

NORTHEAST DENVER
HOUSING CENTER'S
BOARD OF DIRECTORS 2011

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Membership Start: 1992
ralexander110@live.com

Georgina Olakanye

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Membership Start: 1984

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Retired Airforce/US West
Membership Start: 1986
john.smith@comcast.net

Larry Alexander

Business Owner
Membership Start: 2008
rivpi@rmi.net

Phoebe Archuleta

Community
Membership Start: 2011
febearch75@g.com

Michael Brown

First Bank
Membership Start: 2001
Michael.brown@efirstbank.com

Christopher Colley

Attorney at Law
Membership Start: 2005
kmcolley@mho.net

Marjorie Gilbert

Community/Park Hill
Membership Start: 1984

Sally Edwards

Membership Start: 2009
sallyal.edwards@gmail.com

Supporting Partners

City and County of Denver
CHFA

Daniels Fund
Denver Foundation
Mile High United Way
Energy Outreach Colorado
Foundation

Lowe's
Neighbor Works
State of Colorado/Division of Housing

HUD
Key Bank
Rose Foundation
US Bank
First Bank
Wells Fargo

To create sustainable, healthy housing opportunities for underserved households through outreach, education, and housing development.

WHO WE ARE:

NORTHEAST DENVER HOUSING CENTER IS A PRIVATE NON-PROFIT CORPORATION ORGANIZED IN 1982. NDHC is supported by the public, private and income generated funds to help meet its organizational mission.

WHAT WE DO:

NDHC produces affordable HOME-OWNERSHIP and RENTAL housing, provides services through counseling, case management and home rehabilitation to help improve the health and indoor air quality of homes.

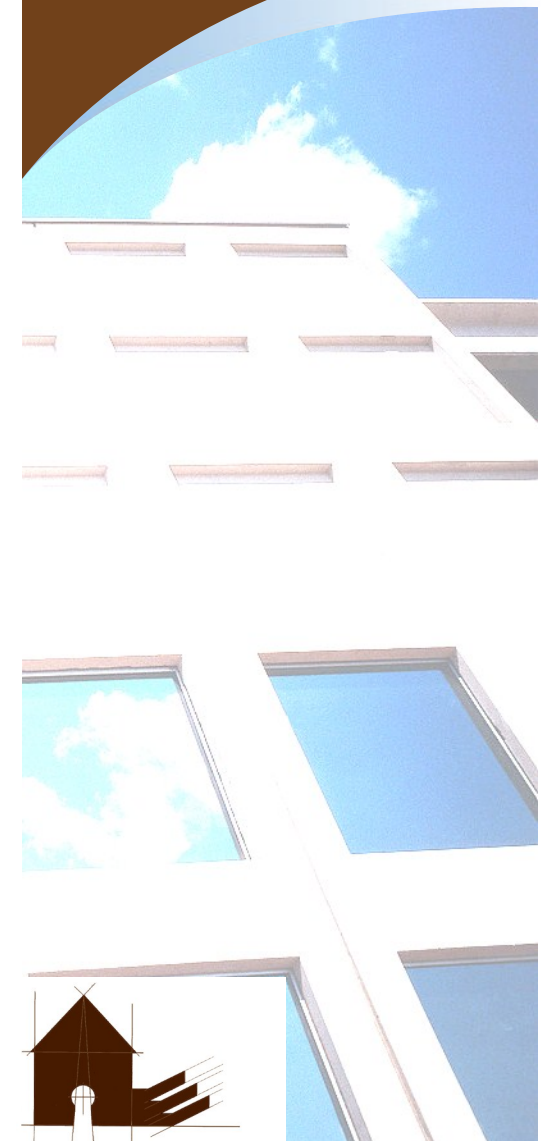
**Northeast Denver
Housing Center**

1735 Gaylord Street
Denver, CO 80206

Phone: 303-377-3334
Fax: 303-377-3327
Website: www.nedenverhousing.org

→ **Northeast Denver
Housing Center**

2010 Annual Report



Healthy Homes Initiative

NDHC managed a Lead Hazard Control Program for low-income families in the City and County of Denver, through a grant from the City of Denver and the EPA. Over the course of the year, NDHC was able to provide the following services:

- 16 homes received with a full lead risk assessment
- 12 homes received lead hazard control rehabilitation
- 77 children were tested for blood lead levels
- 65 First Time Homebuyers received lead safe practice training
- 34,488 Families reached through community outreach activities

NDHC collaborated with numerous neighborhood organizations, City of Denver, the EPA, and Groundwork Denver to implement the 2009 Lead Hazard Control Program.

Building upon the Lead Hazard program, NDHC began its three year Asthma Trigger Reduction program with National Jewish Health in March of 2009. The program will help 125 families in Northeast Denver reduce both the severity and number of asthma attacks through education, trigger assessment, and trigger hazard remediation. In 2009 NDHC and National Jewish Health partnered to develop the framework for the program which allowed NDHC to conduct 16 home risk assessments by the end of the year.

As NDHC looks forward in 2010 we will continue to provide services through the Lead Hazard Control Program in 2010, as the danger from lead poisoning to low and moderate income households continues to be high. Work efforts will also increase in 2010 on the Asthma program as NDHC has a goal of 40 trigger assessment and 20 remediations for 2010. Lastly, NDHC incorporate the healthy homes initiative of Asthma, Lead, and Green Building into our rental portfolio

Comprehensive Counseling

During the fiscal year 2010 the Housing Counseling Department served 324 households in which 72% were below 80% of the area median income. We had 46 clients attend the 1st time homebuyers workshop, and an 28 additional clients participated in one-on-one pre-purchase counseling in which 49 clients purchased and 9 of those that purchased were NSP properties sold by NDHC. We served 184 clients on foreclosure prevention in which 35 homeowners were saved from foreclosure. We also counseled 63 senior citizens on the reverse mortgage product in which 28 clients obtained the HECM loan. We also served 3 clients with loan document review in which all three resulted in a loan modification. 520 families/household benefitted from our referrals such as rentals, housing etc...



Development



2010 Development :

The focus of the development effort in 2010 was the Neighborhood Stabilization Program (NSP), a federally funded program under the Recovery Act.

NDHC partnered with 5 other non-profit and helped form the Neighborhood Development Collaborative (NDC) a Colorado non-profit the served as the contracting arm. Approximately \$ 10 million dollars was contracted to help acquire, rehab single family and multi family units that have been foreclosed. The goal of the program was to reduce neighborhood blight, downward price spiral and increase the rate of ownership.

Thirty four homes were completed in the North East Quadrant of Denver during the first year.

The following map shows the distribution of the units.