Forty years ago, on June 21, 1966, the Boulder City Council passed a resolution affirming the need for a housing authority to address the shelter needs of Boulder citizens. Two Boulder citizens, Ruth Correl and Terril Young, were the force behind the entity. The first Board of Commissioners of the Housing Authority of the City of Boulder (HACB) was led by Dr. Joseph Smiley and four colleagues: Dr. R.C. Mercure, Frank Buchanan, Father Bonaventure, and Earl King. The early years of the HACB were an exciting time. The first Executive Director, John Hoover, was hired in 1969 and he and Terril Young led HACB’s vision of integrating public housing into the community. The first leaders left an enduring legacy of building units that would become part of a neighborhood, not a neighborhood in itself. Between 1970 and 1979, nearly 450 units were constructed or acquired by the HACB or provided by the Section 8 rental assistance program and administered by the HACB.

In addition to the new units, there was a strong commitment to the residents, which led to the creation of the Tenant Services Program and the Resident Representative Council. The dedication to community integrated housing and strong resident involvement and services during the early years of the HACB set the tone and direction of public housing for many years; it continues to be the standard for the creation of public housing in Boulder today.

The 1980s were a time of transition for HACB. As federal assistance became scarce, new sources of funding had to be developed. This led to a new kind of innovation and partnership with other public agencies and the private sector. These new relationships led to a number of developments such as Bridgewalk, a public/private partnership that created 123 affordable and market rate units, and Sage Court, a 19-unit development for disabled residents built in partnership with the Center for People With Disabilities, and its eventual owner, Thistle Community Housing.

Since then, HACB has continued its commitment to innovation and partnership throughout the community. We now own and manage 991 homes and 606 housing choice vouchers for more than 1600 Boulder families. We have a new name, Boulder Housing Partners, to reflect our commitment to partnership and a new home at 4800 Broadway to integrate our growing operations. Our partnerships at the Holiday Neighborhood have produced affordable housing in an integrated, exciting neighborhood.

Just as we have faced countless challenges to our mission throughout the last 40 years, we are prepared to meet the unknown challenges of the next 40 years and beyond. The methods, partners, and obstacles may change many times in the future, but the overall goal of providing quality affordable housing to those in need will always be constant.

Betty Hafe, Chair, Board of Commissioners
Cindy Brown, Co-Executive Director
Betsey Martens, Co-Executive Director

We want to recognize the Commissioners and Directors that paved the way for our success:

**Directors**

<table>
<thead>
<tr>
<th>Year</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1969-84</td>
<td>John Hoover</td>
</tr>
<tr>
<td>1984-88</td>
<td>John Martinez</td>
</tr>
<tr>
<td>1988-92</td>
<td>Karen Thoreson</td>
</tr>
<tr>
<td>1992-98</td>
<td>Kathy McCormick</td>
</tr>
<tr>
<td>1997-present</td>
<td>Betsey Martens</td>
</tr>
<tr>
<td>1997-present</td>
<td>Cindy Brown</td>
</tr>
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</table>

**Commissioners**

<table>
<thead>
<tr>
<th>Year</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1966</td>
<td>Dr. Joseph Smiley</td>
</tr>
<tr>
<td>1966</td>
<td>Dr. R.C. Mercure Jr.</td>
</tr>
<tr>
<td>1966</td>
<td>Frank Buchanan</td>
</tr>
<tr>
<td>1966</td>
<td>Father Bonaventure</td>
</tr>
<tr>
<td>1966</td>
<td>Earl B. King</td>
</tr>
<tr>
<td>1966</td>
<td>Howard Clement</td>
</tr>
<tr>
<td>1970-75</td>
<td>Clayton Johnson</td>
</tr>
<tr>
<td>1976-76</td>
<td>Dorothy Thompson</td>
</tr>
<tr>
<td>1975-76</td>
<td>E.C. Shewtrell</td>
</tr>
<tr>
<td>1976-79</td>
<td>Richard Beckley</td>
</tr>
<tr>
<td>1977-78</td>
<td>Ruth Correl</td>
</tr>
<tr>
<td>1977-80</td>
<td>Christopher Brauchli</td>
</tr>
<tr>
<td>1977-80</td>
<td>Berkley Sterling</td>
</tr>
<tr>
<td>1977-86</td>
<td>H.H. Arnold</td>
</tr>
<tr>
<td>1978-81</td>
<td>Gwen Dooley</td>
</tr>
<tr>
<td>1980-86</td>
<td>Lita Dunham</td>
</tr>
<tr>
<td>1981-86</td>
<td>Marty Frick</td>
</tr>
<tr>
<td>1981-86</td>
<td>Bob Lundy</td>
</tr>
<tr>
<td>1983-87</td>
<td>Homer Page</td>
</tr>
<tr>
<td>1983-89</td>
<td>Norton Steben</td>
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<tr>
<td>1985-86</td>
<td>Betsey Flanagan-Martens</td>
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<tr>
<td>1986-87</td>
<td>Dennis Rezendes</td>
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<tr>
<td>1986-89</td>
<td>David Hill</td>
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<tr>
<td>1987</td>
<td>Sharon Powell</td>
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<td>1988-89</td>
<td>Ann Deschanel</td>
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<td>1988-89</td>
<td>Leslie Dargin</td>
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<td>1989-94</td>
<td>Jim Urbanos</td>
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<td>1990-92</td>
<td>Carol Husted</td>
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<td>1993-98</td>
<td>Allyn Feinberg</td>
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<td>1997-2000</td>
<td>Richard Romeo</td>
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<td>1999-2003</td>
<td>Dan Corson</td>
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<tr>
<td>2000</td>
<td>Jean Henderson Heath</td>
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<tr>
<td>2001-2004</td>
<td>Barbara Turner</td>
</tr>
<tr>
<td>2000-2004</td>
<td>Louise Smart</td>
</tr>
<tr>
<td>2000-2004</td>
<td>Jim Topping</td>
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<td>2000-2004</td>
<td>Betty Hoye</td>
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<td>2001-present</td>
<td>Philip Lawrence</td>
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<tr>
<td>2001-present</td>
<td>Mike Whise</td>
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<td>2004-present</td>
<td>Robin Bohannan</td>
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<td>2004-present</td>
<td>Angela McCormick</td>
</tr>
<tr>
<td>2005-present</td>
<td>Nestor Davidson</td>
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</tbody>
</table>

Holiday Neighborhood
John Hooyer, the first Executive Director of the Housing Authority of the City of Boulder, looks over working plans for the Kalmia Public Housing site. Residents occupied the site in 1971.

The Walnut Place senior apartments were under construction in 1972. Walnut was the sixth and final site in a Housing and Urban Development turnkey program; it was originally designed to fill a need for housing for those involved with government and educational training.

John Martinez
Executive Director
1984-1988

Karen Thoreson
Executive Director
1988-1992

Betsey Martens
Commissioner
1985-1986
Imagine where we can go.

990s

Kathy McCormick
Executive Director
1993-1998

Northport Fire
1993

Foothills Community
Completed 2002

H A C B
Name and Logo Change
2001

Current Co-Executive Directors
Cynthia L. Brown
Betsey Martens
1999-Present

Current BHP Office Building
Completed in November 2003

2000s

Boulder Housing Partners
A Housing Authority Since 1966

Broadway West
Coming soon
**Acquisition & Development**

**Holiday Neighborhood**

Boulder Housing Partners took the lead in land development for the Holiday Neighborhood in north Boulder. The mixed-use community will be complete in 2007 with 330 homes of which 46% will be permanently affordable. In 2005, we completed the purchase of 49 homes from individual developers and all were leased to low- and moderate-income households. Additionally, leadership of the homeowner's association Board transferred from BHP to Holiday homeowners.

![Wild Sage Common House at Holiday Neighborhood](image)

**Vistoso Community**

BHP closed on the tax credit purchase of 15 two-bedroom, two-bath condominiums in the new Vistoso community in south Boulder. The units are fully occupied and are permanently affordable to households earning 40% of the area median income.

**Acquisition**

We purchased 10 units near central Boulder. These apartment homes, funded with grants from the City of Boulder, the State of Colorado, and the Saint John's Foundation, are available to individuals, couples, and small families at 40-50% of the area median income.

**Project Planning**

Several new projects are in the planning stages and are slated for development within the next three years, including construction of a new apartment building at the site of our former office building, renovation of the adjacent public housing community, and the addition of a new community center. The projects will be integrated by design, with financing that includes tax credits, Private Activity Bonds, and grants.

![Broadway East Community Center](image)

**Technical Assistance**

BHP's Development staff provides technical support to organizations pursuing development projects, with special rates for non-profit organizations. In 2005, we assisted two local non-profit clients, including one downtown church redeveloping their property to include 14 affordable and 14 market rate condominiums.
Housing Partners
We couldn't have done it without them!

Affordable & Accessible Housing Options for the Physically Challenged
Affordable Housing Alliance
Bank One
Barrett Studio Architects
Boardwalk Realty
Boulder Community Hospital 55+
Wellness Clinic
Boulder Community Network Organization
Boulder Community Outreach
Boulder County Action Program
Boulder County Area Agency on Aging
Boulder County Community Corrections
Boulder County Department of Social Services
Boulder County Genesis
Boulder County Headstart Program
Boulder County Housing Authority
Boulder County Housing Project Self Sufficiency
Boulder County Mental Health Center
Boulder County Public Health
Boulder Housing-Partners' Residents
Boulder Meeting of Friends
Boulder Rotary Club
Boulder Shelter for the Homeless
Boulder Valley School District
Bryan Bowen, Architect
Center for People with Disabilities
Center for Resource Conservation
City of Boulder, City Manager
City of Boulder, City Attorney's Office
City of Boulder, City Council
City of Boulder Environmental Affairs Office
City of Boulder Fire Department
City of Boulder Home Ownership Committee
City of Boulder Housing and Human Services Department
City of Boulder Mediation Services
City of Boulder Parks and Recreation
City of Boulder Planning Board and Department
City of Boulder Police Department
City of Boulder Public Library
City of Boulder Public Works Department
City of Boulder Real Estate and Open Space
City of Boulder Senior Services
City of Boulder Youth and Family Services
City of Boulder Youth Service Initiative
Colburn Development
Colorado Housing & Finance Authority
Community Food Share/Elder Share/ Mobile Food Pantry
Community Housing Partners
Community Infant Project
Boulder County Public Health
Community Meditation Services
Community Out Reach Effort
Complete Home Health Care
Dental Aid
Emergency Family Assistance Association
Enterprise Foundation
Enterprise Social Investment Corporation
Environmental Protection Agency
Family Resource Schools
First Presbyterian Church
First United Methodist Church
Four Star Management Company
Garth Brain and Associates
George Watt Architecture
Habitat for Humanity
Holiday Homeowners Association
Hynd Blind Fund
I Have a Dream Foundation of Boulder County
Imagine
IM.P.A.C.T. (Boulder County's Integrated Managed Adolescent Community Treatment Center)
Inter Cambio De Comunitaditos
Lifeline
Longmont Housing Authority
Meals on Wheels - Wheels to Meals Program
Mile High Housing
MMA Financial
National Association of Housing Redevelopment Officials (NAHRO)
Peak Properties
People's Clinic
Resident Representative Council, Inc.
Retired Senior Volunteer Program (RSVP)
RTD Senior Ride
Safehouse Progressive Alliance for Nonviolence
Special Transit
State Historical Fund
St John's Episcopal Church
St John's Foundation
State of Colorado, Division of Housing
Jim Luftus
Supersign
Sustainable Futures Society
Thistle Community Housing
Transact Español
Trinity Lutheran Church
University of Colorado Extension Program
U.S. Department of Housing & Urban Development (HUD)
US Bank
Volunteers from the local community
Wells Fargo Bank
Wolff Lyon Architects
Wonderland Co-housing
Workforce Boulder County

Main Office, Boulder Housing Partners
# Financials

## BHP Balance Sheet and Statement of Activities
December 31, 2005

### BALANCE SHEET

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
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<tbody>
<tr>
<td>CURRENT ASSETS</td>
<td>$3,113,942</td>
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<tr>
<td>RESTRICTED ASSETS</td>
<td>$1,091,044</td>
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<tr>
<td>CAPITAL ASSETS (net of depreciation)</td>
<td>$34,525,259</td>
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<tr>
<td>OTHER ASSETS</td>
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<td><strong>TOTAL ASSETS</strong></td>
<td><strong>$33,916,919</strong></td>
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### LIABILITIES & NET ASSETS

<table>
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<tr>
<th>Category</th>
<th>Amount</th>
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<tbody>
<tr>
<td>CURRENT LIABILITIES</td>
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<tr>
<td>TENANT SECURITY DEPOSITS</td>
<td>$359,440</td>
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<tr>
<td>TOTAL LONG-TERM LIABILITIES</td>
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<tr>
<td>TOTAL LIABILITIES</td>
<td>$21,357,411</td>
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<tr>
<td>NET ASSETS</td>
<td>$12,539,507</td>
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<tr>
<td><strong>TOTAL LIABILITIES AND NET ASSETS</strong></td>
<td><strong>$33,916,919</strong></td>
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### REVENUES

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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<tbody>
<tr>
<td>HUD FUNDING</td>
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<tr>
<td>RENT INCOME</td>
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<td>RENT SUPPLEMENT-HUD</td>
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<td>FEES</td>
<td>$529,822</td>
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<tr>
<td>INTEREST INCOME</td>
<td>$393,940</td>
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<tr>
<td>GRANT INCOME</td>
<td>$6,472,635</td>
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<td>OTHER INCOME</td>
<td>$222,127</td>
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<td><strong>TOTAL REVENUES</strong></td>
<td><strong>$12,737,538</strong></td>
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### EXPENSES

<table>
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<tr>
<th>Item</th>
<th>Amount</th>
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<tbody>
<tr>
<td>HOUSING ASSISTANCE PAYMENTS</td>
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<tr>
<td>DEPRECIATION EXPENSE</td>
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<td>INTEREST EXPENSE</td>
<td>$1,008,520</td>
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<td>MAINTENANCE EXPENSE (excluding salaries)</td>
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<tr>
<td>OPERATING COSTS</td>
<td>$1,343,338</td>
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<tr>
<td>UTILITY EXPENSE</td>
<td>$719,371</td>
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<tr>
<td>SALARIES AND BENEFITS</td>
<td>$2,737,189</td>
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<tr>
<td>OTHER PROPERTY COSTS</td>
<td>$841,206</td>
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<tr>
<td><strong>TOTAL EXPENSES</strong></td>
<td><strong>$12,308,578</strong></td>
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<table>
<thead>
<tr>
<th>Source</th>
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<tbody>
<tr>
<td>NET INCOME (loss)</td>
<td>$538,960</td>
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</tbody>
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---

# Housing Team

## Commissioners

Betty Hoye – Chairperson  
Philip Lawrence – Vice Chair  
Louise Smart – Commissioner  
James Topping – Commissioner  
Robin Bohannan – Commissioner  
Mike White – Commissioner  
Nestor Davidson – Commissioner  
Angela McCormick – Commissioner

## Executive Staff

Betsey Martens  
Co-Executive Director  
Cindy Brown  
Co-Executive Director

---

### Staff

Baggenstos, Sandy  
Baumaster, Yvonne  
Beal, Tim  
Blazin, Barbara  
Brown, Mike  
Butler, Richard  
Coughlin, Jim  
deMers, Tom  
Dickinson, Joyce  
Ellis, George  
Garcia, Viviana  
Garza, Mary Ann  
Giardiello, Carmen  
Gibson, Pam  
Graham, Paul  
Grogan, Stuart  
Herrera, Luz  
Houghtalin, Mark  
Johnson, Anna Kay  
Johnson, Terry  
Johnson, Willa  
Keiser, Elaine  
Kelly, Dave  
Kreutzberg, Karen  
Lemke, Char  
Lewis, Russ  
Luckett, Lisa  
Martens, Betsey  
McBeth, Jeff  
McCarthy, Kathleen  
McVay, Joshua  
Mierwa, Shelly  
Mount, Annie  
Onassis, Alma  
Owen, Shari  
Patterson, Dreu  
Powers, Gaia  
Read, Tom  
Schaller, Frank  
Spellman, Doug  
Stoll, Anealia  
Stromberg, Gale  
Temple, Della  
Tripp, Kendall  
Vivanco, Gloria  
Warren, Lisa  
Winder, Wes  
Vargas, Lidia  
Vargas, Lisa