

*What previous participants  
have said about The  
Developer's Toolkit:*

"Now I'm ready to tackle the challenge"

**"I love this type of learning"**

"Thanks for the great experience. There is a wealth of knowledge in the toolkit and I will make good use of it."

**"I really enjoyed the way the program was organized & presented."**

"This is a very innovative approach and I appreciate it - I will retain much more from this than I would from a more traditional workshop."

**"Overall – outstanding workshop."**



**DOLA/Division of Housing**  
DOLA/Division of Housing  
Attn: Antoinette Johns  
1313 Sherman Street Room 518  
Denver, CO 80203 Phone: 303-



**DOLA/Colorado  
Division of  
Housing  
Presents...**

# THE DEVELOPER'S TOOLKIT

*April 22 & 23, 2010*

*Training Location:*

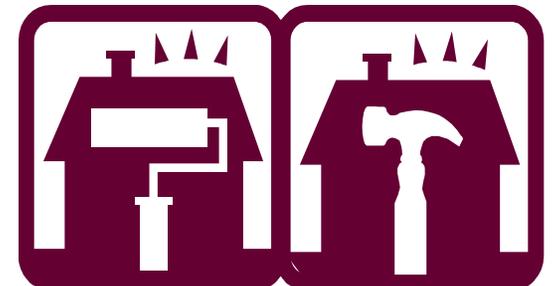
*Boulder Housing Partners*

*Sage Conference Room*

*4800 N. Broadway Street*

*Boulder, CO 80304*

*Phone: 720-564-4610*



# Housing Colorado: The Developer's Toolkit

Join DOLA/Colorado Division of Housing for an exciting two day workshop designed to enlighten participants about the art and science of affordable housing development. Through role-playing, participants will attempt to solve the housing challenge facing a typical Colorado community. Hands-on exercises will provide a working knowledge of the critical steps necessary to develop an affordable rental housing community.

## YOU WILL LEARN:

- \* The process of developing housing
- \* Real estate terminology
- \* Production of cost-effective, high quality housing
- \* Selection of contract service providers
- \* Cost containment techniques
- \* Negotiating with the various players



All participants will receive a CD with a copy of the comprehensive housing development resource manual, *Housing Colorado: The Developer's Toolkit*.

**The training format requires that participants be able to attend all scheduled sessions.**

## AGENDA:

### Day One 8:45–4:45

- 8:45 Welcome & Ground Rules
- 9:00 Introduction to Case Study
- 9:30 Assess Organizational Capacity
- 10:45 Select a Site
- 11:45 LUNCH (on your own)
- 12:45 Site Control
- 1:30 Define Housing Need
- 3:30 Navigate Planning & Zoning
- 4:30 Wrap-up Day 1
- 4:45 Adjourn

### Day Two 8:45–4:30

- 8:45 Introduction to Day 2
- 9:00 Navigate Planning & Zoning (cont.)
- 10:45 Select the Architect
- 11:45 LUNCH (on your own)
- 12:45 Select the Owner's Representative
- 1:30 Evaluate Financial Feasibility
- 3:30 Negotiate Change Orders
- 4:15 Ground Breaking Ceremony
- 4:30 Adjourn

\*Breaks are designed into the flow of the workshop and will be taken at appropriate times. Please dress comfortably.



## REGISTRATION FORM

Name & Title

Organization

Mailing Address

City, State Zip

Phone #

Fax #

Email Address

### **REGISTRATION DEADLINE: March 31st**

Class size is limited to 30 people, so please reserve your place early!

**Please note:** Participants' places will not be held until payment is received. If you register but are unable to attend, we cannot issue refund checks, but we can hold a place for you in a future workshop.

**Cost \$50:** Includes CD with reference manual, and course notebook.

**We cannot accept Credit card payments. Make checks payable to DOLA/Division of Housing and mail them with this form to:**

**DOLA/Division of Housing**

**Attn: Antoinette Johns**

**1313 Sherman Street Room 518**

**Denver, CO 80203 Phone: 303-866-4441**

**For additional information, contact:**

**Denise Selders Phone: 303-866-4650**

**Email: denise.selders@state.co.us**