The mission of Archway Housing & Services, Inc. is to change lives by providing housing and related supportive services that engender a safe environment and teach community skills for families with very low to moderate incomes.

**IMPACT STATISTICS**

**June 2013-June 2014**

- **363** Housing Units Provided
- **880** Individuals Served
- **150** Adult Program Hours
- **12** Adults Contacts/Month
- **49** Average Youth Enrolled/Month
- **1514** Youth Program Hours

**TOTAL PROGRAM HOURS:** 5847
As Archway Housing & Services, Inc. (AHS) prepares to celebrate our 20th year in 2015, it is a time for reflection on our recent accomplishments of the past year and our plans for the coming year. AHS purchased Greenleaf Apartments in Aurora, out of foreclosure in 2012 and worked to bring the property back into operations over the following 15 months. In early 2014, we completed the second of three phases of rehabilitation at Greenleaf. We now look forward to completing a replacement of the exterior walls in the late spring of 2015. We finished the pre-development design and entitlement work as well as applied for construction funding in 2014 for the 40 West Residences project in Lakewood. Once completed, a portion of the 60 units at 40 West, will serve formerly homeless Veterans. With the significant demand for this housing, we will continue to pursue funding in mid-2015. To streamline our business activities, AHS staff along with Board President Robb Lapp, worked to create a new/smaller housing development organization, Archway Investment Corp (AIC), which received the non-profit designation in fall 2014. AIC has a separate Board of Directors and will move forward as our “community housing development organization” (CHDO), beginning in 2015. We continue to provide or facilitate Family Services programming at four of our six communities, but have plans to expand services in 2015, to our other two communities. Also as the Executive Director, I have also been engaging with area wide affordable housing networks and collaboratives this year. Along with other affordable housing providers, I worked on the passage of the City of Denver Inclusionary Housing Ordinance and the new city of Denver 5 Year Housing plan, as well as participated on the Original Aurora “Renewals” committee and the Jefferson County HOME Consortium, where I am advising on the generation of their new 5 Year plan. These efforts not only help to highlight the AHS organization, but also the work of affordable housing initiatives in the metro area. AHS, now in coordination with AIC, will continue to look for new housing opportunities, as we can, but it’s important to take time to reflect on our successes, therefore, in 2015, we will also focus on formally celebrating our 20th year of operations. AHS could not be the success it has been over the past 19 years, without our tremendous staff, who work together to support each other as a team. Our Board has also made some significant efforts on organizational evaluation in the past year, as well. With this bounty of effort and dedication, Archway continues to have a thriving organization and a bright future. As I complete my 15th year with the organization, I look forward to completing our existing plans and making new ones, with the help of all involved!

Joyce Alms-Ransford

Twenty years ago when I was nearing retirement (meaning no longer getting paid for my work), David Nestor, owner of Urban Lights, and I conspired to “help the homeless” on behalf of the United Church of Christ. Tom Woodruff and Bill Eha, long time ago guys, joined us. Without knowing any better, as volunteers we built and operated Foothills Green at eight and Union in Lakewood, an early tax credit project. We then bought the land of Arapahoe Green at Mississippi and Kenia. By this time things were getting more complex and sophisticated. So, fifteen years ago Joyce Alms-Ransford joined us as Executive Director. Today we have six operating properties, one in partnership with the St. Francis Center, for chronically homeless folks near downtown Denver. Construction of another new property in Lakewood and acquisition of an existing church-related senior facility in Denver are on our wish list. As I write this, I am a day away from retiring from this volunteer job. I couldn’t be more proud of the community work we’ve done on behalf of the United Church of Christ. I have done everything from construction management to document preparation to fund raising, to structuring a non-profit board to mentoring a hard working Executive Director. God bless you all! In wishing the enterprise future great success, I hope Management will keep me on the mailing list. God bless you all!

Robb Lapp

Dear Friends,

In August 2014, I stepped into the role of President of Archway Housing and Services, Inc. As an affordable housing developer myself, I have been aware of the positive reputation of Archway Housing, formerly Rocky Mountain HDC, for many years. The organization was launched in 1995, as an outreach effort spearheaded by the members of the United Church of Christ. Those members who still remain on the AHS Board, David Nestor and now recently retired President, Robb Lapp, made the effort to bring the need for affordable housing to the attention of the church.

AHS’s first foray into the affordable housing arena was the development and construction of 72 units at Foothills Green. Currently Archway has successfully built, purchased and/ or renovated over 360 homes for low income families and individuals. Archway prides itself on providing a range of youth and adult programs at many of its sites. This success would not have been possible without the ongoing support and contributions from federal, state and local organizations, foundations, churches and individuals.

As we look forward to the next 20 years, we look forward to strengthening these partnerships as we take on new, affordable housing developments. The task is a challenging one, particularly in a time of extremely low vacancy rates and escalating real estate costs, however with the help of our partners, our work at Archway continues.

Mary Andereis
STAFF

Administrative Staff
Joyce Alms-Ransford, Executive Director
Yvonne Monson, Director of Administration
Teresa Vaughn, Manager Housing Development
Nancy Wyllie, Manager of Housing Services
Lisa Cortez, Development Associate
Heather Knoll, Manager of Volunteers and Family Services

Arapahoe Green Townhomes
Cinday Dean, Property Manager
Kurt Ogbewele, Family Services Coordinator
Filmon Berhe, Maintenance

Cornerstone Residences at St. Francis Center
Katherine Parks, Property Manager
Fred Wollerman, Front Desk
Pedro Reyes, Maintenance

Foothills Green Townhomes
Yvette Wooley, Property Manager
Fred Gonzales, Maintenance
Somer Lundborg, Family Services Coordinator

Sheridan Ridge Townhomes
Christa Wynne, Property Manager
Jeff Tamburello, Maintenance

Greenleaf Apartments
Quinteria Moss, Property Manager
Brett Mendoza, Maintenance

Willow Green
Lori Calabrese, Property Manager
Heather Knoll, Family Services Coordinator
Anthony Tamburello, Maintenance

GREENLEAF APARTMENTS
Greenleaf Apartments in "original Aurora", was purchased in September 2012. Renovation on the site began in early 2013, which included over $800,000 of Neighborhood Stabilization Program (NSP) funds, provided from the Colorado Division of Housing. The first two phases of renovation, which included new appliances, floor coverings, water quality improvements, two new boilers, renovation of an existing community room, a community garden space and the new Play Ground Funding for the Playground was provided by the Colorado Health Foundation. Plans are in place to continue renovation efforts in 2015, with the replacement of the exterior concrete decks on all four floors. Funding for this phase of the renovation has partially been secured from the City of Aurora, Community Development Department. Additional funding is being sought from the Colorado Division of Housing.

EXPANDED HOUSING DEVELOPMENT DEPARTMENT
Lisa Cortez is the new Development Associate for Archway Housing, filling the position in mid 2014 through $50,000 granted by Enterprise.

Archway Awarded “HERO OF HOUSING”
On May 18, 2104 Joyce Alms-Ransford and former President of Archway Housing Board, Robb Lapp accepted an award from “At Home in Evergreen” for helping promote affordable housing in Evergreen.

ADULT COMPUTER/ESL CLASS
Kadija Marsal using headphones to listen to English exercises in the Computer Lab at Arapahoe Green.
The class took a trip to Red Rocks Amphitheater in June.

COMMUNITY GARDEN PROJECT
Residents created Straw Bale gardens in front of their homes at Willow Green.
Ladie’s Field Trip to Red Rocks:
Left to right Kurt Ogbewele, Jemila Chero, Joyce Ransford, Kadija Marsal, Nima Robleh, and Maisse Konjan

Kids at Foothills:
Green above making Giant paper mache letters. Below a brother helping his sister make a duct tape wallet.

Arapahoe Green:
Ropes Course:
Kurt Ogbewele, right with the ropes Course Trainers.

Kids at Foothills: Kids participating in the Hula Activity.

Joyce Alms-Ransford, Mayor, Michael Hancock, Nancy Wyllie, and Katherine Parks

Arapahoe Green:
Halloween Party participants smiling for the camera!

Foothills: Successful Foil Art Project

BOARDS

Anne Lovett
Director

Mary Anderies
President

Shelby Keliems,
Director, Resident Representative

David Nestor
Director

Yvette Craddock
Vice President and Resident Representative

Andrea Faust
Director, Resident Representative

Paul Herskowitz
Director

Lynda Junker
Director, Resident Representative

Melinda Townsend
Director

Jeff Jones
Treasurer

Amber Hills Secretary

Clark Smyth
Director

AHS former Board President Anne Lovett, has left the Board as of late Fall 2014. Her leadership and dedication to improving the organization by engaging the Board to become more proactive helped us to keep our forward momentum during difficult economic times in our economy. Thanks again Anne!

Vickie Sykes, Boy Scout Leader, and Yvette Craddock at Arapahoe Green

Andrea Faust with her son at Willow Green

Robinson Lapp, former Board President, cutting farewell cake at Cornerstone. Thanks to Robb, who has served for 19 Years on the AHS Board!
Archway Housing Statistics
2013-2014

as reported by the National Low Income Housing Coalition

33% of all households in Colorado are renters
33% of renter households are extremely low income
128,674 shortage of affordable and available homes for low income renters
$17.26/hr amount a renter household needs to earn to afford a two bedroom unit

FAMILY SERVICES YOUTH PROGRAM HOURS
2013-2014
at a glance

474 • ACADEMIC
304 • CULTURAL ENRICHMENT
176 • SERVICE LEARNING
184 • INCLUSIVENESS
362 • LIFE SKILLS
58 • FIELD TRIPS

Family Services Program Enriches the Lives of Youth and Adults

Hula field trips with “Halau Kalama,” Healthy Eating classes with “Cooking Matters,” Rope Courses at West Pine Training Center, and Straw bale gardening – these are just a few of the enrichment activities offered by our Family Services Program this past year. Adults had the opportunity to take Zumba, Yoga, Computer and ESL courses. Shawn Winchester, volunteer extraordinaire, taught arts and crafts and sewing classes were offered to the families at our communities. Archway Housing & Services believes in meeting more than the basic needs of shelter, food and medical care. Our communities are culturally diverse, and many are immigrants and refugees, often with limited English speaking skills. Programs are design in collaboration with these families to strengthen self-sufficiency levels and support upward mobility for families and youth. Our youth programs not only keep youth safe, they also help improve students’ academic performance, school attendance, behavior and health.

As Yvette Craddock, Resident Board Member states, “Not only do we touch a youth’s life, the programs help the youths to be leaders in the community and society. We are proud to be part of our families’ lives.”
Archway Housing & Services welcomes new family services staff.

Archway Housing Family Services saw a year of change in 2014. Kurt Ogbewele joined the Archway staff as the Family Services Coordinator at Arapahoe Green in the spring of 2014. He was originally from Brooklyn New York, however he transferred to Colorado Christian University in Colorado where he received his BA in Organizational Management. He began his career as a teacher/mentor at Colorado Uplift then moved to Friends for Youth where he served as a case manager. He is excited to be a role model for Arapahoe Green youth and has already begun to work with the adults to establish a new community network. In early October, Kurt began work at the Greenleaf Apartments one morning a week which will be the kick-off to services at that site. In the fall of 2014, Heather Knoll joined the Archway staff as the Manager of Family Services and the Family Services Coordinator for Willow Green. Heather has a Bachelor of Science in Food Science and Human Nutrition-Dietetics from Colorado State University. In her last position, she was the Nutrition Coordinator for Rocky Mt. SER Head Start, where she taught classes as well as served as the lead nutritionist for the entire Head Start area programs, supervising a staff of 19. Heather is excited to initiate a nutrition awareness program throughout all AHS Properties. She will also be reaching out to families at Sheridan Ridge, to see what programming we can initiate at that site. Also in the fall, Somer Lundborg joined the AHS Family Services team at Foothills Green, having just returned from West Africa as a Peace Corps Volunteer/Teacher in Sierra Leone. Prior to her assignment in West Africa, Somer worked as a Substitute Teacher, as Senior Services Coordinator as well as a Youth Center Assistant at Denver Youth for Christ, where she was a GED Readiness teacher and a mentor to at-risk youth from West High School. Somer is already finding ways to reach out to all the Foothills Green residents. AHS is pleased to have such qualified and energetic staff join and lead the AHS Family Services programs!

Nancy Wyllie returns to Archway as Manager of Housing Services.

Ms. Wyllie has worked in the property management industry for the past 9 years. She returns to Archway Housing & Services, after working for four years with JRK Residential as a Regional Compliance Specialist for the company’s Colorado portfolio. Responsible for over 13 properties consisting of 2000 units, her duties at JRK Residential included oversight of staff and capital improvement projects and LIHTC compliance. Prior to that Ms. Wyllie was a property manager at Sheridan Ridge and Arapahoe Green for 7 years. Nancy looks forward to strengthening Archway’s portfolio and is thrilled to be back.

Family Services Programs

- 50 Collaborative Services partners have enriched our programming in 2010-2014.
- Volunteers have donated over 569 hours from June 2013 to June 2014.
- Family Services Activities include: Sewing, ESL, Community Gardens and Computer Classes.
- Cooking Matters, Cub Scouts and Ameritown, and Denver Art Museum are just a few of our collaborative partners.

Archway Housing & Services Forges Partnerships for 40 West Residences

Archway is excited to announce that we have received the support of over seven organizations to ensure the successful construction, lease up and provision of services at its new property, 40 West Residences, located in Lakewood, CO.

Archway reached out to organizations representing the West Colfax area, including West Colfax Community Association, the 40W Arts District, West Colfax Business Improvement District, and the Rocky Mountain College of Art and Design. These organizations enthusiastically supported the development of 40 West Residences. Archway has also received the support of Two Creek Neighborhood Association, the oldest registered neighborhood organization in Lakewood and the neighborhood where 40 West Residences is located.

The Jeffco-Lakewood HOME Consortium has provided financial support by recommending HOME dollars to the project. MetroWest Housing Solutions has agreed to be special limited partner for the purposes of providing property tax exemption to the. And we thank the city of Lakewood and Mayor Bob Murphy who whole heartedly supported the development of this project.

Other organizations include the Veterans Administration who will provide supportive services to the veterans residing at 40 West Residences. The Colorado Division of Housing has allocated 15 project based vouchers for these residents which allows us to serve the most vulnerable in our society.

Rocky Mountain Human Services and Jefferson Center for Mental Health, with whom Archway is also collaborating, will provide outreach, case management, and access to community resources, including employment services to veterans. Jefferson Center for Mental Health will assist residents at 40 West Residences in accessing community resources and providing access to a wellness program, encouraging holistic treatment of their clients. Finally, Archway has partnered with MPowered, a nonprofit financial education organization, to provide financial literacy classes for any interested residents at no charge.

We look forward to working with these partners and appreciate their support, allowing us to provide quality affordable housing and a safe place to call home.