New Frontiers of Change
Celebrating
HISTORY AND HEROES

Colorado and Mountain Plains NAHRO Management Conference
June 17-19, 2009
Snowmass Conference Center
Snowmass Village, Colorado
**Agenda**

**TUESDAY, JUNE 16**
12:00- 4:00 Golf Outing at the Snowmass Club
2:30 – 5:00 Early Registration
3:30 – 5:30 Tour of Aspen's Burlingame Community
  *Sponsored by the Bank of New York Mellon*
5:30 – 8:00 Social Gathering at Mountain Dragon Bar and Restaurant

**WEDNESDAY, JUNE 17**
7:30 - 9:00 Registration and Breakfast
  *Sponsored by Colorado Division of Housing and D.A. Davidson & Co.*
9:00 - 10:30 Opening Session: Pursuing Dreams and Changing Perceptions with Jeff Valdez
  *Sponsored by Wells Fargo*
10:45 - 12:15 Concurrent Sessions
12:15 - 1:45 Colorado & Mountain Plains NAHRO Awards Luncheon
  *Sponsored by Yardi Systems*
2:00 - 5:15 Concurrent Sessions
5:15 - 8:00 Sponsor Cocktail Reception – Hoaglund Room at the Snowmass Conference Center
  *Sponsored by Colorado Housing & Finance Authority*

**THURSDAY, JUNE 18**
7:30 - 9:00 Colorado NAHRO Annual Breakfast Meeting/ Election of Officers
  *Sponsored by Housing Authority Insurance Group and SB Clark Companies*
9:00 - 10:30 General Session – National Outlook on Housing
  *Sponsored by Ballard Spahr*
10:45 - 12:15 Concurrent Sessions
12:15 - 1:45 Luncheon Presentation: Betsey Martens, NAHRO Candidate for Senior Vice President
  *Sponsored by Shaw Builders*
2:00 - 5:15 Concurrent Sessions
6:00 - 11:00 Banquet – Snowmass Rodeo Grounds
  *Sponsored by Johnson Controls*

**FRIDAY, JUNE 19**
8:00 - 9:00 Mountain Plains NAHRO Annual Breakfast Meeting/ Election of Officers
  *Sponsored by Snell and Wilmer*
9:00 - 10:30 Closing Session – HUD Public Housing and Section 8 Update

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Map of Facility
Table of Contents:
Conference Agenda and Facility Map ............................................. Inside Front Cover
Program / Workshop Table ...................................................... Back Inside Cover
Featured Speakers ................................................................. 2-3
Social Program ........................................................................... 4
Session/ Program Descriptions .................................................. 5-11
Sponsor Directory .................................................................... 12-13
Exhibitor Hours ........................................................................ 13
Thanks to Planning Committee .................................................. 14
Awards ....................................................................................... 14
Sponsor Ads .............................................................................. 15-39

Conference Services
Registration
A registration booth is located on the first floor of the Snowmass Conference Center and will be open throughout the conference.

Meals
Breakfasts and lunches take place in the Roof Garden on the top floor of the Conference Center.

Session Locations
The Anderson Room, Hoaglund Room, and Janss Auditorium are all located in the Snowmass Conference Center. The Cabaret, Eldorado and Club Rooms are located in the Silvertree Hotel. The Max Park Room is located in the Wildwood Lodge. If you need assistance finding a room please come to the conference registration desk for an escort. Please consult the map on the facing page for room locations.

Coffee Breaks
Complimentary coffee and tea will be provided during the morning break from 10-30- 10:45 and sodas and water will be provided during the afternoon break from 3:30 – 3:45 in the Hoaglund Room where the vendors are also located. Please stop by and visit the exhibitors during the breaks.

Conference Badge
Please wear your conference badge to all conference functions. It serves as your entry to meals and events.

No Smoking/Cell Phones
In the interest of health and comfort of all participants, please refrain from smoking in any of the session rooms or Conference Center lobby areas. And please, turn your cell phones off while attending workshops. Thank You.

Welcome
As your team leaders for Mountain Plains NAHRO, it is certainly our pleasure to welcome you to the 2009 Colorado/ Mountain Plains NAHRO Conference. On behalf of both the Mountain Plains and Colorado NAHRO Boards, we would like to acknowledge and thank our host agencies Denver Housing Authority, Littleton Housing Authority, and Jefferson County Community Development. A special thanks to the Conference Planning Committee and all of our sponsors whose generous support allows us to offer this invaluable professional development opportunity.

Snowmass Village, our conference setting, is dubbed the “Snowboard Mecca of the Rockies.” Tucked high in the Brush Creek Valley, Snowmass Village is the home of Mt. Daly, and proudly boasts the second largest ski resort in Colorado. 3000 acres of skiable terrain provide slopes designed for the beginner to expert. Snowmass Village was also the first ski resort in the country to have a lift operated solely by clean, renewable wind power.

Snowmass Village is not just a winter community, however. Summer events take place during the 300 days of sunshine every year! Campfire sing-a-longs, quaint restaurants, boutiques, and summer music festivals entertain visitors each summer.

While its history lies in ranching, this community has definitely experienced a change in economic focus toward ski resorts and entertainment. This fits precisely with the theme of our Conference -- New Frontiers of Change -- Celebrating History and Heroes -- to respond to our continuing goal to provide affordable housing throughout the Mountain Plains Region. As National NAHRO celebrates its 75th Anniversary, a look back into the history and heroes who have made NAHRO and affordable housingpossible is seemingly appropriate.

The Mountain Plains Regional Council of NAHRO was formed in 1973. Its history dates back to when Richard Nixon took office and created new regions for HUD. Our Region’s sociology still has a lot to do with a “frontier west” mentality. Our legacy of having settled the west, even tamed the west, makes us self-reliant and conservative in nature. The frontier west ideology divuges as we are slow to embrace urban solutions and urban development; reluctant to let go of our land use planning in favor of density which will promote affordability; and, slow to recognize that not everyone has boots, let alone straps.

This year’s Conference includes speakers who will present new perspectives, and educational sessions revolving around green building and energy efficiency, program administration, professional development, customer service, and management systems. Hopefully you will gain a better understanding and insight into helping those who are most impacted by the current economic problems our country faces today. Enjoy the social gatherings to network with your colleagues and establish some new and rewarding relationships.

Once again, welcome to the 2009 Colorado/Mountain Plains NAHRO Conference where we begin our celebration of NAHRO’s 75th Anniversary and look forward to the future.

Barb Cook
President, Mountain Plains NAHRO

Donald May
President, Colorado NAHRO
Senior VP, Mountain Plains NAHRO
Jeff Valdez
Keynote Speaker,
Hollywood Entrepreneur
Speaking at the Opening Session on Wednesday at 9:00

Born into public housing in Pueblo, Colorado, the youngest of nine children, Jeff Valdez first tried his hand at stand-up comedy before spending eleven years running his own comedy club in Colorado Springs. One of the first to recognize that Latinos wanted to see themselves in English-language TV programs beyond the traditional Spanish-speaking stations, Valdez created, hosted, and produced the local Los Angeles TV series “Comedy Compadres” and a myriad of other projects, leading the Los Angeles Times to dub him “the Ed Sullivan of Latino talent.” In 1996 Valdez joined forces with venture capitalist Bruce Barshop and started the San Antonio-based “Latino Laugh Festival,” a star-studded multi-day event that was soon picked up by Showtime.

In 1997, following an executive post at Tri-Star Television where he created and co-executive produced two NBC pilots, Valdez co-founded Si TV, which would soon become the leading producer of Latino, English-language programming. Its output initially included the talk show “Café Olé with Giselle Fernandez,” the stand-up showcase “Funny is Funny!” and “The Brothers García,” a Nickelodeon hit series which Valdez co-created and executive produced.

Among some of his many honors and awards, Valdez was appointed by President Clinton to the Advisory Committee on the Arts of the John F. Kennedy Center for the Performing Arts. In 2000, the American Museum of the Moving Image elected Valdez to its Board of Trustees, and the Latino Entertainment Media Institute (LEMI) honored Valdez with the Vision Award in recognition of his efforts to increase the roles of Latinos in the entertainment industry.

John Bohm
Director Congressional Relations,
Public Affairs and Field Operations, NAHRO
Speaking at the National Outlook on Housing on Thursday at 9:00

John F. Bohm joined the National Association of Housing and Redevelopment Officials in January 2004. A housing veteran, John came to NAHRO from the National Housing Conference (NHC) where he served as Director of Public Policy and Communication. Before joining NHC in 1999, he served for two years as Deputy Assistant Secretary for the U.S. Department of Housing and Urban Development’s (HUD’S) Office of Congressional and Intergovernmental Relations. Prior to joining HUD, John served for eight years as Executive Director of the National Affordable Housing Management Association.

John has also held positions as Deputy Director of the Maine State Housing Authority, Director of Corporate Services for the National Council of State Housing Agencies, and as a Director in the Income Property Division for the Mortgage Bankers Association of America, also in Washington, D.C. John graduated cum laude from Northeastern University in Boston, Mass., and holds a B.A. in Political Science.

Rosemary Rodriguez
Director, Denver Metro Regional Office, US Senator Michael Bennet
Speaking at the National Outlook on Housing on Thursday at 9:00

Ms. Rodriguez comes to Senator Bennet’s staff after two years on the US Election Assistance Commission (EAC) where she served as its chair in 2008. Prior to the EAC, she served for three years on the Denver, Colorado City Council, where she served as its president from 2005 to 2006. She served in the mayor’s office from 1992 to 2003 in a variety of positions, including clerk and recorder for the City and County of Denver from 1997 to 2002. Rosemary has been active in numerous grass roots civic and voter advocacy organizations at the local, state and national level.

Deborah Griswold
Deputy Regional Director, Region VIII, HUD
Speaking at the National Outlook on Housing on Thursday at 9:00

Deborah Griswold was appointed in March 2008 as HUD’s Deputy Regional Director to oversee the delivery of all HUD Programs, the Regional Office, Field Office operations, and HUD’s work with local and state governments, partners and clients in the Rocky Mountain Region. The six-state region include Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

Deborah has served more than 22 years in HUD’s Regional Offices in Atlanta, Georgia and Boston, Massachusetts, and in the...
Tampa and Miami Field Offices in Florida. Her tenure includes service as the Deputy Regional Director for HUD’s New England Region and Regional Management Officer for Community Planning and Development for the Southeastern United States. In addition, she served more than nine years in local government through increasingly responsible city government leadership positions in the Tampa Bay area of Florida, including as Chief of Planning and Development.

She managed the full spectrum of HUD Programs at the local and Federal government levels, and had responsibilities for long-range planning, local community development programs and regional planning.

Prior to HUD, Deborah was appointed to the Board of Directors of the National Community Development Association (NCDA) in Washington, DC, and was elected Chairperson for the Southeastern U.S. Chapter of NCDA for nine states and 150 entitlement cities. Before local government service, she taught school in Central America. She earned her B.A. degree in Political Science from the University of Florida, completed graduate studies for the Master’s Degree in Public Administration, and completed Executive Programs at Harvard University. She is also an alumna of the Federal Executive Institute.

Betsey Martens is the Co-Executive Director of Boulder Housing Partners, the housing authority serving the City of Boulder. She has been affiliated with BHP for 24 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 went back “home” to Boulder Housing Partners. Betsey is a member of NAHRO’s Board of Governors and serves as the Vice-President of NAHRO’s Housing Committee. She is a member of the Board of Directors of the Boulder Shelter for the Homeless and an adjunct faculty member at the University of Colorado in the College of Architecture and Planning.

Ann Roman is the Director of the U.S. Department of Housing and Urban Development’s (HUD) Office of Public Housing in Denver, Colorado. Ms. Roman oversees the delivery of HUD’s low rent public housing programs in a six-state region: Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Ann has been with the U.S. Department of Housing and Urban Development since 1980 when she started as a Presidential Management Intern. Prior to joining the Office of Public Housing in 2003, Ann spent 20 years with HUD’s Northern Plains Office of Native American Programs.

Ann’s educational background includes an undergraduate degree in German and Political Science from Indiana University and a Masters Degree in Public Administration from the University of Illinois.

In addition to her career at HUD, Ann enjoys sports, reading, sewing and travel. Ann and her husband Bob have two children — Sarah, 21 and Stephanie, 15.

Don May is originally from New York, in the 1980’s, seeking fresh air and beautiful scenery. Don chose to make his home in Colorado. Don’s goal of making a difference in the 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 complement 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 allowing ACHA’s portfolio to grow from owning 132 housing units to owning or in partnership with over 2500 units in its portfolio.

Faced with economic issues, rising housing costs and an increased need for housing assistance Don has lead his staff to develop creative ways to maintain ACHA’s primary goal of providing high quality affordable housing choices and providing residents with programs and services that enable them to become more economically self sufficient. The Authority serves in excess of 5,000 families each year.

Don is committed to donating his time to serve on various boards and committees that assist families in need. Currently he sits on the Adams County Workforce Investment Board; the Adams County Housing and Economic Development Task Force; is President of Colorado NAHRO; Senior Vice President of Mountain Plains NAHRO; and serves on various national, state and local Boards and committees.

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Colorado NAHRO 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 Tour of Aspen’s Burlingame Community
*Sponsored by the BANK OF NEW YORK MELLON*
3:30 pm – 5:30 pm
*Meet in front of the Silvertree Hotel*
The City of Aspen will host a tour of this cutting edge 31-acre sustainable community featuring six distinct neighborhoods. The tour will depart from the circle in front of the Silvertree Hotel at 3:30. Pre-registration is required for the tour. Contact the registration desk for space availability.

Tuesday Evening Social Gathering at the Mountain Dragon Bar and Restaurant
5:30 pm - 8:00 pm
Please join us Tuesday evening for an informal gathering at the Mountain Dragon Restaurant and Bar. Participants of both the maintenance and management conferences are invited to attend. Reconnect with old friends and meet some new colleagues. The Mountain Dragon is located right next to the Silvertree Hotel. No reservations required.

Wednesday Evening Sponsor Reception
*Sponsored by the COLORADO HOUSING AND FINANCE AUTHORITY*
5:15 pm - 8:00 pm Hoaglund Room at the Snowmas Conference Center
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). The event will also feature a roving magician for your entertainment pleasure.

Thursday Evening Banquet
*Sponsored by JOHNSON CONTROLS, INC.*
6:00 pm – 10:00 pm at the Snowmass Rodeo Grounds
Join us for a wild-west extravaganza at the Snowmass Rodeo Grounds. A fun-filled evening featuring cow roping lessons, horseshoes, hay rides, a cow pie tossing contest, and Aspen’s best barbeque catered by the Hickory House Restaurant. Dress in your finest western attire and compete for the grand prize in our costume contest. The evening will begin with games, hayrides and cocktails from 6:00-7:30. Dinner will be served at 7:30 followed by a program that includes prizes and musical entertainment provided by the Double Diamond Band, one of the area’s top local groups. The Rodeo Grounds are located a mile below the Conference Center on Brush Creek Road and have plenty of parking. The Hotel will run a shuttle bus that will depart from in front of the Silvertree starting at 5:45. There is also a free public shuttle bus (#8) that runs every 30 minutes at 5 minutes and 35 minutes past the hour from the Snowmass Mall.
**OPENING SESSION**

**Pursuing Dreams and Changing Perceptions**
*SPONSORED BY WELLS FARGO*

Wednesday/ 9:00 – 10:30

**Anderson Room**

Jeff Valdez will share the story of his journey as the youngest son in a family of nine, born in the Sangre de Cristo apartments, a public housing property of the Pueblo Housing Authority, to his current role as a serial entrepreneur where he co-chairs Maya Entertainment, founder of SiTV cable network and chairman of Que Pasa Corp. Jeff will share the challenges of founding Americas first cable network for Hispanics in English as well as discussing his current venture of distributing films in the U.S. Latino Market.

**Keynote Speaker**
Jeff Valdez, Hollywood Entrepreneur

**Hosts**
Barb Cook, President, Mountain Plains NAHRO
Don May, President, Colorado NAHRO

**PUBLIC HOUSING**

**The Importance of Policies and Procedures for Public Housing and Section 8**

Wednesday/ 10:45 – 12:15

**Anderson Room**

Asset Management suggests that groups within an agency perform independently. It is important, however, that the agency still provide good customer service and perform the duties in the same manner within each asset management grouping. Allowing Asset Management Program groups to perform with no guidelines can cause problems for employees as well as residents. Three housing authorities will present their strategies on how they deal with these issues.

**Speakers**
Terri Doan, Operations Performance Analyst, Adams County Housing Authority
Joshua Crawley, Associate Attorney, Denver Housing Authority
Pam Simon, Asset Management Supervisor, Colorado Springs Housing Authority

**SECTION 8**

**Creating Partnerships Between Finance and Section 8**

Wednesday/ 10:45 – 12:15

**Cabaret Room in Silvertree Hotel**

Correct VMS submissions are critical to the accurate calculation of HA administrative fees, HAP funding, and SEMAP scores. This session will help you create a working collaboration between Finance and Section 8 to ensure accurate monthly utilization, HAP dollar tracking, adequate VMS documentation and VMS accrual accounting.

**Speakers**
Rolinda Pruitt, Senior Accountant, Aurora Housing Authority
Tania Morris, Assisted Housing Manager, Aurora Housing Authority

**Host**
Jennifer Maldonado, Housing Specialist, Aurora Housing Authority

**PROJECT BASED SECTION 8**

**Preparing for a MOR**

Wednesday/ 10:45-12:15

**Max Park Room in Wildwood Lodge**

Learn what the most common findings are for management and occupancy reviews. Gain the tools you need to get a favorable rating on the next CHFA site visit.

**Speaker**
Mercedes Solis, Asset Management Officer, CHFA

**Host**
Heather Staggs, Manager Section 8 Compliance, CHFA

**PUBLIC HOUSING**

**Renewable Energy for PHAs**

Wednesday/ 10:45 – 12:15

**Club Room in Silvertree Hotel**

Learn about various forms of renewable energy (wind, solar thermal, photovoltaic, biomass, geothermal, landfill gas, etc.) and how PHAs can produce or purchase renewable energy that can become a key component in your Sustainability Plan.

**Speakers**
David Koch, Director, Public Housing Solutions, Johnson Controls
Glen Heitkamp, Manager, Innovation and Development, Johnson Controls
PROFESSIONAL DEVELOPMENT

Navigate the Recession with Exceptional Customer Service
Wednesday/ 10:45 – 12:15
Janss Theater in Conference Center
A look at how industry leaders can achieve revenue goals in uncertain economic times with focused customer service initiatives. Discussions will spotlight multifamily operational opportunities as well as external and internal customer service needs in times of economic instability.

Speaker
Christopher Shaffner, Chief Operating Officer, Adams County Housing Authority

Host
Frances Marriott, Community Manager, Adams County Housing Authority

COLORADO & MOUNTAIN PLAINS NAHRO AWARDS LUNCHEON

SPONSORED BY YARDI SYSTEMS
Wednesday/ 12:15 – 1:45
Roof Garden

PUBLIC HOUSING

Making Affordable Housing Green
SPONSORED BY ENTERPRISE COMMUNITY PARTNERS
Wednesday/ 2:00 – 3:30
Anderson Room
An inefficient home can force an occupant or an agency to spend more money on utilities than anticipated. By attending this workshop you can learn how affordable changes in existing housing and new construction can help energy costs for housing agencies and residents.

 Speakers
Ravi Malhotra, Executive Director, iCAST
David Koch, Director, Public Housing Solutions, Johnson Controls

Moderator
Wayne Taunton, Manager of Budgets and Capital Fund, Housing Management Division, Energy Efficiencies in DHC

Host
Stella Madrid, Intergovernmental Affairs Officer, Denver Housing Authority

SECTION 8

Dealing Day to Day with Foreclosures
Wednesday/ 2:00 – 3:30
Cabaret Room in Silvertree Hotel
A variety of laws and rules apply to foreclosures. This session will give you current information on the foreclosure process and how it affects HCV clients in terms of leases, notification, and moves. Learn from industry experts how HAs handle foreclosures and strategies for working with banks/mortgage companies to reduce client hardship.

Speakers
Shelley Marquez, Vice President, Community Development Manager, Wells Fargo
Lori Strange, Director of Planning and Resource Development, Adams County Housing Authority
Jennifer Nelson-Petty, Grants Manager, Adams County Housing Authority

Moderator/ Host
Anndi Barajas, Lead Housing Specialist, Adams County Housing Authority

COMMUNITY DEVELOPMENT & REHAB

Expert HOME & CDBG
Wednesday/ Part 1: 2:00 – 3:30;
Part 2: 3:45 – 5:15
Eldorado Room in Silvertree Hotel
This double session is designed to assist communities utilizing CDBG and HOME funds to finance projects through Subrecipients. The focus will be on providing attendees with information and best practices related to Subrecipient management including contracting, purchasing and procurement, and monitoring.

Speaker
Karen Clark, Program Manager, HUD Community Planning and Development

Host
Jennifer Eby, Community Services Planning Manager, Douglas County

RESIDENT SERVICES

Gangs and Graffiti – Response and Prevention
Wednesday/ Part 1: 2:00 – 3:30;
Part 2: 3:45 – 5:15
Club Room in Silvertree Hotel
A graffiti task force officer will present an in-depth look at the often-misunderstood world of graffiti crews and street gangs, how to identify their characteristics, understand their methodology and motivations as well as how these groups effect quality of life in our communities. He will also present on methods of prevention,
Program Descriptions

 documentation and communication with law enforcement, residents and other community entities in order to address this growing quality of life issue for our neighborhoods.

**Speaker**
Officer Jason Pearson, Director, Metro Area Graffiti Task Force of Denver

**Host**
Marty Mosman, FSS Coordinator, Englewood Housing Authority

**PROFESSIONAL DEVELOPMENT**

**U 2 Can Be a Generational Guru**

**Wednesday/ 2:00 – 3:30**

Janss Theater In Conference Center

Generation X? Generation Y? Baby Boomer? This interactive workshop explores the differences that each generation brings to the workplace. Whether your boss is an Xer, you manage Generation Y, or if you work with a bunch of Boomers, it’s important to have a basic understanding of the different ways the generations view work, their supervisors and their employees. Karen Main uses music, pop culture and video snippets to test our collective knowledge of the cultural forces that shape the different generations. You will leave this workshop with a keen awareness of the generational differences and how to make them work to your advantage.

**Speaker**
Karen Main, Chief Officer, Innovations in Training

**Host**
Jo Hamit, Assistant Director, Littleton Housing Authority

**PUBLIC HOUSING**

**Housing Special Populations – Program Services for Homeless Populations, Veterans, Disabled and Offender Re-Entry**

**Wednesday/ 3:45 - 5:15**

Anderson Room

Many affordable properties throughout our region provide housing for special needs populations. This session offers wisdom and program models to help identify funding, grants, partnerships, collaboration and community support, such as Integrated Dual Disorders Treatment Model. Participants will gain enhanced awareness of issues of special needs populations and how to best address these differences within the housing community. The panel may also provide an update on local ARRA program/funding opportunities. This will be an exceptional session where panel members will share lessons learned, as well as promising outcomes.

**Speakers**
Janelle Patrias, Program Specialist, Mental Health and Substance Abuse Partnership, Health District of Northern Larimer County
Jim Cox, Case Manager, Fort Collins Housing Authority
Marka Turner, Homeless Program Coordinator, Salt Lake City Housing Authority
Richard DiPlacio, Director/Network Homeless Coordinator, Regional VA Veterans Homeless Network

**Moderator**
Pat Coyle, Denver’s Road Home Coordinator, Denver Department of Human Service

**Host**
Stella Madrid, Intergovernmental Affairs Officer, Denver Housing Authority

**SECTION 8**

**Project Basing Vouchers**

**Wednesday/ 3:45- 5:15**

Cabaret Room in Silvertree Hotel

Learn the latest on project basing housing choice vouchers. This session will take you from application to daily management of a Project Based program.

**Speakers**
Willa Johnson, Asset Manager, Boulder Housing Partners
Barbara Hammond, Manager of Compliance and Training, Denver Housing Authority
Betty Krieger, Housing Supervisor, Jefferson County Housing Authority

**Moderator/Host**
Marie Casteel, Procurement Services Buyer, Denver Housing Authority

**PROJECT BASED SECTION 8**

**HUD Hot Topics**

**Wednesday/ 3:45-5:15**

Max Park Room in Wildwood Lodge

Come and hear all the latest HUD updates on important issues including VAWA (Violence Against Women Act), mandatory social security numbers, the student rule and EIV.

**Speakers**
Heather Staggs, Manager Section 8 Compliance, CHFA
Mercedes Solis, Asset Management Officer, CHFA

**Host**
Arlene Gines REACH Resident Programs Administrator
Program Descriptions

PROFESSIONAL DEVELOPMENT

Strategic Planning

Wednesday/ 3:45-5:15
Janss Theater In Conference Center
Align your management systems for maximum success! This session focuses on developing a solid management system model using an integrated approach to organizational performance that involves and delivers increased value to employees, managers, executives and board members. This model for strategic planning is intended to result in organizational sustainability and improve your organization’s overall effectiveness and capabilities.

Speaker
Kelly Wyngarden, Trainer, Mountain States Employers Council

Moderator/ Host
Jo Hamit, Assistant Director, Littleton Housing Authority

GENERAL SESSION

National Outlook on Housing

SPONSORED BY BALLARD SPAHR

Thursday/ 9:00 – 10:30
Anderson Room

Join us for a lively discussion on key legislative issues facing our industry with national representatives from HUD, national NAHRO and US Senator Bennet’s office.

Speakers
John Bohm, Director, Congressional Relations, Public Affairs and Field Operations
Deborah Hernandez, Deputy Assistant Secretary of Public Housing Field Operations, HUD
Rosemary Rodriguez, Director, Denver Metro Regional Office, US Senator Michael Bennet
Deborah Griswold, Deputy Regional Director, Region VIII, HUD

Moderator
Don May, President, Colorado NAHRO

THURSDAY

BREAKFAST

Colorado NAHRO Annual Meeting/ Election of Officers

SPONSORED BY HOUSING AUTHORITY INSURANCE AND SB CLARK COMPANIES

Thursday/ 7:30 – 9:00
Roof Garden

Please join us to hear a summary of Colorado NAHRO activities over the last year and to vote for the Colorado NAHRO Board of Directors for 2009-2011. Conference attendees from outside Colorado are welcome to attend the breakfast. The annual meeting will begin at 8:00 and breakfast will be served from 7:30 – 9:00.

Host
Don May, President, Colorado NAHRO

PUBLIC HOUSING

What State of Asset Management Does HUD Think We should be in 2009, Before the 2011 Deadline

Thursday/ 10:45 – 12:15
Anderson Room

HUD officials will present an overview of the implementation of Asset Management and review their experiences and their work with housing authorities since the transition. The workshop will also include an update and overview from HUD financial personnel on Asset Management financial systems. This session is intended to help you in your assessment of what needs more emphasis at your agency and to identify areas where agencies have excelled.

Speakers
Ann Roman, Director, Denver Office of Public Housing, HUD
Diane Kiles, Financial Analyst, Denver Office of Public Housing, HUD

COMMUNITY DEVELOPMENT

Stimulus Update

Thursday/ 10:45- 12:15
Eldorado Room in Silvertree Hotel

Are you confused by the recent stimulus packages? Have you heard the word “stimulus” so many times that you no longer remember what it means? This session promises to clear up confusion, identify opportunities, and answer many of those looming questions.

Speakers
John Carson, Attorney, Snell and Wilmer
Jim Mulligan, Partner, Snell and Wilmer

Moderator/ Host
Jacqui Pickett, Director, Jefferson County Community Development

SECTION 8

HUD Update on New Regulations

Thursday/ 10:45 – 12:15
Cabaret Room in Silvertree Hotel

Receive an update from HUD on new regulations, including: EIV, social security numbers, citizenship, and anticipated income.

Speakers
Janice Rodriguez, Division Director, Denver HUD Office
Mary Ellen Burke, Public Housing Revitalization Specialist, Denver HUD Office
Monica Aragon, Public Housing Revitalization Specialist, Denver HUD Office

Moderator/ Host
Penny VanderWall, Assisted Housing Director, Aurora Housing Authority
**REHAB**

**Colorado Lead Program**

**Thursday/ 10:45 - 12:15**

**Max Park Room in Wildwood Lodge**

The Colorado Lead Coalition developed a strategic plan to eliminate childhood lead poisoning in Colorado through public and private partnerships. Lead-based paint abatement; pre-renovation education; and renovation, repair and painting program rules will all play a role as we continue to raise awareness of the dangers of lead-based paint.

**Speaker**

David Willer, Environmental Protection Specialist, Colorado Department of Public Health and Environment, Lead Paint Program

**Moderator/ Host**

Kimberly Kingston, Rehab Coordinator, Littleton Housing Authority

**RESIDENT SERVICES**

**Understanding Self-Sufficiency**

**Thursday/ 10:45 – 12:15**

**Club Room in Silvertree Hotel**

We will be discussing effective case management styles for obtaining and sustaining self sufficiency in the FSS program. The logistics of the escrowing process while participants are in the program and when they complete the program will also be covered.

**Speakers**

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

Joshua Pacheco, Resident Community Builder, Adams County Housing Authority

**LUNCHEON SPEAKER**

**NAHRO Candidate for Senior Vice President**

**SPONSORED BY SHAW BUILDERS**

**Thursday/ 12:15 - 1:45**

**Roof Garden**

Mountain Plains NAHRO is proud to have one of its own running for the position of Senior Vice President of National NAHRO. Betsey Martens, Co-Executive Director of Boulder Housing Partners, will share her vision for the future of our association.

**Speaker**

Betsey Martens, Co-Executive Director, Boulder Housing Partners

**Host**

Barbara Cook, President, Mountain Plains NAHRO

**SECTION 8**

**Program Review Preparation**

**Thursday/ 2:00 – 3:30**

**Cabaret Room in Silvertree Hotel**

This session will help you prepare for any type of review of your Section 8 program: HUD comprehensive, VMS, independent financial audit, and more. Learn which documents you need to have available, how to respond to questions and how to best organize for a successful review.

**Speakers**

Janie Rodriguez, Division Director, Denver HUD Office

Mary Ellen Burke, Public Housing Revitalization Specialist, Denver HUD Office

Janet Jacobs, Quality Assurance Specialist, Quality Assurance Division, HUD

Jerry Graber, Section 8 Senior Systems Manager, Denver Housing Authority

**Host**

Barb Bernard, Director of Special Projects, Housing Authority of the City of Pueblo
COMMUNITY DEVELOPMENT

NSP – The Local Perspective
Thursday/ 2:00 – 3:30
Eldorado Room in Silvertree Hotel
Join us for a community roundtable with statewide agencies administering the Neighborhood Stabilization Program. Participants will discuss implementation challenges, strategies, and successes. This session is designed to provide a platform for agencies and sub-recipients, focusing on the local-level implementation aspects of this new Federal initiative.

Speakers
Carlos Almanza, Vice President, Northern CA. Manager, Community Development, US Bank
Ed Talbot, Executive Director, Arvada Housing Authority
Artie Lehl, Special Projects Manager, Adams County Housing Authority
Janet Grimmett, Housing Finance Specialist, City fo Englewood Community Development
Leslie Gibson, Housing Program Manager, Broomfield Housing Authority
Autumn Gold, Asset Manager, Colorado Division of Housing
Stephanie Morey Asset Manager, Colorado Division of Housing
Melissa Stirdivant, Asset Manger, Colorado Division of Housing
Trang Van, Asset Manager, Colorado Division of Housing

Moderator/ Host
Jacqui Pickett, Director, Jefferson County Community Development

REHAB
IECC and Rebate Programs
Thursday/ 2:00 – 3:30
Club Room in Silvertree Hotel
Join other Rehab professionals in a discussion of the latest updates to the International Energy Conservation code and how they should be impacting our building practices. Paul Kriescher of Lightly Treading, Inc. will be joining us to bring us up to date on energy conservation programs from Xcel Energy and other agencies. We will also be presenting information on new rebate programs for 2009.

Speakers
Paul Kriescher, Principal, Lightly Treading, Inc.

Moderator
Doug Knop, Housing Rehab Program Manager, Jefferson County Housing Authority

Host
Kimberly Kingston, Rehab Coordinator, Littleton Housing Authority

PROFESSIONAL DEVELOPMENT
Legal Issues
Thursday/ 2:00 – 3:30
Janss Theater In Conference Center
What are the legal pitfalls when you have to fire someone? A panel of legal professionals will address critical supervision issues, a legal checklist, documentation, and processes to complete to avoid lawsuits. A portion of the session will be devoted to how to approach and plan for a layoff.

Speakers
Susan Campbell, Partner, Holme Roberts & Owen
Eric Bentley, Partner, Holme Roberts & Owen

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

PUBLIC HOUSING
Capital Fund and Recovery Act
Thursday/ 3:45 – 5:15
Anderson Room
A representative of the Office of Public Housing and PHA staff persons will discuss how to coordinate Capital Fund and Project Based Accounting. The OPH representative will provide information on the Recovery Act.

Speakers
Ann Roman, Director, Denver Office of Public Housing, HUD
Dave Hudson, Accounting Supervisor, Pueblo Housing Authority
Monica Aragon, Public Housing Revitalization Specialist, Denver HUD Office
Wayne Taunton, Manager of Budget and Capital Fund, Denver Housing Authority

Moderator
Barb Bernard, Director of Special Projects, Housing Authority of the City of Pueblo

Host
Julie Bosley, Management Technician, Pueblo Housing Authority

SECTION 8
OIG Fraud- Common Audit Findings/ Detecting and Investigating Client Fraud
Thursday/ 3:45 – 5:15
Cabaret Room in Silvertree Hotel
Learn from the experts at OIG how to detect and investigate client fraud. This session will give you helpful tools to make sure the client is reporting all income and will discuss common OIG audit findings.

Speakers
Suzanne Steigerwald, Assistant Special Agent in Charge, Office of Inspector General
Ron Hosking, Regional Inspector General for Audit, Office of Inspector General
COMMUNITY DEVELOPMENT
NSP- Property Acquisition and More
Thursday/ 3:45 – 5:15
Eldorado Room in Silvertree Hotel
A summary of what you need to know about the NSP alternative requirements, regulatory waivers and standard requirements for real property acquisition, relocation and one-for-one replacement.

Speakers
Loretta Tinkum, Regional Relocation Specialist, Denver Office of Community Planning and Development, HUD
Amy M. McClain, Esq., Associate, Ballard Spahr, LLC
Mary Grace Folwell, Esq., Associate, Ballard Spahr, LLC
Autumn Gold, Asset Manager, Colorado Division of Housing

Moderator/ Host
Jacqui Pickett, Director, Jefferson County Community Development

RESIDENT SERVICES
Strategic Partnerships
Thursday/ 3:45 – 5:15
Club Room in Silvertree Hotel
Hear how Resident Services professionals are establishing programs and partnerships to help residents including tutoring initiatives, employment workshops and programs for senior citizens.

Speakers
Lynne Picard, Resident Services Coordinator, Denver Housing Authority
Diane Dockstader, Resident Services, Salt Lake City Housing Authority

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

HOUSING DEVELOPMENT
Low Income Housing Tax Credits After ARRA
SPONSORED BY WINTHROP AND WEINSTINE, P.A.
Thursday/ 3:45 – 5:15
Janss Theater In Conference Center
A panel of speakers discusses the American Recovery and Reinvestment Act (ARRA) and its effect on the low income housing tax credit program including up-to-date information on TCEP and TCAP funds.

Speakers
Stephen B. Clark, Principal, S.B. Clark Companies
Denise Rome-Tamulis, Tax Credit Allocation Officer, CHFA
Jon L. Peterson, Attorney, Winthrop & Weinstine, PA.
Scott Keiper, Vice President, Mountain Plains Equity Group

Moderator
Don May, Executive Director, Adams County Housing Authority

FRIDAY
BREAKFAST
Mountain Plains NAHRO Annual Meeting/ Election of Officers
SPONSORED BY SNELL AND WILMER
Friday/ 8:00 – 9:00
Anderson Room
Please join us to hear a summary of Mountain Plains NAHRO activities over the last year and to welcome the Mountain Plains NAHRO Board of Directors for 2009-2011.

CLOSING SESSION
HUD Public Housing and Section 8 Update
Friday/ 9:00 – 10:30
Anderson Room
Get the latest word on what is going on with HUD’s Low Rent Public Housing and Section 8 Housing Choice Voucher programs. Get answers to your program questions from Denver Office of Public Housing Staff.

Speakers
Ann Roman, Director, Denver Office of Public Housing, HUD
Diane Kiles, Financial Analyst, Denver Office of Public Housing, HUD
Monica Aragon, Public Housing Revitalization Specialist, Denver HUD Office

Moderator
Frank Pacheco, Executive Director, Pueblo Housing Authority

Host
Stella Madrid, Intergovernmental Relations Officer, Denver Housing Authority
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Management Conference Exhibitor Hours

**Wednesday, June 17**
5:15 pm – 8:00 pm
Reception

**Thursday, June 18**
7:30 am – 9:00 am
10:30 am – 10:45 am
1:45 pm – 2:00 pm
3:30 pm – 3:45 pm
Thanks to the 2009 Planning Committee

Sessions
Mary Baker, Aurora Housing Authority
Andii Barajas, Adams County Housing Authority
Dan Burnham, Littleton Housing Authority
Laura Clark, SB Clark Companies
Terri Doan, Adams County Housing Authority
Jennifer Eby, Douglas County Community Development
Arlene Gines, Colorado Housing and Finance Authority
Janet Grimmett, City of Englewood Community Development
Jo Hamit, Littleton Housing Authority
Kimberly Kingston, Littleton Housing Authority
Doug Knop, Jefferson County Housing Authority
Stella Madrid, Denver Housing Authority
Jennifer Maldonado, Aurora Housing Authority
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Emily Sander, Jefferson County Community Development
Terri Shaver, Colorado Springs Housing Authority
Pam Simon, Colorado Springs Housing Authority
Mercedes Solis, Colorado Housing and Finance Authority
Heather Staggs, Colorado Housing and Finance Authority
Melody Toineeta, Jefferson County Housing Authority
Penny VanderWall, Aurora Housing Authority
Barrett Wolfersperger, SB Clark Companies

NAHRO Awards
Rachel Perez-Steinbach, Chair, Fort Collins Housing Authority
Revonda Stordahl, Housing Authority of Butte
Emily Sander, Jefferson County Community Development

Social/ Entertainment/ Planning
Jo Hamit, Littleton Housing Authority
Barrett Wolfersperger, SB Clark Companies

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Pam Simon, Chair, Colorado Springs Housing Authority

Host Agencies
Denver Housing Authority – SPONSORSHIP
Littleton Housing Authority – CONFERENCE REGISTRATION
Jefferson County Community Development – ON-SITE REGISTRATION

Registration
Dan Burnham, Littleton Housing Authority
Jo Hamit, Littleton Housing Authority
Jacqui Pickett, Jefferson County Community Development
Emily Sander, Jefferson County Community Development

2009 Mountain Plains NAHRO Awards

Congratulations to the 2009 Award Winners.
Please visit the Awards tables in the pre-assembly hallway for samples of these programs and projects.

AWARDS OF EXCELLENCE
Administrative Innovation Award, Training and Development, Adams County Housing Authority
Resident & Client Services Award, Jack Quinn Neighborhood Network Center, Housing Authority of the City of Pueblo
Community Revitalization Award, Englewoodsites.com, Community Development Department, City of Englewood
Affordable Housing Project Award, Broadway East, Boulder Housing Partners
Affordable Housing Design Award, Arbor Vista, Grand Junction Housing Authority

UNSUNG HERO AWARDS
Barbara Bernard, Director of Special Projects, Housing Authority of the City of Pueblo
Janet Grimmett, Housing Finance Specialist, City of Englewood Community Development
Dan Ludwig, Retired Comptroller, Housing Authority of the City of Pueblo
Stella Madrid, Intergovernmental Affairs Officer, Denver Housing Authority
Sarah Marino, Retired Director of Occupancy, Housing Authority of the City of Pueblo
Pam Simon, Asset Management Supervisor, Colorado Springs Housing Authority

COMMISSIONER AWARD
Jim Topping, Boulder Housing Partners
# Management Conference Program Table

## TUESDAY, JUNE 16

<table>
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<tr>
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<tr>
<td>2:30 - 5:00</td>
<td>Early Registration</td>
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<tr>
<td>3:30 - 5:30</td>
<td>Pre-Conference - Aspen Housing Tour</td>
</tr>
<tr>
<td>5:30 - 8:00</td>
<td>Pre-Conference: Social Gathering at the Mountain Dragon</td>
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## WEDNESDAY, JUNE 17

<table>
<thead>
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<tbody>
<tr>
<td>7:30 - 9:00</td>
<td>BREAKFAST – Roof Garden / REGISTRATION – First Floor Conference Center</td>
</tr>
<tr>
<td>9:00 - 10:30</td>
<td>OPENING SESSION - Pursuing Dreams and Changing Perceptions with Jeff Valdez – Anderson Room</td>
</tr>
<tr>
<td>10:45 - 12:15</td>
<td>PH Importance of Policies and Procedures ANDERSON S8 Creating Partnerships Between Finance and Section 8 CABARET CD/RH Public Participation ELDORADO PB Preparing for a MOR MAX PARK PH Renewable Energy for PHAs CLUB ROOM PD Navigate the Recession with Exceptional Customer Service JANSS</td>
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<tr>
<td>12:15 - 1:45</td>
<td>LUNCH - Awards – Roof Garden</td>
</tr>
<tr>
<td>2:00 - 3:30</td>
<td>PH Making Affordable Housing Green ANDERSON S8 Dealing Day to Day with Foreclosures CABARET CD/RH Expert HOME and CDBG (Part 1) ELDORADO PB Successful Integration of Tax Credits &amp; Section 8 MAX PARK RS Gangs and Graffiti (Part 1) CLUB ROOM PD U2 Can Be a Generational Guru JANSS</td>
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<tr>
<td>3:45 - 5:15</td>
<td>PH Housing Special Populations ANDERSON S8 Project Basing Vouchers CABARET CD/RH Expert HOME and CDBG (Part 2) ELDORADO PB HUD Hot Topics MAX PARK RS Gangs and Graffiti (Part 2) CLUB ROOM PD Strategic Planning JANSS</td>
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<tr>
<td>5:15 - 8:00</td>
<td>CHFA SPONSOR COCKTAIL RECEPTION – Hoaglund Room</td>
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## THURSDAY, JUNE 18

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<tr>
<td>7:30 - 9:00</td>
<td>BREAKFAST - CoNAHRO Annual Breakfast Meeting/ Election of Officers – Roof Garden</td>
</tr>
<tr>
<td>9:00 - 10:30</td>
<td>GENERAL SESSION - National Outlook on Housing – Anderson Room</td>
</tr>
<tr>
<td>10:45 - 12:15</td>
<td>PH Asset Management ANDERSON S8 HUD Update on New Regulations CABARET CD Stimulus Update ELDORADO RH Colorado Lead Coalition MAX PARK RS Understanding Family Self Sufficiency CLUB ROOM PD Legislative Advocacy JANSS</td>
</tr>
<tr>
<td>12:15 - 1:45</td>
<td>LUNCHEON SPEAKER - NAHRO Candidate for Senior Vice President – Roof Garden</td>
</tr>
<tr>
<td>2:00 - 3:30</td>
<td>PH HUD Management Reviews, Inspections and Audits ANDERSON S8 Program Review Preparation CABARET CD NSP- The Local Perspective ELDORADO PB iMAX PB &amp; NSP- Building Efficiency &amp; Performance MAX PARK RH IECC &amp; Rebate Programs CLUB ROOM PD Legal Issues JANSS</td>
</tr>
<tr>
<td>3:45 - 5:15</td>
<td>PH Capital Fund and Recovery Act ANDERSON S8 Detecting and Investigating Client Fraud CABARET CD NSP- Property Acquisition and More ELDORADO PB Basic Fair Housing MAX PARK RS Strategic Partnerships CLUB ROOM HD Tax Credits After ARRA JANSS</td>
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<tr>
<td>6:00 - 10:00</td>
<td>BANQUET - Snowmass Rodeo Grounds</td>
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## FRIDAY, JUNE 19

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</tr>
<tr>
<td>9:00 - 10:30</td>
<td>CLOSING SESSION - HUD Public Housing &amp; Section 8 Update – Anderson Room</td>
</tr>
</tbody>
</table>

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Key to Tracks: PH= Public Housing; S8= Section 8; CD= Community Development; PB= Project Based Section 8; RS= Resident Services; RH= Rehab; PD= Professional Development; HD= Housing Development