas Johnson  
Michael Stout  
Dave Lopez  
Blaine Kelly  
Fred Housman  
Allen Luce  
Larry Velasquez  
Debra Lueck

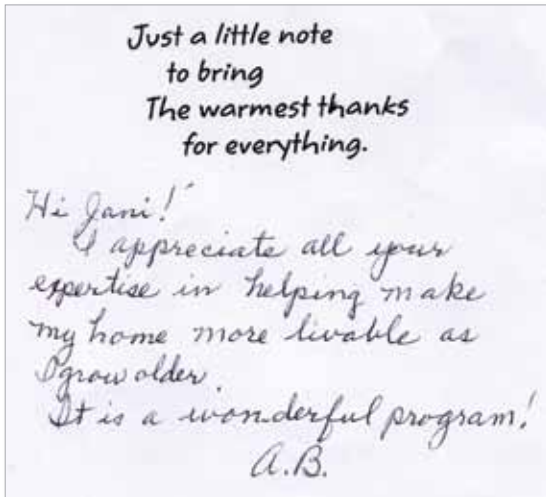
Director of Weatherization  
Weatherization Administrative Assistant  
Weatherization Crew Leader/Montrose  
Weatherization Energy Auditor/Tech  
Weatherization Energy Auditor/Tech  
Weatherization Crew Leader  
Weatherization Production Coordinator  
Maintenance Specialist  
Auditor/Inspector  
Weatherization Energy Tech  
Weatherization Energy Tech  
Weatherization Energy Tech  
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Weatherization Energy Tech/Montrose  
Weatherization Admin/Montrose

## Weatherization



# Testimonials

## From a Housing Rehabilitation Client



## From a Weatherization Client

To whom this may concern:

I wish to express my gratitude to the weatherization program for making my house warmer in the winter and cooler in the summer..

I will be 90 years old in five months and it couldn't have come at a better time.

The three young men were professionals that did the work and they were very thorough in doing their job. They were courteous and answered all questions that I asked.

This program needs to be continued as it is needed to make the lives of so many more secure. No words can express how grateful I am that I found out about this great program.

Thanks so much for allowing me to participate..

B. O.



## Profile of Self-Help Client - Interview with Cody Topai & Elisia Ortiz

Cody Topai and Elisia Ortiz recently moved into their new home at Wine Valley Estates in Palisade, Colorado. They were among the first group of 11 families to build Housing Resources' new house plans with an increased square footage of approximately 250 square feet and a covered porch across 40% of the front. Wine Valley Estates is situated northwest of Riverbend Park with spectacular views of The Grand Mesa, Mt. Garfield and Mt. Lincoln. Cody is a field supervisor at SkeesCorp, a Construction Services company in Grand Junction. Elisia is a full-time mom considering going back to school for nursing. They have three beautiful children—Mya (2 ½ years old), Jacob (7 months old) and Cody's son, Elijah (7 years old), who lives with them part time.

Prior to applying to Housing Resources, Cody had never heard of the Self-Help Program and was skeptical about a program where you help build your own house.

When Elisia was asked about building their own house she said, "It was hard, but not that bad." She felt the build process was difficult, but not extremely so, and it was just a matter of trying to stay motivated and develop ways for both of them to be at the build site working. Cody and Elisia worked at the site at the same time for most of the build process. Assistance from several family members who watched their daughter enabled them to juggle build and work schedules. During building Elisia was pregnant, but she worked hard at the build site until about a week before she was due.

Elisia feels that the program provided a lot more than just the opportunity to build their own home; it gave them some type of individuality, and she loved all the choices they had in creating their new home. While they are not custom homes, the program does offer several choices that aren't always given in other new housing projects, such as carpet/vinyl colors, cabinet colors, countertop colors, light fixtures, bath accessories, interior and exterior colors, stone colors (if applicable) and roof color.

Elisia and Cody chose Palisade for the small town atmosphere, quiet neighborhood and the schools. They are very excited for the remainder of the houses to be built in their subdivision. Elisia said, "I like that I know my neighbors." When asked what they thought of the program, they both said they loved it and would definitely recommend it. They felt that their sacrifice during the process was well worth the hard work they put into it.

## Building a Community

### Homebuyers put in their 'sweat equity' as downpayment

SHARON SULLIVAN  
SSULLIVAN@GJFREEPRESS.COM

Karen Maheux of Palisade is already well-acquainted with 10 of her future neighbors, all of whom move into their new homes in Palisade Wine Valley Estates in August.

Since January, members of each household have been building side-by-side their homes through a Housing Resources of Western Colorado program that allows people to earn "sweat equity" in lieu of a downpayment.

"I wish every community was like this," Maheux said. "Where I live

now, I know three neighbors well, and I've lived there for four years. When I move to the new community I will know 10 very well — and they're people I can depend on."

Housing Resources' Self-Help Housing program helps first-time homebuyers through a program where people who qualify for the low-interest mortgage build their own energy-efficient homes.

The program is open to people who earn low-to-moderate incomes, or 80 percent or below the area median income. The U.S. Department of Agriculture Rural Development's area median income for a family of four is

HOUSE: PAGE 3



Karen Maheux (right) and a volunteer help construct a home at wine valley estates in Palisade. Maheux is buying her first house through Housing Resources of Western Colorado's Mutual Self-Help Housing program.



CONTRASTING

A view from the east side of a subdivision being built in Palisade by a group of homebuyers.

HOUSE: FROM PAGE 1

\$60,000, so a family of four could earn up to \$48,000.

Many factors are considered when determining actual income, and people interested in the program should contact Housing Resources to go over those details, housing specialist Anne Baker said. Housing Resources also provides credit counseling for those who need it.

Housing Resources is accepting applications for its next group of homebuilders.

Maheux, 61, who's single, said she couldn't have afforded buying a house without Housing Resources.

"In the past five years people have fallen down the economic ladder, including myself," said Maheux, who works full-time for Mesa County. "I live paycheck to paycheck. Rent, utilities are high. Half of my income goes to my rental."

Program participants must qualify for a mortgage and be willing and able to contribute 30 hours a week toward building the group of houses. Fifteen of those hours must be completed by the applicant; the other 15 may be contributed by friends and family members. Everyone in the community, along with an experienced contractor, works on all the houses and no one moves in until all 11 homes are built.

Maheux puts in her hours by working from 6:30 to 9:30 p.m. every day after work, Tuesday through Saturday. On Mondays, her day off, she works about seven

hours. The worksite is closed Sundays. Maheux's friends and community volunteers help her fulfill the other 15 required hours.

Applicants attend a preconstruction meeting on safety, and two construction supervisors are always on site to provide training and guidance.

"I'm getting the best of both worlds," Maheux said. "I'm getting a house and skills — life-long skills."

Maheux's group, which also includes two families who are building houses in Pineview Estates in Fruita, is on track to finish their houses by the end of August. All families work on both the Palisade and Fruita houses.

The 1,450 square feet Palisade homes contain three bedrooms, two baths, and a two-car garage. The homes are appraised at \$232,000. The mortgage loan amounts will be approximately \$165,000 with a subsidized interest rate of about 1 percent, Baker said.

There will eventually be five different floor plans within the subdivision, including at least one with four bedrooms.

The work requirement can be challenging — for six to eight months everything else is on hold while you build your house, Baker said.

"But in the long run, it's so worth it," she said.

Maheux agrees.

"I wouldn't have had the opportunity to get into a house without Housing Resources," she said.

And she appreciates the people who will be her neighbors come

### HOUSING RESOURCES CELEBRATION SET

People can check out the new neighborhood-in-progress Saturday, June 4, during an open house and tour at Wine Valley Estates in Palisade.

Housing Resources of Western Colorado is celebrating NeighborWorks Week and National Homeownership Month with several activities planned, including a clean-up and tree planting at Riverbend Park, located near the new subdivision.

Tours of the new homes will be available, and federal, state and local officials will speak about affordable housing in Mesa County.

### GO DO

WHAT: Housing Resources of Western Colorado Mutual Self-Help Housing program celebration

WHERE: Saturday, June 4

- 9:30 a.m. Riverbend Park clean up and tree planting (Meet at playground on east side)

- 11:15 a.m. Wine Valley Estates open house and tours (Vineyard Ave. & Rodeo Rd.)

- Noon Guest speakers

- 12:30 p.m. Cookout

WHERE: Riverbend Park and Wine Valley Estates (Vineyard Ave. and Rodeo Road) in Palisade

INFO: (970) 773-9735

August.

"It is really amazing. Before you know it (working alongside one another) you hear their stories, what they value, their family histories, and it's really great," Maheux said.

"I feel really fortunate with this particular group. Our team-building term is 'Go Get 'Em.'"

For more information, or to apply to the Self-Help Housing program, call (970) 773-9732.



# Affordable housing a win-win in Palisade



DEAN HUMPHREY/The Daily Sentinel

**MELANIE WADE** works on one of the homes in Palisade being built by Housing Resources on Rodeo and Vineyard avenues. Wade estimates she will have invested nearly \$70,000 of "sweat equity" in her home when it is finished later this summer.

## 11 homes built through self-help program

By **AMY HAMILTON**  
Amy.Hamilton@gsentinel.com

Brian Montgomery of Palisade feels he lives in one of the prettiest parts of the Grand Valley. He has brilliant views of Grand Mesa and Mount Garfield, while sprawling Riverbend Park is a short walk away.

In December, Montgomery moved into one of two homes that had been slated to be part of Palisade's Wine Valley Estates, a 10-acre subdivision that was to be comprised of custom homes.

But that interpretation of Wine Valley Estates never materialized because the developer, to avoid foreclosure, sold the 30 remaining undeveloped lots to Housing Resources of Western Colorado in 2009. The nonprofit, affordable-housing

*"It's not like they're throwing up a 1,200-square-foot home with vinyl siding. They've really stepped up their quality."*

**BRIAN MONTGOMERY**  
Palisade homeowner

provider bought the lots at a bargain rate, \$1.49 million, or just under \$50,000 per lot, and expressed a desire to build homes for low- and middle-income buyers there.

Montgomery admitted he was concerned the quality of the homes that would soon surround him would devalue

his property. But the spacious stucco and stone homes being built by homeowners through Housing Resources are pleasantly surprising neighbors.

"They're doing decent homes," Montgomery said. "It's not like they're throwing up a 1,200-square-foot home with vinyl siding. They've really stepped up their quality."

Today, Housing Resources is hosting an open-house event to celebrate its mutual self-help housing program. The homes are on Vineyard Avenue. Festivities start at 9:30 a.m. at Riverbend Park with tree plantings and a park pickup, followed by home tours and a barbecue.

For this project, homeowners have

**AFFORDABLE:**  
Sweat equity helps lower move-in cost

➤ Continued from Page One

worked with each other to build 11 homes, nine of the homes at the Palisade site. Move-in occurs after all of the homes are finished, a timetable that is scheduled tentatively for late August or September. Mandatory sweat equity to build homes helps homeowners work off down-payment costs.

By some measures, homeowners working on this project have benefitted from lower prices brought by the recession and housing standards imposed by the town of Palisade.

Housing Resources was able to purchase the land at bargain prices after the developer of Wine Valley Estates fell into financial troubles. To avoid foreclosure, developer Tom Geist, sold off the subdivision's remaining lots for at least \$40,000 less per lot.

Palisade's housing standards require at least 40 percent of a home's front to be a covered porch. Housing Resources decided to make homes more spacious than their other projects, each home coming in with a 1,450-square-foot footprint. Other measures have been taken to ensure the homes' appearances do not suggest they are low-income. Exteriors are stucco and stone, and each home is situated on a large lot with a two-car garage.

Homeowner Melanie Wade said she is proud of the quality of her home. Situated on a corner lot, her home is appraised at \$230,000. She'll take out a mortgage for \$167,000.

"We kind of got really spoiled in this deal," she said while attaching wire to a home to prepare for stucco work.

Lots for homes are available in the housing development for Housing Resources' next project. For more information about the program or today's event, visit [www.housingresourceswc.org](http://www.housingresourceswc.org) or call 241-2371.

See **AFFORDABLE**, page 4A ➤



# Our Programs

## MUTUAL SELF HELP HOUSING



The Mutual Self-Help Housing Loan program is used primarily to provide very low and low income households with the means to construct their own homes. The program targets families who are unable to buy clean, safe housing through conventional methods. Families who participate in this program perform approximately 70 percent of the construction labor, under qualified supervision, on each other's homes. The savings from the reduction in labor costs allows otherwise ineligible families to own their homes.

To participate in the Mutual Self-Help program potential participants must be willing to set aside their spare time for approximately 6 to 8 months. Participants are required to contribute a minimum of 30 hours per week.

Qualified families may also be eligible to receive a reduced interest rate that will keep their monthly mortgage payments affordable. Eligible applicants are those, 18 years or older, who do not currently own a home and meet USDA Rural Development requirements. Other requirements are: good credit, allowable debts and income that does not exceed 80% of the area median income.

USDA loans can have interest rates as low as 1% with a loan term as long as 38 years. Eligible families can also borrow all closing costs.

In Fiscal Year 2010-2011, 9 homes were completed.



## PROPERTY MANAGEMENT



### Grand Valley Property

This property is comprised of twenty-five duplexes. The fifty units are all ground level, two and three bedroom units with dishwasher and laundry hookups. Residents must be at or below 60% of the area median income.

### The Linden Property

These twelve units are located in Orchard Mesa. The six duplexes are all ground level, two bedroom, one bath units with private patios and storage units. Energy efficiency improvements completed in 2011 include kitchen/bathroom improvements and cooler replacement in individual units. Other improvements included paving the parking area and replacing roofs/gutters. Residents must be at or below 30% to 60% of the area median income.



# Our Programs



## **The Tiffany Apartments**

These fifteen units are in the heart of downtown Grand Junction. All units are one or two bedrooms in this garden-level building, which includes a lift to the lower level. Energy efficiency improvements completed in 2011 included a new high-efficiency furnace. Other improvements included repaving and upgrading entryway flooring in common areas and replacing countertop/sinks in individual units. Residents must be at or below 50% of the area median income.

## **The Phoenix Project**

This site, which is located near the VA Hospital as well as shopping areas, is made up of 8 one bedroom units that serve as transitional housing for formerly homeless veterans. In partnership with Homeward Bound of the Grand Valley this project serves veterans that have an income at or below 30-50% of the area median income. Case management is required to promote self sufficiency.



## **Garden Village Apartments**

This family-friendly subsidized property consists of five two-story buildings that house 91 units with its own on-site rental office. There are one, two, three, and four bedroom units included in this property, which is located in heart of the city. In 2011, a community building containing a computer lab and meeting/classroom space was added to the property. Residents must meet the income guidelines of 50% or less of the area median income.

## **Plaza Del Sol Building**

Not only is this building home to Housing Resources of Western Colorado but also to six other office spaces which HRWC owns and manages. With a beautiful solarium, this structure provides a relaxing atmosphere that most commercial buildings do not offer. Certification as a LEED Existing Building was achieved in July 2010.



## **WEATHERIZATION AND EMERGENCY REPAIRS**

Housing Resources of Western Colorado provides emergency repairs on items such as swamp coolers, furnaces, plumbing, leaking roofs, and electrical problems for qualifying low-income clients. These clients must be at or below 200% of the federal poverty level to be qualified for this program which is funded by grants from United Way, and the Department of Human Services. In FY 2010-2011, 117 jobs were completed under this program.



# Our Programs

Weatherization means making cost-effective energy-efficient improvements and upgrades in households that are at or below 200% of the federal poverty level. These energy-saving measures include insulation improvements, furnace tune-up and replacements, and air infiltration reduction. Funding for this program comes from Xcel Energy and the Governor's Energy Office. In FY 2010-2011, 510 homes were weatherized.

## HOMEOWNERSHIP COUNSELING

Homebuyer education classes as well as credit repair counseling, financial fitness counseling, and post-purchase counseling, were provided during FY 2010-2011 to 30 households.

## HOUSING REHABILITATION

This program provides low and moderate income homeowners with the means to sustain decent, safe and sanitary permanent housing, through a low to no interest loan program.

Eligible activities can include, but are not limited to:

- Repair and/or replace plumbing and electrical systems.
- Remove old shingles and install new roofing materials.
- Replace old leaky windows with high efficiency dual pane windows.
- Handicap accessible modifications.

Multiple activities may be applied to each home. Activities will be determined by the initial Housing Quality Standards (HQS) inspection.

There are currently no processing fees or inspection fees for these loans. The only costs are actual construction and material costs, the cost of any environmental testing or third party verification and loan closing fees.

Housing Resources Rehabilitation Specialists secure bids for the projects, help clients choose qualified contractors, help with all inspections and provide assistance with all the necessary paperwork. In Fiscal Year 2010-2011, 6 homes were rehabbed.



# Neighborworks® Certification



NEIGHBORWORKS® AMERICA

*hereby confirms that*

## Housing Resources of Western Colorado

is a member in good standing of the NeighborWorks® network.

*NeighborWorks® America is a nonprofit organization dedicated to community revitalization through an active partnership of resident leaders, private businesses and public officials.*

*Membership in the network acknowledges a high level of performance and achievement, and accords status as a NeighborWorks® organization.*

*the year 2009*

A handwritten signature in black ink that reads "Kenneth D. Wade".

Kenneth D. Wade  
Chief Executive Officer





