Archway Housing & Services, Inc.
2016 ANNUAL REPORT

Building Communities.
CHANGING LIVES.
Dear Archway Friends,

As I look back at 2016, it was filled with starts as well as completions on our housing development activities. Archway Investment Corp., the development entity for Archway, started construction on the project we waited 4 years to begin, 40 West Residences, which will house 60 individuals and small families, including 25 formerly homeless veterans. This $15 million-dollar new construction project will be completed in late 2017.

We also started and completed the 3rd phase of rehabilitation on the Greenleaf Apartments, which was to completely remove all the exterior decks and stairs and replace them with a new steel and concrete system. To accomplish this task, Archway Property Management had to temporarily relocated all 53 households, for up to 8 weeks, to ensure their safety. The cost for this phase alone was over $600,000.00.

Archway Family Services continued to provide programming to our Greenleaf residents, including twice weekly Food Bank operations, even at the temporary hotel. Programming at other sites was also expanded to nearly full-time activities. Pictures of these two development activities are shown on the following page, so you can see the magnitude of this work.

We had a wonderful fundraising celebration to support our Family Services program and honor our funders and supporters at a Wine Tasting Event in the Wash Park Boat House. We continue to be blessed with Board Members of both corporations who believe in our mission to expand housing and services for families who live at or below the poverty line. With encouragement from all our supporters and grantors who helped us this year, we will continue to make a positive impact on this important mission next year and in years to come.

Sincerely,

Joyce Alms-Ransford
Executive Director
Archway Housing & Services Inc. And Archway Investment Corp.

Dear Friends and Supporters of both Archway Housing & Services and Archway Investment Corporation,

Over the 21 years that Archway's work in affordable housing and services has been in existence, we have striven to provide affordable and high-quality homes to low income individuals and families. As Colorado and the Denver Metro area have continued to experience dramatic rent increases and extremely low vacancy rates, our work remains focused on families struggling to secure housing for themselves and their children.

We support economically diverse communities representing many cultures and varied personal situations. Some families experienced homelessness or were impoverished refugees from many countries including Nepal, the Congo and Somalia.

We continue to be a proud part of their journey to achieve the American dream— the right that every person should have an equal opportunity to achieve success and prosperity—a dream that only begins with a place to call home.

Archway's Family Services are unmatched in other Colorado affordable housing organization. The residents living at any Archway property are now part of a strong and thriving community. We make the extra effort to secure both fresh and shelf stable food through the Food Bank of the Rockies. Educational and recreational programming is the backbone of services for our children and adults can avail themselves of upward mobility skills such as computer classes or ESL. As Presidents of each of these two corporations, we are grateful to be part of Archway Housing & Services and Archway Investment Corporation and the organizations’ efforts that contribute to the successes of our families. we also thank you for being part of the families’ lives through your gifts and services. You, too, have helped us build and provide safe, affordable housing for them. More importantly, you have helped us make a difference to the men, women, and children to have a safe, supportive, and loving place to call home.

Sincerely,

Mary Andries
President of the Archway Housing & Services, Inc. Board of Directors

Yvette Craddock
President of the Archway Investment Corporation Board of Directors

Archway Housing & Services 2016 Annual Report
40 West Residences

Greenleaf Apartments
**VOLUNTEERS:**

Katherine Arnold, Youth Architect Volunteer
Billy Draper, Arts Teacher

**Amphibio Green**

Miriam Adame-Vazquez, Boy Scouts Volunteer
Tiffenies Baker, Arts and Crafts Teacher
Yvette Craddock, Center Volunteer
Yordanos Gebre, Field Trip Volunteer
Ariande Harris, Tutor
Megan Lewis, Cooking Teacher
Jodie Madden, Dance Teacher
Tasha Rogers, Center Volunteer
Taneka Sanders, Field Trip Volunteer
Vickie Sykes, Venturing

**Greentree**

Max Ellis, Tutor
Shawn Winchester, Music Teacher

**Skills Green**

Ron Benioff, Tutor
Ashley Carrera, Tutor & Activities Volunteer
Caleb Holman, Cub Scouts Volunteer
Marla Lee, ESL Teacher
Barbara Shaw, Yoga Teacher
Fiona Veriati, Arts Teacher

**Willow Green**

Amanda Cooper, Arts Teacher
Trevor Di Salvo, Yoga Teacher
Patty Haenny, Cub Scouts Volunteer
Alexandra Handler, Cooking & Nutrition Teacher
Yvonne Henderson, Yoga Teacher
Lisa Kleist, Cooking Teacher

---

**COMMUNITY PARTNERS:**

4-H Through CSU Extension
13th Door Haunted House
Adams County Human Services
APEX in Arvada
Arapahoe County Fire Department
ArtReach
Asia Pacific Development Center
Aurora Community Connection
Aurora Public Libraries
Casa Milagro
Chatfield Stables
Cherry Creek State Park
Colorado Coalition for the Homeless
Colorado Health Foundation
Community Computer Connection
Cub Scouts

Denver Urban Gardens
Denver Zoo
Downtown Aurora Visual Arts Center
Essendant Foundation
Fold Entertainment
Food Bank of the Rockies
Gaiam
Grace Church
Inner Value
Jared Polis Foundation
Jefferson Center for Mental Health
Jefferson County Library
Junior Achievement
Learning for Life
Lutheran Family Services
Mango House

Megastar Financial
Project Worhmore
Regis University
Rocky Mountain Human Services
Savers
Slaughter House Gulch
St. Francis Center
Stride
Toys for Tots
United Church of Christ Lakewood
Volunteer Match
Walmart
Wells Fargo
West Pines Training Center
YMCA

---

**YOUTH PROGRAM HOURS**

- Academic
- Recreation
- Inclusivity
- Life Skills
- Service Learning
- Other

**ADULT PROGRAM HOURS**

- Fitness Classes
- Food Bank
- Computer Skills
- English as a 2nd Language
- Career Assistance
- Parenting Assistance
- General Assistance
ARCHWAY'S FAMILY SERVICES PROGRAM

Having a safe place to call home is essential to all of us, but often struggling families need more support to make ends meet. Archway raises the bar in affordable housing by providing free, on-site Family Services to all our residents. Archway's Family Services Program helps struggling families transition from merely surviving to thriving.

During the school year, Family Services supports youth in a variety of ways. Schools supplies can cost parents up to $100 per child. Archway happily provides backpacks and school supplies to families who need it most. In 2016, Archway partnered with Essendant to provide over 125 back-to-school packs to Archway youth. School-age children can also participate in "Homework Club" where youth are rewarded for working with staff and tutors on daily homework assignments. Both youth and parents appreciate the extra academic support provided in Archway communities.

Sometimes it can be difficult for children to get everything they need to stay healthy. Family Services focuses on adolescent health by providing healthy after-school meals to Archway youth and encourages physical fitness through youth programs like Youth Yoga, Hip-Hop Dance, and Youth Zumba. These classes keep kids moving and having fun at the same time.

During the summer, Archway employs Youth Leaders at each Archway property. Any teenage resident can become a Youth Leader to assist Family Services Coordinators with daily youth programming and attend Personal Finance and Youth Leadership classes. Youth Leaders also attend college tours and participate in a High Ropes course to build confidence and team work.

Archway youth enjoy over 140 field trips a year to a variety of locations including attending overnight camping at the Denver Zoo, indoor skydiving, marching in the MLK Day Parade, visiting local recreation centers and pools, and touring Mile High Stadium.

Family Services not only supports our youth, but our adult residents as well. Our Food Bank services are our most popular Adult Services program. Twice a week, residents can select 1-2 grocery bags full of fresh fruits, vegetables, and bread. This typically enables residents to save $50 a week on their grocery bill, allowing that money to be used for other essentials.

Archway residents love to come together and celebrate important yearly events with their friends and neighbors. Family Services Coordinators typically plan 6-10 yearly community events for residents including the Valentine’s Day Dessert Pot-Luck, Spring Egg Hunt, Fall Youth Haunted House, and community barbecues for Memorial Day, Fourth of July, and Back-to-School. In December, Family Services hosts a Winter Party with free gifts for each child, provided by Toys for Tots, and free pictures with Santa.

For more information, please contact Somer Lundborg, Manager of Family Services, at (303) 832-3066.
ARCHWAY CELEBRATES
ON THE WATERFRONT 9.14.16

Over $25,000 Raised!

The weather couldn’t have been more beautiful for this evening’s waterside festivities. Nearly 150 guests turned out and enjoyed a scrumptious menu by Three Tomatoes Catering, beautifully paired with 6 separate wines chosen by the Wine Dispensary and served by their sommelier staff.

The guests were able to hear from the Board and the Family Services Staff to learn more about the many programs Archway is so proud to offer residents.

Our deepest gratitude goes our generous sponsors, without whom this event would not have been such a grand success!

Clark Smyth
Ken Hoagland
Janet & Robinson Lapp

Marcus & Millichap
CapitalCorporation

The Fundraising Committee:
Yvonne Monson, Staff Coordinator
Mary Anderies, Board President
Yvette Craddock, Board Vice President
Jake Joseph, Board Member

Silent Auction Donors:
Devil’s Head Distillery
Amber Hills
Hudson Hill
In pitchoune winery
Law Estates Winery
the plinioth

Rio Grande Mexican Restaurant
Sienna Wine Bar
Stellar Events
Tables
Venice Ristorante
Wine Dispensary

Discounted Vendors:
Daryl Gott Jazz Trio
Great Divide
Stellar Events
Wine Dispensary

Family Services Staff & Volunteers

Archway Housing & Services 2016 Annual Report
Archway Housing & Services, Inc.

Left to Right:
Paul Herskowitz, Treasurer
David Nestor, Director
Linda Junker, Director & Resident Representative
Amber Hills, Secretary
Joyce Alms-Ransford, Executive Director
Kirk Huggins, Director
Mary Andries, President
Yvette Craddock, Vice President & Resident Representative
Robinson Lapp, Director
Jody Huntington, Director
Jake Joseph, Director & Resident Representative

Archway Investment Corporation

Left to Right:
Joyce Alms-Ransford, Executive Director
Paul Herskowitz, Treasurer
Amber Hills, Secretary
Robinson Lapp, Director
Mary Andries, Director
Yvette Craddock, President & Resident Representative
Jake Joseph, Director & Resident Representative

---

Balance Sheet

Revenue

<table>
<thead>
<tr>
<th>Assets</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Assets</td>
<td>$756,070.00</td>
</tr>
<tr>
<td>Capital Assets</td>
<td>$17,413.00</td>
</tr>
<tr>
<td>Other Assets</td>
<td>$16,991,179.00</td>
</tr>
<tr>
<td>Total Assets</td>
<td>$17,764,662.00</td>
</tr>
</tbody>
</table>

| Grant Revenue      | $23,038.00 |
| Property Management Fees | $851,128.00 |
| Donations          | $61,833.00  |
| Interest           | $626,798.00  |
| Partnership Earnings (Loss) | -$81,313.00 |
| Other              | $169,340.00  |
| Total Revenue      | $1,650,824.00 |

Expenses

<table>
<thead>
<tr>
<th>Liabilities</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Liabilities</td>
<td>$858,876.00</td>
</tr>
<tr>
<td>Long Term Liabilities</td>
<td>$350,765.00</td>
</tr>
<tr>
<td>Total Liabilities</td>
<td>$1,209,641.00</td>
</tr>
</tbody>
</table>

| General and Administrative | $350,831.00 |
| Family Services Program    | $113,851.00 |
| Property Dev. & Management | $444,935.00 |
| Fundraising                | $15,318.00 |
| Total Expenses             | $1,124,935.00 |
Archway Housing & Services, Inc.

Arapahoe Green Townhomes
1134 South Xenia Street
Denver, CO 80247

Cornerstone Residences
1001 Park Avenue West
Denver, CO 80205

Foothills Green Townhomes
816 Union Street
Golden, CO 80401

Greenleaf Apartments
1517 Beeler Street
Aurora, CO 80010

Sheridan Ridge Townhomes
5275 West 66th Avenue
Arvada, CO 80003

Willow Green Townhomes
6985 Sheridan Boulevard
Arvada, CO 80003

Mailing Address
PO Box 280569, Suite A
Lakewood, CO 80228

Building Communities
www.archwayhousing.org

Administrative Office
8585 West 14th Street
Lakewood, CO 80228

CHANGING LIVES.