

September 2007

Contents

page 1

From the President

page 2

Nahro News

page 3

2007 CoNAHRO
Conference Recap

page 4.5

2007 State Legislative
Wrap Up

page 6

DHA Launches Energy
Conservation Program

page 7

2007 Colorado
NAHRO Awards



From the President

I can't believe that fall is almost here. It seems like we just attended the spring (Colorado Springs – State level) and summer (Chicago – National level) conferences and now the frenzy to finalize plans for the fall National Conference in San Diego is upon us. Speaking of the spring conference, I just want to mention what a great conference it was and formally recognize and thank the Planning Committee, Pam Simon and her staff at the Colorado Springs Housing Authority for all their hard work and for planning such fun and creative events for us in Colorado Springs. If you are interested in participating for next year's conference please contact Pam.

At the conclusion of our conference we held the election of officers for Colorado NAHRO. It is my pleasure to formally announce the offices of the Executive Board for the 2007-2009 term:

Donald May
Adams County Housing Authority
President

Virginia Walker
Longmont Housing Authority
Vice President, Commissioners

Frank Pacheco
Pueblo Housing Authority
Senior Vice President

Janet Grimmett
City of Englewood
Vice President, Community Dev.

Jacqui Pickett
Jefferson County
Human Services/ Community Dev.
Immediate Past President

Stella Madrid
Denver Housing Authority
Vice President, Housing

Teresa Duran
Colorado Division of Housing
Past President

Pam Simon
Housing Authority of the City of
Colorado Springs
Vice President, Professional Dev.

Moofie Miller
Loveland Housing Authority
Secretary

Rachel Perez Steinbach
Fort Collins Housing Authority
Vice President, Member Services

Gloria Stubbs
Jefferson County Housing Authority
Treasurer

David Martens
Colorado NAHRO
Service Officer

I'd like to thank the above officers for their commitment and what I'm sure will be dedicated service to all of you. I have stated that for my term as President I would like to see us proceed with developing a Strategic Plan including identified goals. Many of you are aware that Board members formed a focus group in 2005 and held a Strategic Planning Retreat facilitated by Sam Betters, Executive Director of the Loveland Housing Authority. There were many great ideas generated and we have copious notes and a very good start to developing an actual Strategic Plan. We have even made progress on some of the identified goals such as developing a stronger partnership with Housing Colorado, being a major player in promoting the Housing Trust Fund, developed an Endorsement Policy for Legislation and have provided more training opportunities to our membership to name a few. In order to move this forward we will be holding a retreat of the Executive Board and invited guests on September 19th 2007. We will also be looking for input and ideas from our membership so be on the lookout for a questionnaire sometime in October.

Donald May

Colorado NAHRO President

DHA Names New Executive Director

On June 25, Ismael Guerrero became the new Executive Director of the Denver Housing Authority, replacing retiring Sal Carpio who has led DHA since 1984. Mr. Guerrero's credentials include most recently serving as a Business Development Officer for U.S. Bancorp Community Development Corporation, where he structured and closed Low Income Housing Tax Credit Partnerships to develop affordable multi-family housing throughout the western United States.

CHFA Board Members

The newest CHFA Board Members are Sam Betters, Executive Director of the Loveland Housing Authority, Kevin Marchman, former Executive Director of the Denver and Boulder County Housing Authorities and Mark O'Connor.

New CEO Leadership Named for Thistle Community Housing in Boulder

The Thistle Community Housing board of directors has announced that after an extensive national search, Mary Duvall Roosevelt has been chosen to serve as Chief Executive Officer, effective September 10. Roosevelt replaces Aaron Miripol who is now with the Urban Land Conservancy in Denver.

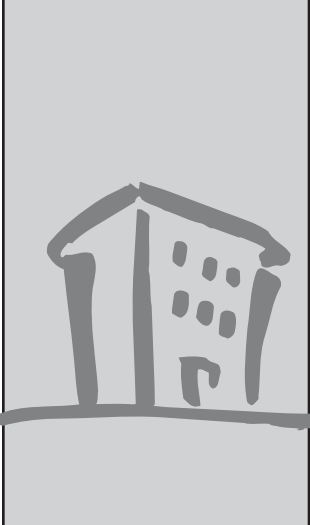
Longmont Executive Director Retires

Come celebrate 30 years in housing with Judi Morgan who is retiring as Executive Director of the Longmont Housing Authority. Colorado NAHRO members are invited to attend the celebration on Friday, October 5, from 4 pm to 6 pm at the Longmont Elks Club, 306 North Coffman St in Longmont. For more information or to send your regards contact Judi at judmor@yahoo.com or 303 651-0437.

2007 Housing Colorado Now Conference: October 1-4 in Vail, Colorado

Come get informed, inspired and connected at the 2007 Housing Colorado NOW! Conference. The conference will explore Housing: The Cornerstone to Strong Communities, and discover the many ways affordable housing strengthens the quality of life in our communities. For more information go to www.housingcolorado.org.

Colorado NAHRO News is a publication of the Colorado Chapter of the National Association of Housing and Redevelopment Officials. NAHRO is dedicated to the provision of safe, decent and affordable housing and livable communities. If you are interested in receiving this publication or including your advertising, please contact Dave Martens at 303-447-0690.



Colorado NAHRO Annual Conference Recap

Achieving Peak Performance, May 7-11, Colorado Springs

The Colorado NAHRO Annual Conference took a slightly different format in 2007. The Maintenance Conference, which has traditionally taken place at a different time of year, was held in the two days prior to the Management Conference on May 7-8, with over 100 maintenance staff from around the state and Wyoming attending. The Maintenance Conference got started with a general session called "Times are a Changing" featuring Executive Directors Preston Prince, Aurora Housing Authority, and Eugene Montoya, City of Colorado Springs Housing Authority. The Directors examined a variety of changes taking place in public housing as a result of Asset Management. The Maintenance conference then offered attendees breakout sessions in REAC Inspections, Electrical, Drywall, Landscaping, Heating and an Introduction to Meters.



The Management Conference followed its usual format and took place Wednesday, May 9 through Friday, May 11 with over 175 attending. The Management Conference got started with an inspiring opening session presented by nationally acclaimed speaker Darin Green called "Attitudes in Motion". Six tracks of breakout sessions were then offered in the areas of Public Housing, Section 8, Project Based Section 8, Resident Service, Community Revitalization and Development and Rehab.

The national NAHRO candidate for President, Renee Rooker, and the candidates for Senior Vice President, Larry Loyd and Nola Popoola attended as guests of Colorado NAHRO and presented their views in a Candidates Forum that took place at Wednesday's Luncheon. The candidates also participated in a variety of workshops.



NAHRO Senior VP Candidate Nola Popoola addresses the audience while candidate Larry Loyd (left) and Preston Prince look on.

Conference delegates were also treated to the ever popular general session "National Outlook on Housing" which featured HUD representative John Dibella, NAHRO Senior Vice-President Renee Rooker and CoNAHRO President Don May.

In addition to some excellent learning opportunities, the Management Conference featured some fun social events. The Sponsor reception, on Wednesday evening, May 9, was well attended with many prizes given out. Colorado NAHRO set an all time record for Sponsorship at this year's conference and

we'd like to thank everyone who participated. We'd also like to thank CHFA for sponsoring another great hospitality reception on Wednesday evening following the Sponsor Reception.

The banquet on Thursday evening, May 10, started with a fun game called NAHRO Notables in which participants tried to match current photos of NAHRO members with photos from their past. The winner was Betsey Martens from Boulder Housing Partners. The group was then treated to an uplifting dance performance by an Irish Dance troupe. More prizes were given out after dinner followed by dancing and even a bit of karaoke!



The Irish Dancers performed at Thursday's Banquet

Congratulations to the entire planning committee who did a wonderful job putting together the workshops and events at this year's Management Conference. Thanks also to The Housing Authority of the City of Colorado Springs, Director Gene Montoya and the entire staff for hosting the conference and providing great support. And a very special thanks goes out to Pam Simon who went above and beyond the call in organizing the sponsors, the housing tour and the banquet.

The Professional Development committee is in the process of evaluating sites for next year's conference. Complete details will be announced in the fall.

2007 Legislative Session Scorecard

Bill	Sponsor	Description	Support Level	Outcome
Long Bill		State Budget	Active	Increase the Housing Grants Line Item by \$123,000
SB022	Sen. Veiga Rep. Frangas	Authorize Low Income Household Utility Rates	Active	Signed by Governor
SB124	Sen. Isgar, Rep. Marshall	CHFA Revisions	Active	Enacted
SB235	Sen. Boyd Rep. Riesberg	Self Sufficiency Standard	Active	Enacted
HB1146	Rep. Levy Sen. Gordon	Energy Conservation Building Codes	Active	Enacted
HB1313	Rep. Marshall Sen. Sandoval	Identify Documents Evidence	Active	Vetoed by Governor
HB1322	Rep. Marshall Sen. Groff	Mortgage Fraud Prevention Act	Active	Enacted
SB058	Sen. Tochtrop Rep. Hodge	Manufactured Home Transfer Title	Passive	Postponed Indefinitely
SB085	Sen. Veiga Rep. Massey	No Mortgage Broker Influence of Appraisals	Passive	Enacted
SB145	Sen. Tupa Rep. Gibbs	Renewable Energy Fixtures Incentives	Passive	Signed by Governor
SB203	Sen. Groff Rep. Marshall	Mortgage Broker Licensing	Passive	Enacted
SB216	Sen. Veiga Rep. Marshall	Mortgage Loans Fraud Prevention Acts	Passive	Enacted
HB1157	Rep. Garcia Sen. Veiga	Real Estate Foreclosures	Passive	Enacted

2007 State Legislative Wrap Up

Reprinted with permission from Housing Colorado

The Colorado General Assembly wrapped up for the year on May 4th and went home five days early. Now that everything has been tallied and reports have been filed, we thought you might like to know how things went for affordable housing.

Overall, ten of the twelve bills Housing Colorado supported this spring have been signed by the Governor. The bills worked to increase the affordability of housing, protect consumers, increase funding or resources and increase access to affordable housing. One (SB 058) was killed in committee and one (HB 1313) faces a possible veto.

Housing came up in a variety of ways this spring. We saw energy issues, foreclosure prevention and attempts to quantify the cost of living in each Colorado county. Housing Colorado testified in support of two bills that would lower utility costs, a serious issue for low income households as rising energy costs erode the front-end affordability affordable housing professionals work so hard to provide. The first, SB022 allows the Public Utilities Commission to set lower rate tiers for low-income households, and HB 1146 mandated building codes meet the 2003 International Energy Conservation Code. (HC testimony included the need to maintain current grant programs for the developers of affordable housing who upgrade the energy efficiency of their units.) We also testified in favor of the revisions to the Colorado Housing and Finance Authority's statute which would enable CHFA to respond more quickly and flexibly to the changing needs of low and moderate income households and regional differences. We also testified in support of publicizing the Self Sufficiency Standard on the Department of Local Affairs website, which uses housing and many other factors to determine what it really costs to live in Colorado. With housing and transportation now eating up 59% of moderate-income household budgets in the Metro area, housing costs will emerge as the primary driver.

Housing Colorado's top priority this spring was increasing the Housing Grants line item in the state budget. After much hard work, and with the unanimous support of the Joint Budget Committee, we saw the line inch a little higher, from \$1,115,000 to \$1,238,000. Though \$123,000 might seem small, this was a significant victory for affordable housing in today's budget climate. All our conversations, calls, emails and Day Under the Dome activities shifted the perception about the importance of funding affordable housing and strengthened the voice of Housing Colorado at the state legislature. The Joint Budget Committee in particular was well aware of the strong constituency that supports affordable housing and the benefit to the state for increasing our funding.

Against this backdrop, Housing Colorado met with Governor Ritter in early April and brought in the Colorado

Housing Investment Fund to enlist his support for increasing the grant line in 2008 and helping to secure a sustainable funding stream for affordable housing. The results of that meeting should be announced shortly.

For those issues that didn't get worked out in the legislature this year, such as a landlord – tenant relations bill and efforts to clarify the Telluride decision, Housing Colorado and other stakeholders will meet over the summer to work on finding common ground for the 2008 Session.

Colorado Delegation Discusses Housing Issues in Washington

Every spring, Colorado NAHRO members attending the NAHRO Legislative Conference in Washington visit the individual offices of Colorado congressional representatives to discuss our Legislative Agenda for the coming year. This year, Colorado NAHRO decided to add an extra layer to this strategy by also sponsoring a group meeting in which all the representatives were invited to participate.

On March 20, 2007, over 30 Colorado NAHRO members participated in the chapter's first annual legislative meeting in the Mansfield Room of the U.S. Capitol. Representatives from all nine offices of the Colorado Congressional delegation attended.

Keynote speakers included newly-elected Congressman Ed Perlmutter (D-CO-7) and Sean Conway, Chief of Staff for U.S. Senator Wayne Allard (R-CO).

Issues discussed during the meeting included:

- * The need to restore funding for the Community Development Block Grant (CDBG);
- * Maintain the baseline for the Housing Choice Voucher (HCV) program;
- * Fully fund the public housing operating subsidy and capital fund program; and
- * Commit the resources necessary to end homelessness.

Members attending the meeting generally agreed that it was an excellent exchange of ideas. There was some disappointment expressed that Congressman Perlmutter was the only actual representative to attend the meeting. The other districts all sent staff representatives.

The Colorado NAHRO Board is committed to continue exploring ways to most effectively communicate our legislative priorities to congressional representatives. At an upcoming strategic planning session, the Board will be discussing the merits of meeting with representatives in a joint meeting in Washington versus meeting with them in some format in Colorado.

DHA LAUNCHES \$16 MILLION CITY-WIDE ENERGY CONSERVATION PROGRAM

Denver, CO -- The Denver Housing Authority (DHA) announced today their launch of a citywide energy efficiency program that will save an average of 25% of the Authority's annual energy usage, or approximately \$1.8 million in energy costs annually. The new program is being initiated through a \$16 million Energy Performance Contract with Honeywell.

The program was unveiled at DHA's Quigg Newton Homes, culminating with the presentation of keys to Salina Newman and her two sons, the first family to move into a DHA energy efficient home. In presenting the house keys to the Newman's, Ismael Guerrero, DHA's Executive Director, stated, "DHA's investment in these massive energy upgrades demonstrates our commitment to conservation. In the process, we are educating 7,700 residents to be green-minded consumers".

Before a crowd of federal, state, city and housing dignitaries and Quigg Newton residents, Denver Mayor John Hickenlooper expressed the City and County of Denver's support for DHA's new energy program. "Sustainability is not only about creating a strong economy that also protects the environment. True sustainability should ensure that economic opportunity flows out into all neighborhoods," Hickenlooper said. "We are grateful to the Denver Housing Authority Board of Commissioners and staff, HUD and other partners for this ambitious program—an important step in our journey to becoming a balanced energy capitol of the West."

DHA began the process by hiring Honeywell to conduct an energy audit in January 2006. The audit examined, among other things, weatherization, electricity and water consumption of DHA buildings. The audit showed that the Denver Housing Authority would derive significant benefit by implementing comprehensive energy saving measures. The new improvements will be installed in approximately 3,700 public housing units across the city, impacting nearly 7,700 very low, low and moderate-income residents.

"The installation of energy-saving devices in homes is generally out of reach for low and moderate-income families. We are pleased with the fact that we are able to provide this for DHA residents as well as begin to create a culture of energy conservation among the families we serve." noted Bill Mosher, DHA Board Chair. In the Denver area, the average utility costs are approximately \$1.54 per square foot. For public housing units, the average utility cost is \$2.61 per square foot, or nearly double the area average. All DHA property management staff and residents will receive training on the energy saving upgrades.

Energy Improvements

The type of energy improvements to be installed include: retrofit common and tenant lighting areas, high efficiency appliances and furnaces, low flow water faucets, showerheads and toilets, windows, building envelope improvements, irrigation systems, high limit thermostats, demand control ventilation and high efficiency boilers.

Innovative energy-saving measures also include a pilot geothermal heating and cooling system, one of approximately 30 systems in the State of Colorado and the largest in the Denver area. Building improvements will have the twenty-year life cycle and will have the same environmental impact as planting 460,000 trees and enough water savings to fill 80 lakes the size of Denver's City Park Lake.

Funding

In 1991, the Department of Housing and Urban Development (HUD) incorporated energy conservation incentives into their funding regulations to implement provisions of housing and community development. HUD allows Housing Authorities to enter into an Energy Performance Contract and use the operating subsidy savings to pay off the financing.

The contract is structured so that Honeywell will make the energy improvements to the properties then DHA will use the energy savings to pay for the cost of financing the improvements. The energy savings are guaranteed by Honeywell, with DHA assuming very little risk, while improving the energy efficiency of their buildings without incurring any out of pocket expenses.

At the end of the initial 12-year financing period, the Denver Housing Authority keeps all of the improvements, many of which have a usable life of 20 years or more. At that time, HUD begins to capture the energy savings through paying decreased utility bills and operating subsidy. This lessens the need to rely on taxpayer dollars to subsidize low-income housing costs.

Construction

Construction has already begun and is scheduled to be completed by August 2008. Honeywell acts as the general contractor for the project and subcontracts the work. "More than half of a city's greenhouse gas emissions are generated by buildings," said Joe Puishys, president of Honeywell Building Solutions. "Given the number of facilities involved in the project, this is an important undertaking not only for the DHA and its residents, but the entire Denver community. We look forward to implementing the conservation measures, delivering the results and making the program a success".

For more information contact Stella Madrid, smadri@denverhousing.org.

2007 Colorado NAHRO Awards

Congratulations to the 2007 Award Winners. The awards were presented by Colorado NAHRO President, Don May and by Renee Rooker, NAHRO Senior Vice President.



Dan Burnham and Jo Hamit accepting Administrative Innovation Award, Littleton Housing Authority for REAC Scores



Elisabeth Neufeld and Preston Prince accepting Community Revitalization Award, Aurora Housing Authority for 2006 Aurora Community Reinvestment Program



Elisabeth Neufeld and Paul Andrus accepting Affordable Housing Design Award, Aurora Housing Corporation for Plaza Townhomes at Macon and Moline



Tania Morris receiving Outstanding Staff Member Award, Aurora Housing Authority



Douglas County Housing Partnership Board member Bill Shaneyfelt accepting Affordable Housing Project Award, for Oakwood Senior Apartments



James Davis accepting Resident and Client Services Award, Adams County Housing Authority, for Foreclosure Prevention Education Workshops

2007 Colorado NAHRO Awards continued



*Preston Prince receiving Outstanding Director Award,
Aurora Housing Authority*



*Dan Burnham and Jo Hamit accepting Resident and Client Services
Award, Littleton Housing Authority for Senior Computer Lab*

printed on recycled paper

Colorado NAHRO Officers

President
Don May

Senior Vice President
Frank Pacheco

Treasurer
Gloria Stubbs

Secretary
Moofie Miller

Vice Presidents

Commissioner
Virginia Walker

Housing
Stella Madrid

Member Services
Rachel Perez Steinbach

Professional Development
Pam Simon

Colorado NAHRO News

Editor
Dave Martens

Design/Production
Marilyn Cohen

Mountain Plains Regional
Council of The National
Association of Housing
& Redevelopment
Officials (NAHRO)



**colorado
NAHRO**

Colorado NAHRO
705 Iris Avenue
Boulder, CO 80304-1755

303-447-0690 voice
303-402-1959 fax
martens@aol.com

www.conahro.org

Nonprofit Org.
US Postage
PAID
Boulder, CO
Permit #1542