Sustaining Quality Housing Through Partnerships
As part of the Curtis Park HOPE VI Redevelopment, Phase I added the ever-popular "Live/Work" unit. The unique design allows affordable housing residents an innovative home-at-home opportunity with a well-balanced "public office" component integral to their unit yet separate from their private space.
Dear Friends,

Affordable housing, community revitalization, economic opportunity and cultural diversity are cornerstones of great urban neighborhoods. By maintaining a range of housing options, we increase our chances of drawing employers to the Mile High City to create jobs, hire our residents and strengthen our local economy.

For years, the Denver Housing Authority (DHA) has contributed to Denver’s broad range of housing needs, including supporting – along with private sector and nonprofit organizations - Denver’s 10-Year Plan to End Homelessness.

This biennial report highlights DHA’s current and planned efforts to promote affordable housing and economic opportunity. Projects such as the revitalization of DHA’s Curtis Park Homes in 2002 and the renovation of historic Old West Row houses in 2001 demonstrate DHA’s commitment to preserving Denver’s historic neighborhoods.

Creating and maintaining quality, affordable housing for our residents is a top priority. The City and DHA will continue to work with various community partners to foster a city where all families and individuals have opportunities to be economically self-sufficient and to have a place to call home.

John Hickenlooper
Mayor of Denver

The mission of the Denver Housing Authority is to promote adequate and affordable housing, economic opportunity, and a suitable and diverse living environment free from discrimination in Denver.
Establishing the Vision:

The DHA Board of Commissioners consists of nine members appointed by the Mayor of Denver, approved by the City Council and serve staggered five-year terms. The Board is responsible for establishing DHA policy, long-term goals, objectives and direction.

Board meetings are held the second Thursday of each month at 4:00 p.m. Location and/or changes are posted one week prior to the meeting at the front entrance of the DHA main administrative offices located at 777 Grant Street or can be obtained by calling the DHA Executive Offices at (720) 932-3106.

Mr. William Mosher
Chair

Ms. Veronica Barela
Vice Chairperson

Ms. Tracy Huggins
Treasurer

Ms. Tracey Saulters
Commissioner

Ms. Myrna Hipp
Commissioner

Reverend James Peters
Commissioner

Ms. Awilda Marquez, Esq.
Commissioner

Ms. Myrna Hipp
Commissioner

Walter L. Jones, Esq.
Commissioner

Pictured left to right:
Row 1: William Mosher, Rev. James Peters
Row 2: Myrna Hipp, Terrance Ware, Tracy Huggins
Row 3: Veronica Barela, Walter Jones
Row 4: Awilda Marquez, Tracey Saulters
A Message From DHA’S Board Chair

With the mission of providing affordable housing for Denver residents clearly in sight, the Board of Commissioners is very proud of DHA’s accomplishments over the last two years. Most notably, the Denver Village/Cherry Creek Promenade West HOPE VI project has been officially launched. In addition, the new development will provide 277 public and private residential units along with an assortment of retail, a new studio for The Parker Strawberry Dance and a wellness center. The Thomas Dunn Townhomes renovation, the first phase of this project, was recently completed, providing 57 low-income units and duplexed with a new place to call “home.” In addition, the Inverness Sanford Horse Ownership program began, allowing many DHA residents the opportunity to participate in the equestrian arena.

These are just a few of the indicators that this is a very exciting time for the Denver Housing Authority. As we work collaboratively with many of our public and private industry partners to respond to changes in Federal housing policy, address homelessness and combat to meet the needs of Denver residents most in need, we continue to create new affordable housing opportunities for Denver residents.

As you read this report you will get a glimpse of the various new building developments and programs for our 24,000 residents to assist and encourage them on their road to self-sufficiency. You will also see how the DHA has successfully collaborated with numerous local government, business, resident and community service organizations in order to take these important steps. I wish to take this opportunity to personally thank all of those community partners, stakeholders and individuals who have stood with us in achieving our goals. We deeply appreciate your support.

William Mosher
DHA Board Chair

A Message From DHA’S Executive Director

The Housing Authority of the City and County of Denver (DHA) has faced a number of major challenges over the past two years such as Federal housing reforms, reduced self-sufficiency programs and funding. Along with this, our residents have struggled through a soft economy that brought employment cut backs, the restrictions that came with an area drought and major increases in energy costs.

In addition, the need for affordable housing for Denver’s working class grew dramatically. And, the question of how to house our rising number of homeless had to finally be addressed. Yet, what we learned as a result, from such significant challenges came new ideas and better ways to meet the needs of those we serve.

In looking ahead for the Denver Housing Authority the future presents a vast array of opportunities for affordable housing in Denver. Our Real Estate Development Department has been firmly reorganized and is aggressively moving forward to increase the number and quality of mixed-income housing developments throughout Denver. Our successful collaborations with several of our community housing and financial partners has proven to be a path worth our continued pursuit in developing additional affordable housing.

The current construction of our HOPE VI Redevelopment project will create 673 new public and private housing units, preserve 189 units of senior and disabled housing and generate over 1,400 new jobs in the Denver area. The Denver Department of Human Services promises to deliver workable solutions for transitional housing for the homeless.

While much has been accomplished we realize that there is still much to do. And, our zeal, passion and commitment will continue to remain focused on meeting the needs of those we serve.

Sal Carpio
DHA Executive Director

To the supporters and contributors of the
Denver Housing Authority:

As we work collaboratively with many of our public and private industry partners to respond to changes in Federal housing policy, address homelessness and combat to meet the needs of Denver residents most in need, we continue to create new affordable housing opportunities for Denver residents.

As you read this report you will get a glimpse of the various new building developments and programs for our 24,000 residents to assist and encourage them on their road to self-sufficiency. You will also see how the DHA has successfully collaborated with numerous local government, business, resident and community service organizations in order to take these important steps. I wish to take this opportunity to personally thank all of those community partners, stakeholders and individuals who have stood with us in achieving our goals. We deeply appreciate your support.

William Mosher
DHA Board Chair
Executive Department
Under the direction of the Board of Commissioners, the Executive Director successfully maintained the DHA as a nationally recognized leading housing authority in the Rocky Mountain region. Selected accomplishments include, but are not limited to:

- Provided effective management and oversight of the four (4) divisions of the DHA to accomplish the business of housing through efficient financial and operational policies.
- Established and refined the Real Estate Development Department with experienced planning and development staff to increase revenue-generating housing development projects.
- Ensured the successful planning and implementation of affordable housing programs including, but not limited to, the Curtis Park HOPE VI Redevelopment, Globeville Workforce Housing, and Park Avenue HOPE VI Redevelopment to expand the affordable housing base in the City and County of Denver.
- Established and maintained monthly meetings to strengthen communication with the Mayor, his staff and various City departments.
- Actively partnered in the development of the Mayor’s “10-year Plan to End Homelessness in Denver” with the Denver Department of Human Services.
- Initiated a planning structure for the HUD Asset Management Program to be implemented in fiscal year 2005 within the Finance and Housing Management Division of the agency.

Chief of Staff
The Chief of Staff division, headed by Loretta Lovell, helps manage the DHA’s daily operations and oversees its general, personnel and procurement services divisions. Major undertakings by this division include:

- Development and implementation of a DHA minority and women business contracting plan including conducting our annual Minority & Woman Business Outreach Open House.
- Implementation of an agencywide procurement card (P-Card) program for all DHA departments.
- Responsibility for commercial property management including operational, maintenance and tenant finishes for private and public businesses located at the 777 Grant Street site.
- Development and implementation of a new pension service provider plan for all DHA employees.

The Denver Housing Authority Senior Staff collectively manages nearly 300 full-time and temporary personnel. Following are some of the Senior Staff’s major accomplishments during 2004-2005.

Accomplishments
The renovation of the Thomas Bean Towers represents the first phase of DHA’s third HOPE VI Redevelopment project. Located on the edge of downtown Denver, Thomas Bean features 189 affordable senior/disabled units in a completely redesigned and expanded building that includes significant space dedicated for resident life as well as community activities that will serve the surrounding community.
Successfully administered 5,372 vouchers to low income families. Increased by 200 the number of landlords participating in the Section 8 Program. Acquired 157 new vouchers. Received 100% score for 2004 under the Section Eight Management Assessment Program (SEMAP), receiving “High Performer” status. Completed the HOPE VI Community and Supportive Services Program for Curtis Park. Successfully implemented a City funded Summer Youth Employment Program for public housing residents and low-income families in the Curtis Park neighborhood. Acquired various HUD, State and City grants totaling $1,489,379 to provide self-sufficiency services, homeownership opportunities, senior and youth programs. Provided home ownership counseling to over 600 low-income families and assisted 20 DHA families in purchasing their own home. Received seven (7) “Awards of Merit” from the National Association of Housing and Redevelopment Officials (NAHRO), including awards for youth programs, senior services, homeownership and self-sufficiency programs. Three programs were also nominated for the 2005 NAHRO “Excellence Award.”

As Agency Counsel, she is responsible for providing day-to-day legal advice to the Executive Director, Senior Staff and the Board of Commissioners regarding a myriad of legal issues that cover a broad spectrum of subjects including, but not limited to:

- Employee Benefits
- Real Estate
- Public Finance
- Labor & Human Resources
- Employment
- Tax Issues
- Contract Negotiations

Section 8/Client Services

Directed by Tina Segura, this division is comprised of three major facets: Occupancy, Section 8 and Resident and Community Services. Major accomplishments by Section 8/Client Services over the year include:

Providing well-maintained, safe and sanitary housing is the responsibility of DHA’s Housing Management division, which oversees major construction and rehabilitation activities in DHA’s housing developments.

During the period of 2004-2005, Housing Management and Capital Improvements pursued:

- Efficient and quality maintenance of over 4,000 public housing units.
- Xeriscape renovation at the North Lincoln Campus of Learners.
- Successful leasing of 100% of the new Globeville Townhome development, an affordable low-income housing stock.
- Partnering with Denver Water to address concerns on the “Drought Conditions in Colorado” report, including adopting new guidelines for watering and the installation of water saving devices.
- Successfully implemented a City funded Summer Youth Employment Program for public housing residents and low-income families in the Curtis Park neighborhood.
- Partnering with the Denver Police Department on addressing resident security issues.
- Conducted successful transition into non-HUD housing management to increase Denver’s affordable housing stock.

Funding and Support Services

Directed by Lisa Segara, this division is comprised of three major facets: Occupancy, Section 8 and Resident and Community Services. Major accomplishments by Section 8/Client Services over the year include:

Provided home ownership counseling to over 600 low-income families and assisted 20 DHA families in purchasing their own home. Received seven (7) “Awards of Merit” from the National Association of Housing and Redevelopment Officials (NAHRO), including awards for youth programs, senior services, homeownership and self-sufficiency programs. Three programs were also nominated for the 2005 NAHRO “Excellence Award.”

As Agency Counsel, she is responsible for providing day-to-day legal advice to the Executive Director, Senior Staff and the Board of Commissioners regarding a myriad of legal issues that cover a broad spectrum of subjects including, but not limited to:

- Employee Benefits
- Real Estate
- Public Finance
- Labor & Human Resources
- Employment
- Tax Issues
- Contract Negotiations

Section 8/Client Services

Directed by Tina Segura, this division is comprised of three major facets: Occupancy, Section 8 and Resident and Community Services. Major accomplishments by Section 8/Client Services over the year include:

Providing well-maintained, safe and sanitary housing is the responsibility of DHA’s Housing Management division, which oversees major construction and rehabilitation activities in DHA’s housing developments.

During the period of 2004-2005, Housing Management and Capital Improvements pursued:

- Efficient and quality maintenance of over 4,000 public housing units.
- Xeriscape renovation at the North Lincoln Campus of Learners.
- Successful leasing of 100% of the new Globeville Townhome development, an affordable low-income housing stock.
- Partnering with Denver Water to address concerns on the “Drought Conditions in Colorado” report, including adopting new guidelines for watering and the installation of water saving devices.
- Successfully implemented a City funded Summer Youth Employment Program for public housing residents and low-income families in the Curtis Park neighborhood.
- Partnering with the Denver Police Department on addressing resident security issues.
- Conducted successful transition into non-HUD housing management to increase Denver’s affordable housing stock.

Finance

Sarasu Zachariah leads DHA’s Finance Division, which performs all financial, accounting, development finance monitoring, risk management and data processing functions for the agency. The finance division is responsible for ensuring the cost-effective operation of the DHA, reporting on all financial transactions, preparing operating budgets, the monitoring of expenses and revenues and ensuring the efficient operation of the agency’s computer hardware/software and data processing functions.
FY2004 was a challenging year for the Accounting Department in setting up and maintaining various new low-income housing tax credit (LIHTC) partnerships that DHA created in its attempt to produce more affordable housing in Denver. The Assistant Chief Financial Officer’s staff participated in four such LIHTC closings, prepared and submitted LIHTC carryover applications and is successfully coordinating the complex accounting and reporting functions for the Park Avenue HOPE VI grant. This office is also in charge of all risk management functions, real estate development financing/reporting functions and Davis Bacon compliance functions of DHA.

The Management Information Systems Department in Finance maintains the comprehensive housing program management software for DHA and provides on-going trouble-shooting and technical support to staff. Major projects in 2004 included:

- Implemented new software for the Section 8 program and the Section 8/public housing inspection systems
- Upgraded data lines at all remote locations to provide high-speed connectivity to the central office
- Developed systems for tracking all performance indicators of HUD mandated programs

In 2005, the Office of Inspector General (OIG) conducted a review at DHA to determine if proper internal controls exist that provide reasonable assurance that... The audit determined that DHA staff followed HUD requirements and DHA policies for calculating rents and subsidy payments.

The DHA Finance Division continues to receive the “Distinguished Budget Presentation Award” and the “Certificate of Achievement for Excellence in Financial Reporting Award” from the Government Finance Officers Association. The financial audit of DHA was conducted by KPMG, LLP, resulting in an unqualified audit opinion with no audit findings.

Real Estate Development

Directed by Chris Parr, the Development Department is responsible for all major real estate development activities. These responsibilities include land acquisitions, master planning, design process, securing construction financing, and construction implementation. The mission of the Development Department is to construct model sustainable developments that provide exceptional affordable rental and for-sale housing opportunities for a mixed-income population. Meeting this objective is exemplified through the following developments and related efforts:

- **Park Avenue HOPE VI Redevelopment**
  - With a planned 873 unit redevelopment, Park Avenue will offer mixed-income rental along with affordable and market rate housing. The first phase of this development will provide a 124-unit rental development scheduled for completion in the first quarter of 2007.

- **Thomas Bean Towers**
  - The full rehabilitation of Thomas Bean Towers will include 189 units of senior and disabled housing along with... will provide needed services to the residents and the surrounding community as part of the Park Avenue Redevelopment.

- **Curtis Park HOPE VI Redevelopment**
  - Through partnership, 323 mixed-income rental units have been placed in service with an average 94% occupancy rate. An additional 133 for-sale units are planned to start in late 2006.

**Gallatinville Townhomes**
- Completed 75 units of affordable and market rate rental apartments and 32 units of affordable for-sale townhomes.

**Lincoln Park 57**
- Through a close working relationship with the City of Denver and HUD, DHA was able to acquire and preserve... under Colorado State Law, which provides property tax benefits to an effort to preserve affordable low income housing. To date, 3 of these Special Limited Partnerships have included:
  - Mt. Loretto
  - Pikes Peak in partnership with Catholic Charities
  - Kitty Hawk & Cañon City Apartments

**Parkside Apartments at Stapleton**
- Completed 120 units in partnership with REAP Communities.

The Authority has also made strides to maximize efficiency and create a model for true public/private partnerships. Such partnerships are evidenced on... including The Integral Group, Heitler Development, New Town Builders and The Burgwyn Company, amongst others.
Our Community Partners

In order to effectively meet the affordable housing needs of the community that it serves, the Denver Housing Authority has developed and maintained long-term working relationships with numerous private and public entities throughout the Denver area. These successful collaborations with both resident, government and community service organizations, have helped to create one of the most flourishing public housing authorities in the country.

ArtReach
Boy Scouts
Bayor’s First Realty
Catholic Charities
Centers for Financial Education
City & County of Denver
Office of Economic Development
Housing and Neighborhood Development Services (HANDS)
Department of Human Services
Chase Banks
Cleo Parker Robinson Dance Studio
Colorado Housing and Finance Authority
Colorado Housing Assistance Corporation
Colorado State Quarter High School
Colorado Women’s Empowerment & Education
CONEZ
Conifer Health
Community College of Denver
Community Ombudsman Services Center
Del Norte
Denver Area Youth Services
Denver Black Church Initiative
Denver Community Federal Credit Union
Educational Opportunity Center
Englewood
East High School
Food Bank of the Rockies
Girl Scouts
Hope Communities
KeyBank
Knowledge Stream
Henry Housing
Metro State – Center for the Visual Arts
Metropolitan State College
National Hispanic Cultural Center
Mile High United Way
National Lodging
Northwest Denver Housing Center
Penrose Hospital
Presidential Colorado Real Estate
Security Title Company
Senior, Inc.
Services for Neighbors
SNAP
State of Colorado Department of Human Services
Technology Youth Center
The Catholic Center
The WEBS Alliance
The Piton Foundation
The Sand
University of Denver
Urban League of Metro Denver, Inc.
Upright Peak
U.S. Bank
Wayne State University
Women’s Resource Project
YoungArts

Park Avenue HOPE VI Redevelopment

Several major DHA building initiatives began taking shape over the past two years, most notably with the August groundbreaking (pictured below) of Phase II of the new Park Avenue HOPE VI Redevelopment, the former East Village. The 15-acre development, which is scheduled to take five to seven years to build, is projected to create 1,483 jobs for Denver residents in retail, real estate and construction. Once completed, the project will provide 873 mixed-income rental and homeownership residential units, the Cleo Parker Robinson Dance Studio, a wellness center, an assortment of retail and a broad range of community services.
During 2005, the DHA met the housing needs of 23,789 very low, low and middle income individuals representing 9,397 families in Denver. In addition, the Denver Housing Authority administered 5,355 Section 8 vouchers, making DHA one of Denver's largest landlords.

Upward Mobility

The DHA Resident and Community Services (RCS) Department is responsible for promoting and enhancing positive resident relations within DHA and providing upward mobility opportunities to residents through the development of various program resources and partnerships.

As an example, in 2005, 244 DHA residents were enrolled in the Family Self Sufficiency (FSS) program. At the end of 2005, 15 successfully completed their FSS contracts—87% moved out of subsidized housing, and 77% of that group moved into home ownership. In addition, 51% of FSS participants have seen an increase in earned income while participating in the program.

DHA Home Ownership Program Empowers Residents

The Denver Housing Authority’s Department of Resident and Community Services (RCS) administers programs that encourage and promote self-sufficiency and upward mobility. These programs, which include the Family Self-Sufficiency (FSS), ROSS Financial (Resident Opportunities for Self-Sufficiency), ROSS Employment and the Home Ownership Program, strive to offer resources to residents to empower them to become self-sufficient.

Through the Homeownership Program clients receive individual case management, money management, homeownership assessments, credit counseling, credit repair and Incentive Plus classes. As a result, over 115 DHA residents and over 50 residents from the city of Denver have purchased their own home.

Building Lives

The People We Serve

As part of the Curtis Park HOPE VI Redevelopment, the 24-unit apartment building helps break the mold of the need-income design approach. Fitting in with the warehouse district in which it resides, DHA extended an ironic housing offering for the economic breadth in an offering that incorporates multiple public-private partnerships.

North Lincoln Park Homes, located in the La Alma/Lincoln Park neighborhood, features 131 modern public housing family town homes and a 75 unit senior mid-rise building. In 2005, with HUD capital improvement funding, the North Lincoln Park Homes parcel underwent comprehensive site landscaping and walkway improvements as well as curb-appeal improvements. DHA also worked closely with the Denver Water Department to address drought conditions.

Blake Street Flats

As part of the Curtis Park HOPE VI Redevelopment, the 24-unit apartment building helps break the mold of the need-income design approach. Fitting in with the warehouse district in which it resides, DHA extended an ironic housing offering for the economic breadth in an offering that incorporates multiple public-private partnerships.

The Villages at Curtis Park

As part of the Curtis Park HOPE VI Redevelopment, the 24-unit apartment building helps break the mold of the need-income design approach. Fitting in with the warehouse district in which it resides, DHA extended an ironic housing offering for the economic breadth in an offering that incorporates multiple public-private partnerships.

Glenarm Place

As part of the Curtis Park HOPE VI Redevelopment, the 24-unit apartment building helps break the mold of the need-income design approach. Fitting in with the warehouse district in which it resides, DHA extended an ironic housing offering for the economic breadth in an offering that incorporates multiple public-private partnerships.

Globeville Townhomes

DHA’s Globeville Townhomes were completed and began taking residents in the fall of 2005. Only minutes from downtown and the Auraria campus, the new community has spacious 2 and 3 bedroom rental and for-sale units nestled in between walkable tree-lined streets. Globeville represents DHA’s first workforce housing development project completed without HUD funding.
In June, 2004, the DHA and the City of Denver formally dedicated the King Trimble Center (The Center) in recognition of the late attorney and community leader’s lasting impact on the city. The new 5,870 square foot building, located at 2980 Curtis Street in the heart of the Curtis Park/Five Points neighborhood, provides residents with computer training; job search, listings, and readiness assistance; asset building; tax preparation support; and assistance for Individual Development Accounts. The Center, which is owned and maintained by the Denver Housing Authority, is operated by the City’s Office of Economic Development Division of Workforce Development.

Resident Council Board

The Denver Housing Authority has established a very strong partnership with the elected Local Resident Councils (LRC’s) of its various family and senior housing developments. Fifteen DHA developments have active Local Resident Councils and conduct regular monthly meetings. The LRC’s also have representation on a DHA systemwide Resident Council Board (RCB). Some of the RCB activities include planning of special events, an annual Leadership Fall Conference, capital improvements, security conference planning, LRC work plans and an annual Senior Ball.

Wall of Fame

The “DHA Wall of Fame” was launched as a way to honor and thank those who have made outstanding contributions to the Housing Authority and meeting the goals of its mission. The “Wall of Fame” is permanently placed on the 2nd floor, directly outside of the DHA Board of Commissioners Board Room, for public viewing.

Nominations for new additions to the “Wall of Fame” are received each December, with an award ceremony conducted in the first quarter of the New Year. Those awarded in 2005, the first year of presentations, were:

- Arie P. Taylor
  Colorado State Representative and DHA Board Commissioner, for her determined leadership toward improving the lives for all people and dedicated services to DHA and the Denver community.
- Mark “Augie” Martinez
  (previous Board Commissioner) for his resident advocacy, leadership and commitment to improving opportunities for Denver’s low-income citizens.
- Melvin Anderson
  for his resident support, vision and leadership on behalf of the residents of public housing and the community for improving Blair Thomas Blue Towers and the Arrowhead community.
- Matt Brady
  for his relentless determination and commitment to providing information to the community in order to improve human services for all.
- Tracey Saulters
  DHA Board Commissioner, for her outstanding leadership, advocacy and dedication to improving services and the opportunities for Denver’s low-income citizens.
- Mildred Anderson
  for her faithful commitment and leadership of the DHA Resident Council Board (RCB) and dedication to solving resident issues.
## Financial Statements (Unaudited for FY 2005)

### Assets

<table>
<thead>
<tr>
<th>FY 2005</th>
<th>FY 2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash</td>
<td>$2,507,545</td>
</tr>
<tr>
<td>Notes Receivable</td>
<td>$1,047,166</td>
</tr>
<tr>
<td>Investments</td>
<td>16,385,716</td>
</tr>
<tr>
<td>Assets Held for Sale</td>
<td>2,262,375</td>
</tr>
<tr>
<td>Prepaid Expenses, Inventory and Other</td>
<td>2,262,375</td>
</tr>
<tr>
<td>Capital Assets, Net</td>
<td>253,628,897</td>
</tr>
<tr>
<td><strong>Total Assets</strong></td>
<td><strong>$252,005,768</strong></td>
</tr>
</tbody>
</table>

### Liabilities

<table>
<thead>
<tr>
<th>FY 2005</th>
<th>FY 2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts Payable</td>
<td>$5,981,472</td>
</tr>
<tr>
<td>Accrued Expenses</td>
<td>2,632,490</td>
</tr>
<tr>
<td>Security Deposits &amp; Deferred Revenue</td>
<td>1,118,113</td>
</tr>
<tr>
<td>Current Notes/Bonds Payable</td>
<td>2,198,707</td>
</tr>
<tr>
<td>Long-Term Debt</td>
<td>31,096,646</td>
</tr>
<tr>
<td><strong>Total Liabilities</strong></td>
<td><strong>$34,918,284</strong></td>
</tr>
</tbody>
</table>

### Net Assets

<table>
<thead>
<tr>
<th>FY 2005</th>
<th>FY 2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investments in Capital Assets, Net</td>
<td>$179,408,666</td>
</tr>
<tr>
<td>Restricted Net Assets</td>
<td>0,508,598</td>
</tr>
<tr>
<td>Unrestricted Net Assets</td>
<td>28,050,740</td>
</tr>
<tr>
<td><strong>Total Net Assets</strong></td>
<td><strong>$217,467,004</strong></td>
</tr>
</tbody>
</table>

### Change in Net Assets

<table>
<thead>
<tr>
<th>FY 2005</th>
<th>FY 2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>$252,005,768</td>
<td>$227,085,031</td>
</tr>
</tbody>
</table>

### Revenue

<table>
<thead>
<tr>
<th>FY 2005</th>
<th>FY 2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Revenue</td>
<td>$10,683,565</td>
</tr>
<tr>
<td>Intergovernmental Revenue</td>
<td>70,621,367</td>
</tr>
<tr>
<td>Capital Grant</td>
<td>10,487,676</td>
</tr>
<tr>
<td>Investment in Partnership</td>
<td>9,384,488</td>
</tr>
<tr>
<td>Investment Income</td>
<td>1,462,064</td>
</tr>
<tr>
<td>Other Income</td>
<td>1,093,967</td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td><strong>$104,392,988</strong></td>
</tr>
</tbody>
</table>

### Expenses

<table>
<thead>
<tr>
<th>FY 2005</th>
<th>FY 2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration</td>
<td>$11,050,406</td>
</tr>
<tr>
<td>Tenant Services</td>
<td>780,542</td>
</tr>
<tr>
<td>Utilities</td>
<td>8,277,641</td>
</tr>
<tr>
<td>Ordinary Maintenance and Operations</td>
<td>5,304,846</td>
</tr>
<tr>
<td>General and Other Expenses</td>
<td>5,156,883</td>
</tr>
<tr>
<td>Non-Routine Maintenance</td>
<td>46,188,268</td>
</tr>
<tr>
<td>Housing Assistance Payments</td>
<td>11,100,037</td>
</tr>
<tr>
<td>Interest Expense</td>
<td>4,683,699</td>
</tr>
<tr>
<td>Depreciation &amp; Amortization</td>
<td>6,325,762</td>
</tr>
<tr>
<td>Gain (Loss) of Disposition of Assets</td>
<td>3,491,594</td>
</tr>
<tr>
<td><strong>Total Expenses</strong></td>
<td><strong>$94,840,551</strong></td>
</tr>
</tbody>
</table>

### Note: Audited FY2005 financial statements will be posted at DHA's website www.dhanet.com in June 2006.
The average length of stay for families in public housing is 5.5 years. The average size of a family in public housing is 3.5. The average age of children is 8.5.

12.7% of public housing residents have two head-of-households. The average age for female head-of-households is 44.8.

The average annual income for families in Section 8 housing is $9,761. The average length of stay for families in Section 8 housing is 6 years.

The average income for seniors in public housing is $10,505. The average length of stay for seniors in Section 8 housing is 7.2 years and 7.7 years for public housing.

The average size of a family in public housing is 3.5. The average age of children is 8.5. The average income for families in public housing is $9,704.