



FOOTHILLS REGIONAL HOUSING

# ANNUAL REPORT

2021



# 2021

# Together, we thrived.

Dear Residents and Partners,

2021 brought perspective to our new "normal." We were still navigating a pandemic, but we were also compounded by an increasingly difficult housing market, shortages of construction materials, and an increase in construction costs. Despite the obstacles, Foothills Regional Housing (FRH) held steadfast to its mission to create vibrant, stable communities in areas of opportunity via bold and strategic initiatives, and to provide families and individuals with housing options driven by compassion and respect throughout Jefferson County.

With our mission as inspiration and our community members at heart, FRH was triumphant. FRH completed 44 brand-new, affordable units in Golden and continued our conversion to modern affordable homes by breaking ground on the construction of 100 LIHTC units in Arvada, and continuing our redevelopment of 108 LIHTC units in Wheat Ridge. We didn't stop there; FRH was one of the first agencies in the nation to receive and lease Emergency Housing Vouchers. These 42 vouchers allowed us to focus specifically on those experiencing or at-risk of experiencing homelessness and those facing domestic violence. We continued to serve our veterans, disabled, foster youth, and low-income families by issuing over \$23 million in rental assistance and administering over 1,800 vouchers.

Housing wasn't FRH's only focal point in 2021. The health and safety of our residents, community, and staff took precedence. FRH organized and hosted several COVID-19 vaccine clinics throughout Jefferson County; providing convenient access to the vaccine, especially for our residents who wouldn't otherwise have access. Hundreds of vaccines were administered and our organization exemplified our values by becoming fully vaccinated.

As we close the chapter on 2021, we do so with pride and with optimism for continued success. Our annual report is evidence of a determined staff and agency. Our new "normal" is nothing short of incredible.

With gratitude,



Lori Rosendahl, CEO



Kristen Gines, CPO



Amy Case, CFO



Zachary Guerin, COO



Administered \$2.5 million in Emergency Rental Assistance funds from Jefferson County to help nearly 300 families stay housed.



Provided over \$19,300,000 in Housing Assistance Payments to Jeffco Landlords via the HCV program which supported over 1,800 households.

## HIGHLIGHTS



Supported 31 low-income households with Emergency Home Repair grants.



# IMPACT

## Homelessness Prevention

- **153** non-elderly disabled vouchers serving homeless families and individuals in partnership with JeffCo, STRIDE, the Action Center, Jefferson Center for Mental Health, and Family Tree
- **44** VASH vouchers serving chronically homeless veterans in partnership with the VA Medical Center
- **37** FYI vouchers serving homeless young adults transitioning out of foster care in partnership with Jefferson County and CASA
- **57** PBV-subsidized units for homeless or at-risk families in partnership with Jefferson County
- **41** Emergency Housing Vouchers leased in partnership with the Continuum of Care, Salvation Army and Family Tree.
- Issued \$2.5 million in Emergency Rental Assistance, serving around 300 high risk families

## Forward Thinking

- Worked diligently to positively influence pending housing legislation at both the state and federal level.
- Cultivated community partnerships that will further our development activities and better serve our families and individuals.

## Wrapping JeffCo with Services

- Emergency Home Repair Program assisted 31 low-income Jefferson County households
- Housing Navigation team helped 165 voucher holders find housing throughout Jefferson County
- Service Coordinators delivered commodities monthly, including fresh produce and meat, to our seniors experiencing food insecurity
- Provided socially distant services to residents experiencing hardships due to loss of jobs or loved ones.

## Providing Opportunity

- Hosted COVID-19 vaccine clinics throughout JeffCo, ensuring access for our most vulnerable residents
- Worked in conjunction with our partners at JeffCo to retain a grant-funded position to focus on disbursing COVID-19 Emergency Rental Assistance.

## 2021 Development: Flats at Ford St., Golden



- Completed December 2021 and placed in service January 2022.
- 44-unit LIHTC affordable housing community serving households making at or under 60% AMI.
- FRH provided 8 Project-Based Vouchers for households making at or under 30% AMI.
- Amenities include: transit-oriented location, community room, meeting space, playground, in-unit washer/dryers, stainless steel appliances, and balconies.



# LOOKING AHEAD

## AVi at Olde Town, Arvada



- Expected to complete in September 2022.
- 100 units total, serving families and individuals between 30-70% AMI.
- 39 units dedicated to serving youth transitioning out of foster care and homeless veterans.
- Supportive services provided by partner agencies with onsite meeting and office space.
- Redevelopment/urban infill community located walking distance to Olde Town & RTD light rail.

## Caesar Square, Wheat Ridge



- In process and expected to be complete July 2022; new Community Building completed in 2021.
- 108 units serving families and individuals between 30-80% AMI.
- Utilizing LIHTC to redevelop and ensure affordability in FRH's housing stock.
- Exterior upgrades include: community garden, new play area, improved parking lot, new roofs, and improved safety features including security lighting and access control.
- Interior upgrades include: updated kitchens, flooring, energy efficient LED lighting, low flow water fixtures, and upgraded electrical panels.

# THANK YOU TO OUR PARTNERS



**CASA**  
Court Appointed Special Advocates  
FOR CHILDREN  
Jefferson & Clatsop Counties



**STRIDE**  
COMMUNITY HEALTH CENTER



JEFFCO PUBLIC SCHOOLS



Jefferson  
Center



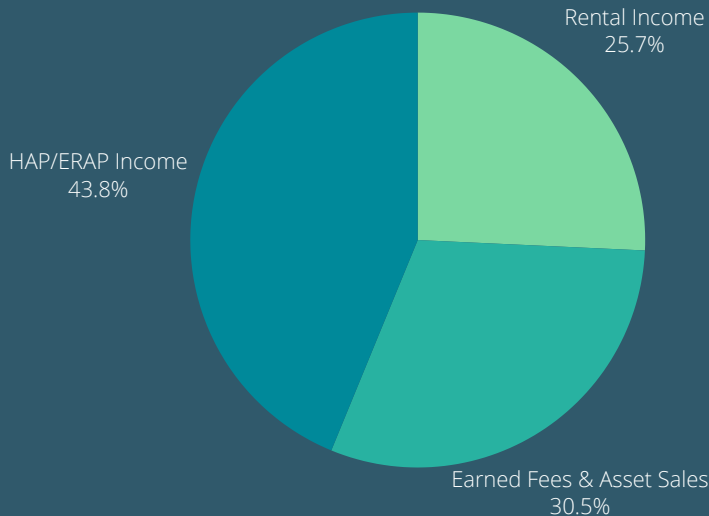
JEFFERSON  
COUNTY COLORADO



**COLORADO**  
Department of Local Affairs  
Division of Housing



## FINANCIALS

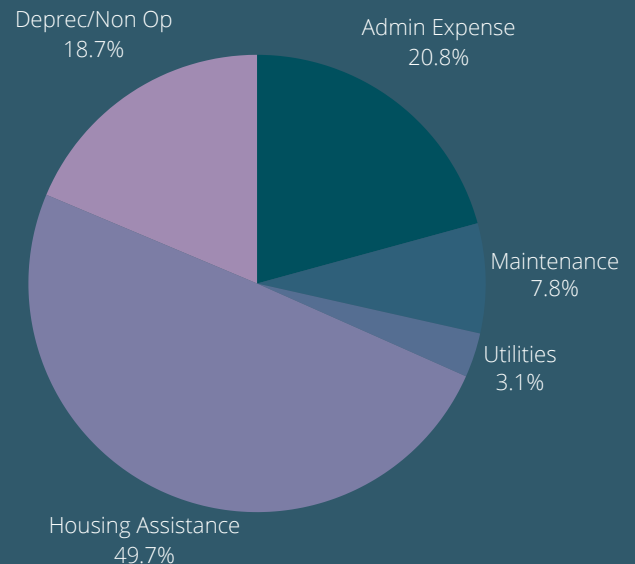


### 2021 REVENUE

Rental Income	\$14,119,680
Earned Fees & Asset Sales	\$16,717,973
HAP & ERAP Income	\$23,983,327
<b>Total Income</b>	<b>\$54,820,980</b>

### 2021 EXPENSES

Administrative Expense	(\$9,913,406)
Maintenance	(\$3,747,460)
Utilities	(\$1,515,273)
Housing Assistance	(\$23,663,830)
Depreciation/Non Op	(\$8,922,360)
<b>Total Expenses</b>	<b>(\$47,762,329)</b>



Numbers are inclusive of FRH, Jeffco Housing Corp and Tax Credit Partnerships