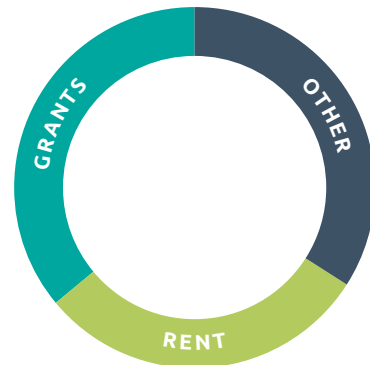


# 2017 FINANCIALS

## Revenue

● Grants	\$ 16,930,386
● Rent	\$ 14,118,496
● Other*	\$ 15,975,655
<b>Total Revenue</b>	<b>\$ 47,024,537</b>

\*Other includes \$13.9M in equity contributions which were reinvested in new construction and rehab projects



## Expenses



● Housing Assistance	\$ 14,271,763
● Administrative	\$ 5,649,560
● Maintenance	\$ 3,485,058
● Utilities	\$ 1,203,628
● Depreciation	\$ 3,971,969
● Interest	\$ 4,022,585
● Other	\$ 2,823,928
<b>Total Expenses</b>	<b>\$ 35,428,491</b>

<b>Total Assets</b>	<b>\$ 172,629,092</b>
<b>Total Liabilities</b>	<b>\$ 117,248,954</b>



**UNISON**  
HOUSING PARTNERS

3033 W. 71st Avenue, Suite 1000 › Westminster, CO 80030  
303.227.2075 | unisonhp.org



"I'm a single mom, with a daughter, living on one income. I wanted to be able to provide my daughter with a home where she had her own room and space to be. This was one of my greatest desires."

**FLORA** › Waterview resident, Home Ownership Program participant



"Being a mom – the easy part is having the child. The challenge is staying stable enough to raise them and be supportive through their endeavors – and that's what's most important to me."

**SHELLEY** › Orchard Crossing resident, Smoking cessation program participant, GED program participant



# 2017 ANNUAL REPORT

## A YEAR OF CHANGE



Unison Housing Partners is empowering people and strengthening communities in Adams County.

We are focused on ending generational poverty by providing people with affordable homes, wrap-around supports, and by being a leader in socially conscious development.

unisonhp.org

## INTRODUCTION



Last year was a year of change and growth for Unison Housing Partners. We went through a rebranding process, neared completion of the Alto multi-use development that includes 70 homes for low-income families and our permanent offices, and staff worked out of a temporary location co-located with County staff at Adams County Government Center. During all of this change, we didn't slow down – in fact, we hit the gas. We served more people than ever and doubled-down on what works: quality affordable housing, a high-performing housing choice voucher program, and providing and connecting related services for our members from rent and utility assistance to health care navigation.

› **PETER LIFARI** › Executive Director



Unison Housing Partners is an undeniable opportunity for change, innovation and community growth lifting up families and rebuilding communities. Unison has been a stepping stone for me, personally, through multiple resources like 3CE, now known as the LIFE Center; youth programs for my son; the self-sufficiency program; and tons of wonderful support. I joined the Board of Commissioners to serve our community and be a voice for single mothers and women in general, to prove to me and them, if you fight hard nothing can stop you.

› **SIEKKURRA CHAMBERLIN** › Board Commissioner, HCV Participant



## COMMUNITY SERVICES

14% of Unison residents participated in the Community Services program including:

- › Counseling, financial coaching, smoking cessation assistance, family development coaching, and more
- › 63 families participated in Home Instruction for Parents of Preschool Youngsters (HIPPPY) so that parents become their child's first and best educator

## HOUSING CHOICE VOUCHERS

- › **4,800 people** applied for Unison's housing choice lottery which was conducted online for the first time
- › **Awarded \$295,000** TANF grant to assist with housing navigation and addressing barriers to housing

## UNISON PROGRAMS BY THE NUMBERS



OWNED AND MANAGED COMMUNITIES

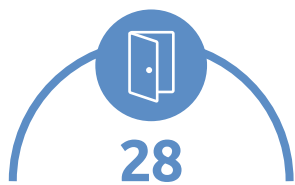


HOUSEHOLDS LIVE IN AFFORDABLE HOMES AT UNISON-OWNED AND MANAGED COMMUNITIES



HOUSING CHOICE VOUCHERS PROVIDE HOMES FOR 3,450\* FAMILY MEMBERS INCLUDING:

- › Veterans, the elderly, people with disabilities, and families being reunited with their children
- › 43% of voucher-holders are seniors or people with disabilities



PARTICIPANTS WORKED WITH UNISON STAFF TO IDENTIFY GOALS AND WORK TOWARDS THEM THROUGH THE FAMILY SELF SUFFICIENCY PROGRAM



DISTRIBUTED THROUGH TANF GRANT TO ENSURE RESIDENTS LIVE IN STABLE HOUSING

*\*Figures are an annual approximation*



"I have been attending the Love and Logic class so I can have more patience with my children. All my family is in Mexico so I don't have a lot of support here."

**FLOR** › Waterview resident

## DEVELOPMENT

- › Unison continued the development of Alto, located two blocks from Westminster Station including 70 units of affordable housing and our new offices
- › Secured Federal tax credits for the development of Crossing Pointe, a 64-unit senior property in Thornton

## PROPERTY OPERATIONS

- › To prepare for the property to go smoke-free in 2018, Casa Redonda residents participated in community engagement activities and smoking cessation coaching
- › A whole new look was realized at two communities, Overlook at Thornton and Creekside Place, with bright, modern paint jobs
- › A historic 100 year-old farmhouse was converted into a new leasing office and resident event space at Orchard Crossing