## Agenda

### TUESDAY, MAY 11

- **12:00- 3:00** Golf Outing at the Walking Stick Golf Course
- **3:00 – 5:00** Early Registration in the Lobby Area at the Pueblo Convention Center
- **4:00 – 5:30** Pueblo Housing Authority Tour
- **5:30 – 8:00** Social Gathering at the Riverwalk Amphitheater
  
  **Sponsored by Greenway and Associates**

### WEDNESDAY, MAY 12

- **7:30 - 9:00** Registration and Breakfast
  
  **Sponsored by Shaw Builders and Sunflower Bank**
- **9:00 - 10:30** Opening Session — Taking Life by the Helm, Transforming Your Life Courageously with Doug Nielsen
  
  **Sponsored by Rinnai Corporation**
- **10:45 - 12:15** Concurrent Sessions
- **12:15 - 1:45** Speaker Luncheon — Inside the Houser’s Studio
  
  **Sponsored by IMA Corporation**
- **2:00 - 5:15** Concurrent Sessions
- **5:15 - 8:00** Sponsor Cocktail Reception
  
  **Sponsored by Colorado Housing & Finance Authority**

### THURSDAY, MAY 13

- **7:30 - 9:00** Breakfast Presentations
  
  Multifamily Weatherization Program Roundtable and NAHRO International in Israel
  
  **Sponsored by Yardi Systems and SB Clark Companies**
- **9:00 - 10:30** General Session — National Outlook on Housing and Community Development
  
  **Sponsored by Wells Fargo**
- **10:45- 12:15** Concurrent Sessions
- **12:15 - 1:45** Colorado NAHRO Awards Luncheon
  
  **Sponsored by Benefit Resources**
- **2:00 – 5:15** Concurrent Sessions
- **6:00- 11:00** Banquet — Olde Towne Carriage House
  
  **Sponsored by Johnson Controls, Inc.**

### FRIDAY, MAY 14

- **8:30 – 9:00** Colorado NAHRO Annual Breakfast Meeting
  
  **Sponsored by Colonial Life and Accident**

---

### Map of Facility

![Map of Facility](image)
Welcome to Pueblo

The City of Pueblo has a colorful and diverse history. As the story goes, it all began in the early 1600's when explorers from Spain came upon the Pueblo area in the pursuit of "riches." It wasn't until 1842 that the Pueblo area was given the name of "Fort Pueblo." What brought Pueblo from a small fort in southern Colorado to a growing and robust town were the ore mines, which became the basis for a smelting industry. Pueblo was becoming the "Pittsburgh of the West" and the largest steel mill west of the Mississippi.

Pueblo has always been a major element of Colorado history. At Pueblo's start, it was instrumental in bringing the railroad to Colorado. By 1888, four major railroads had reached Pueblo, which had become the smelting capital of the world, refining gold, zinc, lead and silver.

The agriculture industry has also had a great influence on the growth of Pueblo. The variety of crops made the Pueblo farms a viable food source for the state and the nation. By 1872 the Pueblo farming community had gained enough economic clout that a number of the leading citizens started the first version of the "State Fair" as a way to promote their crops and to educate others in farming techniques. After Colorado became a state, Pueblo was formally selected as the site for the Colorado State Fair.

Like any other city, Pueblo has had its share of problems. One of the most well known of those problems in Pueblo's history was the Great Flood of 1921. With all of the heroes that emerged and relief organizations that came to aid Pueblo's citizens, the City of Pueblo was up and running again in record time. Pueblo had made quite a rally by 1924.

For decades after the flood, Pueblo flourished and the CF&I steel mill grew until the industry eroded in the 1970s. Unable to compete with low cost foreign steel, the U.S. steel industry collapsed, and with it Pueblo lost thousands of jobs.

With the challenges the City of Pueblo has faced, the bold and dedicated citizens of this old community never gave up. The result is a community that has been transformed into a vibrant and progressive city with a new convention center, beautiful riverwalk, new hotels, new businesses and an opportunity for a better tomorrow.

Since the creation of public housing in 1938 through the Fair Housing Act and state laws, public housing authorities have been providing affordable housing to eligible low-income families, senior citizens and individuals with disabilities. Over the last 10 years or so, federal funding for the Nation's housing programs has been extremely tight. Nevertheless, we were expected to do more with less. Over the last decade rules and regulations have changed or have been revived - we now have asset management, community service, family self-sufficiency, and Section 3 programs to contend with, but the funding for public housing, the capital fund, Community Development Block Grants and the Housing Choice Voucher program continue to be a serious concern. But very much like the dedicated citizens of Pueblo, the housing industry is not going to give up either. We will continue to work together to provide those in need with affordable housing and an opportunity to become an educated and capable work force so they too can become part of mainstream society.

Our conference is a vehicle by which CoNAHRO is able to provide our membership and their agencies with the resources you need to transform the lives of your residents. The conference is geared to give you the knowledge and tools you need to ensure that your residents can enjoy a better way of life. Our 2010 conference promises to be informative, innovative and educational. It will also provide you with networking opportunities and a chance to learn about new products and services that are available from our sponsoring vendors. We owe our vendors much thanks for their support. And lastly, we want you to have a lot of fun and enjoy the conference and our city.

Many thanks to our CoNAHRO Conference Planning Committee for all of their hard work, creativity and energy for making this conference a reality and, of course, the Housing Authority of the City of Pueblo was honored to have Pueblo chosen as the conference site and pleased to serve as your host for this great event.

Frank Pacheco
President, Colorado NAHRO
Featured Speakers

Doug Nielsen

Keynote Speaker, Certified Speaking Professional

Speaking at the Opening Session, Wednesday at 9:00

With seventeen years experience as an expert in peak performance, Doug has been instrumental in assisting thousands of individuals and organizations gain a competitive advantage by aligning people and performance through principles of personal ownership and accountability.

Doug earned his bachelor’s degree in Clinical Social Work and Psychology and later his Master’s degree in Behavioral Science in 1993 from the UNLV. He immediately began a successful career as a motivational speaker, trainer, author and coach.

Doug infuses every presentation with energy and enthusiasm – through interaction, challenging discussion, motivational examples, sleight of hand magic, and his favorite guitar. In working with Doug, participants learn how to gain control of their lives and develop the motivation to consistently succeed personally and professionally.

Jody Kole

Executive Director, Grand Junction Housing Authority

Speaking at the Luncheon on Wednesday at 12:15, and at the Legislative Advocacy Session, Wednesday at 3:45

Jody Kole has led the Grand Junction Housing Authority as its Executive Director since 1992. During her tenure, the agency has more than tripled the number of families it serves via affordable apartments, Vouchers, and a variety of tenant services. Jody earned a Masters Degree in Public Administration from the University of Kansas, and earned a Bachelors Degree in Political Science and Business Administration.

Betsey Martens

Executive Director, Boulder Housing Partners and Senior Vice President, NAHRO

Speaking at the Luncheon on Wednesday at 12:15, at the Legislative Advocacy Session on Wednesday at 3:45, and at the National Outlook on Housing and Community Development, Thursday at 9:00

Betsey Martens is the Executive Director of Boulder Housing Partners, the housing authority serving the City of Boulder. She has been affiliated with BHP for 25 years, having been appointed to the Board of Commissioners in 1985. Betsey has also worked as the Executive Director of a CDBG-funded economic development program, Regional Director for NAHRO, Deputy Director for Boulder County Housing Authority and in 1997 returned to Boulder Housing Partners. Betsey is the Senior Vice President of NAHRO, and a member of NAHRO’s Board of Governors. She is a member of the Board of Directors of the Boulder Shelter for the Homeless and is currently on leave as an adjunct faculty member at the University of Colorado in the College of Architecture and Planning.

Don May

Executive Director, Adams County Housing Authority and Senior Vice President, Mountain Plains NAHRO

Speaking at the Luncheon, Wednesday at 12:15

Donald May, originally from New York, seeking fresh air and beautiful scenery, chose to make Colorado his home. Don’s ambition of making a difference in lives of families brought him to the Adams County Housing Authority (ACHA). Don worked as a Housing Specialist in 1986 on a part-time basis while he was completing his certification in Administration of Non-Profit Organizations to compliment his Bachelor of Science degree in Business Management.

In 1992, Don was appointed Executive Director of the Adams County Housing Authority with an annual budget of $3 million. Under Don’s leadership, ACHA experienced steady growth and expanded housing opportunities for the residents of Adams County. Today Don oversees a budget, which has grown to over $20 million.
Over the past 16 years, Don has enabled ACHA to aggressively pursue the development of new affordable housing units in Adams County utilizing both public and private partnerships. ACHA’s portfolio has expanded from owning 132 housing units to 2,500 units to its portfolio of which over 1,300 are outright owned and managed by ACHA. The Authority serves in excess of 5,000 families each year.

Don currently sits on the Adams County Workforce Investment Board; the Adams County Housing and Economic Development Task Force; is immediate past President of Colorado NAHRO; Senior Vice President of Mountain Plains NAHRO; and serves on various national, state and local Boards and committees.

Akinola Popoola
President, NAHRO

Speaking at the National Outlook on Housing and Community Development, Thursday at 9:00

Akinola Popoola received his Bachelor of Science degree in Business from the University of Houston and Masters of Business Administration (MBA) from the Texas A&M University in Texas. He began his housing career at the Houston Housing Authority and later on worked for the Housing Authorities in Corpus Christi and Austin, Texas. In 1998, he assumed his current position as Executive Director of the Opelika Housing Authority.

Akinola is President of NAHRO with over 23,000 housing and community development agencies and officials who administer a variety of affordable housing and community development programs. He served on the Alabama Association of Housing and Redevelopment Authorities Board and committees, several national NAHRO and SERC-NAHRO committees, including Chair of NAHRO’s International committee. He was past president of the Lee County Habitat for Humanity and the Alabama Public Housing Authorities Directors Association. He is on the board of Alabama Housing Authorities Risk Management, Inc., Advisory Board for the Lee County Boys and Girls Club and other civic and governmental committees in the city of Opelika.

Sam Betters
Executive Director, Loveland Housing Authority

Speaking at the Luncheon, Wednesday at 12:15

Samuel G. Betters has worked for the Housing Authority of the City of Loveland for the past thirty-four years and has been Executive Director for twenty eight years. The Housing Authority has developed a wide variety of housing programs under Sam’s leadership some of which include, Low Income Housing Tax Credit (LIHTC) properties, HUD Section 221 (d) 3, HUD New Construction properties, both Project Based and Tenant Based Section 8 Voucher programs, Public Housing along with Project Self-Sufficiency, Family Self-Sufficiency, Home Ownership opportunities, and Larimer County Home Improvement program. In addition, Sam serves on the board for Housing Colorado, the Private Activity Bond Allocation Committee for the State of Colorado, and was recently appointed as Chairperson for the Colorado Housing and Finance Authority. Sam holds a degree in Community Development from Penn State University and a Masters Degree in Business Administration from the University of Colorado.

Craig Maraschky
Executive Director, Aurora Housing Authority and Senior Vice President, Colorado NAHRO

Speaking at the Luncheon, Wednesday at 12:15

Craig has worked in the affordable housing field in the Denver area since 1993. He has held positions with Arapahoe County, the City of Thornton, the Adams County Housing Authority, the Douglas County Housing Partnership and currently is the Executive Director of the Aurora Housing Authority. Craig has a BA in Urban Studies from Cleveland State University and a Masters of Urban and Regional Planning from the University of Colorado. He serves as Senior Vice President of the Colorado Chapter of NAHRO and worked at Arby’s in High School.
Featured Speakers

Rick Garcia
Deputy Assistant Secretary of Public Housing Field Operations, HUD
Speaking at the National Outlook on Housing, Thursday at 9:00

Rick M. Garcia serves as regional director for the U.S. Department of Housing and Urban Development’s (HUD) Region VIII. The region, based in Denver, includes the states of Colorado, Utah, Wyoming, North Dakota, South Dakota, and Montana. Rick oversees the delivery of HUD’s homeownership, affordable housing, community development, fair housing, and Native American housing programs on behalf of HUD Secretary Shaun Donovan.

Prior to joining HUD, Garcia served on the Denver City Council, the RTD Board of Commissioners and as State Director of Small Business Development in the Office of Former Governor Roy Romer. Rick is a former Board Chair of the Colorado Housing and Finance Authority, Vice Chair of the NEWSED Community Development Corporation and is a founding Community Advisor to the University of Colorado’s Latino/a Research and Policy Center. Rick earned his Master of Public Administration Degree from the Harvard University’s John F. Kennedy School of Government and holds a Bachelor’s Degree in Business administration from Columbia College. He is married to Loretta P. Martinez, Esq., originally of Pueblo and they have three daughters.

Leroy Brown
Director, Community Planning & Development Division, HUD
Speaking at the CPD Update on Wednesday at 10:45 and at the National Outlook on Housing, Thursday at 9:00

LeRoy Brown serves as Regional CPD Director for the U.S. Department of Housing and Urban Development’s (HUD) Region VIII. Leroy oversees the CPD division’s delivery of HUD’s Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grants (ESG), and Housing Opportunity for People with Aids (HOPWA) Programs. Additionally, he has responsibility for the administration of all the Homeless Assistance Programs under the McKinney-Vento Homeless Assistance Act. Most recently, his division has been charged with the management and oversight of the Neighborhood Stabilization Program 1 (NSP 1) under the Housing and Economic Recovery Act, 2008 (HERA) and the Neighborhood Stabilization Program II (NSP II), Community Development Block Grant — Recovery (CDBG-R), and Homeless Prevention and Rapid Re-housing (HPRP) Programs under the American Recovery and Reinvestment Act of 2009 (ARRA). Prior to joining HUD, Leroy worked for five years as a Regional Planner for the State Department of Housing and Community Development in Richmond, VA. His federal career started in 1979 in the Richmond Virginia HUD Field Office. There he served for 20 years as a Rehabilitation Specialist and then nine years as Program Manager. Leroy received his Bachelor of Science degree in Mathematics from Norfolk State University in Norfolk, VA and a Master of Science in Urban Studies from Rensselaer Polytechnic Institute in Troy, NY. He served in the United States Army from 1971 to 1973.
Colorado NAHRO Educational Scholarship Fundraiser
Help support our Educational Scholarship Program and win one of several prizes to be raffled off at the Banquet on Thursday night. Raffle tickets are $1.00 each and will be available at the conference registration desk throughout the conference. When Colorado NAHRO accumulates enough money in its scholarship account, we ask members to nominate worthy residents as educational scholarship candidates. Those selected receive the money we raise for tuition.

Tuesday Afternoon Pueblo Housing Authority Tour
4:00 pm – 5:30 pm
Meet at the Conference Registration Desk in the Pueblo Convention Center
The Pueblo Housing Authority will provide a unique and informative bus tour of its award winning developments combined with a visit through Pueblo’s transformed downtown area.

Tuesday Evening Social Gathering
A Hot Pueblo Night at the Riverwalk Amphitheater
5:30 pm – 8:00 pm
Sponsored by the GREENWAY AND ASSOCIATES
Come experience a taste of Pueblo like you’ve never had before. Join us for food, drinks, music and lots of fun at the Riverwalk Amphitheater! Directions provided at the conference registration desk. No reservations required.

Wednesday Evening Sponsor Reception
5:15 pm – 8:00 pm in the Lobby Area of the Pueblo Convention Center
Sponsored by the COLORADO HOUSING AND FINANCE AUTHORITY
Learn about the products and services that support our industry. Visit each exhibitor and you'll qualify for special prizes to be raffled off at the event. Food and drinks will be provided compliments of our friends at the Colorado Housing and Finance Authority (CHFA).

Thursday Evening Banquet
La Fiesta de Pueblo at the Olde Towne Carriage House
6:00 pm – 11:00 pm, 102 South Victoria Ave.
Sponsored by JOHNSON CONTROLS, INC.
Picture yourself on a boat on a river with a drink in your hand and friends all around. Banquet night begins with a happy hour boat tour of the Historic Arkansas Riverwalk that will deliver participants to the Olde Towne Carriage House, site of the banquet and one of Pueblo’s historically important buildings. The boat tour departs from the Riverwalk just outside the Convention Center at 5:45 pm and 6:15 pm. Enjoy cocktail hour and entertainment at the Carriage House from 6:00 pm until 7:00 pm. A Mexican buffet dinner will then be served beginning around 7:00 pm. The evening will be infused with entertainment provided by singer Randy Rodriguez featuring great music, impersonations and line dancing. The Olde Towne Carriage House is only a few blocks from the Convention Center and within easy walking distance. Transportation will also be provided back to the Convention Center compliments of the Pueblo Housing Authority.
Program Descriptions

WEDNESDAY

OPENING SESSION

Taking Life by the Helm – Transforming Your Life Courageously

SPONSORED BY RINNAI CORPORATION

Wednesday/ 9:00 – 10:30
Grand Hall B

Have you/your organization reached your potential? Do you/your organization have more to achieve? Do you/your organization have more to contribute? Are you at the Helm of your life?

A recent survey by monster.com revealed that 80% of those surveyed felt they were not in control of their lives. Often, without even knowing it, people allow environment, circumstances, changes and other people to take power and control away from them. The results are loss of energy, unhappiness, burnout, and low productivity—often leading to anger, frustration and victim mentality. You might be surprised to find that you are giving power to others, robbing yourself of some of life’s greatest rewards.

In this presentation, Doug helps you discover how to transform your life, revitalize your spirit, and contribute as never before! You will explore core principles for personal power and achieve the ownership advantage by learning to consistently steer your course and create opportunity from challenge.

Keynote Speaker
Doug Nielsen, Certified Speaking Professional, Doug Nielsen Productions

Host
Frank Pacheco, President, Colorado NAHRO

Pueblo Welcome
Honor Guard,
Centennial High School Junior ROTC
Jerry Pacheco, City Manager, City of Pueblo
Ms. Jayne Mazur, Chairperson,
Housing Authority of the City of Pueblo

PUBLIC HOUSING

Capital Fund, ARRA and Procurement

Wednesday/ 10:45 – 12:15
Grand Hall C East

How ARRA you doing? Get the latest Recovery Act updates. Find out what is going on with the Capital Fund program. Get a “refresher” on procurement and other compliance requirements with your Recovery Act and Capital Fund programs.

Speakers
Dave Rossi, Facilities Management Specialist, HUD Office of Public Housing
Meghan Anderson, Facilities Management Specialist, HUD Office of Public Housing
Veronica Trau, Financial Analyst, HUD

Moderator
James DiPaolo, Assistant Chief Financial Officer, Denver Housing Authority Finance Department

Host
Marie Casteel, Buyer, Denver Housing Authority

SECTION 8

Portability

Wednesday/ 10:45 – 12:15
Grand Hall C West

A session designed to provide an overview of Portability from the regulations to twists and turns experienced on the local level. The panel will include a HUD presenter and two housing authority staff who will describe common issues with Portability, regulatory absolutes, and where local choice exists. Please come to ask questions and share your experience on this critical aspect to the Housing Choice Voucher Program.

Speakers
Mary Ellen Burke, Public Housing Revitalization Specialist, HUD Office of Public Housing
Tillie Wright, Assisted Program Supervisor, Metro West Housing Solutions

RESIDENT SERVICES

Bridges Out of Poverty—Part 1

Wednesday/ 10:45- 12:15
Meeting Room 4

Bridges Out of Poverty opens up the different world of people in poverty, revealing how the survival-based mentality of poverty impacts learning, work habits, and decision-making. Recent research has provided a deeper understanding of how people in poverty face challenges virtually unknown to those in middle class or wealth — challenges from both obvious and hidden sources. You will learn the “hidden rules” of poverty, middle class, and wealth — and the assumptions, which people in middle class bring to encounters with people in poverty. We will explore the resources needed to move from crisis to confidence.

Keith Antonson, Voucher Program Supervisor, Grand Junction Housing Authority

Moderator/Host
Geneva Powell, Executive Director, Garfield County Housing Authority

PROFESSIONAL DEVELOPMENT

Delegating While Maintaining Management Excellence

Wednesday/ 10:45 – 12:15
Meeting Room 5

Smart delegation helps develop the next generation of company leaders and frees the current leaders to focus on agency growth. Dr. Fredrichs, an expert in organizational communications, provides you with the tools to delegate efficiently and professionally while maintaining high-quality and agency-wide excellence.

Speaker
Dr. Allison Fredrichs, Communications Consultant, Emu Consulting

Host
Barrett Lucero, Associate, SB Clark Companies
Program Descriptions

Speaker
Julie Williams, Housing Advocate,
Grand Junction Housing Authority

Host
Rebecca Garcia, Housing Specialist,
Grand Junction Housing Authority

REHAB

Aging Gracefully in Place
Wednesday/ 10:45 – 12:15
Meeting Room 3
As the population ages, many people
are looking for ways to remain living in
the familiar environment of their homes
by making modifications with home
accessibility products and services.
Learn how to rehab homes utilizing
new accessibility products that can help
people remain self-sufficient.

Speakers
Beth Teem, Program Manager, Seniors, Inc.
Sterling Wind, Project Manager, IMAGINE!

Moderator/Host
Kimberly Kingston, Rehab Coordinator,
Littleton Housing Authority

COMMUNITY DEVELOPMENT

Community Planning and Development Update
Wednesday/ 10:45 – 12:15
Meeting Room 2
Regional update on community planning & development priorities, changes, and
operations at the Region VIII level.

Speaker
Leroy Brown, Region VIII Director, HUD Office of Community Planning and Development

Moderator
Jacqui Pickett, Administrator,
Adams County Community Development

Host
Elizabeth Espinoza, Grant Technician,
Adams County Community Development

SPEAKER LUNCHEON

Inside the Houser’s Studio
SPONSORED BY IMA CORPORATION
Wednesday/ 12:15 – 1:45
Grand Hall B
Colorado is fortunate to have a wealth of expertise, knowledge and humor in
its cadre of housing authority Executive Directors. During this fun and insightful
lunch session, four long-time Executive Directors will be interviewed similar to
the Bravo TV series Inside the Actors Studio.

Speakers
Don May, Executive Director,
Adams County Housing Authority
Betsey Martens, Executive Director,
Boulder Housing Partners
Jody Kole, Executive Director,
Grand Junction Housing Authority
Sam Betters, Executive Director,
Loveland Housing Authority

Moderator/ Host
Craig Maraschky, Executive Director,
Aurora Housing Authority

PUBLIC HOUSING

Calculating Rent and Income Discrepancies
Wednesday/ 2:00 – 3:30
Grand Hall C East
This session will outline the importance of calculating rent correctly to keep
your Income Discrepancies to a minimum. How do your policies affect
your Income Discrepancies? HUD staff will discuss discrepancies and what
type of follow-up they are expecting from Housing Authorities. A Housing
Authority will present their side of discrepancies along with policies and
forms they have produced to calculate a discrepancy to confirm if it is valid.

Speakers
Alicia Tolman, Housing Specialist,
Aurora Housing Authority
Charlotte Keator, PHRS,
HUD Office of Public Housing

Moderator/ Host
Kristin Parkhurst, Housing Specialist,
Aurora Housing Authority

HOUSING DEVELOPMENT

Housing Development 101
SPONSORED BY WINTHROP AND WEINSTINE
Wednesday/ 2:00 – 3:30
Grand Hall C West
This workshop, the first of two,
will discuss getting started, site
selection, timelines, procurement, pre-
development, concept plan design, and
preliminary financial modeling. Designed
for people just getting started, or who
have yet to be involved in an affordable
housing project, and using an interactive
format, it will focus on what can go wrong
(and it will), and what to do about it.

Speakers
Stuart Grogan, Director of Development,
Boulder Housing Partners
Jill Klosterman, Project Manager, Eagle County
Housing and Development Authority
Jon Peterson, Attorney, Winthrop and Weinstine

Moderator/ Host
Stuart Grogan, Director of Development,
Boulder Housing Partners

PROFESSIONAL DEVELOPMENT

Negotiating Win-Win
Wednesday/ 2:00 –3:30
Meeting Room 5
Participants will learn how to plan and
strategize to obtain win/win outcomes.
This seminar will focus on preparing
for negotiations, how to conduct the
meeting and employ various techniques
to achieve desired outcomes. You
will learn to recognize and counter
negotiation tactics and build
relationships with the parties involved.

Speaker
Rita Friberg, Business Management Faculty,
Pueblo Community College

Host
Donna Lynch, Risk Management Consultant,
IMA Corporation
Program Descriptions

RESIDENT SERVICES

Bridges Out of Poverty—Part 2
Wednesday/ 2:00 – 3:30
Meeting Room 4
This is a continuation of the morning session. Bridges Out of Poverty opens up the different world of people in poverty, revealing how the survival-based mentality of poverty impacts learning, work habits, and decision-making. Recent research has provided a deeper understanding of how people in poverty face challenges virtually unknown to those in middle class or wealth — challenges from both obvious and hidden sources. You will learn the “hidden rules” of poverty, middle class, and wealth — and the assumptions which people in middle class bring to encounters with people in poverty. We will explore the resources needed to move from crisis to confidence.

Speaker
Julie Williams, Housing Advocate, Grand Junction Housing Authority

Host
Rebecca Garcia, Housing Specialist, Grand Junction Housing Authority

COMMUNITY DEVELOPMENT

IDIS and CDBG Users Group Technical Assistance Discussion
Wednesday/ 2:00 – 3:30
Meeting Room 2
Do you have questions about the new IDIS system or DRGR? Have you been perplexed with complexities of reporting? If so, this session is for you. This session is designed to provide an opportunity for IDIS users and CDBG users to discuss challenges and provide feedback to leadership. Additionally, feedback from this session will be used to develop a comprehensive training for Colorado jurisdictions to be delivered in the fall.

Speakers
Jacqui Pickett, Administrator, Adams County Community Development
Don Morris, CPD Specialist, HUD Region VIII Office of Community Planning and Development

Moderator
Jacqui Pickett, Administrator, Adams County Community Development

Host
Elizabeth Espinoza, Grant Technician, Adams County Community Development

HOUSING DEVELOPMENT

Housing Development 102 SPONSORED BY WINTHROP AND WEINSTINE
Wednesday/ 3:45 – 5:15
Grand Hall C West
This workshop, the second of two, will discuss zoning, financing, construction and conversion to management. Designed for people just getting started, or who have yet to be involved in an affordable housing project, and using an interactive format, it will focus on what can go wrong (and how) and what to do about it.

Speakers
Stuart Grogan, Director of Development, Boulder Housing Partners
Jill Klosterman, Project Manager, Eagle County Housing and Development Authority
Jon Peterson, Attorney, Winthrop and Weinstine

Moderator/Host
Stuart Grogan, Director of Development, Boulder Housing Partners

PROJECT BASED SECTION 8

Preparing for a Management Review — Part 1
Wednesday/ 3:45–5:15
Meeting Room 5
This is part one of a two-part session designed to acquaint you with the entire process of the Management and Occupancy Review (MOR), starting with the receipt of your scheduling letter to closing out any findings. Learn the importance of a positive exchange of information between you and your Section 8 compliance officer.

Speaker
Heather Staggs, Manager, Section 8 Compliance, CHFA

Moderator/Host
Brian Miller, Director of Asset Management, CHFA

REHAB

Financial Fitness
Wednesday/ 2:00 – 3:30
Meeting Room 3
As financing options become more elusive for housing programs, Rehab specialists are looking for creative ways to fund their programs. Come join in the discussion with two FirstBank representatives who are exploring the expansion of an existing program being used in Arvada, which would enable Rehab programs to stretch their federal dollars.

Speakers
Andy Hancock, President, FirstBank of Littleton
Leah Dirks, Vice President, FirstBank of Littleton

Moderator/Host
Janet Grimmett, Housing Finance Specialist, City of Englewood

PUBLIC HOUSING, SECTION 8 & COMMUNITY DEVELOPMENT

Client Fraud/ HUD OIG Audits
Wednesday/ 3:45– 5:15
Grand Hall C East
Suspect tenant fraud? Learn more about your role and responsibilities. Find out how HUD can assist with fraud situations. Learn the “do’s and don’ts” of handling tenant fraud.

Speakers
Suzanne Steigerwald, Assistant Special Agent in Charge, HUD OIG
Sarah Pon, Assistant Regional Inspector General for Audit, HUD OIG

Moderator/ Host
Tami Fischer, Executive Director, Metro West Housing Solutions
RESIDENT SERVICES

Case Management and Resident Services
Wednesday/ 3:45-5:15
Meeting Room 4
A roundtable discussion about incorporating resident services into your FSS program.

Speakers
Rachel Perez-Steinbach, FSS Coordinator, Fort Collins Housing Authority
Karen Bettis, Homeownership Coordinator, Fort Collins Housing Authority
Jim Cox, Resident Services, SRO Manager, Fort Collins Housing Authority

THURSDAY

BREAKFAST OPTION A
Multifamily Weatherization Program Roundtable
SPONSORED BY YARDI SYSTEMS AND SB CLARK COMPANIES
Thursday/ 7:30 – 9:00
Grand Hall B
Energy Outreach Colorado (EOC) will explain eligibility requirements and the process that is involved in apply for and implementing a federal weatherization program being funded by the U.S. Department of Energy and the American Recovery and Reinvestment Act (ARRA).

Speakers
Traci Morin, Multifamily Weatherization Project Manager, Energy Outreach of Colorado
James Bradshaw, Multifamily Weatherization Project Manager, Energy Outreach of Colorado
Luke Iderton, Multifamily Weatherization Project Manager, Energy Outreach of Colorado
Sean Mandel, Building Program Associate, Governor’s Energy Office

Host
Frank Pacheco, President, Colorado NAHRO

BREAKFAST OPTION B
Housing, Community Design, and Revitalization Efforts in Israel
SPONSORED BY YARDI SYSTEMS AND SB CLARK COMPANIES

Thursday/ 7:30 – 9:00
Grand Hall C West
NAHRO sent a six-member delegation to Israel in May 2009 to provide for an exchange of information about programs and approaches of common interest regarding housing development, community planning, and the unique housing and urban challenges (and responses!) Israel faces from the Lebanon border to areas adjoining the Gaza Strip along with a brief visit to the Dead Sea and the ancient fortress World Heritage Site of Masada.

Speaker
Ed Talbot, Executive Director, Arvada Housing and Community Development

Host
Craig Maraschky, Senior Vice President, Colorado NAHRO

GENERAL SESSION
National Outlook on Housing and Community Development
SPONSORED BY WELLS FARGO
Thursday/ 9:00 – 10:30
Grand Hall B
Transformation of national housing and community development policy is occurring at all levels of government. Join this lively panel of national and regional experts to learn about the transformation of national housing and community planning and development policy and programs and how they impact your local community.

Speakers
Akinola Poopola, President, NAHRO
Rick Garcia, Deputy Assistant Secretary of Public Housing Field Operations, HUD
Leroy Brown, Director Region VIII, Community Planning & Development Division, HUD

Host
Frank Pacheco, President, Colorado NAHRO
Program Descriptions

PUBLIC HOUSING

Public Housing Update
Thursday/ 10:45 – 12:15
Grand Hall C East
Get the latest information from the Denver Office of Public Housing regarding your Low Rent Public Housing program. What’s new with asset management, operating fund and capital fund? Find out what’s new in occupancy and with resident services.

Speakers
Veronica Trau, Financial Analyst, HUD Office of Public Housing
Meghan Anderson, Facilities Management Specialist, HUD Office of Public Housing
Dan Cline, Financial Analyst, HUD Office of Public Housing

Moderator
Wayne Taunton, Manager of Budget, Finance and Capital Fund, Denver Housing Authority Housing Management Division

Host
Marie Casteel, Buyer, Denver Housing Authority

SECTION 8

Section 8 Update
Thursday/ 10:45 – 12:15
Grand Hall C West
Get the latest information from the Denver Office of Public Housing regarding your Section 8 Housing Choice Voucher Program. What is the status of 2010 funding? What is new in occupancy?

Speakers
Mary Ellen Burke, Public Housing Revitalization Specialist, HUD Office of Public Housing
Charlotte Keator, Public Housing Revitalization Specialist, HUD Office of Public Housing
Karen Noakes, Public Housing Revitalization Specialist, HUD Office of Public Housing

Moderator/ Host
Jerry Graber, Senior Section 8 Systems Manager, Department of Section 8, Denver Housing Authority

PROJECT BASED SECTION 8

Preparing for a Management Review – Part 2
Thursday/ 10:45-12:15
Meeting Room 5
This is a continuation of yesterday’s session and is designed to acquaint you with the entire process of the Management and Occupancy Review (MOR), starting with the receipt of your scheduling letter to closing out any findings. Learn the importance of a positive exchange of information between you and your Section 8 compliance officer.

Speaker
Heather Staggs, Manager, Section 8 Compliance, CHFA

Moderator/Host
Brian Miller, Director of Asset Management, CHFA

RESIDENT SERVICES

Adoption
Thursday/ 10:45 – 12:15
Meeting Room 4
An examination of the legal process of adoption in Colorado and how to help your clients who may be facing this very important decision.

Speaker
Pat Cimino, Program Director for Pregnancy, Parenting and Adoption, Lutheran Family Service of Colorado

Moderator/ Host
Rachel Perez-Steinbach, FSS Program Coordinator, Fort Collins Housing Authority

PROFESSIONAL DEVELOPMENT

Getting Everyone on the Same Boat
SPONSORED BY HUB INTERNATIONAL INSURANCE
Thursday/ 10:45- 12:15
Meeting Room 3
Boulder Housing Partners and the Loveland Housing Authority have made a commitment to the deliberate alignment of all of their performance related documents. Learn how these two housing authorities strive to coordinate decision-making and align policies and resource allocation to achieve their mission, vision, and values through the integration of performance expectations.

Speakers
Penny Hannegan, Director of Business Development, Boulder Housing Partners
Jeff Feneis, Special Projects Manager, Loveland Housing Authority

COMMUNITY DEVELOPMENT AND REHAB

M&Ms: Mortgage Meltdown, Myths and Modification
Thursday/ 10:45 – 12:15
Meeting Room 2
Learn about reform in the Mortgage Industry that has changed the way lenders do business. The session will highlight some of the affordable programs available to help low and moderate income consumers into homes. You might be surprised on the number of options available.

Speakers
Valerie Copenhaver, Regional Diverse Segments Manager, Wells Fargo Mortgage
Elfriede Leicht, Business Development Specialist, CHFA

COLORADO NAHRO AWARDS LUNCHEON
SPONSORED BY BENEFIT RESOURCES
Thursday/ 12:15 – 1:45
Grand Hall B
Join us for the presentation of the “Colorado NAHRO 2010 Academy Awards” as we present the Awards of Excellence, Unsung Hero Awards, and Service Awards.
**Program Descriptions**

**Public Housing and Section 8**

**PIC, EIV, and VMS – Part 1**

**Thursday/ 2:00 – 3:30**

**Grand Hall C East**

Now that we have all these great systems from HUD, what is the best way to use them? Learn how to navigate through the IMS-PIC, EIV and VMS systems to maximize the management of your public housing and housing choice voucher programs.

**Speaker**
Diane Kiles, Financial Analyst, HUD Office of Public Housing

**Moderator**
Karen Kreutzberg, Federal Housing Programs Manager, Boulder Housing Partners

**Host**
Pam Simon, Asset Management Supervisor, Colorado Springs Housing Authority

**Public Housing and Section 8**

**Budget Success for High Performer Status**

**Thursday/ 2:00 – 3:00**

**Grand Hall C East**

See how high performing agencies manage the financial guessing game. A discussion on ways to achieve or maintain high performer status.

**Speakers**
Dennis Fodness, Financial Analyst, Office of Public Housing, HUD

Dan Cline, Financial Analyst, Office of Public Housing, HUD

Jim DiPaolo, Chief Financial Officer, Denver Housing Authority

Carl Musso, Chief Financial Officer, Metro West Housing Solutions

**Resident Services**

**Data Collection**

**Thursday/ 2:00 – 3:30**

**Meeting Room 4**

What are the essentials in developing successful resident service programs, staffing, funding, space, and more. How do we target program needs and make sure one has the resources and expertise to carry them out. What does it take to develop a program model and capture outcomes so that one is measuring program efficacy.

**Speaker**
Donna Baiocco, Director of Resident Services, Mercy Housing

**Rehab**

**New Building and Energy Codes**

**Thursday/ 2:00 – 3:30**

**Meeting Room 3**

Most building departments within Colorado are now utilizing the 2009 IRC and IECC. As Rehab specialists, we need to be up-to-date on current building and energy codes. Come hear from the Pueblo Chief Building Inspector on the code changes you need to know about.

**Speaker**
J.D. Potter, Chief Building Inspector, Pueblo Regional Building Department

**Community Development**

**Accessing Local Resources**

**SPONSORED BY TCG INTERNATIONAL**

**Thursday/ 2:00 – 3:30**

**Meeting Room 2**

Learn how the Urban Renewal Authority of Pueblo’s partnership with the Housing Authority and others is working to create a redevelopment plan for the once vibrant Eastside/Fountain Creek area of Pueblo. The plan includes development of affordable and market rate housing in an historically underserved area of the city.

**Speakers**
Mike Tedesco, Executive Director, Urban Renewal Authority of Pueblo

Larry Atencio, City Council President and City Council Representative to the URA Board, City of Pueblo

Scott Hobson, Assistant City Manager for Community Development, City of Pueblo

**Moderator**
Gary Trujillo, Housing Authority Architect and Chairman of Pueblo Urban Renewal Authority

**Host**
Barbara Bernard, Director of Special Projects, Pueblo Housing Authority

**Public Housing and Section 8**

**PIC, EIV, and VMS – Part 2**

**Thursday/ 3:45 – 5:15**

**Grand Hall C East**

This is a continuation of the earlier session. Now that we have all these
Program Descriptions

great systems from HUD, what is the best way to use them? Learn how to navigate through the IMS-PIC, EIV and VMS systems to maximize the management of your public housing and housing choice voucher programs.

Speaker  
Diane Kiles, Financial Analyst, HUD Office of Public Housing

Moderator  
Karen Kreutzberg, Federal Housing Programs Manager, Boulder Housing Partners

Host  
Pam Simon, Asset Management Supervisor, Colorado Springs Housing Authority

PUBLIC HOUSING AND SECTION 8

Fair Housing Issues  
Thursday/ 3:45 – 5:15  
Grand Hall C West

Learning how to talk and think Fair Housing lingo in every conversation. If you have not had a Fair Housing audit you need to attend this session. If you have had a Fair Housing Audit you should attend to continue to improve your policies and procedures and Reasonable Accommodation process. It is a must attend for any Housing Administrator/ Manager.

Speakers  
Evelyn Meininger, Region VIII Director, Office of Fair Housing and Equal Opportunity  
Amy Frisk, Program Center Director, Office of Fair Housing and Equal Opportunity

Moderator/ Host  
Pam Simon, Asset Management Supervisor, Colorado Springs Housing Authority

COMMISSIONERS

Finding, Recruiting and Engaging Board Members  
Thursday/ 3:45 – 5:15  
Meeting Room 4

To make the most of a Housing Authority board’s potential, careful thought needs to be put into the parts that make up the whole: the board’s composition, structure, operations and culture. Learn ways to improve board performance by implementing governance best practices. Participants will acquire useful tools that can be applied immediately to ensure an optimally engaged and highly effective board.

Speaker  
Denise Clark, Consultant and Coach, Denise Clark, LLC

REHAB

Colorado’s Energy Resources and Rebates  
Thursday/ 3:45 – 5:15  
Meeting Room 3

New energy programs and rebates are emerging everyday that benefit homeowners. Learn about the latest DOE programs, Energy Star rebates, renewable energy and more from a special guest from the Governor’s Energy Office.

Speaker  
Sean Mandel, Building Program Associate, Governor’s Energy Office

Moderator/ Host  
Kimberly Kingston, Rehab Coordinator, Littleton Housing Authority

COMMUNITY DEVELOPMENT

Stimulus Reporting  
SPONSORED BY QUADEL CONSULTING, INC.  
Thursday/ 3:45 – 5:15  
Meeting Room 2

Update on stimulus reporting requirements, common challenges, and an open discussion related to what the numbers mean and who is seeing them.

Speaker  
Don Morris, CPD Specialist, HUD Region VIII Office of Community Planning and Development

Moderator  
Jacqui Pickett, Administrator, Adams County Community Development

Host  
Elizabeth Espinoza, Grant Technician, Adams County Community Development

FRIDAY

BREAKFAST

Colorado NAHRO Annual Meeting  
SPONSORED BY COLONIAL LIFE AND ACCIDENT  
Friday/ 8:30 – 10:00  
Grand Hall B

Colorado NAHRO will be conducting its annual membership meeting featuring a recap of activities and a forum on how NAHRO works and how you can become more involved.
Thank You to our Partners!

Corporate & Conference Sponsors

Diamond Level Sponsors
Rinnai Corporation
kyork@rinnai.us
303-680-7633

Wells Fargo
Shelley.marquez@wellsfargo.com
303-863-4706

Emerald Level Sponsors
Benefit Resources
gmartin@benefit-resources.net
719-884-0700

FirstBank
www.efirstbank.com
800-964-3444

IMA of Colorado
Donna.lynch@imacorp.com
303-615-7465

Conference Sponsors
Applied Risk Solutions
jmgraham@appliedrisk.com
303-790-1725

Colorado Housing & Finance Authority
www.colohfa.org
303-297-2432

Colonial Life and Accident
Gfranc@3223@aol.com
719-237-6096

D.A. Davidson and Co.
nnunez@dadco.com
303-764-6053

Greenway and Associates
Reneeg_greenway@comcast.net
719-542-1887

Housing Authority Insurance Group
mpatenaude@housingcenter.com
203-272-8220 ext 628

Johnson Controls, Inc.
David.C.Koch@jci.com
303-249-7929

KeyBank
david_c_may@keybank.com
720-904-4488

SB Clark Companies
info@sbclarkinc.com
303-794-0257

Shaw Builders
dianem@shawconstruction.net
303-825-4740

Sunflower Bank
www.sunflowerbank.com
719-564-4200

Vectra Bank
David.galli@vectrabank.com
720-947-7126

Yardi Systems
Jay.mcwhinney@yardi.com
630-516-3635

Exhibitors
Affordable Housing Support Services
bobbrook@ahsscolorado.com
303-798-6234

Binswanger Glass
sfinley@vitro.com
719-544-8561

Blue Sky Restoration
rchanpagne@goblusky.com
720-290-7300

Charles D. Jones Company
rcortese@cdjone.com
719-545-1633

Child, Van Wagoner and Bradshaw
scott@cpaone.net
801-927-1337

Dwyer Kitchens
dmccurdy@dwyerkitchens.com
630-741-7900

Eide Bailly LLP
vkramer@eidebailly.com
303-986-2454

Falcon Laboratories, Inc.
mail@falconlabs.net
719-520-1551

Fashion Carpet and Tile
glenngreenberg@fcandt.com
303-473-0107

General Electric
sheila.richardson@ge.com
800-782-8098

Hercules Industries
www.herculesindustries.com
800-356-5350

The Home Depot
dan_ford@homedepot.com
719-494-9562

HUB International
Dennis.flores@hubinternational.com
719-546-6841

Idataworks, Inc.
brents@asist.com
505-292-1480

Instakey Security Solutions / Able Access Lock
vtaylor@ableaccesslock.com
720-373-3073

Lowe’s
Mark.e.hafley@lowes.com
720-545-6604

Moen Faucets
Russ.brown@moen.com
720-346-5137
Thank You to our Partners!

Mountain Plains Equity Group, Inc.
Kelly@mpequity.com
406-254-1677

The Nelrod Company
info@nelrod.com
817-922-9000

Valspar Paint
ssides@valspar.com
303-570-3529

Vast Architecture
brandy@vastarchitecture.com
303-442-3700

Westland Distributing
p.kast@westland-inc.com
303-232-2027

Winnelson Company
jarogers@winnelson.com
719-544-1584

Please Visit Our Exhibitors in the Main Hallway Lobby Area

Wednesday, May 12
5:15 pm – 8:00 pm - Reception

Thursday, May 13
7:30 am – 9:00 am
10:30 am – 10:45 am
1:45 pm – 2:00 pm
3:30 pm – 3:45 pm

Advertisers/Contributors

Bondi and Co.
plg@bondico.com
303-799-6826

Daniel G. Morgan Associates
dan@danielmorgan.com
303-837-9001

First Alert
719-544-4152

A&K Appliance Distributing
akappliance@msn.com
303-985-1952

Applied Comfort Mechanical
customerservice@appliedcomfortsystems.com
303-772-3675

A-Var Electric
a-var@comcast.net
719-564-1064

Cortez Construction
cortez@mcleodusanet.com
719-546-1377

Fashion Carpet and Tile
glenngreenberg@fcandt.com
303-473-0107

HUB International
Dennis.flores@hubinternational.com
719-546-6841

New Windows for America
windowamer@aol.com
303-920-0175

Quadel
sgamal@quadel.com
202-789-2500

TCG International, LLC
bordenave@thecommunitiesgroup.com
202-667-3002

Western Disposal
bisaacson@westerndisposal.com
303-444-2037

Winthrop and Weinstine
www.winthrop.com
612-604-6500

Workshop Sponsors

A&K Appliance Distributing
akappliance@msn.com
303-985-1952

Applied Comfort Mechanical
customerservice@appliedcomfortsystems.com
303-772-3675

A-Var Electric
a-var@comcast.net
719-564-1064

Cortez Construction
cortez@mcleodusanet.com
719-546-1377

Fashion Carpet and Tile
glenngreenberg@fcandt.com
303-473-0107

HUB International
Dennis.flores@hubinternational.com
719-546-6841

New Windows for America
windowamer@aol.com
303-920-0175

Quadel
sgamal@quadel.com
202-789-2500

TCG International, LLC
bordenave@thecommunitiesgroup.com
202-667-3002

Western Disposal
bisaacson@westerndisposal.com
303-444-2037

Winthrop and Weinstine
www.winthrop.com
612-604-6500

AA Plumbing Service
aaplumbing1@yahoo.com
303-776-7911
Thanks to the 2010 Planning Committee

Sessions
Barbara Bernard, Pueblo Housing Authority
Liz Espinoza, Adams County Community Development
Tami Fischer, Metro West Housing Solutions
Stuart Grogan, Boulder Housing Partners
Kathryn Grosscup, Garfield County Housing Authority
Dan Heguy, Denver Housing Authority
Kimberly Kingston, Littleton Housing Authority
Barrett Lucero, SB Clark Companies
Donna Lynch, IMA Corporation
Stella Madrid, Denver Housing Authority
Craig Maraschky, Aurora Housing Authority
Frank Pacheco, Pueblo Housing Authority
Rachel Perez-Steinbach, Fort Collins Housing Authority
Jacqui Pickett, Adams County Community Development
Lori Rosendahl, Grand Junction Housing Authority
Pam Simon, Colorado Springs Housing Authority
Heather Staggs, Colorado Housing and Finance Authority

Social/ Entertainment
Barbara Bernard, Pueblo Housing Authority
Debbie Dagnillo, Pueblo Housing Authority
Mike Higbee, Pueblo Housing Authority

Sponsorship / Exhibits/ Advertising
Betsey Martens, Chair, Boulder Housing Partners
Julie Brewen, Fort Collins Housing Authority
Alan Feinstein, Jefferson County Housing Authority
Ismael Guerrero, Denver Housing Authority
Terry Lown, Pueblo Housing Authority
Craig Maraschky, Aurora Housing Authority
Don May, Aurora Housing Authority
Frank Pacheco, Pueblo Housing Authority

Host Agency
Pueblo Housing Authority,
Frank Pacheco, Executive Director

Registration
Sheila Bradburn, Pueblo Housing Authority
Cindy Vigil, Pueblo Housing Authority

NAHRO Awards
Kimberly Kingston, Littleton Housing Authority
Janet Grimmert, City of Englewood
William Quintanilla, City of Arvada
Donna Lynch, IMA of Colorado

Thank You HUD
Colorado NAHRO extends its special thanks to our partners at HUD Region VIII for their many contributions in planning, consulting, presenting and providing the HUD Resource Table.
Please visit the HUD Resource Table in the Exhibit Area on Thursday.

2010 Colorado NAHRO Awards
Congratulations to the 2010 Award Winners.
Please visit the Awards Table in Grand Hall B for samples of these programs and projects.

AWARDS OF EXCELLENCE
Resident and Client Service Award, VASH Program, Grand Junction Housing Authority
Community Revitalization Award, NSP Project ReBuild, City of Englewood
Affordable Housing Project Award, Broadway Apartments, Boulder Housing Partners
Affordable Housing Design Award, Ashwood Apartments, Housing Authority of the City of Pueblo
Energy and Green Building Award, The 575 Union Blvd. Sustainability Project, Metro West Housing Solutions
Administrative Innovation Award, Boulder Housing Partners Website

UNSUNG HERO AWARDS
Kimberly Kingston, Rehab Coordinator, Littleton Housing Authority
Rachel Perez-Steinbach, FSS Program Coordinator, Fort Collins Housing Authority

SERVICE AWARDS
Outstanding Director Award, Vickie A. Chavez, Antonito Housing Authority
Outstanding Commissioner Award, Betty Hoye, Boulder Housing Partners
Outstanding Staff Member, Mary Markley, Property Manager, Housing Authority of the City of Pueblo
Experience the Eide Bailly Difference

Eide Bailly has a long-standing relationship in the affordable housing industry, spanning more than 40 years. Our experience includes working with developers, investors, syndicators, management companies, contractors and builders, as well as federal, state and local housing agencies. Those trusted relationships—at all levels in the industry—enable us to provide tailored solutions that benefit our clients and help them achieve their goals.

888.302.6681 | www.eidebailly.com

Proud sponsor of CoNAHRO Conference

Specializing in Employee Benefits

- Health
- Life
- Dental
- Vision
- Individual Plans
- Medicare Supplements

Welcome to Pueblo!

Call Greenway & Associates at:
Pueblo · 719-542-1887
Colorado Springs · 719-213-5366
toll free: 1-877-454-5835

www.greenwayandassociates.net
AFFORDABLE HOUSING
SUPPORT SERVICES

COMPLIANCE &
INFORMATION SYSTEMS
SUPPORT

Since 1988
303-798-6234

5910 South Greenwood Circle, Littleton, CO 80120
“www.ahsscolorado.com”

Member of
Rocky Mountain
Affordable Housing Management Association

"One Stop Glass Shop"
Since 1872
(800) 745 - 8199
(719) 544 - 8561

Some of the Many Services that We Offer

Window Repair Window Replacement
Mirrors Shower Doors
Screens Storm Doors
Skylites Storefronts
Commercial Door Hardware Auto Glass

EPA Certified Lead Renovators
www.binswangerglass.com

[WE MAKE IT BETTER]

More than 96% of our clients say they would hire Blu SKY again!

RESTORATION AND RECONSTRUCTION CONTRACTORS
• Fire • Flood • Mold
• Capital Improvements
• Due Diligence
• Continuing Education
• Immediate Response
• Industry-recognized Experts

Call us today to discuss your next project!
1-888-88-BLUSKY  WWW.GOBLUSKY.COM

WE HAVE COLORADO COVERED
DENVER • COLORADO SPRINGS • NORTHERN COLORADO • WESTERN SLOPE

Top 5 Fastest-Growing Private Companies
—Denver Business Journal
2006-2009 Top 250 Private Colorado Companies
—COBiz Magazine

We would love the opportunity to work on your next project. Please contact Ryan Champagne at 303-789-4238 or via email at rcchampagne@goblusky.com for a project consultation.

BONDI & Co. LLC
CERTIFIED PUBLIC ACCOUNTANTS
MANAGEMENT CONSULTANTS

44 Inverness Drive East, Englewood, CO 80112
Phone: (303) 799-6826  Fax: (303) 799-6926
Statewide Toll-Free: (800) 250-9083
www.bondico.com

Established in 1976

We consider it a privilege
to be part of your financial team
Using advanced technology and more than 30 years of consulting expertise, Benefit Resources provides more end-to-end professional services – at no cost to you!

As your source for affordable employee benefits, we offer customized benefit options and a full spectrum of value-added services including:

- Group medical, dental, vision, life and disability
- State-of-the-Art Benefits Technology
- Educational Seminars & ongoing employee education
- In-House Claim Advocate
- Live superior customer service with our one hour call return promise
- Human Resource Consulting

\[ \text{Challenge Benefit Resources to provide your company with more for your premium dollar today!} \]

719-884-0700 • 320 So. Weber St. • Colorado Springs CO • www.benefit-resources.net
Child, Van Wagoner & Bradshaw, PLLC
CERTIFIED PUBLIC ACCOUNTANTS
Kaysville Office * 1234 West Flint Meadow Dr. Suite D
www.cpauone.net

Over 20 years Experience in the Subsidized Housing Industry

PROFESSIONAL ASSOCIATIONS

Affordable Housing Management Association (AHMA)
National Association of Housing and Redevelopment Officials (NAHRO)
Council for Affordable and Rural Housing (CARH)
Honorary member of the Affordable Housing Association of CPA’s
American Institute of Certified Public Accountants (AICPA)
The SEC and Private Company Practice Sections of the AICPA

Industries we serve
HUD
USDA – Rural Development
Non-profit entities
Housing Authorities
Tax Credits
Government Agencies

Areas of Expertise
Cost Certification
Agreed Upon Procedures
Consultation
Audit
Taxation
REAC Submissions

For more information:
Call Scott Farnes – (801) 927-1337
Email at scott@cpauone.net
www.cpauone.net

Choose the strength of steel.

Cabinetry for Public Housing must withstand years of heavy use. Endure by Dwyer is our newest line of affordable steel cabinets paired with stylish Thermofoil doors that deliver the look and durability required in your facilities.

Steel virtually eliminates maintenance dollars spent on rotted or moldy cabinets and helps prevent infestation of bugs, rodents and other pests.

Best of all, Endure by Dwyer comes with a five year warranty and is KCMA and Greenguard© certified, offering important environmental benefits to your residents.

NEVER REPLACE VINYL AGAIN!

Make Your Life Easier!

VINYL PLANKS & TILES
Versatile, Durable, NO Maintenance
Fashion Carpet & Tile
Unique Flooring Services
VISIT OUR BOOTH
CARPET, TILE, VINYL, INSTALLATION
8810 W. 116TH Circle Unit B, Broomfield, CO
303-473-9533

SCHROCK ELECTRIC, INC.
3229 Vail Ave.
Pueblo, CO 81005-1236

One Company with many Solutions!

Residential - commercial - Industrial

Bonded and Insured

- Electrical
- CCTV & Security
- Fire Alarm
- Audio / Video
- Data
- Home Automation

Servicing Colorado for over 20 years

For additional information:
Office: 719 561-8692
schrock001@msn.com
If not, then it's time to turn to a company that does. With nearly 20 years of experience insuring public housing, HAI Group understands the issues facing PHAs. HAI Group works hard to see that each of its Customers Always Receive Excellent Service.

Join more than 900 PHAs across the country and get the most from your insurance program with a company that CARES.

- Competitive pricing
- HUD Bid Waiver
- Quality insurance products
- Free risk management services
- Dividend program available
- Direct access to underwriters
- Now offering tax credit, nonprofit, and mixed-income programs, etc.

To learn more about our products or services, call us at 800-873-0242, ext. 639 or visit us online at www.housingcenter.com.
LET ARS BE YOUR RISK MANAGER

EVERY ORGANIZATION HAS A RISK MANAGER. Applied Risk Solutions, LLC (ARS) is well equipped to be your Risk Manager. We will not sell you insurance. We work on your behalf in purchasing insurance but do not earn commissions on that insurance. Our specialty is risk financing – the means of financing your exposures to loss. Our program design established in conjunction with brokers and agents provide you with the most cost and coverage effective plan. We also design and implement risk management programs.

The range of services includes:

- Insurance and risk management program audits
- Outsourcing risk management and loss control services
- Alternative risk financing program development
- Merger and acquisition due diligence
- Vendor audits and selection processes
- Non-insurance contractual risk transfer design
- Expert witness testimony
- Risk financing program design and procurement
- Claim auditing and loss development analysis
- Loss control audits and program reviews
- OSHA compliance audits
- All forms of Risk Management Policies and Procedures
- Develop insurance specifications to be used by Brokers
FirstBank is Proud to Support Colorado NAHRO National Association of Housing and Redevelopment Officials

Contact us for all your banking needs!

719-533-3700
303-237-5000
800-964-3444
efirstbank.com

Member FDIC
Helping to Provide
Affordable Housing
Across the Country

Charles Bourgeois, BBA
Registered Representative
Financial Advisor
3289 Christy Rige Rd.
P.O. Box 372
Sedalia, CO 80135
(303) 660-1410
(800) 337-3403
Fax: (303) 660-9233
charles.bourgeois@securitiesamerica.com

Jeff Schuster
schusters@schustersprinting.com
www.schustersprinting.com

(719) 543-9367
Fax: (719) 543-7874
Cell: (719) 250-9621

1st Alert, LLC
301 N. Main Street, Suite 304A • Pueblo, CO 81003
(719) 544-4152 • FAX (719) 544-5711
Lew Core
Owner

GiovanniClean
COMMERCIAL CLEANING
Help out! Help your make Colorado a cleaner greener place!
COLORADO’S GREEN CLEAN COMPANY
FREE ESTIMATES
industrial * commercial * hospitality
medical * church * school * health/fitness
carpet cleaning * floor maintenance
(719) 544-0314
(877) 230-1935

Securities America
Commercial • Residential • Industrial
1st Alert, LLC
301 N. Main Street, Suite 304A • Pueblo, CO 81003
(719) 544-4152 • FAX (719) 544-5711
Lew Core
Owner

Kutak Rock LLP
Suite 3100
1801 California Street
Denver, CO 80202-2626
(303) 297-2400
www.KutakRock.com
Contact: Fred Marienthal
Count on Colonial Life’s personal insurance products and services to help you:

- Fill in gaps in existing benefits coverage.
- Communicate the value of employees’ benefits.
- Save hours of valuable administrative time.

Making benefits count…
that’s Colonial Life.

Gib Franciscotty
Account Executive
719.237.6096
gfranc3223@aol.com

Grow Your Housing Portfolio:

See the plan.
Work the numbers.
Secure the financing.
Celebrate the opening.

Feel confident along the way.

Independent Professional Financial Advisory Services
Tailored to Public Housing Authorities

The Colorado Chapter of NAHRO promotes affordable housing and viable communities across Colorado through professional development, advocacy, and networking opportunities for those who work in the industry.

We are pleased to sponsor this event and to offer our chfareach program, which stabilizes and enriches affordable communities through resources and training for employees and staff.

Together we’ve been transforming Colorado for a total of over 100 years. Here’s to 100 more.
Equity markets trying to find equilibrium, construction financing hard to come by, state subsidies and financing in question ... but you got your project moving. Are you going to trust the construction to just anyone?

Call SHAW – the clear leader in construction for creating livable, affordable communities.

Denver: 303-825-4740 • Grand Junction: 970-242-9236
www.shawconstruction.net

Creating Possibility.

Pueblo 1715 S. Pueblo Blvd. • 1701 Santa Fe Dr. • 510 W. 29th

(719) 565-4200 • www.sunflowerbank.com
THE INSTAKEY SECURITY SYSTEM IS THE ANSWER THAT:

- Incorporates a restricted key program with a simple rekey capability.
- Rekey because you need to, not because you have to!
- Offers an on-line key management software that oversees your program’s performance with auditing and exception reporting.
- Provides an outsourced solution that generates a rapid ROI.

Ask about a free prototype. Available for a limited time.
Established leader in the Public Entity, Real Estate and Multi-Family Housing industries.

IMA provides high quality risk management solutions to Owners, Operators, Property Managers, Housing Authorities and Investors throughout the country. Our clients confidently count on us to think strategically and manage their risk effectively. We pride ourselves on the quality of our people, their industry knowledge, as well as our superior customer service. **IMA capabilities include:**

- Property & Casualty
- Owner and Contractor Controlled Insurance Programs
- Risk Management
- Employee Benefits
- Loss Control
- Claims
- Public Officials D&O

1550 17th Street, Suite 600, Denver, CO 80202   (303) 534-4567

[www.imacorp.com](http://www.imacorp.com)
With over 120 years in the energy management business, Johnson Controls has the experience to help simplify your energy performance contracting project. We have innovative solutions for PHA’s that utilize all possible HUD programs and incentives and other creative financial strategies to help fund your capital improvements and major renovations. Ask how we can help you improve your bottom line and do more with less.

Energy Savings.
Innovative Solutions.
Simplified.

www.johnsoncontrols.com/publichousing
THE DIFFERENCE BETWEEN
PRICE AND COST

Your purchase order lists the price of your plumbing fixtures. Not the true cost. Over time, installation, maintenance costs, replacement parts and inefficient operation add to your expense.

CFG® products have economical lifecycle costs to improve your bottom line. Right away, you’ll benefit from lower labor costs that come from simplified installation. Robust construction and PVD finishes reduce the need for future maintenance.

Plus, CFG has a broad product catalog, allowing you to source from a single manufacturer to achieve standardization within and across your properties – resulting in less inventory, training and hassle.

The total cost you pay for a fixture is critical. Now and over time. Choose CFG for value in the long run.

Please contact Russ Brown for more information about CFG at 720-346-5138.

www.cfgonline.com

High Tech Energy Audits and Physical Needs

With use of our Infrared (IR) Technology, we can more accurately:

⇒ Detect Air Infiltration
⇒ Identify Sources of Water Leaks
⇒ Isolate Electrical Hot Spots

We also provide:

⇒ Blower Door Air Infiltration Testing
⇒ Duct Blower Testing
⇒ Carbon Monoxide (CO) and Gas Leakage Testing

RESNET & IECC CERTIFIED INSPECTORS

For more information, please contact:
Johnnie Watson
817-922-9000 x 141 or
email: johnnie@nelrod.com
PUBLIC SECTOR EXPERTISE
THAT RISES ABOVE AND RUNS DEEP.

Public sector financial challenges stand apart from the rest of the business world. Your goals for economic development, infrastructure improvements and upgraded community services — all to be accomplished with balanced budgets and limited resources — call for sophisticated funding strategies.

KeyBank understands your diverse challenges. Many of our professionals have extensive career experience working inside public sector organizations. Our first-hand insight into what works best, and Key’s deep financial resources, are here to serve your community and support your success.

To learn more about how KeyBank Public Sector can support you, please call David May, Vice President, KeyBank Public Sector, 720-904-4488

<table>
<thead>
<tr>
<th>Financing Solutions</th>
<th>Strategic Consulting</th>
<th>Investment Services</th>
<th>Risk Management</th>
</tr>
</thead>
</table>
Celebrating 15 years of excellence from every angle...

1024 cherokee street, suite 200, denver, colorado 80204 / www.odellarchitects.com / 303.670.5980

DAP®
Direct Vent Wall Furnaces
Manufactured Housing Doors
LoE Vinyl Windows
Vinyl & Aluminum Frames
Heating & Air Conditioners for Manufactured Housing
Caulking and Sealants

Wholesale supplier to Manufactured Housing, Residential and Weatherization Industries
303-232-2027/800-525-8847 Phone
www.westlanddistributinginc.com

Proud Sponsor of Colorado NAHRO Annual Management and Maintenance Conference

Pueblo South
4040 W. Northern
586-3115

Downtown
200 W. 1st Street
586-1110

Pueblo North
1250 Hwy. 50 W.
549-6000

Pueblo West
145 S. McCulloch
586-7012

Proactive Relationship Banking
vectrabank.com

Member FDIC
A company learns a lot in 75 years...

What's really important is how much it remembers

Two sister companies, one goal: Providing our clients with truly personalized fixed income services. Always putting our clients first may sound a little old-fashioned, but we can live with that.

Helping build brighter futures since 1935.

Davidson Fixed Income Management, Inc. is an SEC-registered investment adviser specializing in investing in high-quality, short-term fixed income portfolios. Our clients include:

- Municipalities
- Counties
- Special Districts
- Housing Authorities
- Universities
- Transit Authorities

Scott Prickett, Managing Director
Patti Glock, Client Services Manager
303.764.5750

D.A. Davidson & Co. helps clients arrange various types of credit enhancement from highly rated entities including commercial banks, government-sponsored entities and monoline bond insurers. Our clients include:

- For-Profit Developers
- Government Authorities
- 501 (c)(3) Not-For-Profit Organizations
- Tax Credit Investors

Eric Duran, Vice President
303.764.5722

1600 Broadway, Suite 1100, Denver, CO 80202 • www.davidson75.com
Innovative Multifamily
Energy Efficient
WATER & HEATING SOLUTIONS

TANKLESS WATER HEATERS
• Economical Choice for Replacing
  Tank-Style Water Heaters
• Continuous Flow at
  Consistent Temperature
• Energy and Water Conservation
• Flexible Installations
• Lower Operation Costs
• Wall-Mount Design Increases
  Space-Savings
• Wide Range of Models and
  Capacities Available

DIRECT-VENT HEATERS
• Individual Temperature Control
• Limited Tenant Disruption
• Minimum Floor Space Requirement
• Lower Operation Costs
• Wall-Mount Models
  for Even Greater Space Savings

OTHER RINNAI PRODUCT

Model AH-75
Hydronic Air Handler

Model RHFE-750
Indoor Gas Fireplace
Meet Jon Peterson at Colorado NAHRO
Offering outstanding legal services for public housing and community development agencies as well as other individuals and organizations working to enhance the affordable housing industry and promote viable communities.

Jon L. Peterson
(612) 604-6736
jpeterson@winthrop.com

Proud Supporters of NAHRO for 17 Years!

Falcon Laboratories, Inc.
Colorado Springs, CO 80904
800-522-7011 719-520-1551
Achieving great things for our community

When a group of people comes along who have the courage and vision to turn dreams into reality, they make the future bright for everyone.

Colorado NAHRO conference, we celebrate your achievements.

Darla Goddard  •  Community Development Lending  •  303-863-5282
Val Copenhaver  •  Wells Fargo Home Mortgage  •  970-884-8123
Shelley Marquez  •  Community Development Manager  •  303-863-6698

Together we'll go far
## TUESDAY, MAY 11

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>12:00 - 3:00</td>
<td>Golf Outing / Tournament</td>
</tr>
<tr>
<td>3:00 - 5:00</td>
<td>Early Registration</td>
</tr>
<tr>
<td>4:00 - 5:30</td>
<td>Pre-Conference - Housing Tour</td>
</tr>
<tr>
<td>5:30 - 8:00</td>
<td>Pre-Conference - Social Gathering at Riverwalk Amphitheater</td>
</tr>
</tbody>
</table>

## WEDNESDAY, MAY 12

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:30 - 9:00</td>
<td>BREAKFAST/ REGISTRATION – GRAND HALL B</td>
</tr>
<tr>
<td>9:00 - 10:30</td>
<td>OPENING SESSION - Taking Life by the Helm with Doug Nielsen – GRAND HALL B</td>
</tr>
<tr>
<td>10:45 - 12:15</td>
<td>PH  Capital Fund, ARRA &amp; Procurement  S8  Portability  PD  Delegating While Maintaining Management Excellence  RS  Bridges Out of Poverty - Part 1  RH  Aging Gracefully in Place  CD  Community Planning and Development Update</td>
</tr>
<tr>
<td>C EAST</td>
<td>C WEST</td>
</tr>
<tr>
<td>12:15 - 1:45</td>
<td>LUNCHEON SPEAKER - Inside the Houser’s Studio – GRAND HALL B</td>
</tr>
<tr>
<td>2:00 - 3:30</td>
<td>PH/ S8  Calculating Rent &amp; Income Discrepancies  HD  Housing Development 101  PD  Negotiating Win-Win  RS  Bridges Out of Poverty - Part 2  RH  Financial Fitness  CD  IDIS &amp; CDBG Users Group TA Discussion</td>
</tr>
<tr>
<td>C EAST</td>
<td>C WEST</td>
</tr>
<tr>
<td>C EAST</td>
<td>C WEST</td>
</tr>
</tbody>
</table>

## THURSDAY, MAY 13

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:30 - 9:00</td>
<td>BREAKFAST (option a) - Multifamily Weatherization Program Roundtable – GRAND HALL B</td>
</tr>
<tr>
<td>7:30 - 9:00</td>
<td>BREAKFAST (option b) - NAHRO International in Israel – C WEST</td>
</tr>
<tr>
<td>9:00 - 10:30</td>
<td>GENERAL SESSION - National Outlook on Housing and Community Development – GRAND HALL B</td>
</tr>
<tr>
<td>10:45 - 12:15</td>
<td>PH  Public Housing Update  S8  Section 8 Update  PB  Preparing for Management Review - Part 2  RS  Adoption  PD  Getting Everyone on the Same Boat  CD/RH  M6Ms - Mortgage Meltdown, Myths and Modification</td>
</tr>
<tr>
<td>C EAST</td>
<td>C WEST</td>
</tr>
<tr>
<td>12:15 - 1:45</td>
<td>COLORADO NAHRO AWARDS LUNCHEON – GRAND HALL B</td>
</tr>
<tr>
<td>2:00 - 3:30</td>
<td>PH/S8  PIC, EIV &amp; VMS Part 1  PH/S8  Budget Success for High Performer Status  PB  Contract Renewal Training - Part 1  RS  Data Collection  RH  New Building and Energy Codes  CD  Accessing Local Resources</td>
</tr>
<tr>
<td>C EAST</td>
<td>C WEST</td>
</tr>
<tr>
<td>C EAST</td>
<td>C WEST</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:00 - 10:00</td>
<td>BANQUET - Olde Towne Carriage House</td>
</tr>
</tbody>
</table>

## FRIDAY, MAY 14

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>8:30 - 10:00</td>
<td>BREAKFAST - Colorado NAHRO Annual Membership Meeting – GRAND HALL B</td>
</tr>
</tbody>
</table>
Colorado NAHRO
Wishes to
Recognize and Thank
Our 2010 Corporate Sponsors

Diamond Sponsors

Wells Fargo

Rinnai®

Emerald Sponsors

1st Bank

IMA

Benefit Resources