

# Boulder Housing Partners 2005 Annual Report

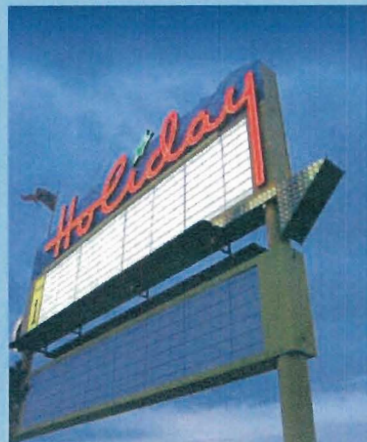
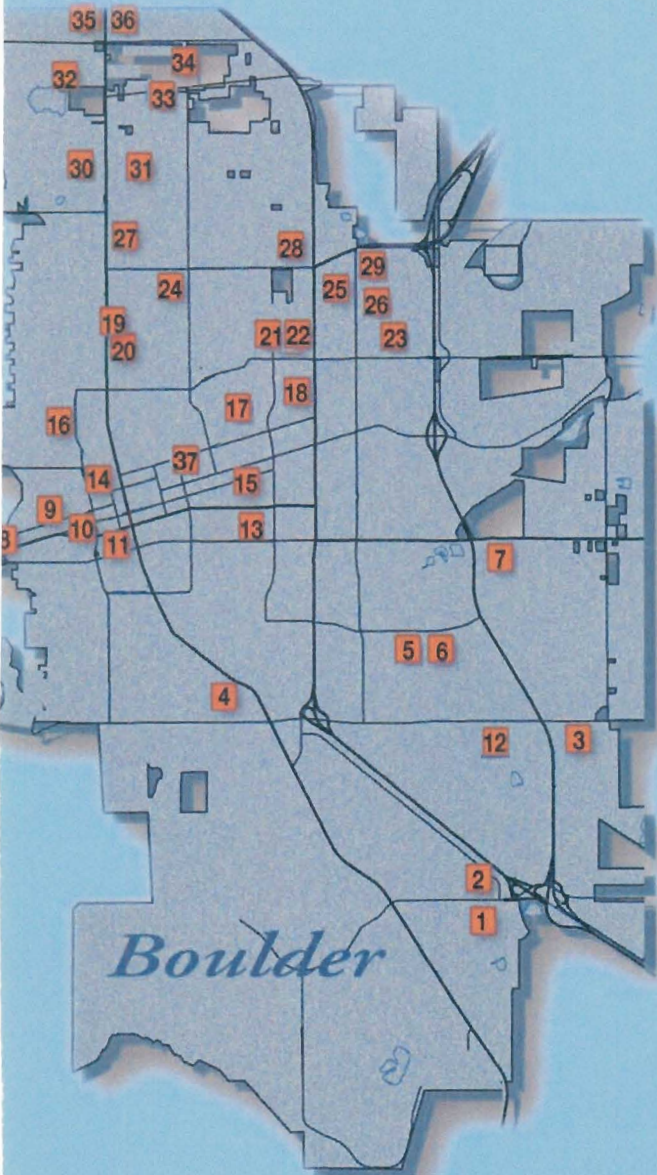


Boulder Housing Partners  
*40<sup>th</sup>*  
*Anniversary*

1966 to 2006



# Site Map



*Restored Sign, Holiday Neighborhood*

## Public Housing

- Arapahoe Court - 14 Apartments **11**
- Broadway - 46 Apartments **20**
- Diagonal Court - 30 Apartments **25**
- Iris/Hawthorne - 14 Apartments **24**
- Kalmia - 55 Apartments **28**
- Madison - 34 Apartments **5**
- Manhattan - 44 Apartments **3**
- Northport - 50 Apartments **14**
- Walnut Place - 95 Apartments **15**

## Reduced Rent

- Arapahoe East - 11 Apartments **7**
- Bluff Duplex - 2 Apartments **17**
- Boulder Mobile Manor - 66 Mobile Homes **21**
- Dakota Ridge - 13 Townhomes **35**
- Two Mile Creek - 6 Condominiums **22**
- Hayden Place - 24 Apartments **23**
- Midtown - 13 Apartments **4**
- Poplar Gardens - 14 Single Family Homes **30**
- Remington Post Apartments - 2 Apartments **29**
- Sanitas Place - 12 Apartments **27**
- Stratford Park - 1 Apartment **26**
- Twin Pines - 22 Apartments **13**
- Wimbledon - 4 Condominiums **6**
- Whittier - 10 Apartments **37**

## Section 8 Project Based

- Canyon Pointe - 82 Apartments **10**
- Glen Willow - 34 Apartments **9**
- North Haven - 8 Apartments **16**

## Section 8 Tenant Based

606 Tenant Based Vouchers

## Mixed Income

- Bridgewalk - 123 Apartments **1**
- 101 Pearl - 6 Apartments **8**

## Group Home

Orchard House - 6 Bedrooms **31**

## Tax Credit

- Woodlands - 35 Apartments **18**
- Foothills Community - 74 Apartments **32**
- Holiday Neighborhood - 49 Condominiums **34**
- Vistoso - 15 Condominiums **12**

## Land Bank

High Mar Swim Club - 2.2 Acres **2**

## Development Projects

- People's Clinic Site **33**
- Broadway East & West **19**

## Main BHP Office

Office **36**



# Letter to City Council

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 Hooyer, 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 Hoyer, 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

John Hooyer (1969-84)

Kathy McCormick (1992-98)

John Martinez (1984-88)

Betsey Martens (1997-present)

Karen Thoreson (1988-92)

Cindy Brown (1997-present)

## Commissioners

Dr. Joseph Smiley (1966)

Dennis Rezendes (1986-87)

Dr. R. C. Mercure Jr. (1966)

David Hill (1986-89)

Frank Buchanan (1966)

Sharon Powell (1987)

Father Bonaventure (1966)

Ann Deschanel (1988-89)

Earl B. King (1966)

Leslie Durgin (1988-89)

Howard Cleme

Jim Urbanas (1989-94)

Clayton Johnson (1970-75)

Carol Husted (1990-92)

Emma Martinez (1971-76)

Allyn Feinberg (1993-98)

Dorothy Thompson (1972-75)

Richard Romeo (1997-2000)

E.C. Shemwell (1975-76)

Dan Corson (1999-2003)

Richard Meckley (1976-79)

Jean Henderson Heath (2000)

Ruth Correll (1977-78)

Barbara Turner (2001-2004)

Christopher Brauchli (1977-80)

Louise Smart (1988-present)

Berkley Sterling (1977-80)

Jim Topping (1990-present)

H.H. Arnold (1977-86)

Betty Hoyer (1991-present)

Gwen Dooley (1978-81)

Philip Lawrence (2001-present)

Lita Dunham (1980-86)

Mike White (2001-present)

Marty Frick (1981-86)

Robin Bohannon (2004-present)

Bob Lundy (1981-86)

Angela McCormick (2005-present)

Homer Page (1983-87)

Nestor Davidson (2005-present)

Norton Stueben (1983-89)

Betsey Flanagan Martens (1985-86)



Holiday Neighborhood



# Picture

## Where We Have Been

960s  
&  
970s



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

1980s



3120 Broadway  
Office Building  
1982



Karen Thoreson  
Executive Director  
1988-1992



Betsey Martens  
Commissioner  
1985-1986



# Imagine Where We Can Go

990s



Kathy McCormick  
Executive Director  
1993-1998

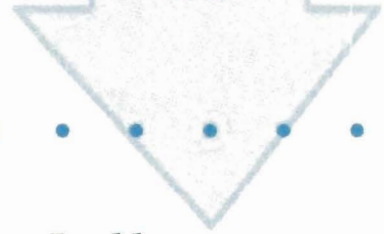
Northport Fire  
1993



Foothills Community  
Completed 2002



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



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 40% 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*

Other news...

- The neighborhood's history as a drive-in movie theater is being celebrated through an outdoor cinema held in the neighborhood park. The first movies shown at the park in 2005 were "Easy Rider" and "Wallace and Gromit".
- Unlimited-use bus passes were provided to more than 200 neighborhood residents.
- The community garden plots have been assigned and cultivated.
- Planning of the central Holiday Park is underway. Neighbors held a community tag sale, in part to raise funds for future park development. Construction started in mid-2006.
- Local artists in the Holiday neighborhood opened their studios and invited the public to see their artwork, as part of Boulder County's annual Open Studios event.

Also, we are pleased to report that Boulder Housing Partners is the recipient of awards from PLAN-Boulder County and the National Association of Housing and Redevelopment Officials, in addition to an Eagle Award from Housing Colorado for innovative and collaborative efforts in the planning of this neighborhood.

*Main Street North, Holiday Neighborhood*



## 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*

In 2005, we began planning for the modernization of Boulder Mobile Manor, a mobile home park that we have owned since 1997, and a redevelopment of a former pool property in south Boulder.

## 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

Coburn Development

Colorado Housing & Finance Authority

Community Food Share/Elder Share/  
Mobile Food Pantry

Community Housing Partners

Community Infant Project

@ Boulder County Public Health

Community Mediation 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 National Bank of Colorado

First United Methodist Church

Four Star Management Company

Garth Braun and Associates

George Watt Architecture

Habitat for Humanity

Holiday Homeowners Association

Hynd Blind Fund

I Have a Dream Foundation of Boulder County

Imagine

I.M.P.A.C.T. (Boulder County's Integrated Managed  
Adolescent Community Treatment Center)

Intercambio De Comunidades

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 Loftus

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

# Housing Team

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

### BALANCE SHEET

CURRENT ASSETS	\$ 3,113,942
RESTRICTED ASSETS	\$ 1,091,044
CAPITAL ASSETS (net of depreciation)	\$24,525,259
OTHER ASSETS	\$ 5,186,672
TOTAL ASSETS	\$ 33,916,919

### LIABILITIES & NET ASSETS

CURRENT LIABILITIES	\$ 962,328
TENANT SECURITY DEPOSITS	\$ 359,440
TOTAL LONG-TERM LIABILITIES	\$ 20,035,643
TOTAL LIABILITIES	\$ 21,357,411
NET ASSETS	\$ 12,559,507
TOTAL LIABILITIES AND NET ASSETS	\$ 33,916,919

### REVENUES

HUD FUNDING	\$ 764,047
RENT INCOME	\$ 4,171,901
RENT SUPPLEMENT-HUD	\$ 182,866
FEES	\$ 529,022
INTEREST INCOME	\$ 393,840
GRANT INCOME	\$ 6,472,635
OTHER INCOME	\$ 223,227
TOTAL REVENUES	\$ 12,737,538

### EXPENSES

HOUSING ASSISTANCE PAYMENTS	\$ 4,336,074
DEPRECIATION EXPENSE	\$ 1,084,566
INTEREST EXPENSE	\$ 1,080,520
MAINTENANCE EXPENSE (excluding salaries)	\$ 66,324
OPERATING COSTS	\$ 1,343,328
UTILITY EXPENSE	\$ 719,371
SALARIES AND BENEFITS	\$ 2,737,189
OTHER PROPERTY COSTS	\$ 841,206
TOTAL EXPENSES	\$ 12,208,578
NET INCOME (loss)	\$ 528,960

## Staff

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

## Commissioners

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

## Executive Staff

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



4800 Broadway  
Boulder, Colorado 80304  
(720) 564-4610  
[www.boulderhousing.org](http://www.boulderhousing.org)  
Printed on recycled paper