



new beginnings

LITTLETON HOUSING AUTHORITY
2010 ANNUAL REPORT

dedicated to Libby Bortz



- Community and Civic Leader
- Humanitarian
- Serving Littleton Housing Authority (LHA) in the roles of Commissioner and past Chairperson since 1971

a message from our board chair



Dear Friends,

Looking back on the accomplishments and activities of the LHA during the last year, it is evident that our mission continues to evolve and expand.

In fact we are pleased to report on a series of new initiatives and milestones that began in late 2008 and in 2009 that will further solidify our focus on the development of quality, secure housing for families at all income levels in Littleton for years to come.

In addition to our new location, LHA began redeveloping and refurbishing three apartment buildings on West Powers Circle that will greatly enhance the dwelling units for residents. We are also forging ahead with new, mutually beneficial relationships with landlords and our various community stakeholders.

But, while it is important to remember that accessibility is vital, smart growth is also crucial. Our goal is to continue merging our mission with key strategies that enhance the quality of life for every citizen of Littleton. It is more than just part of our charge as a public housing authority; it is also a part of our role as community members.

Each LHA development shares a sense of community, and each community reflects the unique qualities of its surrounding neighborhood. Simply put, we all have a stake here.

So, while we celebrate our new beginning, we will continue our pledge to focus on the needs of the people and the City we serve.

Andrew Hancock,
Chairman



the mission *of the Littleton Housing Authority of the City of Littleton seeks to strengthen our community by creating opportunities for diverse housing alternatives. In addition, LHA provides affordable, quality housing, which is responsive to community needs and upholds the ethical stewardship of public funds and assets. It also provides a stepping-stone toward self-sufficiency and promotes dignity, diversity and individuality.*

board and staff photos



Libby Bortz,
Commissioner



Jim Taylor,
Commissioner



Jerry Valdes,
Commissioner



Stew Meagher,
Vice Chairman



Esther Varela,
Commissioner



Aaron Heumann,
Commissioner



Dan Burnham,
Executive Director



new beginnings...

The staff of LHA moved into their new offices at 5745 South Bannock Street in January 2009. Previously, LHA's offices were located at 5844 and 5854 South Datura. Offices are still maintained at Bradley House, Alyson Court and Amity Plaza.

Previously a medical building, the site was completely remodeled with new energy-efficient windows throughout the building and other eco-friendly features such as recycled roofing materials and solar tubes to reduce the amount of energy consumption, new carpeting made from recycled fibers building, energy-efficient heating and air conditioning systems, new insulation and enhanced drought-resistant landscaping.

In addition to more space for employees, the structure offers three conference rooms and provides the Authority with room to grow.

"We are excited to be a member of Littleton's northeast neighborhood," said LHA Executive Director Dan Burnham. "After having our main office at Bradley House for 35 years, it is quite a change. The staff has embraced the move and looks forward to serving our clients and citizens in the new location."

In addition, LHA completed the acquisition of three apartment complexes located at 123, 163, and 183 W. Powers Circle, totaling 69 units. In 2010, LHA received a \$450,000 grant from the Federal Home Loan Bank of Topeka, which will assure that the buildings are maintained as an affordable housing opportunity in the community for the next 15 years.



Coming soon: Powers Circle (right), scheduled for renovation Summer 2011.

a connected community

As part of the Littleton community for 40 years, LHA understands the many issues impacting our community's identity and its future. We respond to these issues by embracing the human spirit, promoting the well being of those less fortunate, and providing quality affordable housing. The following pages highlight just a few of the community activities and programs in which we happily participated:



we've got (community) spirit!

National Night Out

LHA staff hosted the first annual National Night Out (NNO) Fiesta, which was held at the new administrative office. LHA families, neighbors, members of City Council and the Littleton Police Department, visited the event.



McGruff the Crime Dog® visits with residents and community members during the LHA's National Night Out block parties.

Pack the Backpacks

In conjunction with the NNO celebration, LHA was proud to sponsor the annual "Pack the Backpacks" school supply drive in August 2010.

In the weeks leading up to the annual observance, LHA staff members, local businesses and City of Littleton employees gathered school supplies and backpacks (including paper, pencils, calculators and rulers) and assembled each age appropriate backpack. Children were able to pick up their backpacks at the NNO Fiesta or at Resident Services prior to the start of the school year.



More than 80 backpacks were donated and stuffed during the annual "Pack the Backpacks" school supply drive



A happy backpack recipient

In all, more than 90 children received age-appropriate, ready-for-school backpacks.

Walking the Red Carpet at Planet HollyDays

The Littleton Housing Authority hosted Planet HollyDays in December 2010 at the Buck Recreation Center. LHA families walked the red carpet, had their photos taken with "celebrities" and enjoyed food, music, games and crafts. Each family also left with a "swag bag" containing a supermarket gift card and other surprises.



The Mustin family walking the red carpet



Above: Kimberly Cunningham with the "Oscar"
Right: Hamdi Ali Abid with "Elvis"



Older Americans Month

New beginnings are not just for the young, but also for the young at heart. Because no one knows that better than the elderly, LHA hosted numerous Older Americans Month celebrations in May 2010.

Celebratory events included no less than four concerts, three wine and cheese parties, continental breakfasts, and a pet show.

The month-long celebration ended with a "Birthday Sock Hop" at Amity Plaza as part of a commemoration of the building's 30th anniversary.



"I grow old learning something new every day."

—Athenian statesman and poet, 630 – 560 BC

LHA Scholarships - Rewarding Academic Achievement

LHA's Scholarship Foundation once again awarded college scholarships to four graduating seniors from local high schools. Recipients including students from Arapahoe, Options, and Littleton high schools.

Each year, the Foundation awards the scholarships to students who maintain a 2.5 grade point average, present letters of recommendation from their teachers and counselors, qualify as part of a low-income family, and are involved in school and community activities. This year, with a donation from First Bank, a total of \$7,000 in scholarships was awarded with winners honored at the annual Perfect Attendance awards ceremony. LHA has awarded over \$72,000 since the program began in 1995.

LHA's scholarship program has been expanded to include low-income households in the Littleton Public Schools community, not just LHA families.

In 2010, the Board approved the inclusion of LHA Heads of Household or their spouses as qualified applicants for scholarships to vocational training or college classes.

a new era of community collaboration

Energy Outreach Colorado

LHA was awarded grant funding from Energy Outreach Colorado for energy efficiency upgrades at the 69-unit Powers Circle Apartments. Improvements have included boiler replacements in each of the three buildings with high efficiency models and all new Energy-Star rated, low-e coated windows. The funding for these improvements originated from Xcel Energy's Multi-family Demand Side Management Program, which is administered and managed by Energy Outreach Colorado. After the first year of operation, the new boilers have saved approximately 57% in gas usage, resulting in a \$12,000 savings.

Denver Water, Mile High Youth Corps

Denver Water, in partnership with Mile High Youth Corps, provided grant funding for and installed low-flow toilets in many of the apartments at Powers Circle; replacing many of the original 30-40 year-old toilets that were present. Furthering water conservation efforts, Xcel Energy provided new high-efficiency showerheads and sink aerators for every apartment. After the first year of operation, the new toilets, shower heads and aerators have saved approximately 50% in water expenses, resulting in over 2,000,000 gallons being conserved. As a part of the grant, Xcel also provided compact fluorescent light bulbs, which Mile High Youth Corps installed, replacing all of the bulbs in each property.

Energy Outreach Colorado is a private, nonprofit organization dedicated to helping low-income Coloradoans by providing energy bill-pay assistance and funding energy efficiency measures in affordable housing.

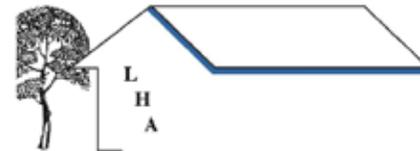
Mile High Youth Corps (MHYC) improves communities and the lives of youth by integrating paid work experience on community projects with career exploration, education and life skills training. The Corps helps youth develop the skills they need to succeed in the classroom, the workforce and everyday life.

The value of both grants resulted in over \$250,000 being reinvested in the community and approximately 30 jobs for these initiatives.



statement of revenues, expenses and changes in net assets
proprietary funds september 30, 2010

	PUBLIC HOUSING	HOUSING CHOICE VOUCHERS	DEVELOPMENT	AMITY PLAZA	ALYSON COURT	POWERS CIRCLE	LIBBY BORTZ	NONMAJOR ENTERPRISE FUNDS	2010	TOTALS 2009
OPERATING REVENUES										
Rental	\$489,634	\$	\$11,240	\$ 663,776	\$175,765	\$412,473	303,658	\$68,809	\$2,125,355	\$1,685,905
Operating Grants and Contributions	335,830	2,035,022	-	898,854	398,905	-	-	227,110	3,895,721	3,870,323
Assisted Living Fees	-	-	-	-	-	-	349,356	-	349,356	-
Other	26,728	131,207	179,355	48,346	4,516	9,997	49,720	6,266	456,135	395,462
TOTAL OPERATING REVENUES	852,192	2,166,229	190,595	1,610,976	579,186	422,470	702,734	302,185	6,826,567	5,951,690
OPERATING EXPENSES										
Housing Assistance Payments	-	1,869,445	-	-	-	-	-	-	1,869,445	1,814,545
General and Administrative	230,627	241,466	165,932	310,836	103,559	91,871	188,845	165,422	1,498,558	1,398,777
Tenant Services	27,787	5,160	-	50,091	30,593	1,043	292,942	9,432	417,048	120,695
Utilities	130,788	-	8,095	160,220	48,153	50,220	49,002	13,070	459,548	403,592
Maintenance and Operation	238,659	-	21,879	239,026	111,513	96,838	74,973	61,823	844,711	751,271
Insurance and Benefits	135,069	44,788	33,711	164,951	58,675	30,425	18,699	35,653	521,971	491,547
Extraordinary Maintenance	967	-	-	-	-	-	-	-	967	81,500
Depreciation and Amortization	372,556	279	47,284	331,789	138,094	92,422	74,207	59,856	1,116,487	994,223
TOTAL OPERATING EXPENSES	1,136,453	2,161,138	276,901	1,256,913	490,587	362,819	698,668	345,256	6,728,735	6,056,150
NET OPERATING INCOME (LOSS)	(284,261)	5,091	(86,306)	354,063	88,599	59,651	4,066	(43,071)	97,832	(104,460)
NONOPERATING REVENUES (EXPENSES)										
Grants and Contributions	472,464	-	-	-	-	236,320	-	131,684	840,468	479,143
Loss on Debt Extinguishment	-	-	-	-	-	-	(79,809)	-	(79,809)	-
Interest Revenue	650	502	70,115	4,324	287	103	580	11,990	88,551	207,706
Interest Expense	-	-	-	(301,299)	(151,093)	(163,269)	(73,766)	(79,334)	(768,761)	(699,698)
NET NONOPERATING REVENUES (EXPENSE)	473,114	502	70,115	(296,975)	(150,806)	73,154	(152,995)	64,340	80,449	(12,849)
NET INCOME (LOSS) BEFORE TRANSFERS AND CAPITAL CONTRIBUTIONS	188,853	5,593	(16,191)	57,088	(62,207)	132,805	(148,929)	21,269	178,281	(117,309)
TRANSFERS AND CAPITAL CONTRIBUTIONS										
Transfers In	-	-	143,044	-	-	-	-	-	143,044	-
Transfers Out	-	-	-	-	-	-	(143,044)	-	(143,044)	-
Contributed Capital	-	-	-	-	-	-	1,289,831	-	1,289,831	-
CHANGE IN NET ASSETS	188,853	5,593	126,853	57,088	(62,207)	132,805	997,858	21,269	1,468,112	(117,309)
NET ASSETS, Beginning	3,829,648	326,238	5,041,902	627,229	833,311	(116,698)	-	244,640	10,786,270	10,903,579
NET ASSETS, Ending	\$4,018,501	331,831	5,168,755	684,317	\$771,104	\$16,107	\$997,858	\$265,909	\$12,254,382	\$10,786,270



Littleton Housing Authority
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