

community center

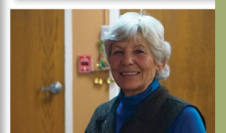


Boulder
Housing
Partners

2016
ANNUAL
REPORT



MORE THAN A
HOUSING AUTHORITY





Providing Homes, Creating Community, Changing Lives

2016 ANNUAL REPORT

MORE THAN A HOUSING AUTHORITY



Dear Mayor Jones and Boulder City Council members:

In 2016, we celebrated the 50th anniversary of Boulder Housing Partners (BHP). As then executive director Betsey Martens said, housing itself is not the goal. It's how we use housing as a platform to create opportunities for our residents and our community.

Much more than a housing authority, at BHP we are providing homes, creating community and changing lives. This is not just a tagline. In 2016, it meant:

- **Providing Homes**
Renovating 279 homes--our entire public housing portfolio--to provide quality, service-enriched homes for our most economically vulnerable families, seniors and people with disabilities.
- **Creating Community**
We're making our 30 affordable housing communities centers of growth and learning through our many exemplary partners, providing health, education and family services to more than 3,000 residents.
- **Changing Lives**
Children only spend 9 percent of their time in school. The rest is in and around home. In 2016, BHP launched *Bringing School Home*, a national model program developed in Boulder. We're making homes and neighborhoods into learning environments for children in BHP families.

This mission is deeply embedded in our organizational culture. Together, BHP and the City of Boulder will continue to lead the country in the provision of sustainable, inclusive communities where people can thrive.

Sincerely,

Karen Klerman, *Chair*, Board of Commissioners

Jeremy Durham, *Executive Director*

LOCAL PARTNERSHIPS HELP CHANGE LIVES OF RESIDENTS

The BHP Partnership Award is given to recognize the important work being done by individuals, residents, businesses, non-profits and governmental agencies for their support of BHP and its mission.

In 2016, we thanked these award recipients for going above and beyond to make a difference in the lives of BHP residents and the Boulder community.

2016 Partnership Award Recipients:

- Emergency Family Assistance Association (EFAA)
- Engaged Latino Parents Advancing School Outcomes (ELPASO) through the Community Foundation Serving Boulder County
- Housing First Team for the Boulder Shelter for the Homeless
- Resident Volunteer Ingrid Castro-Campos
- Resident Volunteer Claudia Sanchez
- Oracle
- St. Benedict Health and Healing Ministry
- Volunteer Nan Jenner Bryant
- Volunteer Luisa Silva De Murillo
- Volunteer Sue Percifield

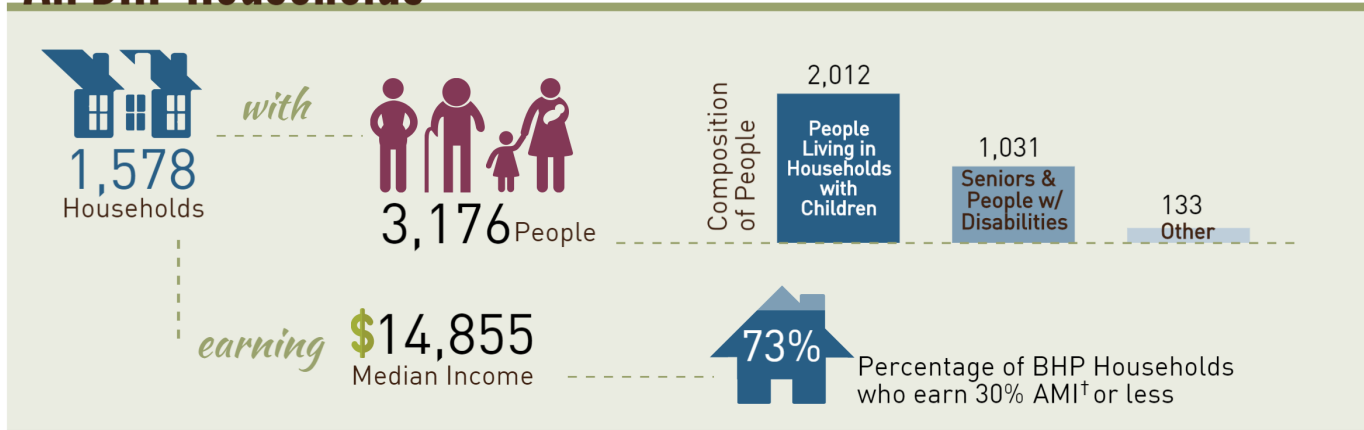


2016 Partnership Award Winner EFAA: *For providing access to basic needs and case management for BHP residents and for their partnership in BHP's new Bringing School Home - Early Childhood program.*

WHO WE SERVE

Includes Housing Choice (Section 8) Voucher residents living in our local community and residents living in Boulder Housing Partners (BHP) Communities.

All BHP Households



Seniors

Head of Household - Age 62+

546 Households

\$12,304 Median Income

1.1 People Average Household Size

90% Seniors living in a 1 person Household

81% Percentage Households who earn 30% AMI[†] or less

--- \$19,920

People with Disabilities

Head of Household - Younger than 62

384 Households

\$9,810 Median Income

1.3 People Average Household Size

Households with Children

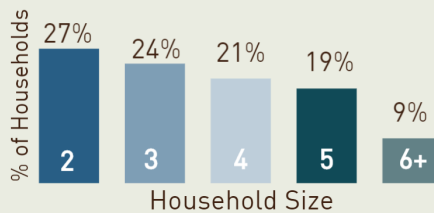
Households with Youth Ages 0-18

556 Households

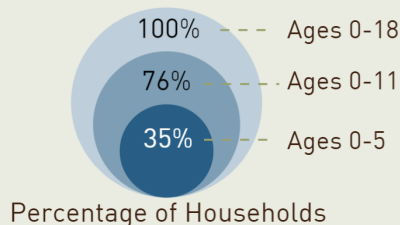
\$23,498 Median Income

3.6 People Average Household Size

1,145 Total Youth



62% single parent households



65% Percentage of Households with children ages 0-5 who earn 30% AMI[†] or less



* 133 Market-rate households not included in data.
[†] 30% Area Median Income in Boulder County (2016): Household of one: \$19,920 | Household of four: \$28,440

Data as of 2/9/2017

2016 HIGHLIGHTS



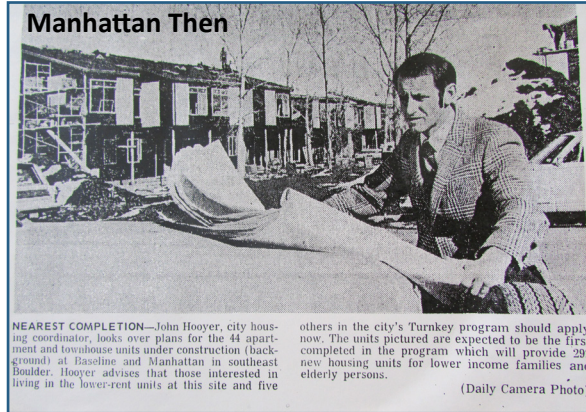
BHP CELEBRATES 50 YEARS PROVIDING HOMES IN BOULDER

“Two things have changed significantly in fifty years,” said Betsey Martens, executive director of BHP.

“First, the diversity of households who struggle to find housing is vastly different today.

Second, when I started here, I thought housing was the goal. Now I understand that success for us is defined by the way we use housing as the platform to create opportunity for our residents and our community.

Housing is the beginning, not the end.”



NEAREST COMPLETION—John Hooyer, city housing coordinator, looks over plans for the 44 apartment and low-income units under construction (background) at Baseline and Manhattan in southeast Boulder. Hooyer advises that those interested in living in the lower-rent units at this site and five others in the city's Tarnkey program should apply now. The units pictured are expected to be the first completed in the program which will provide 292 new housing units for lower income families and elderly persons. (Daily Camera Photo)



(Left) 1969: Executive Director John Hooyer oversees construction of the Manhattan Community. *(Right)* 2016: Manhattan Community today – fully renovated through Project Renovate.

- 1965** Boulder League of Women voters petition City Council – citing lack of safe, quality, affordable housing in Boulder is urgent community problem
- 1966** Boulder City Council passes resolution 66 creating a Housing Authority
- 1969** Housing assistance provided to 37 households
- 1970** First apartment homes constructed
- 2016** 1,144 vouchers • 1,108 units • 30 properties

BHP SUCCESSFULLY COMPLETES PROJECT RENOVATE IN 2016



- 1st** Rental Assistance Demonstration (RAD) conversion of public housing in Colorado
- 6th** RAD conversion in the nation
- 6** properties renovated
Interior, exterior, landscaping, utilities, energy efficiency upgrades, wi-fi & technology installations
- 3** new community centers created
Computer labs, study space, playgrounds
- 279** homes renovated
Serving most economically vulnerable: families, seniors and people with disabilities

Preserving Deep Affordability for Residents in Perpetuity

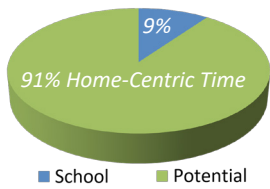
2016 HIGHLIGHTS

BHP LAUNCHES BRINGING SCHOOL HOME EARLY CHILDHOOD PROGRAM

In 2016, Boulder Housing Partners began offering *Bringing School Home - Early Childhood* — an innovative new program designed to close the achievement and opportunity gaps for young children of low-income families.

Through partnerships with Emergency Family Assistance Association, “I Have a Dream” Foundation of Boulder County, and other community partners, *Bringing School Home* (BSH) combines quality, affordable housing and educational opportunities for the whole family.

Supportive services start when families move into a BSH community and continue as children move along their educational path toward high school graduation.



In the first 18 years of a child's life, only 9% is spent in school, leaving a 91% potential for learning beyond the classroom. *Bringing School Home* seeks to step in to this 91% home-centric time.

Clockwise from top-left: First families move into BSH; Children choose books in community centers to take home to read; Parents participate in community-driven programming; Beautifully designed community centers help create campuses of learners.

BHP SCALES DIGITAL INCLUSIVITY PROGRAM TO CLOSE THE DIGITAL DIVIDE

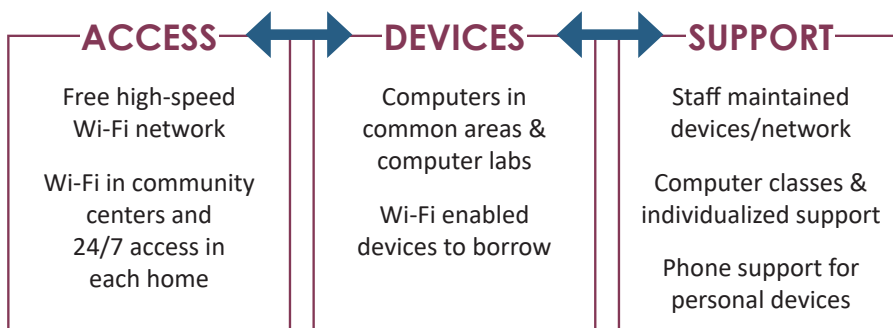
The Digital Divide refers to the social, educational and economic inequalities between those who have access to technology resources and those who do not.



In 2016, Boulder Housing Partners scaled its digital inclusivity program to reach **500 residents at 5 communities**; impacting **kids, teens, adults, and seniors** living in our most economically vulnerable communities.



Residents access computer labs and classes in their community centers.



SUMMARY FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2016 & 2015

Summary Statement of Net Position

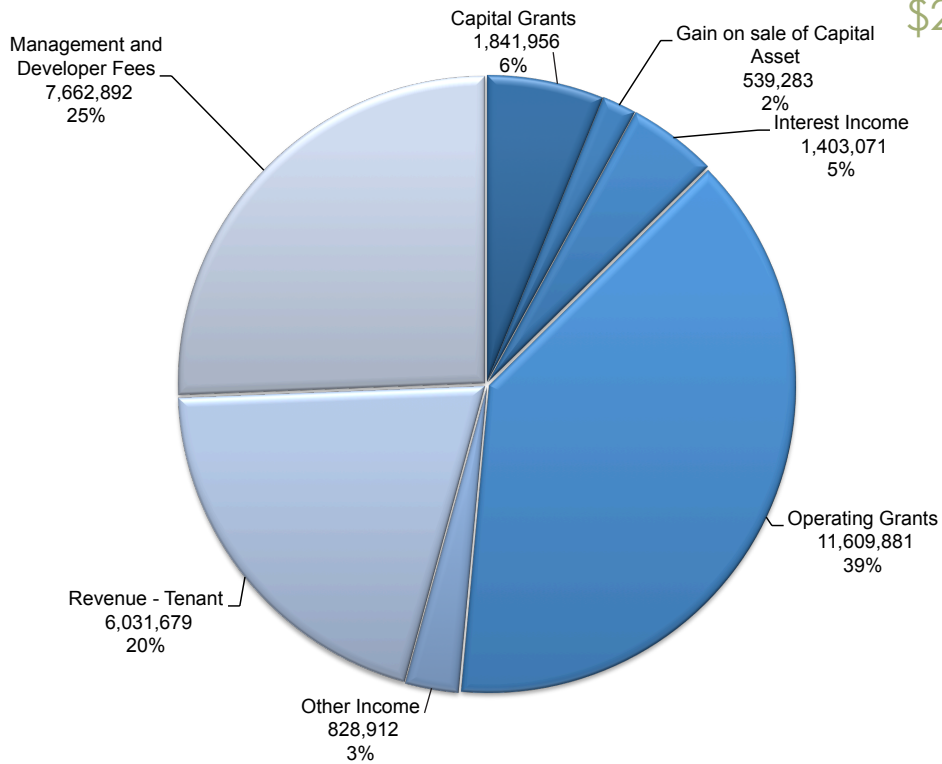
| Assets | 2016 | 2015 |
|---|-----------------------|-----------------------|
| Current assets | \$ 25,464,185 | \$ 20,035,418 |
| Noncurrent assets | \$ 49,972,176 | \$ 46,200,644 |
| Capital Assets (net of depreciation) | \$ 43,217,668 | \$ 43,794,396 |
| Total Assets | \$ 118,654,029 | \$ 110,030,458 |
| Deferred Outflows | \$ 2,688,624 | \$ 1,318,956 |
| Total Assets and Deferred Outflows | \$ 121,342,653 | \$ 111,349,414 |
| Liabilities | | |
| Current liabilities | \$ 2,201,383 | \$ 2,029,398 |
| Long-term liabilities | \$ 42,978,517 | \$ 41,315,508 |
| Total Liabilities | \$ 45,179,900 | \$ 43,344,906 |
| Deferred inflows | \$ 939,738 | \$ - |
| Total Liabilities & Deferred Inflows | \$ 46,119,638 | \$ 43,344,906 |
| Net Position | | |
| Unrestricted | \$ 55,022,183 | \$ 60,551,976 |
| Net Investment in Capital Assets | \$ 6,827,209 | \$ 7,168,630 |
| Restricted | \$ 13,373,623 | \$ 283,902 |
| Total Net Position | \$ 75,223,015 | \$ 68,004,508 |
| Total Liabilities and Net Position | \$ 121,342,653 | \$ 111,349,414 |

Summary Statement of Activities

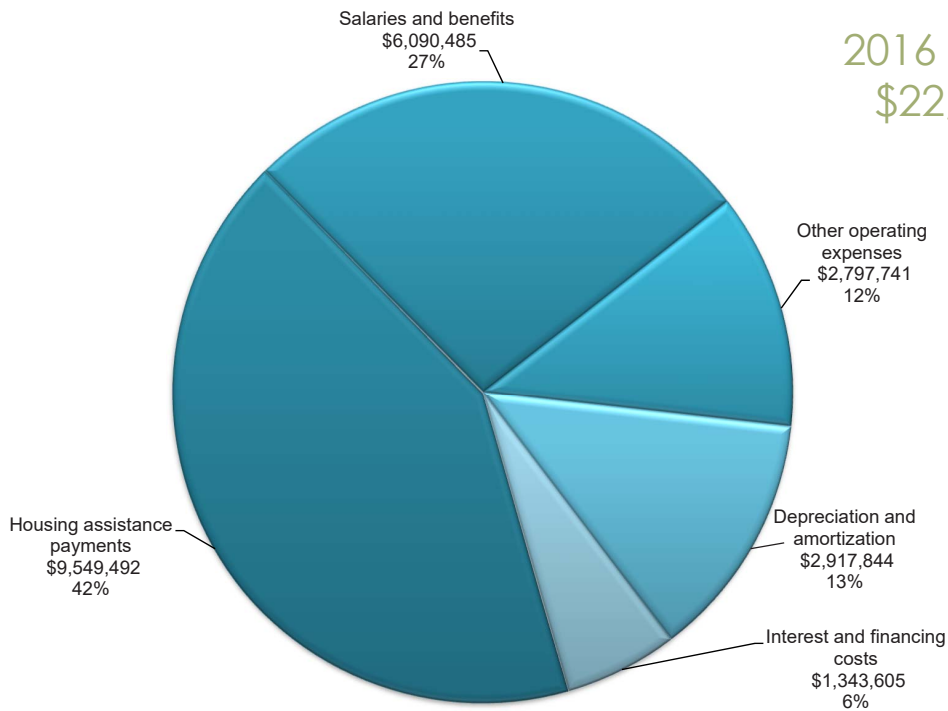
| Revenues | 2016 | 2015 |
|--------------------------------|----------------------|----------------------|
| Revenue - Tenant | \$ 6,031,679 | \$ 6,668,220 |
| Grant Income | \$ 11,609,881 | \$ 10,952,244 |
| Management and Developer Fees | \$ 7,662,892 | \$ 1,418,704 |
| Other Income | \$ 828,912 | \$ 665,548 |
| Total Revenues | \$ 26,133,363 | \$ 19,704,716 |
| Expenses | | |
| Salaries and Benefits | \$ 6,090,485 | \$ 5,320,396 |
| Other Operating Expenses | \$ 2,797,741 | \$ 3,667,293 |
| Housing Assistance Payments | \$ 9,549,492 | \$ 7,979,869 |
| Depreciation and Amortization | \$ 2,917,844 | \$ 3,244,115 |
| Total Expenses | \$ 21,355,562 | \$ 20,211,673 |
| Operating Income (Loss) | \$ 4,777,801 | \$ (506,957) |
| Other Income (Expense) | | |
| Nonoperating Income (Loss) | \$ 598,749 | \$ 35,426,517 |
| Capital Grants | \$ 1,841,956 | \$ 3,156,153 |
| Change in Net Position | \$ 7,218,505 | \$ 38,075,713 |

SUMMARY FINANCIAL STATEMENTS

2016 REVENUES \$29,917,674

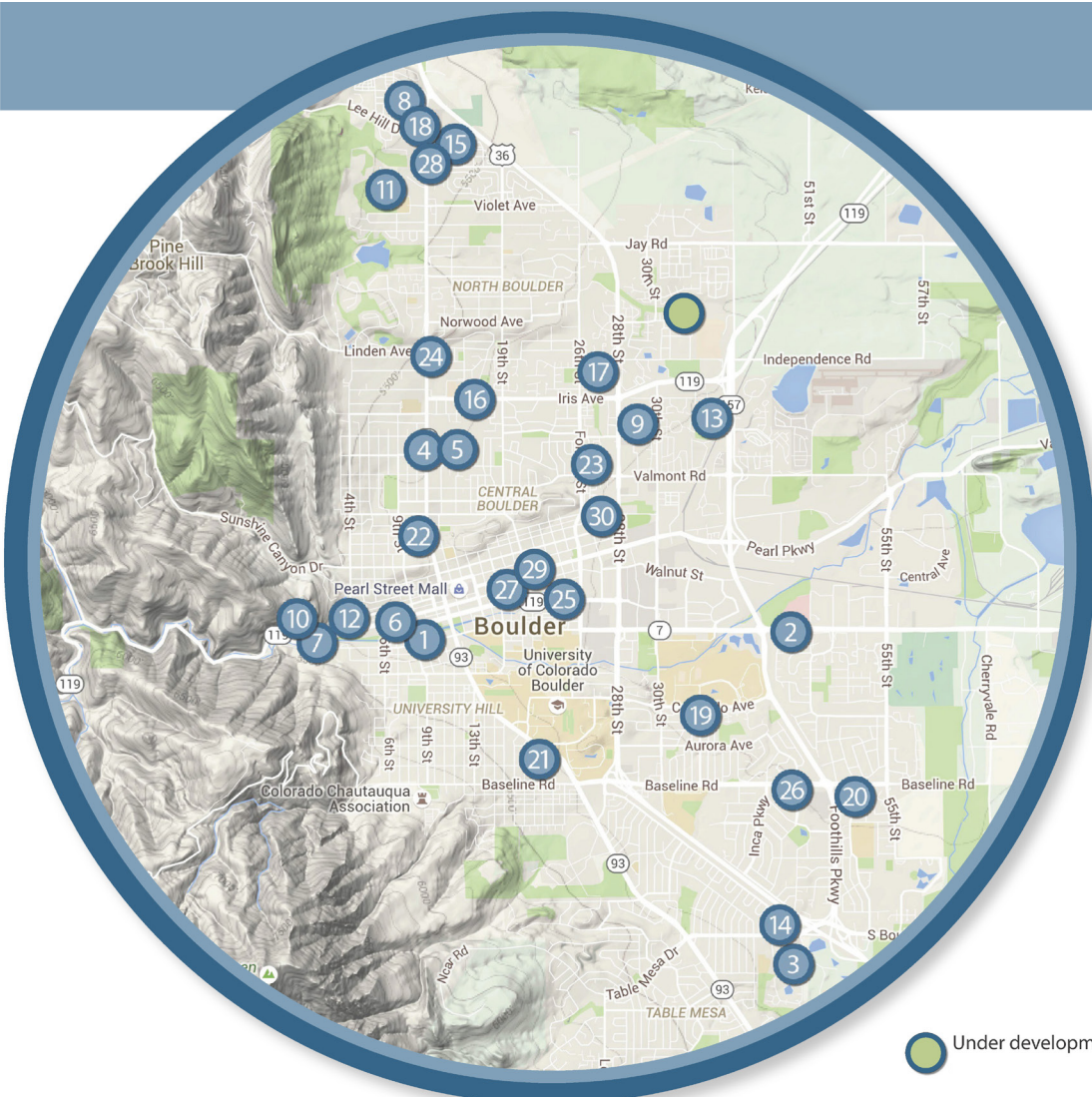


2016 EXPENSES \$22,699,167



COMMUNITIES MANAGED BY BHP

PROVIDING AFFORDABLE HOMES IN THE CITY OF BOULDER



- 1 Arapahoe Court (14 units)
- 2 Arapahoe East (11)
- 3 Bridgeway (123)
- 4 Broadway East (44)
- 5 Broadway West (26)
- 6 Canyon Pointe (82)
- 7 Cornell House (1)
- 8 Dakota Ridge (13)
- 9 Diagonal Court (30)
- 10 Flats @101 Canyon (5)
- 11 Foothills Community (74)
- 12 Glen Willow (34)
- 13 Hayden Place (30)
- 14 High Mar (59)
- 15 Holiday Neighborhood (49)
- 16 Iris/Hawthorn (14)
- 17 Kalmia (49)
- 18 Lee Hill (31)
- 19 Madison (33)
- 20 Manhattan (41)
- 21 Midtown (13)
- 22 Northport (50)
- 23 Red Oak Park (59)
- 24 Sanitas Place (12)
- 25 Twin Pines (22)
- 26 Vistoso (15)
- 27 Walnut Place (95)
- 28 WestView (34)
- 29 Whittier (10)
- 30 Woodlands (35 units)



PALO PARK

UNDER DEVELOPMENT



Through a partnership with Flatirons Habitat for Humanity, BHP will provide 35 new affordable homes for families and individuals at 4525 Palo Parkway. Completion anticipated in 2018.

BOARD & STAFF

AS OF DECEMBER 31, 2016



BOARD OF COMMISSIONERS

Karen Klerman, *Chair*
Mark Ruzzin, *Vice Chair*
Pamela Griffin

Tom Hagerty
Dick Harris
Claire Levy

Nikki McCord
Andrew Shoemaker
Valerie Soraci

STAFF

Staff Celebrated BHP's 50th Anniversary: 1966-2016



STAFF LEADERSHIP TEAM

Executive Director – Betsey Martens

Deputy Director/Chief Financial Officer – Jim Koczela
Director of Information Technology – Tad Amore
Director of Sustainability – Tim Beal
Finance Manager – Jodi Bogen
Director of Operations – René Brodeur
Director of Property Management – Maria Ciano

Director of Real Estate Development – Jeremy Durham
Director of Organizational Excellence – Penny Hannegan
Office Manager – Ellyn Henders
Director of Maintenance – Terry Johnson
MTW and Federal Policy Manager – Karen Kreutzberg
Director of Resident Services – Karin Stayton

STAFF

Abbey, Kelly
Angelovic, Jill
Arreola, Angelica
Arritola, Marina
Baca, Greg
Bagg, Sara
Banning, Sarah
Barron, Patricia
Beall, Annie
Bodor, Eva
Bujosa, Franco
Busch, Steve
Canedo, Nadia
Carter, Evelyn
Castillo, Keith
Cerceda, Cornelio
Chavez, Arthur

Chek, Richard
Cullen, Amanda
Deakins, Natasha
DeCory, Patricia
Ellingson, Lyndall
Ellis, George
Esquinca, Luisa
Farmer, Katie
Favela, Alejandro
Freedman, Marjorie
Garcia, Brittany
Graham, Paul
Hultman, Michael
Hurd, Deanna
Juarez-Luna, Hugo
Kenney, Jessica
Lee, Rhoda

Lemkee, Charlotte
Lisenbe, Edna
Lisenbe, Ian
Llamas, Omar
Machael, Amy
Martinez, Jocelyn
Maus, Porter
Maya, Amanda
McBeth, Jeffrey
McVay, Joshua
Mendoza, Edgar
Miller, Sally
Murphy, Carrie
Murphy, Kara
Nuñez, Daniel
O'Dwyer, Elsie
Patterson, Dreu

Pelegrina, Natasha
Read, Thomas
Richards, Anna
Schevets, Lauren
Shea, Patrick
Sheinbaum, Laura
Specian, Nancy
Spellman, Douglas
Torrez, Elisa
Vachon, Danielle
Valdez, Laura
Vargas, Lidia
Vargas, Lisa
Wittig, Joanna

AmeriCorps VISTA
Volunteers:
Beltran, Eva
DeVoss, Rick
Earl, Nathan
Green, Mary

