# Annual Report 2011

## Northeast Denver Housing Center

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NDHC's Design and Development Studio  
2416 Colfax Ave. Denver, Colorado 80206  
Phone: 303-399-9337  
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To create sustainable, healthy housing opportunities for underserved households through outreach, education, and housing development.

## NDHC's Board Members

- Roy Alexander  
  Chairperson  
- Georgina Olakanye  
  Secretary/Treasurer  
- Phoebe Archuleta  
- Michael Brown  
  Vice President  
- Christopher Colley  
- Marjorie Gilbert  
- Sally Edwards

## Staff

- Getabecha Mekonnen  
  Executive Director  
- Dominique Acevedo  
  Director of Development  
- Christine Smith-Dreier  
  Outreach Coordinator  
- Miriam Leon  
  Administrative Associate  
- Robert Wilson  
  Rehab Specialist/Risk Assessor  
- Lynsey Dreis  
  Project Assistant  
- Tracy Smith  
  Deputy Director  
- Helen Taylor  
  Comprehensive Counseling Program Director  
- Maria Gutierrez  
  Program Assistant  
- Ruth Cockrell  
  Accounting  
- Brendan Doyle  
  Grant Manager  
- Rafael Espinoza  
  Property Manager

## Supporting Partners

- City and County of Denver  
- HUD  
- CHFA  
- Key Bank  
- Daniels Fund  
- Rose Foundation  
- Denver Foundation  
- US Bank  
- Mile High United Way  
- First Bank  
- Energy Outreach Colorado  
- Wells Fargo Foundation  
- Love's  
- Neighbor Works  
- State of Colorado/Division of Housing

## NDHC

The 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.

### 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.

## Financial Report

### 2011

<table>
<thead>
<tr>
<th>Category</th>
<th>2011</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Support &amp; Revenue</td>
<td>$3,947,518</td>
<td>$3,926,595</td>
</tr>
<tr>
<td>Total Support &amp; Revenues</td>
<td>$3,947,518</td>
<td>$3,926,595</td>
</tr>
<tr>
<td>Total Other Income</td>
<td>$1,401,337</td>
<td>$1,057,909</td>
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<tr>
<td>Loss on Investment Income</td>
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<td>$67,102</td>
</tr>
<tr>
<td>Total Expenditures</td>
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<td>$895,304</td>
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<tr>
<td>Operating Expenditures</td>
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<td>$760,678</td>
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<tr>
<td>Depreciation</td>
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<td>$19,620</td>
</tr>
<tr>
<td>Total Revenue</td>
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<td>$5,053,543</td>
</tr>
<tr>
<td>Total Net Income</td>
<td>$411,013</td>
<td>$505,042</td>
</tr>
<tr>
<td>Total Net Income Before Forgiven Debt</td>
<td>$411,013</td>
<td>$505,042</td>
</tr>
<tr>
<td>Increase in Net Assets Before Forgiven Debt</td>
<td>$411,013</td>
<td>$505,042</td>
</tr>
<tr>
<td>Increase in Net Assets After Forgiven Debt</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Net Asset Balance</td>
<td>$479,080</td>
<td>$821,236</td>
</tr>
<tr>
<td>Net Asset Balance - Beginning of Period</td>
<td>$479,080</td>
<td>$821,236</td>
</tr>
<tr>
<td>Net Assets - End of Period</td>
<td>$479,080</td>
<td>$821,236</td>
</tr>
</tbody>
</table>
Highlights of 2011

NDHC focused on working with a collaborative of non-profits to address the foreclosure crisis (foreclosed, vacant and abandoned homes) as part of HUD’s Neighborhood Stabilization Program (NSP). This Collaboration (along with the City and County of Denver) was successful in securing over $5,704,000 in NSP I and 29 million in NSP II funding. Additionally, NDHC collaborated with a local research hospital, National Jewish Health as well as other non-profits, creating greener, safer, and healthier homes as part of our Healthy Homes Initiative programs.

Comprehensive Housing Counseling

The majority (74%) of NDHC CHC program clients make less than 80% of the area median income (AMI). Households making more than 80% of AMI are primarily served under the reverse equity loan (seniors) and foreclosure prevention program.

NDHC’s Healthy Homes Initiative

The Healthy Homes program at NDHC served a total of 527 households in 2011. 412 of the households received assistance by having their 6 years old or younger child tested for lead presence in their blood. The remaining 115 households with one or more child suffering from respiratory illness (asthma) had their home tested for asthma triggers. A total of 44 housing units received assistance that helped reduce the risk for children aged 6 years of age and younger.

The design and development activities of NDHC in 2011 centered on three projects:

- Neighborhood Stabilization Program (NSP), a national program initiative designed to reverse the growing negative impact of foreclosed properties in neighborhoods. The program provided funds to acquire foreclosed properties, rehabilitate, and sell them to homeowners helping to stabilize home values and reducing the risk of continued vandalism and neighborhood deterioration. NDHC successfully acquired 27 single family units, rehab and sold 22 in 2011.

The economic impact of these activities is shown above.

Stout Healthy Living Homes: The Planned Building Group was completed and approved by the City of Denver for a 9 unit new construction apartment building designed on the principle of Healthy Homes - Green Building. The project is a model to demonstrate the impact of designing, building and managing rentals for low to moderate income families with the Health of Occupants focus. Cost of Land for the project is being made available by Urban Land Conservancy for a nominal annual lease.

Land is worth approximately: $625,000
New Construction Project Cost: $1,980,000

Multi-Family Affordable Rental: NDHC in collaboration with Del Norte Neighborhood Development Corporation and NEWSED Community Development Corporation have brought to Denver $10 million grant from HUD through Chicano Por La Casa. These funds have assisted in the production of single family units and have also been utilized in the acquisition of a 48 unit rental property. NDHC as the developer and planned co-owner, has completed the project feasibility, led the acquisition process and the design / development stage by year end. The total project cost is estimated at approximately 5 million dollars. The project will provide affordable rental to households making between 30% to 60% of area median income.

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The lead program had 55 events that provided education to children and adults about the danger of lead poisoning and how to avoid the risk to children. The program collaborates with 5 agencies to leverage dollars and increase program efficiency.

Asthma Trigger Reduction Impact:
- Symptom days reduced by 21 days/year
- Missed school days reduced by 11 days/year
- Acute healthcare visits reduced by .06 visits/year**

(source: Community guide asthma review, CDC)

** Average Visit Cost $3,500
Average Child Visit / year 6
Average Investment / unit $3,000

www.nedenverhousing.org