DEAR ARCHWAY FRIENDS,

As I look back at both 2017 and 2018, these years were a flurry of activity with new start-up efforts and completions on our housing development activities, property and asset management and family services work.

In 2017 Archway Investment Corp, a development entity for Archway, completed construction on the project we waited 4 years to begin and another two years to complete, 40 West Residences. This new community houses 60 individuals and small families, including 25 formerly homeless veterans. This $15 million-dollar new construction project was completed in late December 2017.

We also completed the purchase of the land adjacent to 40 West and applied for and received the necessary funding on the Flats at Two Creeks. Construction began on this $23 million-dollar project in June 2018, and will be completed by December 2019. This site will have 78 1 and 2-bedroom apartments, 20 units of which will also serve formerly homeless Veterans.

In June 2017, Archway purchased a 2.3-acre parcel of land for another new community now known as The Village at Morse Park. Archway will begin funding applications for this proposed $20 million, 70-unit apartment, housing families in 1,2 and 3-bedroom homes. Again, we will set aside 17 apartments for Veterans, two of which for Veteran families experiencing homelessness. Archway hopes to gather the necessary Federal, State and local funding during 2019 to begin construction in 2020.

Also, in late 2017, Archway successfully completed a two-year process to purchase two properties containing 111 existing apartment units in Fountain Colorado. These fully occupied communities will require some rehabilitation and re-financing to maintain their affordability, which will commence in mid-2019.

Again in 2017, Archway was successful in purchasing a 29-unit affordable rental community, Villa Verde in Aurora, just 1 block away from our existing Greenleaf Apartments. This acquisition has expanded the economy of scale in this now combined 85-unit site, allowing Archway to share both property management and families services staff between the two sites. Some rehabilitation will continue at Greenleaf on the plumbing systems in both 2019 and 2020.

With these additional communities in the Archway portfolio, we have increased our apartment homes, as of the end of 2018, to 564 residences and will exceed 640 residences by the end of 2019.

Archway Family Services programming at all sites was also expanded to nearly full-time activities, including adding new staff members at both 40 West Residences and the two Fountain Ridge communities.

We had two wonderful fundraising celebrations in the last two years, to support our Family Services program and honor our funders and supporters. First, in 2017, Archway purchased a night of the theatrical production Seussical at the Littleton Town Hall Theater, which raised over $25,000. In 2018, Archway Staff and Board Members sponsored the nationally renowned singer, Carrie Newcomer, at the 1st Plymouth Church in south Denver. This uplifting event raised over $27,000. We continue to be blessed with Board Members of both Archway Housing & Services and Archway Investment Corporation, 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 over the last two years, we will continue to make a positive impact next year and in years to come, on this important mission.

Sincerely,

Joyce Alms-Ransford
Archway Housing & Services Inc. (AHS) and Archway Investment Corp. (AIC)
Executive Director

2017 & 2018 BOARD OF DIRECTORS

Archway Housing & Services, Inc.
Joyce Alms-Ransford, Executive Director
Mary Anderies, President
Yvette Craddock, Vice President & Resident Representative
Paul Herskowitz, Treasurer
Ambre Hills, Secretary
Kirk Huggins, Director
Jody Huntington, Director
Jake Joseph, Director & Resident Representative
Linda Junker, Director & Resident Representative
Robinson Lapp, Director
Chris Molter, Director
David Nestor, Director

Archway Investment Corporation
Joyce Alms-Ransford, Executive Director
Mary Anderies, Director
Yvette Craddock, President & Resident Representative
Paul Herskowitz, Treasurer
Ambre Hills, Secretary
Jake Joseph, Director & Resident Representative
Robinson Lapp, Director
Chris Molter, Director
ARCHWAY HOUSING DEVELOPMENT UPDATES

40 West Residences
Lakewood, Colorado
Completed October 2017

Villa Verde
Aurora, Colorado
Purchased November 2017

Fountain Ridge and Fountain Ridge South
Fountain, Colorado
Purchased November and December 2017

Village at Morse Park
Lakewood, Colorado
Land Purchased 2017

Flats at Two Creeks
Lakewood, Colorado
Tax Credits Affirmed & Groundbreaking 2018
Completion Anticipated in Late 2019

AHS & AIC 2017 and 2018 Annual Report
ARCHWAY FAMILY SERVICES PROGRAM

Youth Leaders
Archway employed 8 Youth Leaders in 2017 and 11 in 2018, from May to August each year. Youth Leaders attended Personal Finance and Youth Leadership classes, as well as participating in a high ropes course, a college tours day, and attending a Colorado Rockies baseball game. At the end of the summer, Youth Leaders attended a “graduation” ceremony and one Youth Leader received the Future Millionaire Award for saving the most money from her paychecks over the summer.

Gardens
In 2017 and 2018, over 180 residents participated in the garden barrel program. Emily Assaf helped to open barrel gardens for residents at Greenleaf for the first time in 2017. Denver Urban Gardens (DUG) provided free seeds and 75% of all plants for residents to grow fruits and vegetables on property. Martha Sullivan from UCC Arvada sponsored 2 large garden plots at Common Earth Community Garden in Arvada for residents at Willow Green. She has expanded her sponsorship from one plot provided in 2016.

The Whole Kids Foundation (associated with Whole Foods) awarded Greenleaf a $2,000 grant to turn the old swimming pool into a youth garden! All the Family Services staff, several board members, and residents at Greenleaf helped to build and maintain the garden throughout 2018. Youth planted vegetables and learned about gardening and nutrition through classes taught by Emily Assaf.

School Supplies
In 2017, Archway partnered with the Jeffco Action Center, Target, Aurora Public Schools, and UCC Churches (Berkeley, Salem, and SLC Utah) to provide backpacks and school supplies to 108 Archway kids with 12 of those provided by UCC churches, and 23 packs bought by Archway.

In 2018, Archway partnered with over 12 churches, organizations, and individuals to provide Archway youth with 300 backpacks full of supplies, including: UCC Lakewood, First United Church of Arvada, The Jeffco Action Center, Grace Church, Martha Sullivan, UCC Northglenn, Aurora Public Schools, Aurora Interfaith Community Connection, Western Union, Salem UCC, Regis University, and UCC Bonnie Brae. This is the first year Archway has not personally purchased any back-to-school supplies for youth!

---

YOUTH PROGRAM HOURS: 44,063

- Academic: 12,605
- Recreation: 15,031
- Life Skills: 8,637
- Field Trips: 3,966
- Service Learning: 624
- Cultural Inclusivity: 2,765
- Other: 435

*Please help us continue to provide these crucial services by donating online at www.archwayhousing.org

AHS & AIC 2017 and 2018 Annual Report
ARCHWAY FAMILY SERVICES PROGRAM

Regis Volunteers
With a referral from Jody Huntington, Archway Board Member, Family Services began a partnership with Regis University in their Service Learning Department in 2017. Each year in August, 6-9 Regis students work at Foothills Green, Greenleaf, and Arapahoe Green to provide a variety of services, including youth mentoring, literacy support, cooking classes, women’s appreciation events, and general family services support throughout the school year.

Cultural Events
In the surveys conducted in January 2017, residents stated they would like more cultural focused events hosted by Family Services. With that feedback in mind, Family Services introduced one cultural focused community event per semester. In 2017 and 2018 Family Services staff coordinated with residents to host Cultural Nights, including Burmese (Myanmar) culture at Greenleaf (21% of residents are Burmese), Kurdish culture at Foothills Green (16% of residents are Kurdish), and Sudanese and Ethiopian nights at Arapahoe Green (94% of residents at African immigrants). The Cultural Nights were extremely successful and the residents who hosted/planned the events were extremely proud to share their culture with their neighbors.

Winter Activities
Toys for Tots provided over 400 toys for Archway youth in December of 2017 and 2018. Western Union sponsored all the youth at Arapahoe Green and bought each child a $30 present. Santa Jon volunteered his time and came to visit each Archway property to take pictures with Archway children and hand their gifts to them.

Vans and Field Trips
In 2018 Archway was able to purchase 3 15 passenger vans to go out to our new properties, 40 West, Villa Verde, and Fountain Ridge. These with the other 3 vans Archway already owned, Family Services Coordinators were able to take youth and adults on a record number of 435 field trips in 2017 and 2018.

To help further Family Services please visit ArchwayHousing.org and click “Donate.” Your generosity is greatly appreciated!

ADULT PROGRAM HOURS: 18,338

- Food Bank
- English as a 2nd Language
- Computer Literacy
- Parenting Skills
- Fitness
- Finance and Career

*Please help us continue to provide these crucial services by donating online at www.archwayhousing.org

AHS & AIC 2017 and 2018 Annual Report
RAISING OVER $25,000 WITH SEUSSICAL IN 2017

On November 13, 2017, Dr. Seuss fans old and new were thoroughly entertained by a spirited performance of “Seussical” at this year’s Archway Housing & Services Fall Fundraiser. Talk about a crowd-pleaser. Around 200 guests from toddlers to retirees were drawn into the musical version of whimsical Dr. Seuss characters and storylines.

RAISING OVER $27,000 AT 2018 CARRIE NEWCOMER CONCERT

This fundraiser, held on Saturday, Oct 27th, was a tremendous success, raising more than $30,000 for Archway’s Family Service Programs! It was a beautiful evening of music with Carrie Newcomer & pianist Gary Walters at First Plymouth Congregational Church.

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

Jody & Matt Huntington
Joyce Alms-Ransford & Chip Ransford
Janet & Robinson Lapp
Mr. and Mrs. Weule, AC Investment Group
# 2017 BALANCE SHEET

## Revenue

<table>
<thead>
<tr>
<th>Asset Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Assets</td>
<td>$799,795.00</td>
</tr>
<tr>
<td>Capital Assets</td>
<td>$9,745.00</td>
</tr>
<tr>
<td>Other Assets</td>
<td>$18,063,559.00</td>
</tr>
</tbody>
</table>

**Total Assets** $18,873,099.00

<table>
<thead>
<tr>
<th>Income Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grant Revenue</td>
<td>$11,434.00</td>
</tr>
<tr>
<td>Property Management Fees</td>
<td>$1,076,725.00</td>
</tr>
<tr>
<td>Donations</td>
<td>$834,028.00</td>
</tr>
<tr>
<td>Interest</td>
<td>$674,225.00</td>
</tr>
<tr>
<td>Partnership Earnings (Loss)</td>
<td>$219,579.00</td>
</tr>
</tbody>
</table>

**Total Earnings** $2,815,991.00

## Expenses

<table>
<thead>
<tr>
<th>Expense Type</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>$369,074.00</td>
</tr>
</tbody>
</table>

**Total Liabilities** $1,268,915.00

<table>
<thead>
<tr>
<th>Expense Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Admin.</td>
<td>$411,298.00</td>
</tr>
<tr>
<td>Family Services</td>
<td>$217,486.00</td>
</tr>
<tr>
<td>Property Dev. &amp; Man.</td>
<td>$1,130,376.00</td>
</tr>
<tr>
<td>Fundraising</td>
<td>$7,668.00</td>
</tr>
</tbody>
</table>

**Total Expenses** $1,766,828.00

## Net Assets & Revenue: $18,653,347

---

# 2018 BALANCE SHEET

## Revenue

<table>
<thead>
<tr>
<th>Asset Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Assets</td>
<td>$1,054,847.00</td>
</tr>
<tr>
<td>Capital Assets</td>
<td>$8,506.00</td>
</tr>
<tr>
<td>Other Assets</td>
<td>$18,581,761.00</td>
</tr>
</tbody>
</table>

**Total Assets** $19,645,114.00

<table>
<thead>
<tr>
<th>Income Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grant Revenue</td>
<td>$44,500.00</td>
</tr>
<tr>
<td>Property Management Fees</td>
<td>$1,412,942.00</td>
</tr>
<tr>
<td>Donations</td>
<td>$325,306.00</td>
</tr>
<tr>
<td>Interest</td>
<td>$725,903.00</td>
</tr>
<tr>
<td>Partnership Earnings (Loss)</td>
<td>-$319,457.00</td>
</tr>
</tbody>
</table>

**Total Earnings** $2,189,194.00

## Expenses

<table>
<thead>
<tr>
<th>Expense Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Liabilities</td>
<td>$961,068.00</td>
</tr>
<tr>
<td>Long Term Liabilities</td>
<td>$388,481.00</td>
</tr>
</tbody>
</table>

**Total Liabilities** $1,349,549.00

<table>
<thead>
<tr>
<th>Expense Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Admin.</td>
<td>$383,780.00</td>
</tr>
<tr>
<td>Family Services</td>
<td>$317,346.00</td>
</tr>
<tr>
<td>Property Dev. &amp; Man.</td>
<td>$788,226.00</td>
</tr>
<tr>
<td>Fundraising</td>
<td>$8,461.00</td>
</tr>
</tbody>
</table>

**Total Expenses** $1,497,813.00

## Net Assets & Revenue: $18,986,946

---

*AHS & AIC 2017 and 2018 Annual Report*
VOLUNTEERS:

Arapahoe Green
Miriam Adams-Vazquez, Boy Scouts Volunteer
Tifféres Baker, Arts and Crafts Teacher
Vytlette Craddock, Center Volunteer
Yordanos Gebre, Field Trip Volunteer
Ariadne Harris, Tutor
Meghan Lewis, Cooking Teacher
Jodie Madden, Dance Teacher
Tasha Rogers, Center Volunteer
Taneka Sanders, Field Trip Volunteer
Vickie Sykes, Venturing

Foothills Green
Ron Benioff, Tutor
Ashly Carrera, Tutor & Activities Volunteer
Caleb Holman, Cub Scouts Volunteer
Marla Lee, ESL Teacher
Barbara Shaw, Yoga Teacher
Fiona Veriditas, Arts Teacher

Greenleaf
Max Ellis, Tutor
Shawn Winchester, Music Teacher

Willow Green
Amanda Cooper, Arts Teacher
Trevéh Di Salvo, Yoga Teacher
Patty Haney, Cub Scouts Volunteer
Alexandra Handler, Cooking & Nutrition Teacher
Yvonne Henderson, Yoga Teacher
Lisa Kleist, Cooking Teacher
Katherine Arnold, Youth Architect Volunteer
Billy Draper, Arts Teacher

COMMUNITY & DEVELOPMENT PARTNERS:

4-H Through CSU Extension
13th Door Haunted House
Adams County Human Services
APLEX in Arvada
Arapahoe County Fire Department
ArtReach
Asia Pacific Development Center
Aurora Community Connection
Aurora Public Libraries
BBVA Compass
Casa Milagro
Chatfield Stables
Cherry Creek State Park
CHFA
City of Lakewood
CityWide Banks
Colorado Coalition for the Homeless
Colorado Division of Housing
Colorado Health Foundation
Community Computer Connection
Cub Scouts
Denver Urban Gardens
Denver Zoo
Downtown Aurora Visual Arts Center
El Paso County
Essendant Foundation
Federal Home Loan Bank
Field Entertainment
First Bank
Food Bank of the Rockies
Gaiam
Grucc Church
Home Depot Foundation
IMPACT Development Fund
Inner Value
Jared Polis Foundation
Jefferson Center for Mental Health
Jefferson County
Jefferson County Library
Junior Achievement
Lakewood Elks
Learning for Life
LISC
Lutheran Family Services
Mango House
Megastar Financial
National Equity Fund
Project Worthmore
Regis University
Rocky Mountain Human Services
Savers
Slaughter House Gulch
St. Francis Center
Stride
Toys for Tots
United Church of Christ Lakewood
Urban Lights
Veterans Administration
Volunteer Match
Walmart
Wells Fargo
West Pines Training Center
YMCA

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

Administrative Office
8585 West 14th Street, Suite A
Lakewood, CO 80215

Building Communities. CHANGING LIVES.

www.archwayhousing.org