Our Story

History

In response to the Colorado State Statute 69-3-1, the Lakewood Housing Authority was created in 1974 by City Council Resolution to meet the needs of the community’s shortage of sufficient, decent, safe and affordable homes for its citizens. Over the next several decades the LHA developed and administered several affordable housing programs. As the community needs grew, the LHA began to broaden its services into a multi-faceted developer, property manager and service provider.

In 2008 the LHA purchased its own office building for headquarters and rebranded itself as Metro West Housing Solutions to reflect its evolving mission and expanding geographic reach.

MWHS is governed by a board of 5 volunteer commissioners and employs 71 staff members. Today MWHS remains a fiscally-responsible, well-respected agency and is known locally and nationally for its success in housing and service delivery.
**Attainable, Affordable Housing** as defined by the Department of Housing and Urban Development, is housing in which the occupant(s) is paying no more than 30 percent of his or her income for gross housing costs, including utilities. Increasingly, our communities have a shortage of attainable housing: apartments and houses that are affordable for workers in low and moderately paid jobs, and cost-effective living situations for seniors and recent college graduates.

**MEDIAN HOME PRICE**
The Median Home Price in Lakewood is **38%** higher than the national average.

**MEDIAN HOME VALUE**
The median home value in Lakewood is **$340,000**.

**MEDIAN RENT**
The median rent in Lakewood is **5%** higher than the national average.

**LOCAL DEMAND**
**43.6%** of households in Lakewood would income-qualify for Tax Credit Affordable, Attainable Housing.*

*Based on CHFA Tax Credit Income Limits and the most recent Census Data.*
Metro West Housing Solutions is ‘More Than a Roof’

Development
MWHS is committed to developing beautiful, sustainable and long-lasting properties to serve Lakewood and the west metro community. These developments push the envelope on architecture and design and contribute to the economic vitality of the community. These communities are developed utilizing Low Income Housing Tax Credits (LIHTC) and private equity.

Property Management
Once MWHS has developed or purchased an apartment community, the agency continues ownership and employs property management and maintenance onsite. This management style ensures the highest quality of service to its residents and community. MWHS is a proud partner of the Crime-Free Housing Program.

Resident Services
Resident Services Coordinators work on-site at all properties to address needs and empower residents to reach their full potential towards self-sufficiency. The coordinators identify goals, link residents with services and make resources and information accessible. Coordinators host a variety of classes based on each community’s needs.

Housing Choice Vouchers
MWHS administers Section 8 Housing Choice Vouchers (HCV) to eligible Lakewood Residents which allows them to live in safe and decent housing of their choice. MWHS pays the balance of rent payments that exceed a certain percentage of an eligible renters monthly income with funds from the Department of Housing and Urban Development (HUD). The rental units are inspected and approved by MWHS and the rental amount must be at or below the Fair Market Rent as set by HUD. This program utilizes privately owned existing housing stock.
**Metro West Housing Solutions**

**Statistics**

**2017**

- **3,782,695**
  Number of square feet of land and buildings owned by MWHS

- **$273M**
  Assets and Properties

- **1411**
  Housing Choice Vouchers

- **$10,138,048**
  HUD funds paid to local landlords annually

**Organizational Numbers**

- **13**
  Communities

- **71**
  MWHS Employees

- **2,421**
  People living in MWHS communities
Where We Are

Our 13 communities are known for being safe, well-maintained and beautiful.

“MWHS is a top notch organization that we wish other management companies would follow.”
- Dutch Smith, Lakewood Police Department

“I have nothing but great things to say about MWHS. They are our most active partners in the (Crime Free Housing) program and they invest in the security upgrades ... I wish the rest of our property management companies were that way.”
- Chad Martinez, Lakewood Police Department
Who We Serve
Our communities are comprised of your neighbors

Seniors
Recent Graduates
Working Parents
Workforce
Veterans
Children
# Real Jobs. Real Starting Salaries.

Workers in Lakewood are currently offered these starting salaries.

<table>
<thead>
<tr>
<th>Position</th>
<th>Company</th>
<th>Starting Salary:</th>
<th>Annual Salary:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walgreens Senior Pharmacy Technician</td>
<td></td>
<td>$14.72/HOUR</td>
<td>$30,617</td>
</tr>
<tr>
<td>JeffCo Elementary School Secretary</td>
<td></td>
<td>$15.13/HOUR</td>
<td>$31,470</td>
</tr>
<tr>
<td>FirstBank Teller/Receptionist</td>
<td></td>
<td>$12/HOUR</td>
<td>$24,960</td>
</tr>
<tr>
<td>Whole Foods Cook Position</td>
<td></td>
<td>$13/HOUR</td>
<td>$27,040</td>
</tr>
<tr>
<td>COL Public Works Maintenance Worker</td>
<td></td>
<td>$17.14/HOUR</td>
<td>$35,651</td>
</tr>
</tbody>
</table>

*Attainable Rent* = No more than 30% of your gross income, including utilities
Workers in Lakewood are currently offered these starting salaries.

<table>
<thead>
<tr>
<th>Position</th>
<th>Company</th>
<th>Starting Salary</th>
<th>Annual Salary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lakewood Country Club Grounds Crew</td>
<td>Lakewood Country Club</td>
<td>$14/HOUR</td>
<td>$29,120</td>
</tr>
<tr>
<td>Attainable Rent:</td>
<td></td>
<td>$728</td>
<td></td>
</tr>
<tr>
<td>Lube and Tire Technician</td>
<td>Lube and Tire Technician</td>
<td>$12/HOUR</td>
<td>$24,960</td>
</tr>
<tr>
<td>Attainable Rent:</td>
<td></td>
<td>$624</td>
<td></td>
</tr>
<tr>
<td>Legal Assistant</td>
<td>Legal Assistant</td>
<td>$18/HOUR</td>
<td>$37,440</td>
</tr>
<tr>
<td>Attainable Rent:</td>
<td></td>
<td>$936</td>
<td></td>
</tr>
<tr>
<td>Assistant Manager</td>
<td>Assistant Manager</td>
<td>$22.60/HOUR</td>
<td>$47,008</td>
</tr>
<tr>
<td>Courtyard Marriott</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed, Bath &amp; Beyond Team Member</td>
<td>Bed, Bath &amp; Beyond Team Member</td>
<td>$10/HOUR</td>
<td>$20,800</td>
</tr>
<tr>
<td>Attainable Rent:</td>
<td></td>
<td>$520</td>
<td></td>
</tr>
<tr>
<td>Team Member</td>
<td>Team Member</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed, Bath &amp; Beyond Team Member</td>
<td>Bed, Bath &amp; Beyond Team Member</td>
<td>$10/HOUR</td>
<td>$20,800</td>
</tr>
<tr>
<td>Attainable Rent:</td>
<td></td>
<td>$520</td>
<td></td>
</tr>
<tr>
<td>Courtyard Marriott</td>
<td>Courtyard Marriott</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assistant Manager</td>
<td>Assistant Manager</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Courtyard Marriott</td>
<td>Courtyard Marriott</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assistant Manager</td>
<td>Assistant Manager</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Attainable Rent = No more than 30% of your gross income, including utilities*
Real Jobs. Real Starting Salaries.

Workers in Lakewood are currently offered these starting salaries.

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Starting Salary</th>
<th>Annual Salary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comcast Field Technician</td>
<td>$16/HOUR</td>
<td>$33,280</td>
</tr>
<tr>
<td>RTD Bus Driver</td>
<td>$17.59/HOUR</td>
<td>$36,587</td>
</tr>
<tr>
<td>Medical Assistant</td>
<td>$17/HOUR</td>
<td>$35,360</td>
</tr>
<tr>
<td>Apprentice Electrician</td>
<td>$16/HOUR</td>
<td>$33,280</td>
</tr>
<tr>
<td>COL Police Information Tech</td>
<td>$21.61/HOUR</td>
<td>$44,949</td>
</tr>
<tr>
<td>Medical Assistant</td>
<td>$17/HOUR</td>
<td>$35,360</td>
</tr>
</tbody>
</table>

Attainable Rent:
- Apprentice Electrician: $832
- COL Police Information Tech: $1,124
- RTD Bus Driver: $915
- Comcast Field Technician: $832
- Medical Assistant: $884

*Attainable Rent = No more than 30% of your gross income, including utilities*
Our Lakewood Seniors

A few quick facts about Metro West’s older adult population.

Average Age
72.5
Age Range: 63-94

Employment Status
10%
Still Hold Jobs

Average Assets
$16,684

Average Annual Social Security Income
$1,220
Attainable Rent:
$370

Average Assets
$14,800
Attainable Rent:
$915
Cost of Rent in Lakewood

Average monthly cost to rent an apartment in Lakewood today.

1 BED
$1,220

2 BED
$1,426

3 BED
$1,797

4 BED
$2,247

*Rents provided by the Denver Metro Apartment Vacancy & Rent Second Quarter 2017 Report (Lakewood Rents)
Can Lakewood residents afford to live in Lakewood?

<table>
<thead>
<tr>
<th>Lakewood Job</th>
<th>Income</th>
<th>Attainable Rent</th>
<th>Cost of 1-Bedroom</th>
<th>Percentage spent on rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>JeffCo Elementary School Secretary</td>
<td>$31,470</td>
<td>$787</td>
<td>$1,220</td>
<td>46%</td>
</tr>
<tr>
<td>COL Public Works Maintenance Worker</td>
<td>$35,651</td>
<td>$891</td>
<td>$1,220</td>
<td>41%</td>
</tr>
<tr>
<td>Bed, Bath &amp; Beyond Team Member</td>
<td>$20,800</td>
<td>$520</td>
<td>$1,220</td>
<td>70%</td>
</tr>
<tr>
<td>Lakewood Country Club Grounds Crew</td>
<td>$29,120</td>
<td>$728</td>
<td>$1,220</td>
<td>50%</td>
</tr>
<tr>
<td>Lube and Tire Technician</td>
<td>$24,960</td>
<td>$624</td>
<td>$1,220</td>
<td>58%</td>
</tr>
<tr>
<td>COL Police Information Tech</td>
<td>$44,949</td>
<td>$1,124</td>
<td>$1,220</td>
<td>32%</td>
</tr>
<tr>
<td>RTD Bus Driver</td>
<td>$36,587</td>
<td>$915</td>
<td>$1,220</td>
<td>40%</td>
</tr>
<tr>
<td>Lakewood Senior</td>
<td>$14,800</td>
<td>$370</td>
<td>$1,220</td>
<td>98%</td>
</tr>
</tbody>
</table>

**FACT:** NONE OF THESE RESIDENTS CAN AFFORD A 1-BEDROOM APARTMENT
MWHS Waitlists

MWHS receives over 500 weekly calls plus daily walk-ins inquiring about vacancies.

<table>
<thead>
<tr>
<th>Housing Choice Voucher Applicants</th>
<th>Family Property Waitlists</th>
<th>Senior Property Waitlists</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL: 3,814</td>
<td>TOTAL: 2,323</td>
<td>TOTAL: 1,006</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicants Accepted onto Waitlist</th>
<th>Family Property Units</th>
<th>Senior Property Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL: 150</td>
<td>TOTAL: 819</td>
<td>TOTAL: 436</td>
</tr>
</tbody>
</table>
MWHS COMMUNITIES
CITYSCAPE AT BELMAR  Senior Property | 130 Units | Completed 2015
CITYSCAPE AT BELMAR

INTERIOR
Lamar Station Crossing

Family Property | 110 Units | Completed 2014
RESIDENCES AT CREEKSIDE  Senior Property | 118 Units | Completed 2007
Residences at Creekside Interior
MAPLEWOOD APARTMENTS  Family Property | 132 Units | Acquired 1993 | Renovated 2009
FIFTY EIGHT HUNDRED

Family Property | 152 Units

COMING IN 2018
COMING IN 2018

FIFTY EIGHT HUNDRED

Family Property | 152 Units
We asked people throughout Lakewood to make a statement about housing.

Here is what they had to say...