



metroWEST
HOUSING SOLUTIONS

CONNECTION COMMUNITY



CARE

**2022 ANNUAL
PLAN (DRAFT)**

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled

A.	PHA Information.																										
A.1	<p>PHA Name: <u>METRO WEST HOUSING SOLUTIONS</u> PHA Code: <u>CO049</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning (MM/YYYY): <u>2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>1411</u> Total Combined <u>1411</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans</p> <p>The PHA Plan and elements are located at the main office: Metro West Housing Solutions 575 Union Blvd Ste 100 Lakewood, CO 80228</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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Lead PHA:																											

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission? Y N</p> <ul style="list-style-type: none"> <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N</p> <ul style="list-style-type: none"> <input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>See Attachment #1</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>The mission of Metro West Housing Solutions (MWHS) is to be a leader in providing quality housing and transformative opportunities for people and communities. MWHS goals are:</p> <ul style="list-style-type: none"> Increasing affordable housing for low-to-moderate income households Preserving Lakewood housing stock and reduce neighborhood blight. Providing support services that allow residents receiving rental subsidies to reach their full potential toward self-sufficiency. Providing and encouraging services and activities that strengthen families neighborhoods and the community. <p>See Attachment #2 Metro West Housing Solutions Annual Report</p>

B.4.	<p>Most Recent Fiscal Year Audit</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
C.2	<p>Civil Rights Certification.</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Attachment #3</p>
C.4	<p>Certification by State or Local Officials.</p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p>

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(c))

PHA Consortia Check box if submitting a Joint PHA Plan and complete the table (24 CFR §943.128(a))

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists. (24 CFR §903.7(a)(1) and 24 CFR §903.12(b)) Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists. (24 CFR §903.7(a)(2)(ii) and 24 CFR §903.12(b))

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k)) and 24 CFR §903.12(b).

Safety and Crime Prevention (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(ii))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define "significant amendment/modification", HUD will consider the following to be "significant amendments or modifications": a) changes to rent or admissions policies or organization of the waiting list, b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan), or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at [Notice PHH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

Hope VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI, and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at <http://www.hud.gov/offices/pih/programs/ph/hopec6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development, and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at <http://www.hud.gov/offices/pih/programs/ph/hopec6/index.cfm>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition, and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance, 2) An analysis of the projects or buildings required to be converted, and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants)

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs, addresses those impediments in a reasonable fashion in view of the resources available, works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing, and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(a))

C.3 Resident Advisory Board (RAB) comments If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7(g))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Attachment 1

Project –based Vouchers

If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

X Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. X Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- X other (describe below:) To support affordable rental housing including development and rehabilitation and provide economic opportunities.

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): To be determined by LHA but not to exceed 20% of the Section 8 HCV inventory within LHA’s jurisdiction plus an additional 10% in accordance with HUD Regulations.

MWHS in partnership with Jefferson County Social Services and the Department of Veteran Affairs and other agencies providing services to Veterans will utilize some of its Section 8 Project based Assistance to provide housing to formerly homeless low-income veterans and their families who are receiving case management services from the Department of Veteran Affairs or any other agency providing similar services.

MWHS may use up to 20% of its Section 8 HCV inventory for PBV, of that allocation up to 15 PBVs will be utilized for this purpose. Due to the limited case management capabilities of the Department of Veteran Affairs. MWHS may establish additional partnerships to provide referrals and case management services or other supportive services for this program.

MWHS may utilize Project Based vouchers not to exceed 20% of the funding available for its Housing Choice Voucher Program. An additional 10% may be utilized in specific circumstances in accordance with HUD regulations and the HCV Administrative Plan.

BY THE NUMBERS

FINANCIALS
ENDING DECEMBER 31, 2020

ASSETS

Cash & Investment	\$10,719,725
Receivables	\$2,917,134
Prepaid Expenses	\$282,424
Restricted Cash	\$2,920,345
Notes & Interest Receivable	\$68,307,932
Equity in Partnerships	\$4,684,686
Capital Assets	\$19,842,724
Total Assets	\$159,674,970

LIABILITIES

Payables	\$65,595
Accruals	\$987,075
Accrued & Compensated Absences	\$402,477
Tenant Security Deposits	\$299,835
Bonds, Notes, Mortgage Payable	\$56,186,052
Total Liabilities	\$57,941,032
Total Net Position	\$81,733,938

OPERATING REVENUE

Operating Income	\$8,838,000
HUD Contributions & Grants	\$17,793,785
Investment Income	\$2,645,542
Total Revenue	\$29,275,327

OPERATING EXPENSES

Housing Assistance Payments	\$15,543,665
General & Administrative	\$6,705,685
Maintenance & Operation	\$2,433,583
Other Operating Expenses	\$791,285
Total Operating Expenses	\$25,274,016

MISC.

Gain on Sale of Capital Assets	\$2,526,152
Mortgage Interest Expense	\$2,780,071

NET POSITION

Beginning	\$75,988,544
Ending	\$81,733,938

OUR PARTNERS

- 40West Arts District
- The Action Center
- Alameda Gateway Association
- ANB Bank
- Belmar Community Connection
- Boston Financial
- City of Denver
- City of Lakewood
- Citywide Banks
- Colorado Division of Housing
- Colorado Garden Foundation
- Colorado Housing Assistance Corp.
- Colorado Housing & Finance Authority
- Colorado NAHRO
- Cooking Matters
- CSU Extension
- Cycling Without Age
- Denver Bar Association
- Denver Urban Gardens
- Dominican Home Health Agency
- Eastseals Colorado
- Eaton Senior Communities
- Energy Outreach Colorado
- Enterprise Community Partners
- Federal Home Loan Bank
- FirstBank of Colorado
- Food Bank of the Rockies
- Gold Crown Foundation
- Housing Colorado
- Impact Development Fund
- Jeffco Eats
- Jeffco Mental Health
- Jeffco Public Schools
- Jefferson County



A COVID-19 safe drive-through food bank

- Jefferson County Cooperative Extension
- Jefferson County Public Library
- KeyBank
- Lakewood West Colfax BID
- Metro Volunteer Lawyers
- Mile High United Way
- NAHRO
- Red Rocks Community College
- Redstone Equity Partners
- Regional Transportation District
- Rocky Mountain College of Art + Design
- U.S. Bank
- U.S. Environmental Protection Agency
- U.S. Dept. of Housing & Urban Development
- Visiting Nurses Association
- Wells Fargo Bank
- Xcel Energy



www.mwhsolutions.org

303.987.7580



CONNECTION COMMUNITY



CARE

2020 ANNUAL REPORT

A MESSAGE FROM OUR BOARD



2020 was a year for the history books. The COVID-19 pandemic forced us to step back, evaluate priorities, and find new ways to care for our residents, staff, and community. In so many ways, this year was about isolation and keeping distance. But through it all, the team at Metro West Housing Solutions still found ways to connect.

It was a year where we learned that separated does not mean alone, and that distance does not mean isolation. We learned that there is value in slowing down and appreciating those in our closest circle, even as we longed for brighter, fuller, more social days ahead.

It was, ultimately, a year that proved incredibly difficult to navigate. The team at Metro West, from the main offices to the invaluable staff at every property, took each new challenge in stride and came out stronger and more resilient on the other side. Our communities experienced unprecedented struggles this year as the pandemic exacerbated the already-dire affordable housing crisis in Lakewood, Colorado, and nationally. But MWHS rose to the challenge, continuing to provide excellent, high-quality, beautiful affordable housing in a year where we spent more times in our homes than out of them.

The pandemic's looming cloud is beginning to dissipate, but MWHS' commitment to fight for affordable housing and the community members we serve never will.

As I look back, I do so with gratitude. As I look forward, I do so hopefully.

KAREN KELLEN | BOARD CHAIR

FINDING CONNECTION

Over the course of the year, our team had to find connection in new and unique ways as we continually asked ourselves what it looks like to care for residents and our community from a distance. From partnering with theatre group Handsome Little Devils to bring a socially distanced "Joy Bomb" to our senior residents at Creekside to organizing a drive-through food bank to support community members experiencing food insecurity, our teams stepped up in incredible ways.



*A socially-distanced Project Joy Bomb at the Residences at Creekside
Top Left: MWHS Board of Directors and Tami Fischer, Executive Director*

In addition to coordinating resources for students—like do-at-home science kits and summer food assistance programs—Resident Services came alongside residents hit with the economic aftershocks of a global pandemic, helping them apply for rental assistance, connect to community resources, and stay up-to-date on the latest health and safety guidelines from the CDC. On-site Property Management teams worked through various solutions to tenants' ever-changing employment situations, and continued to find ways to engage residents through safe events like seasonal door decorating contests. Our housekeeping and groundskeeping crews showed up every day, in a world where remote work was the norm, to care for our residents through enhanced cleaning protocols to make sure that our communities remained safe places for our residents. All the while, staff teams quickly adapted to Zoom, Skype, Microsoft Teams, and Go To Meeting as they ensured we stayed connected to each other and to residents without missing a beat.

In a year where "home" became more important than ever, the team at MWHS stepped up to keep home safe.

DEVELOPMENT MOVES FORWARD

Although COVID-19 changed so much about how we worked, it did not change the work we do. In fact, 2020 saw incredible strides in our portfolio development. Indy Street Flats, which opened in December 2019, received Housing Colorado's prestigious Eagle Award for excellence in affordable housing. We partnered with Everett Court Partners to manage their rehabilitation of the historic Hospice of St. John to Eiber Village, a new senior community offering 49 units of affordable housing to Lakewood residents ages 62 and older. Construction teams at Sage Corner continued to work safely and follow health and safety guidelines, keeping the project on-track for an early 2021 opening. And we received competitive 9% Low Income Housing Tax Credits, allowing us to break ground on Lamar Station Crossing Phase II. This will complete the Lamar Station Crossing Campus by adding 65 additional units in a second building and expanding outdoor community space to include gardens, a picnic area, and more. Lamar Station Crossing is scheduled to open in late 2021, and MWHS is looking forward to celebrating its Grand Opening...in person!



Attachment 3

Resident Advisory Board (RAB) Comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHA must include a narrative describing their analysis of the recommendations and the decisions made on the recommendations. Include any element(s) of the PHA Plan that is challenged.

Resident Advisory Board Comments

All members of the Resident Advisory Board overall satisfied with review of activities engaged in my MWHS throughout 2020. They complimented the agency of it's handling of the pandemic and the fact that there were no Covid 19 breakouts at any of the properties. They appreciated the official updates on the virus and the development and enforcement of protective protocols throughout. Other comments included:

- One commentor suggested hosting budgeting classes for young people. This comment was referred to Resident Services for action.
- Another, complimented MWHS on the maintenance of the properties and suggested sharing property management knowledge with other agencies.
- All expressed appreciation for the additional security patrols at night at the properties due to an uptick criminal activity in the entire Denver Metropolitan area.

Challenged Elements

There were no challenged elements of the PHA Plan.

Attachment 4

Safety and Crime Prevention (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

Metro West Housing Solutions (MWHs) will continue to provide information and or referrals to its clients as well as enforce existing polices in order to prevent domestic violence, dating violence, sexual assault, and stalking or enhance victim safety in assisted families. There are 8 different domestic violence programs and agencies in the vicinity that offer services for victims. Below is a brief description of the domestic violence resources for children and adult victims of domestic violence:

Family Tree Domestic Violence Services serves adult and child victims of domestic violence, sexual assault and stalking; families who have experienced the break-up of their homes through divorce or separation; and children who have witnessed family violence and/or have experienced abuse in their homes. All services are available in Spanish. Programs include:

- **Women In Crisis - Domestic Violence Emergency Residential Services**
- **Parenting Time Program**
- **Domestic Violence Outreach Program**
- **Legal Advocacy Program**
- **Domestic Violence Trainings and Workshops**

Family Tree

Domestic Violence Outreach Program

3805 Marshall St. Wheat Ridge, CO 80033
(303) 463-6321 thefamilytree.org

Domestic Violence Initiative for Women with Disabilities

Supportive services to crime victims with disabilities, assistance with additional services, and education about legal rights.

303-839-5510 dviforwomen.org

DOVE – Services for Abused Deaf Women and Children Provides support for victims in the Colorado Deaf community.

303-831-7932 deafdove.org

Gateway Domestic Violence Services, (Arapahoe County)

Provides emergency shelter, a 24-hour crisis line, safety planning, support groups, court advocacy and counseling.

303-343-1851 gateway2.org

Project Safeguard, (Adams, Arapahoe, Broomfield, Denver Counties)

Works with victims of domestic violence who need assistance with the legal system (protection orders, divorce, custody).

303-637-7761 (Adams) psghelps.org

303-799-3977 (Arapahoe)

720-887-2179 (Broomfield)

720-865-9159 (Denver)

Safehouse Denver, (Denver County)

Provides emergency shelter, 24-hour crisis line, safety planning, advocacy, community resources, counseling, children's programs & support groups. Offers LGBTQ services.

303-318-9989 safehouse-denver.org

Servicios De La Raza (VISTAS)

Provides culturally and linguistically responsive services (including legal and immigration advocacy) for English and Spanish-speaking victims of domestic violence, dating abuse, stalking and sexual assault.

303.953.5930 serviciosdelaraza.org/vistas/

The Crisis Center, (Douglas County)

Provides emergency shelter, 24-hour crisis line, safety planning, advocacy, community resources, legal advocacy, therapy.

303-688-8484 thecrisiscenter.org

Additional Victim Assistance and Legal Resources

Asian Pacific Development Center, (Denver, Aurora, Westminster)

Assistance in applying for financial services, emergency housing, victim compensation funds, crisis counseling, and legal advocacy.

303-393-0304 apdc.org

Colorado Legal Services

Possible legal representation based on income.

303-837-1313 coloradolegalservices.org

The Center for Trauma & Resilience

Responsive services to victims of crime (including food, clothing, shelter and financial aid), counseling and support groups.

303-894-8000 traumahealth.org

Jefferson County Crime Victim Compensation, (Jefferson Co)

Provides financial assistance to victims of crime.

303-271-6846 jeffco.us/district-attorney/victim-and-witness-assistance/

Jefferson County

(See Attached VAWA Protection Section 8 Administration Plan Section 17.1)

Attachment 5

Criteria for Substantial Deviations and Significant Amendments

Amendment and Deviation Definitions

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- A material change in the policies regarding the manner in which tenant rents are calculated.
- A material change in the admissions policies regarding the selection of applicants from or organization of the waiting list.
- A material change regarding demolition, disposition or designation, homeownership programs or conversion activities previously identified in the Agency Plan.