



Providing Homes, Creating Community, Changing Lives

2011 Annual Report to the Community



Letter to the City Council

Celebrating Excellence

Partnership Highlights

Communication

Affordable Housing

Financial Responsibility

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Letter to the City Council

August 2012

Dear Mayor Applebaum and Members of Council,

On behalf of the members of the Boulder Housing Partners Board of Commissioners and staff, we are pleased to submit our 2011 Annual Report. Boulder Housing Partners plays a unique and essential role in the City's strategy to increase its affordable housing inventory. You rely on us to be the largest developer of affordable housing in the city and in 2011 we delivered 56 new units and paved the way for 77 more. We also invest time and attention in helping our residents achieve self sufficiency, and continuing to improve our own operations. Again, 2011 was a strong year for both.



Providing Homes

The last affordable rental property for seniors built in Boulder was in 1980 when BHP built Canyon Pointe. Our plan to transform the former High Mar Swim Club into an affordable senior rental community took a huge step in 2011. The site is now development-ready and is awaiting financing so that we can move forward with this 59-unit property that is much needed in Boulder. We hope to break ground in 2013.

We also spent much of 2011 on another new product type for Boulder with our proposal to build permanent supportive housing at 1175 Lee Hill. BHP has a successful history of managing a scattered site program for chronically homeless citizens and wanted to offer a place-based option for those people needing a more supportive environment. The community was fully engaged in a dialogue about whether the project met the conditions of the land use code. In April 2012 the Boulder City Council affirmed the applicability of the current zoning and communicated its support for the project. We expect to break ground in 2013.



Creating Community

BHP invested more than \$11 million in the upkeep of its current inventory. Bridgeway and Canyon Pointe were both fully renovated and 14 other properties were the focus of major capital investments.



Changing Lives

BHP's Resident Services department grew in 2011 with more than \$68,000 in grants and donations generated by the BHP Foundation, including 8 new grant sources; the addition of a new Resident Services Director; the contribution of more than 5,050 volunteer hours providing an in-kind value of \$107,850 and the designation of a new partner for the ROP Community Center (CLACE – science programming for kids).

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.

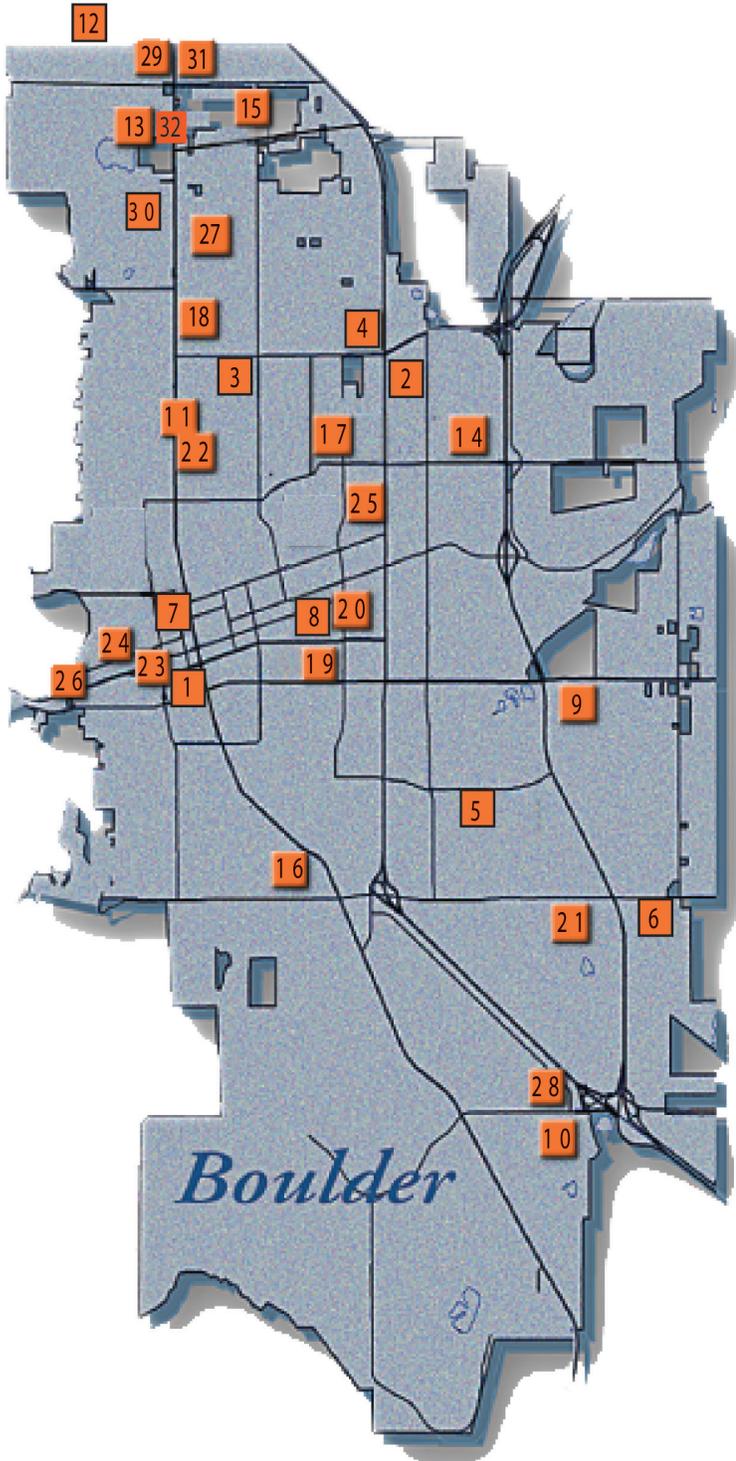
Betsey Martens, Executive Director

Angela McCormick, Chair

Boulder Housing Partners



Site Map



Public Housing

- 1 Arapahoe Court (14)
951 Arapahoe
- 2 Diagonal Court (30)
3265 30th Street
- 3 Iris/Hawthorne (14)
16th Street & Iris
- 4 Kalmia (55)
3502 Nottingham Corut

- 5 Madison (34)
1130 35th Street
- 6 Manhattan (44)
660 Manhattan Drive

- 7 Northport (50)
1133 Portland Place

- 8 Walnut Place (95)
1940 Walnut Street

Affordable Rentals

- 9 Arapahoe East (11)
4610 Arapahoe Avenue

- 10 Bridgewalk (12)
602 Walden Circle

- 11 Broadway West (26)
3100 Broadway Street

- 12 Dakota Ridge (13)
4912 10th Street

- 13 Foothills Community (52)
700 Silver Lake

- 14 Hayden Place (24)
3405 Hayden Place

- 15 Holiday Neighborhood (49)
1323 Yellow Pine Avenue

- 16 Midtown (13)
837 20th Street

- 17 Red Oak Park (59)
2637 Valmont

- 18 Sanitas Place (12)
3640 Broadway Street

- 19 Twin Pines (22)
1700 22nd Street

- 20 Whittier (10)
1946 Walnut Street

- 21 Vistoso (15)
4500 Baseline Road

Section 8 Project Based

- 22 Broadway East (44)
3110 Broadway Street

- 23 Canyon Pointe (82)
700 Walnut Street

- 24 Glen Willow (34)
301 Pearl Street

- 25 Woodlands (35)
2663 Mapleton

Section 8 Tenant Based

Tenant Based Vouchers (831)
scattered sites

Housing First (26)
scattered sites

Market Rate

- 26 101 Pearl (6)
101 Pearl Street

- 10 Bridgewalk (111)
602 Walden Circle

- 13 Foothills Community (22)
700 Silver Lake

Group Home

- 27 Orchard House - 6 Bedrooms
1603 Orchard Street

Development Projects

- 28 High Mar
4990 Moorhead Avenue

- 29 Lee Hill Housing
Lee Hill and Broadway

Land Bank

- 15 Holiday Neighborhood
- 2.2 Acres

- 32 Foothills
- 7 Acres

- 30 Poplar Land Lease

BHP Office

- 31 Main Office
Boulder Housing Partners
4800 Broadway
Boulder, CO 80304

Celebrating Excellence

2011 Boulder Housing Partners Awards

BHP Executive Director Betsey Martens Elected National President of NAHRO

Betsey Martens was elected President of the National Association of Housing and Redevelopment Officials (NAHRO) in 2011 and will serve in that position through 2013. Betsey has been a member of NAHRO for more than twenty years and previous to her appointment as NAHRO's President she served as NAHRO's Senior Vice President.



Betsey Martens

2011 Grants

\$240,000 HUD-ROSS Service Coordinator Grant Awarded

BHP received a three year grant of \$240,000 from the U.S. Department of Housing and Urban Development (HUD) for the Resident Opportunities for Self-Sufficiency (ROSS) program to support programming to help both families, seniors, and people with disabilities become more self-sufficient.

\$69,000 in HUD Funding Awarded for the Family Self-Sufficiency Program

BHP received \$69,000 from the U.S. Department of Housing and Urban Development (HUD) for the Family Self-Sufficiency Program which is a program that provides life-skills guidance and links to supportive services for low income families, people with disabilities, and the elderly.

Colorado NAHRO Resident and Client Services Award

The Colorado chapter of the National Association of Housing and Redevelopment (Colorado NAHRO) honored BHP's *Kalmia Community Lab: Linking Residents to Technology* program with the Resident and Client Services Award for 2011. The Kalmia Community Lab is a computer lab made possible through generous donations by **Boulder Community Computers** and **Elevations Credit Union**. Kalmia residents interested in learning basic computer skills can take weekly classes taught by volunteer Randy Rothberg, an employee of the Boulder Valley Family Literacy Program.



Randy Rotherberg (left) with Kalmia Residents



2011 Boulder Housing Partners Foundation Grants

City of Boulder grant of \$15,000

This grant came in the form of RTD bus passes which were distributed among many of our residents.

Three Step Parents Making a Difference Funded by the Temple Hoyne Buell Foundation

The *Temple Hoyne Buell Foundation* provided **BHP with a \$10,000 grant** to implement the Three Step Parents Making a Difference early childhood education program to help parents prepare their children to be successful in kindergarten. Boulder Housing Partners will coordinate this program with the Colorado Statewide Parent Coalition.

Elevations Credit Union grant of \$5,450

This grant was used to help fund English as a Second Language classes at five of BHP's low-income family sites, financial literacy classes, and printing equipment to help residents with the paperwork required for the housing recertification process.

Xcel Energy Grant of \$5,000 for Family Moving-to-Work Program

Xcel Energy provided **BHP with a \$5,000 grant** to help fund the Family Moving-to-Work Program, a program that helps low income families achieve economic self-sufficiency and sustainability. Enrolled families are provided with low income housing in conjunction with life skills classes.

US Bank grant of \$5,000

This grant will help support the Family Self-Sufficiency program previously outlined.

US Bank grant of \$4,500

This funding will support BHP's service-enriched, affordable housing efforts for Red Oak Park.

Grants for Stay-At-Home Program for Elderly Residents

Grants totaling \$4,000 from the Wells Fargo Foundation, the Aweida Impact Fund, the Collins Foundation, and Precision Plumbing were used to provide emergency support services for people with disabilities and housekeeping services for seniors who need assistance to remain living independently in their homes.

Boulder Housing Partners created the non profit 501 (c) 3 Foundation to fund the critical service needs of its residents at a time when many traditional sources of funding are being reduced. Donations and grants received by the BHP Foundation have provided many supportive services to our residents to help them retain their housing, live independently and safely, and move toward becoming economically self-sufficient.



[Donate](#)

BHP Employees

Lourdes Acosta
Yolanda Aguilar
Caroline Bahr
Tim Beal
Nina Bennett
Lynn Berge
Jodi Bogen
Krystle Brandt
Steve Busch
Richard Butler
Rick Chek
Shannon Cox Baker
George Ellis
Betsy Failey
Alex Favela
Mary Ann Garza
Carmen Giardiello
Paul Graham
Stuart Grogan
Penny Hannegan
Luz Maria Herrera
Anna Kay Johnson
Terry Johnson
Kevin Knapp
Jim Koczela
Karen Kreutzberg
Danielle Lamb-Books
Rhoda Lee

Char Lemkee
Russ Lewis
Lisa Lockett
Emily McCluskey
Jeff McBeth
Joshua McVay
Shelly Miezwia
Sally Miller
Suinya Mindiola
Annie Mount
Daniel Nunez
Shari Owen
Dreu Patterson
Gaia Powers
Tom Read
Robert Scott
Laura Sheinbaum
Nancy Specian
Doug Spellman
Karin Stayton
Gale Stromberg
Laura Valdez
Lidia Vargas
Lisa Vargas
Teena Wells
Willa Williford
Liz Wolfert

Executive Director
Betsey Martens



Boulder Housing Partners



BHP Lobby



Administrative Staff

Board of Commissioners

Suzy Ageton
Stephen Eckert
Morten Hempel
Scott Holton
Karen Klerman, Vice Chair

Philip Lawrence
Angela McCormick, Chair
Valerie Mitchell
James Topping

Partnership Highlights

Service Partners

Boulder Housing Partners would like to thank the following businesses and organizations for their collaboration and support in 2011:

Americorps VISTA
Boulder County Community Action Program
Boulder County Area Agency on Aging
Boulder County Community Protection Division
Boulder County Department of Social Services
Boulder County Emergency Management
Boulder County Family Self Sufficiency (FSS)
Boulder County Genesis Program
Boulder County Headstart Program
Boulder County Housing Counseling
Boulder County Housing and Human Services
Boulder County Public Health
Boulder Food Rescue
Boulder Public Library
Boulder Shelter for the Homeless
Boulder Valley School District
Calvary Bible Church/Sharefest
Care Connect
Center for People with Disabilities
Circle of Care – Arts for the Elders
City of Boulder
City of Boulder Fire Department
City of Boulder Police Department
City of Boulder Senior Services
City of Boulder Youth Services Initiative (YSI)
CLACE
Clinica (People's Clinic)

Colorado Housing Finance Authority
Colorado University Volunteer Connection
Columbine School Summer Bookmobile
Colorado Statewide Parenting Coalition
Community Cycles
Community Food Share/Elder Share/Mobile Food Pantry
Community Infant Project at Boulder County Health
Community Mediation Services
Emergency Family Assistance Association (EFAA)
Family Resource Schools
Growing Gardens
Headstart
I Have a Dream (IHAD)
Intercambio - Uniting Communities
Jill Johnson Ceramics
Longmont Housing Authority
Meal on Wheels
Mental Health Partners of Boulder and Broomfield Counties
New Horizons Preschool
Origins Christian Church
Resident Representative Council, Inc.
Safeway
Statewide Parenting Coalition
University of Colorado Extension Program
VIA (Special Transit)



Janet Fulton (left),
Alex Zinga (right)

2011 Partnership Award Winners

The BHP Partnership Award is given to recognize the important work being done by individuals, residents, businesses, nonprofits, and governmental agencies who support BHP's mission and exemplify successful partnership. Recipients in 2011 were:

- Elvia Villalobos
- Claudia Urrutia
- Crestview Church
- Boulder County Housing Authority
Family Self-Sufficiency Team
- Sherry Kenyon
- Randy Rothberg
- Melissa Mercil
- Debbie Rade
- Boulder Police Department
- University of Colorado, Going Local
- Rosario Alvarado
- Steffie Williams

Capital Improvements

The Asset Management Team completed many large renovation projects in 2011 for the BHP portfolio. A big thank you to residents and our partners!

Arapahoe East

Contractors: Prop Maintenance, Fashion Carpet, Aragon Painting

Roofing Contractor: BM Roofing

Funding: City of Boulder

Upon vacancy, apartments received full interior renovations including new kitchens, new appliances, renovated bathrooms, new flooring and new paint.

Bridgewalk, Phase 2: Structural Work and Paving

General Contractor: SC Holley Construction

Engineer: Scott Cox and Associates

Funding: Mercy Housing, Wells Fargo

BHP repaved the site with concrete and fixed all grading and structural issues for the site. A new playground was installed as well as new landscaping throughout the site.

Bridgewalk, Phase 3: Exterior and Interior Renovations

General Contractor: Palace Construction

Architect: EJ Architecture

Work started in 2011 to renovate the building exteriors and interiors for all the apartments at Bridgewalk.

Canyon Pointe

General Contractor: Coburn Development

Solar Contractor: Standard Renewable Energy

Funding: ARRA Green Retrofit Program

In 2011, BHP finished a Green Retrofit Renovation consisting of kitchen and bathroom renovations, new common area carpet, water conservation devices such as low flow toilets and aerators, solar installation, new boiler and hot water tank, interior air quality improvements, new siding, new windows, new sliding doors, and additional insulation in the attic.



Arapahoe East



Bridgewalk



Foothills

Foothills

Contractor: Beartraxx Construction
Architect: EJ Architecture
Funding: BHP

This site received new exterior paint.

Hayden Place

Contractors: Prop Maintenance, Fashion Carpet, Turning Leaf Painting, Miracle Method
Consultant: Northwest Builders LLC, Erik Johnson
Funding: City of Boulder

The property received new windows and full interior renovations including new kitchens, new appliances, renovated bathrooms, new flooring and new paint.

Manhattan

General Contractor: Palace Construction
Architect: EJ Architecture
Funding: HUD Capital Fund Program 2010

The property received new windows and siding and landscaping work.



Sanitas Place

General Contractor: Milender White Construction Company
Architect: Oz Architecture
Funding: City of Boulder

The entire site was renovated. Exterior and site work included a new roof, new paint and installation of façade that created patios and defensible space for residents, landscaping, and storage units. Interior work included new kitchens, new appliances, renovated bathrooms, new flooring and new paint.

Woodlands

Contractor: Mountain View Construction
Funding: BHP

All windows were replaced at this site.



Development

Red Oak Park

Architect: Coburn Architects
General Contractors: Wyatt Construction
Funding: Key Bank, City of Boulder, Polk Foundation
Investor: WNC
Resident Services: CLACE (Latin American Center for Arts, Science and Education)

High Mar

General Contractor: Deneuve Construction
Architect: In situ Design, B and Y Architects
Funding: City of Boulder

Communication



Communication with the Community

In an effort to keep the community informed about our policies, practices, goals, and progress, we maintain multiple social media outlets, continuously update our website and Corporate Resume and provide four resident newsletters and three partnership newsletters per year.

Daily we remain ready to answer all of your questions over the phone or in person. This year we estimated that we responded to 45,000 calls and walk-ins.

Boulder Housing Partners
163 likes · 9 talking about this · 11 were here

Local Business
4800 North Broadway Street, Boulder, CO.
1 (720) 564-4610
Today 8:00 am - 5:00 pm

About Photos Likes

Like us on Facebook!

Boulder Housing Partners

Thank you for partnering with us!

April, 2011

*Providing Homes,
Creating Community,
Changing Lives*

In This Issue
Red Oak Park - Now Leasing
High Mar Senior Housing

Dear Partners of Boulder Housing Partners:
As a valued supporter of Boulder Housing Partners, I am pleased to share with you our first edition of the Partners Quarterly Newsletter. In this edition we feature a few of the positive happenings at Boulder Housing Partners made possible

Read Our Lastest Newsletter!

Boulder Housing Partners
A Housing Authority Since 1966

Boulder Housing Partners
Summer 2011

Providing Housing Creating Community Changing Lives

Resources
SCHOOL IS OUT FOR THE SUMMER! Looking for some fun activities over the summer? Below are some ideas:
Boulder Park & Recreation Summer Programs 303-441-3388
Boulder Park & Recreation Center 303-4313-7260
East Boulder Community Center 303-441-4400
South Boulder Recreation Centers 303-441-3448
Scott Carpenter Pool 303-441-3427
Spruce Pool 303-441-3426
Youth Services Initiative will be offering programs to children at Kalmia, Diagonal Court, Manhattan, Madison, Broadway East, Woodlands, and Glen Willow. For more information, please contact Alex Zinga at 303-413-7217.
SUMMER CAMPS with the Colorado Youth Program. Come explore nature in the mountains of western Boulder
Count! Mountain Summer Camp is a 10 day camp

BHP News
BHP SELECTED FOR MOVING TO WORK
Boulder Housing Partners has been selected to participate in HUD's Moving to Work program, a prestigious and highly selective program that provides the opportunity to test and improve services for families and individuals receiving federal housing assistance through the Public Housing and Section 8 Housing Choice Voucher Programs. "We are excited and honored to be selected to participate in this program," said Betsy Martens, executive director of Boulder Housing Partners, "as it gives us enormous flexibility to continue to improve our affordable housing programs and build partnerships that enrich the lives of so many in

Moving To Work
Demonstration Program
Application
November 2010
Boulder
Housing
Partners

Resident Newsletter

Resident Survey

BHP conducts an annual resident survey to stay in touch with how our residents think we're doing. This year we found that:

- 43% of our residents have lived with BHP for over 5 years
- 93% of our residents feel very safe or safe in their homes, building and in the parking lots
- 93% of the residents strongly agree or agree their rents are affordable
- 96% of residents strongly agree or agree they would refer BHP to a friend or family
- 68% of our residents would like to know more about sustainability in their homes

Affordable Housing

Moving to Work Program

In November 2011 we became the nation's 33rd Moving to Work housing authority through an agreement with the US Department of Housing and Urban Development (HUD). Moving to Work (MTW) is a demonstration program for housing authorities to design and test local affordable housing strategies that use federal dollars more efficiently, help residents move toward self-sufficiency, and increase housing choices for low-income families. Under MTW, we have the opportunity to be flexible in our public housing and voucher programs and use our own public funds more effectively. Our participation in MTW will help inform HUD about better ways to address community needs. In Year One of our MTW activities we created an easier process for verifying our residents' ongoing eligibility for housing assistance.

Development

Red Oak Park

On August 10, 2011, we celebrated the completion of 59 new homes at Red Oak Park. The Red Oak Park redevelopment transformed a deteriorating mid-century mobile home park into an infill development of permanently affordable homes arranged around a beautiful community center and outdoor spaces. The new homes maximize energy efficiency using a multitude of green building strategies while still being available for rent for families earning 30- 50% of the area median income. Eleven families who used to live at the mobile home park were the first to move into Red Oak Park. The remaining homes leased up quickly. Both adults and children are now enjoying the community and after-school programming provided by CLACE (Latin American Center for Arts, Science and Education) at the new community center. Phase II, which will include an additional 20 apartments along Valmont Road, is still several years from completion.



Red Oak Park

High Mar

We are pleased to announce that this affordable apartment community for people age 62 and over received full City approval in 2011. Construction is expected to begin in early 2013.

1175 Lee Hill

1175 Lee Hill is a proposed 2-story, multifamily community that will consist of 31 one-bedroom apartments on the corner of Lee Hill and Broadway. Based on the Housing First model and supported by the Boulder County 10-Year Plan to Address Homelessness, these apartments will be occupied by men and women experiencing chronic homelessness. The project will be developed, owned, and operated by Boulder Housing Partners. On-site supportive services for residents will be provided by case workers managed by the Boulder Shelter for the Homeless. In 2011, BHP launched its public outreach process for the project and has been actively engaging neighbors, City staff and the City Council in the creation of this seminal project.

Public Housing Conversion

One of our proposed MTW activities is the rehabilitation of our public housing communities. We are working with HUD to begin the process that will allow us to perform substantial rehabilitation at these eight sites over the next few years, including sustainability improvements and interior and exterior upgrades.



Sustainability

In 2011, BHP completed the installation of nearly \$1.5 M in energy and water conservation measures at 8 public housing properties (334 units) as part of an energy performance contract with Johnson Controls, Inc. By the end of 2011, BHP had installed solar arrays at 10 properties for a total of over 626 Kilowatts installed. Renovation work at Hayden Place, Sanitas Place, and Bridgewalk included such items as low VOC products, energy star appliances, low flow water fixtures, and at some properties, new windows and sliding glass doors.



Canyon Pointe Solar Install

As a maintenance and sustainability strategy in properties that we renovate, BHP is installing more durable flooring surfaces (e.g. luxury vinyl tile) and less carpet, which wears out faster and must be replaced frequently. This is not only diverting carpet waste from the landfills, but is helping reduce long term maintenance operating costs.

Finally, in September of 2011, BHP implemented our no Smoking Policy which is dramatically helping to improve indoor air quality for our residents.

Financial Responsibility

Statement of Activities Summary

Operating Revenue

Net Tenant Rental Income	\$4,737,023
Other Operation Revenue	\$11,048,233
Total Operating Revenue	\$15,785,256

Operating Expenses

Housing Assistance Payments	\$6,293,419
Salaries and Benefits	\$3,617,411
Other Operating Expenses	\$4,981,907
Total Operating Expenses	\$14,892,737

Operating Income (Loss)	<u>\$892,519</u>
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Non-Operating Revenue (Expenses)

Capital Grants	\$2,541,395
Other Non-Operating Revenue	\$1,477,581
Other Non-Operating Expenses	\$(1,028,852)
Total Non-Operating Revenue	\$2,990,124

Change in Net Assets	<u>\$3,882,643</u>
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Revenue Details

Net Rental Revenue	\$4,737,023
Housing Assistance Payments	\$7,554,873
Public Housing Operating Subsidy	\$747,818
Other Federal, State and Local Operating Grants	\$2,565,168
Other Operating Income	\$180,374
Other Non-Operating Revenue	\$1,477,581
Capital Grants	\$2,541,395
Total Revenues	<u>\$19,804,232</u>

