Access to safe, decent affordable housing has never been more important in Lakewood. It simply will not be the community that we all love without the opportunity for people of all income levels to live here. We must work together to create more housing now.

Critical members of our workforce—such as teachers, bus drivers, bank tellers, pharmacy techs and retail workers—are spending 40% or more of their income on housing. Young people, growing households, working families, retirees and people with disabilities—all vital to our community—often do not have incomes that keep pace with skyrocketing housing costs.

If a spectrum of people is priced out, the entire community is affected. Traffic increases because workers must live farther away from their jobs. Positions in some fields go unfilled because workers can’t commute to them. Access to healthcare, childcare, education and other services can often dwindle. The fabric of a community unravels as diversity is lost.

While the forces driving the housing market may feel unstoppable, there are things that can be done to make Lakewood more affordable. Organizations like Metro West Housing Solutions (MWHS) are key to making room for residents that are struggling to make ends meet. Thousands of residents benefit from the transformative opportunities MWHS provides via award-winning affordable housing, an innovative resident services team and a high performing Housing Choice Voucher program.

We hope our neighbors, friends and community partners will listen to the residents of Lakewood. Many of them opened up this past year about the challenges they are facing in finding a safe and decent place to live. Their stories are eye-opening, poignant and powerful testimonies to the value of affordable housing.

Watch what the Lakewood community had to say about housing in this video.

—George Valuck, Chair
LAKEWOOD INCOME VS. RENT

<table>
<thead>
<tr>
<th>Job</th>
<th>Income</th>
<th>Attainable Rent</th>
<th>Cost to Rent 1-BR</th>
<th>% Income Spent on Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Secretary</td>
<td>$31,470</td>
<td>$787</td>
<td>$1,220</td>
<td>46%</td>
</tr>
<tr>
<td>Retail Worker</td>
<td>$20,800</td>
<td>$520</td>
<td>$1,220</td>
<td>70%</td>
</tr>
<tr>
<td>Retired Senior</td>
<td>$14,800</td>
<td>$370</td>
<td>$1,220</td>
<td>98%</td>
</tr>
<tr>
<td>Bus Driver</td>
<td>$36,587</td>
<td>$915</td>
<td>$1,220</td>
<td>40%</td>
</tr>
<tr>
<td>Police Info Tech</td>
<td>$44,949</td>
<td>$1,124</td>
<td>$1,220</td>
<td>32%</td>
</tr>
<tr>
<td>Lube and Tire Tech</td>
<td>$24,960</td>
<td>$624</td>
<td>$1,220</td>
<td>58%</td>
</tr>
</tbody>
</table>

MWHS FINANCIALS: ENDING DEC. 31, 2017

**Assets**

- Cash and Investments: $2,551,178
- Receivables: $4,416,139
- Prepaid Expenses: $172,283
- Restricted Cash: $587,276
- Notes & Interest Receivable: $44,728,163
- Equity in Partnerships: $7,705,714
- Capital Assets: $36,354,015
- Total Assets: $96,514,768

**Liabilities**

- Payables: $184,025
- Accruals: $5,998
- Escrow & Compensated Absences: $309,280
- Tenant Security Deposits: $161,281
- Bonds, Notes, Mortgage Payable: $33,025,895
- Total Liabilities: $33,686,479
- Total Net Position: $62,828,289

**Operating Revenue**

- Operating Income: $6,062,885
- HUD Contributions & Grants: $13,630,563
- Investment Income: $1,449,810
- Total Revenue: $21,143,258

**Operating Expenses**

- Housing Assistance Payments: $11,472,750
- General and Administrative: $4,750,053
- Maintenance and Operation: $1,136,229
- Other Operating Expenses: $235,701
- Total Operating Expenses: $17,594,733

**Misc.**

- Gain on Sale of Capital Assets: $1,927,959
- Mortgage Interest Expense: $1,330,412

**Net Position**

- Beginning: $58,682,217
- Ending: $62,828,289
"I would like to thank our many partners who make it possible to do the work we do every day. Providing the first-rate housing and services that MWHS offers involves many community partners, and through their collaboration and support, we are impacting the lives of thousands of people by providing them with 'more than a roof.'"

—Tami Fischer, Executive Director/CEO