



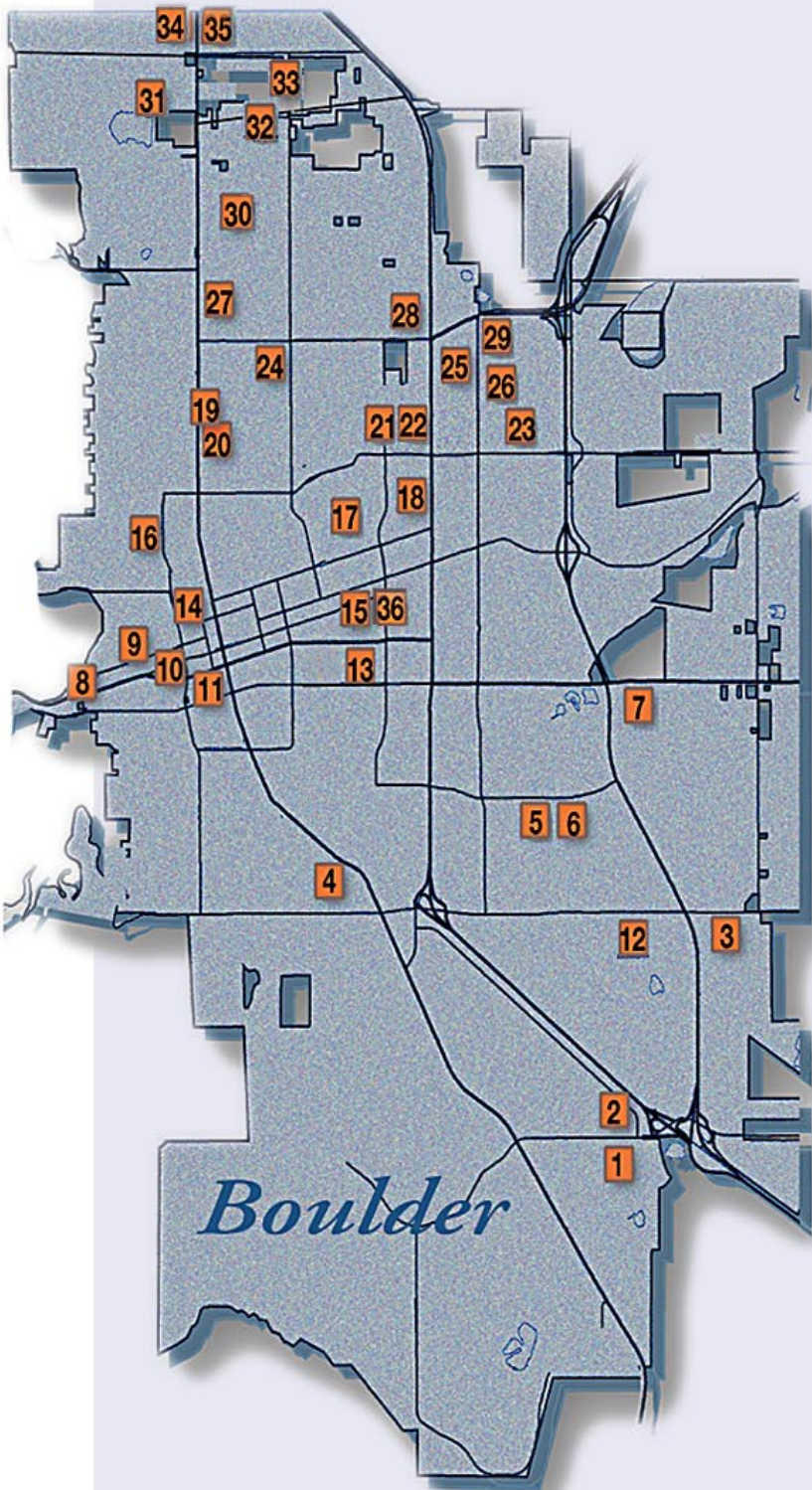
boulder housing partners **2006 annual report**



community

providing housing   creating community   changing lives

# bhp housing sites



## Public Housing

Arapahoe Court - 16 Apartments **11**

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 **34**

Hayden Place - 24 Apartments **23**

Midtown - 13 Apartments **4**

Remington Post Apartments - 2 Condominiums **29**

Sanitas Place - 12 Apartments **27**

Stratford Park - 1 Condominium **26**

Twin Pines - 22 Apartments **13**

Two Mile Creek - 6 Condominiums **22**

Whittier - 10 Apartments **36**

Wimbledon - 4 Condominiums **6**

## Section 8 Project Based

Canyon Pointe - 82 Apartments **10**

Glen Willow - 34 Apartments **9**

North Haven - 8 Apartments **16**

## Section 8 Tenant Based

650 Tenant Based Vouchers

## Mixed Income

Bridgewalk - 123 Apartments **1**

101 Pearl - 6 Apartments **8**

## Group Home

Orchard House - 6 Bedrooms **30**

## Tax Credit

Foothills Community - 74 Apartments **31**

Holiday Neighborhood - 49 Condominiums **33**

Vistoso - 15 Condominiums **12**

Woodlands - 35 Apartments **18**

## Land Bank

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

## Development Projects

People's Clinic Site **32**

Broadway East & West **19 20**

## Main BHP Office

Office **35**

# letter to **city council**

Dear Mayor Ruzzin and Members of City Council,

**O**n behalf of the members of the Boulder Housing Partners Board of Commissioners, we are pleased to submit our 2006 Annual Report.

We want to begin by thanking the Council for the work we did together in 2006 and for your investment of \$50,000 in general funds towards our challenge to maintain our public housing. Public housing provides housing for the most low-income and vulnerable members of our community.

In many ways, 2006 set the stage for the next decade of work for BHP and modeled our two commitments to the community: first to take good care of the housing we own and second, to add more to the community's inventory of affordable housing. In 2006, we committed a significant amount of time and focus to the question of what it will take for us to assure the permanent affordability and desirability of our current portfolio?" We created an effective asset and financial management plan that will allow us to be excellent long-term managers of our housing.

We won two significant grants in 2006 that will make housing more affordable for 38 chronically homeless individuals. In partnership with the Boulder County Advocates for Transitional Housing (BCATH), BHP manages a grant from the State of Colorado for 16 chronically homeless individuals who are receiving intensive case management services in order to be permanently housed in the private market. In a parallel effort, BHP partnered with the Boulder Shelter for the Homeless in winning an \$862,000 grant from HUD to provide permanent housing and supportive services for chronically homeless individuals. Participants have a physical disability, a serious mental illness, substance abuse disorders, or co-occurring disorders and will be placed in permanent, scattered-site housing while receiving intensive case management support. The goal of both programs, together operating under the name of Boulder County Housing First, is to decrease the number of people living on the streets and to reduce the costs the community incurs in serving this homeless population.

We began to redevelop a number of our existing properties. Our public housing units at Broadway, south of the North Boulder Recreation Center, made history in 2006.

As part of a long-term plan to stem the losses created by public housing, these units are the first for BHP to transfer into the Housing Tax Credit Program, which will allow on-going deep affordability as well as significant renovation. These renovated units will be joined on the western portion of the site by 26 new units of permanently affordable housing.

Also in the realm of redevelopment, 2006 saw the start of a major redevelopment effort for our mobile home park, Boulder Mobile Manor. These 66 homes will be replaced with fixed foundation, energy-efficient affordable housing, in support of efforts by the City to increase economic, social, and environmental sustainability in Boulder. The Council provided significant leadership and support to our effort to redevelop this site and keep it affordable for low-income people.

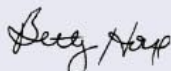
As we wrap up our involvement with the Holiday Neighborhood, it continues to receive national attention as an example of excellent neighborhood planning and urban development. This project was a collaborative effort between Boulder Housing Partners and the City and could serve as a model for future public-private partnerships in our community and beyond.

We created a new energy conservation program in 2006 with the goal of reducing energy consumption and spending in all of our properties. This investment signals our commitment to align with the City's Climate Action Plan to produce greener and less expensive housing for those citizens challenged by low incomes.


On behalf of the residents, staff, and Board we want to express our appreciation for the strong support Council provides to us as we seek to serve Boulder. Any success we achieve is the result of partnerships with the City and other organizations and individuals and makes our community rich, diverse and economically strong.



*Phil Lawrence*  
Current Chair, Board of Commissioners



*Betty Hoyer*  
Previous Chair, Board of Commissioners



*Cindy Brown, Co-Executive Director*



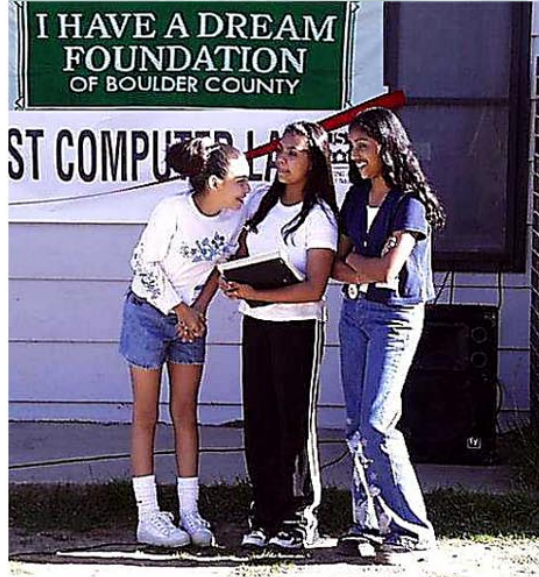
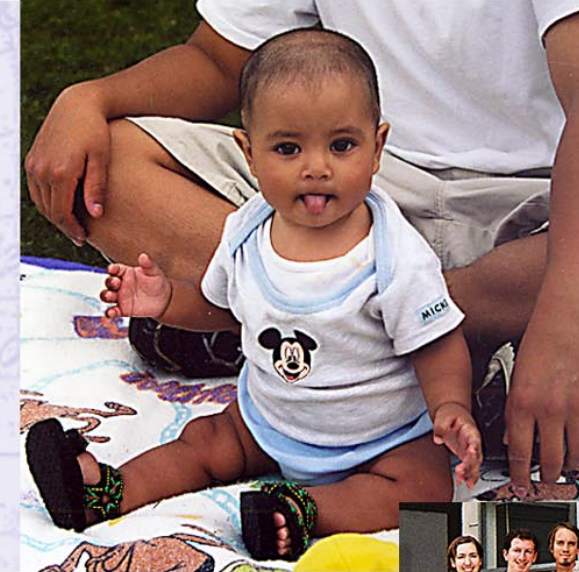
*Betsey Martens, Co-Executive Director*

# boulder housing partners

## mission in action

**B**oulder Housing Partners' mission is to create a sense of community strength and spirit in every property that we own and manage in order to support resident efforts to realize success in their lives. We rely on our staff and partners to help us create community and change lives.

**T**he deck seemed stacked against **Carlos and Ray**. Sons of a single mom who'd never gone beyond eighth grade, statistics predicted they'd drop out of school as well. But as participants in BHP's after school activities, they joined the "I Have A Dream" program which guaranteed to pay their college tuition if they graduated from high school. Not only did they graduate, but these socially-popular brothers excelled, doing well both in class and on the field. Carlos and Ray started college last year.



**S**urviving financially as a grad student in Boulder is tough enough. Being blind adds yet another obstacle, one that could have made it impossible for **Jenny** to get through school. With housing assistance from Boulder Housing Partners, however, Jenny not only finished her Masters degree, but went on to earn her Ph. D. With a masters degree and classroom experience, Jenny is now ready to take on the world.

**B**oulder Housing Partners truly is about partnership. One of BHP's partners is the **Center for People with Disabilities**. Many disabled residents live at Arapahoe Court while they attend independent living classes. Other disabled people live on their own at Northport and Walnut Place. Resident volunteers help coordinate the Elder Share Program which provides supplemental food to those who qualify. When residents enter the hospital or a rehabilitation facility, neighbors visit them there, water their plants or bring in their mail. Without family members available to provide emotional and practical support, BHP residents often become family to one another.



# acquisition and **development**

## *HOLIDAY NEIGHBORHOOD*

Over the past decade, Boulder Housing Partners managed the land development for the formerly vacant 27-acre site of the Holiday Twin Screen Drive-In Theater. Now called the Holiday Neighborhood, this 333-unit mixed-use community in north Boulder has 40% of its homes designated as permanently affordable to households earning between 20% and 60% of the area median income.

The original Holiday Drive-In Theater sign, positioned at the northeastern entrance to the site, was temporarily taken down for renovation from the place it stood since 1969. The process of renovation was delayed by one month in order to accommodate a family of Great Horned Owls that took up residence within the sign structure. On July 5, 2006 Boulder Housing Partners held a ceremony with residents, neighbors, partners, and funding agencies to light the Holiday sign for the first time in 18 years. The State Historical Fund provided a portion of the funding for the sign restoration.

During 2006, we neared completion of our work on the land in anticipation of turning over ownership of all common areas to the Holiday homeowners association. The two-acre park centrally located within the site is being designed to include a children's play structure and an outdoor movie screen in recognition of the history of the site as a theater.

The Holiday Neighborhood was recognized with several more awards in 2006, including:

- A Planning Project Award from the Colorado Chapter of the American Planning Association,
- Two Awards of Excellence from the National Association of Housing and Redevelopment Officials for Program Innovation-Affordable Housing and Project Design, and
- The 2006 Readers Choice Award for the Best Master Planned/Inclusionary Zoning Project from among the country's best affordable housing developments.

## *BROADWAY EAST AND WEST*

**Broadway East:** During 2006, we moved ahead in planning for the renovation of Broadway East, a 46-unit public housing site, using a Federal Tax Credit program. The upgrades of the building structures and interiors of this

property, built in 1981, include the addition of a community center, energy improvements, a new laundry room, and landscaping. BHP held neighborhood and public meetings for input about site design. Residents have been temporarily relocated to other properties in the city in anticipation of the pending construction, which is scheduled to begin during the summer of 2007.

**Broadway West:** The western portion of the Broadway site, which was the former location of BHP's main offices, will be re-developed with 26 new units of affordable housing and underground parking fronting Broadway. The property is meant to be an extension of the original housing to the east, connected by walking and biking paths, shared community space, and elements of the architectural design. Construction of these new units will be underway in 2008.

## *PROJECT PLANNING: Boulder Mobile Manor*

In 2006, we stepped up our research for options to modernize the homes and utilities for Boulder Mobile Manor, a mobile home park that was built in 1961 and owned and managed by Boulder Housing Partners since 1997. The mobile homes will be replaced with new fixed-foundation homes and will incorporate sustainable and green technologies. This five-acre site is home to 66 households and more than 90 children who will be provided relocation assistance during construction.

## *TECHNICAL ASSISTANCE*

The Development staff at Boulder Housing Partners provides technical support to organizations pursuing affordable housing development projects. In 2006, we assisted several local non-profit clients, including a downtown church that is redeveloping their property to include affordable and market rate housing, underground parking, and space for church functions and meetings.

Boulder Housing Partners worked with a local consulting company to provide expertise to projects in Colorado and New Mexico, including a Housing Needs Assessment for Teller County, Colorado; facilitation of production of affordable housing in Routt County, Colorado; a recommendation for possible affordable housing options in Breckenridge, Colorado, and a Housing Needs Assessment for the City of Santa Fe, New Mexico.

# housing partners

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 Commissioners  
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 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 Attorney's Office  
City of Boulder City Council  
City of Boulder City Manager  
City of Boulder Environmental Affairs Office  
City of Boulder Fire Department  
City of Boulder Home Ownership Committee  
City of Boulder Housing and Human Services  
City of Boulder Mediation Services  
City of Boulder Parks and Recreation  
City of Boulder Planning Board  
City of Boulder Planning and Development Services  
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 Services 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 National Bank of Colorado  
First Presbyterian Church  
First United Methodist Church  
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  
Jim Loftus  
Lifeline  
Longmont Housing Authority  
Meals on Wheels-Wheels to Meals Program  
Mental Health Center of Boulder County

Mile High Housing  
MMA Financial  
National Association of Housing Redevelopment  
Officials (NAHRO)  
National Association of Local Housing  
Finance Agencies (NALHFA)  
Peak Properties  
People's Clinic  
Resident Representative Council, Inc.  
Retired Senior Volunteer Program (RSVP)  
Rocky Mountain Home Association  
RTD Senior Ride  
Safehouse Progressive Alliance for Nonviolence  
Special Transit  
State Historical Fund and Colorado Historical Society  
State of Colorado Division of Housing  
St John's Episcopal Church  
St John's Foundation  
Supersign  
Sustainable Futures Society  
Thistle Community Housing  
Transact Español  
Trinity Lutheran Church  
University of Colorado Children, Youth,  
and Environments  
University of Colorado Extension Program  
University of Colorado College of Architecture  
and Planning  
University of Colorado Leeds School of Business  
University of Colorado School of Law  
US Bank and US Bank Community  
Development Corporation  
U.S. Department of Housing  
& Urban Development (HUD)  
Volunteers from the local community  
Wells Fargo Bank  
Wolff Lyon Architects  
Wonderland Hill Development Company  
Workforce Boulder County

## BHP Balance Sheet and Statement of Activities December 31, 2006

### BALANCE SHEET

CURRENT ASSETS	\$ 3,838,995
CAPITAL ASSETS (net of depreciation)	\$23,728,625
OTHER ASSETS	\$ 6,397,851
<b>TOTAL ASSETS</b>	<b>\$ 33,965,471</b>

### LIABILITIES & NET ASSETS

CURRENT LIABILITIES	\$ 3,709,475
LONG-TERM LIABILITIES	\$ 17,647,915
<b>TOTAL LIABILITIES</b>	<b>\$ 21,357,390</b>
NET ASSETS	\$ 12,608,081
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 33,965,471</b>

### REVENUES

HUD FUNDING	\$ 5,708,322
RENT INCOME	\$ 4,348,397
FEES	\$ 715,503
NET INVESTMENT INCOME	\$ 616,595
GRANT INCOME	\$ 1,342,544
OTHER INCOME	\$ 404,360
<b>TOTAL REVENUES</b>	<b>\$ 13,135,721</b>

### EXPENSES

HOUSING ASSISTANCE PAYMENTS	\$ 4,200,070
DEPRECIATION EXPENSE	\$ 1,028,882
INTEREST EXPENSE	\$ 990,249
MAINTENANCE EXPENSE	\$ 1,971,376
OPERATING COSTS	\$ 1,348,436
UTILITY EXPENSE	\$ 761,384
SALARIES AND BENEFITS	\$ 761,384
OTHER PROPERTY COSTS	\$ 2,812,167

**TOTAL EXPENSES** \$ 13,112,564

**NET INCOME (loss)** \$ 23,157

## Staff

### Commissioners

Betty Hoyer – 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

Betsy Martens  
Co-Executive Director  
Cindy Brown  
Co-Executive Director

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