With change comes opportunity. As the affordable housing industry approaches shaky times, Metro West Housing Solutions continued to be a pillar of the community in 2016. MWHS received their tax credits to build and develop Fifty Eight Hundred, an exciting project which will transform the former Martischang tower on Alameda into a vibrant multifamily campus and mediate environmental contamination at the site with a $200k grant from the EPA.

As MWHS sets its sights on Fifty Eight Hundred, its standing apartment communities are thriving and receiving regional and national recognition. MWHS was honored to bring its legislators to Washington D.C. to accept the Charles Edson Tax Credit Award for Lamar Station Crossing. In its first year of opening, CityScape at Belmar won four different awards and achieved LEED Platinum.

Our Housing Choice Voucher program continues to excel, earning a High Performer Rating from the Section Eight Management Assessment program (SEMAP) for its 2016 audit.

Out at the properties, the grounds continue to become better and brighter. Both Marston Pointe and Cedar gardens have brand new playgrounds CityCape, Cedar Gardens and Lamar Station Crossing are now in full bloom with new community garden plots thanks to Denver Urban Gardens (D.UG.) grants.

As the pressure on the affordable housing industry mounts, MWHS and its strong community is confident that we have what it takes to make a difference and will strive every day to serve our residents and those who seek our help.

Fifty Eight Hundred is set to be a stunning community on Alameda, near Lakewood’s Downtown. A long vacant building will be transformed into a 2-building family campus offering a total of 152 units (7 Studios, 46 one-bedrooms, 78 two-bedrooms and 21 three-bedrooms) with a variety of community spaces for residents. Find out more information and stay up to date on construction here: www.mwhsolutions.org/5800.html
# Statement of Net Position 12/31/16

**Assets**
- Cash and Investments: $5,075,824
- Receivables: 3,335,983
- Prepaid Expenses: 112,197
- Restricted Cash: 574,104
- Notes and Interest Receivable: 34,934,819
- Equity in Partnerships: 7,632,369
- **Capital Assets**: 39,154,490
- **Total Assets**: 90,819,786

**Liabilities**
- Payables: 123,863
- Accruals: 967,698
- Escrow and Absences: 286,147
- Tenant Security Deposits: 143,046
- Bonds, Notes, and Mortgages Payable: 30,616,815
- **Total Liabilities**: 32,137,569
- **Total Net Position**: 58,682,217

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# Statement of Revenue, Expenses, and Net Position 12/31/16

**Operating Revenues**
- Operating Income: $4,920,767
- HUD Contributions and Grants: 11,593,414
- Investment Income: 1,336,418
- **Total Revenues**: 17,850,599

**Operating Expenses**
- Housing Assistance Payments: $10,693,422
- General and Administrative: 4,206,557
- Maintenance and Operation: 953,055
- Other Operating Expenses: 417,822
- **Total Operating Expenses**: 16,270,856

**Gain on Sale of Capital Assets**: 73,604

**Mortgage Interest Expense**: 1,368,202

**Net Position, Beginning**: 58,397,072
**Net Position, Ending**: 58,682,217
THANK YOU

PARTNERS

» 40 West Arts District
» The Action Center
» Aegon USA Realty Advisors
» Alameda Gateway Association
» ArtReach
» Belmar Community Connection
» Boston Financial
» City of Lakewood
» Citywide Banks
» Colorado Division of Housing
» Colorado Health Foundation
» CO Housing Assistance Corp.
» CO Housing & Finance Authority
» Colorado NAHRO
» CSU Extension
» Cooking Matters
» Denver Urban Gardens
» Energy Outreach Colorado
» Enterprise Community Partners
» Family Tree, Inc.
» Federal Home Loan Bank
» FirstBank of Colorado
» Food Bank of the Rockies
» Housing Colorado
» JeffCo Public Schools
» JeffCo Mental Health
» Jefferson County
» KeyBank
» Lakewood West Colfax BID
» Mile High Community Loan Fund
» NAHRO
» Red Rocks Community College
» Redstone Equity Partners
» Regional Transportation District
» Rocky Mountain College of Art + Design
» US Bank
» U.S. Environmental Protection Agency
» U.S. Dept. of Housing & Urban Dev.
» Wells Fargo Bank
» Xcel Energy

MISSION STATEMENT

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TAMI J FISCHER
Executive Director/CEO

www.mwhsolutions.org