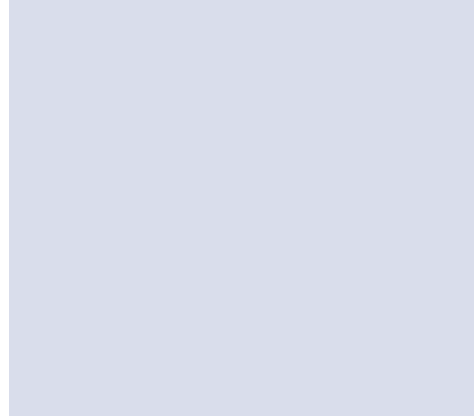
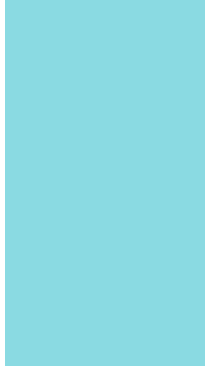


Colorado Department of Local Affairs

2006 Annual Report

www.dola.state.co.us



Bill Ritter, Jr.
Governor of Colorado

Susan Kirkpatrick
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2006 Annual Report

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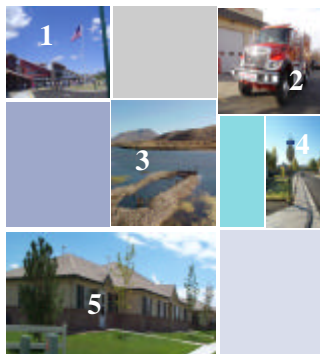
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On the cover - projects funded by DOLA:

1. *Glenwood Springs Recreation Center*
2. *Fairmount Fire Protection District Fire Truck, Golden*
3. *Kremmling Raw Water Supply*
4. *El Poso Neighborhood Street and Drainage Improvements, Grand Junction*
5. *Casita de la Luna Housing Development, Alamosa*

A message from Executive Director, Susan E. Kirkpatrick



Susan Kirkpatrick is the executive director of the Colorado Department of Local Affairs (DOLA). Prior to her appointment by Governor Bill Ritter in January 2007, she was the director of Institutional Advancement for Aims Community College, and chief executive officer for the Aims Community College Foundation.

Kirkpatrick served as mayor of Fort Collins from 1990–1993, and was a member of the Fort Collins City Council from 1986–1990.

It is an honor to be appointed by Gov. Bill Ritter to head such a highly regarded department. For many communities throughout Colorado, the Department of Local Affairs is the “face of state government” – that initial and primary point of contact where local communities work in partnership with the state. Our department’s mission statement, “Strengthening Colorado Communities,” exemplifies the level of responsiveness and attentiveness that lies at the heart of our services.

Through financial and technical assistance, emergency management services, property tax administration and programs addressing affordable housing and homelessness, our department works in cooperation with local communities. It is through that work where we learn firsthand how to build on the strengths, unique qualities and priorities of Colorado.

Understanding how we can best serve local governments and their citizens is a powerful tool. It is instrumental in how we inform local leadership, build infrastructure and meet evolving needs on a day-to-day basis.

I am proud to have an opportunity to be a part of the legacy of this department – a legacy that has been formed through many years of hard work, the dedication of our employees, the valuable initiatives created in the previous administration and the spirit of teamwork we’ve formed with countless local officials and citizens throughout Colorado.

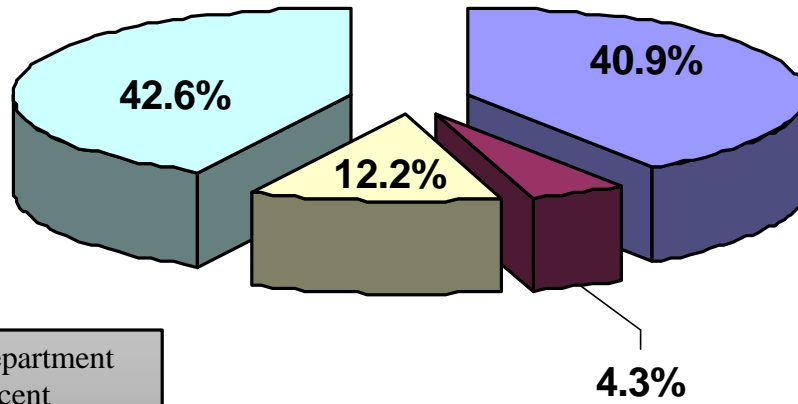
As executive director of DOLA, I look forward to continuing to work in partnership with our Governor, our legislature, my fellow cabinet members, and most importantly, the heart and soul of Colorado, our local communities.

Sincerely,
Susan E. Kirkpatrick
Executive Director

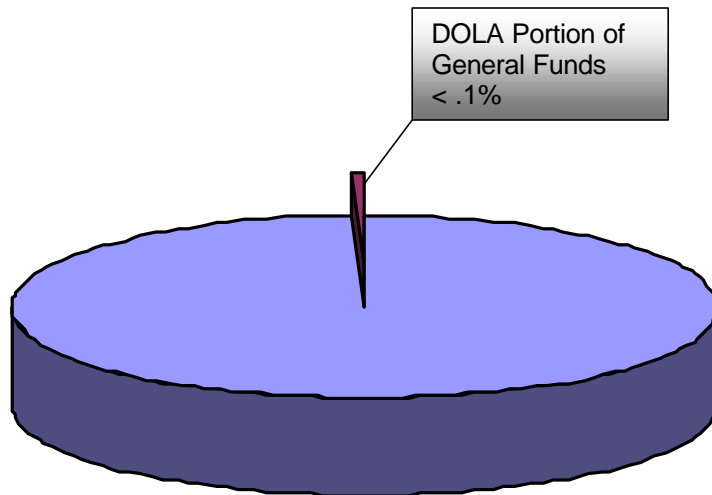
The Department of Local Affairs:
“Strengthening Colorado Communities”

Graphic Overview – Allocation of Funds

Colorado Department of Local Affairs



Funding for the department consists of 4.3 percent General Fund, 12.2 percent cash funds, 42.6 percent cash funds exempt, and 40.9 percent federal funds.



The department's budget accounts for **less than one percent** of the state General Fund.

Department Overview

Colorado Department of Local Affairs

The Department of Local Affairs (DOLA) is responsible for building community and local government capacity by providing training, technical, and financial assistance, to local communities. The department supports local government initiatives and activities by helping communities achieve the goals set by locally elected leadership. The department's divisions consist of the Executive Director's Office, the Division of Emergency Management, the Division of Housing, the Division of Local Government, the Division of Property Taxation and the Board of Assessment Appeals.

We continue to adapt our resources and approaches to meet the needs of local communities in addressing public service issues ranging from workforce development, homeland security, emergency management, housing, local government infrastructure, equity in taxation, and local government compliance with state budgetary requirements.

Looking ahead the department anticipates continual change in homeland security issues, emergency management, balancing the needs for affordable housing, and assisting local governments with their varying local requirements. We also are continually mindful local governments may have difficulty in meeting public demands, particularly in smaller, more rural communities.

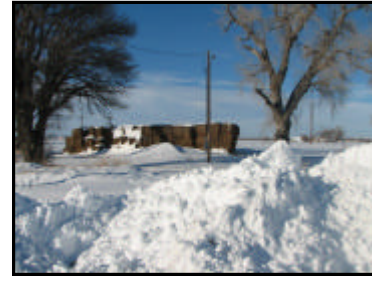
The department anticipates major interest by local communities in these general areas:

- Local/regional emergency response and recovery
- Continued financial assistance
- Training for public sector elected officials and staff
- Homeland security funding
- Affordable housing and homelessness
- State and local taxation policy
- Increasing the skills of Colorado's workforce

The following report provides an overview of the Department of Local Affairs' accomplishments throughout 2006.

Division of Emergency Management

Colorado Department of Local Affairs



Regional Managers from the Colorado Department of Local Affairs' Division of Emergency Management (center) were onsite in Southeast Colorado to assist emergency operations in response to the blizzards that struck the area December 2006/January 2007.

The Division of Emergency Management (DEM) administers a comprehensive emergency management program for the State of Colorado. The Division helps local communities reduce losses from all disasters, such as floods, tornadoes, wildfires, and acts of terrorism. This is accomplished by providing local governments with financial assistance and technical assistance, planning, training, and exercise development.

The comprehensive emergency management program focuses on the four phases of emergency management: ***Preparedness, Mitigation, Response and Recovery.***

In the event of a major disaster or emergency, the DEM activates the State Emergency Operations/Coordination Center (SEOC) to support affected local jurisdictions. Emergency Response Coordinators from other state agencies and organizations report to the SEOC to coordinate response and recovery efforts for state and federal resources. The Division is also responsible for the ongoing development and implementation of the State Emergency Operations Plan.

Southeast Colorado Blizzard Response

On December 20, 2006, Gov. Bill Owens declared a State of Emergency, activating the State Emergency Operations Center. Several state, local and nonprofit agencies reported to the Emergency Operations Center in response. Divisions of Emergency Management Field Managers were onsite in Southeast Colorado to assist with local emergency operations.

A Federal Disaster Declaration was requested on January 5, 2007, and was received on January 7.

Counties receiving a declaration during the first snowstorm were: Adams, Arapahoe, Boulder, Broomfield, Custer, Denver, Douglas, Elbert, El Paso, Gilpin, Jefferson, Las Animas, Pueblo, and Washington. Counties receiving a declaration during the second snowstorm were: Baca, Bent, Crowley, Otero, Prowers, and Pueblo.

More than 300 life safety missions were and hundreds of medical missions were performed including taking doctors and nurses to hospitals, delivering medications and oxygen, and rescuing dialysis patients.

Civil Air Patrol flew scouting missions on December 30, 2006, to identify stranded vehicles and livestock with a search area of 10,240,000 acres and more than 100 tons of hay was air lifted to livestock in 425 separate drops.

Division of Emergency Management is working with the Federal Emergency Management Agency (FEMA) to include additional counties and to continue to identify types of assistance available. It is anticipated this snowstorm will have a substantial, long-term economic impact on these communities requiring state assistance.

Division of Emergency Management

Colorado Department of Local Affairs

The Division of Emergency Management, led by its new director, former Boulder County Sheriff George Epp, provides services, programs, support and coordination in support of *Preparedness, Mitigation, Response and Recovery* through the following:

RESPONSE AND RECOVERY

Disasters and Emergencies

Since 1999, the State Emergency Operations Center has been activated in support of a number of State and Presidentially declared disasters. In 1999, there were two large events: the Columbine Tragedy and severe flooding, mudslides, and landslides along the Front Range that resulted in a presidential disaster declaration. The state, local governments, and eligible residents received funds from the FEMA Public Assistance, Individual Assistance, and Hazard Mitigation Grant Programs to rebuild and harden infrastructure and assist residents with recovery and mitigation actions.

In 2000, Governor Bill Owens declared a statewide emergency to free up response and recovery funding as the High Meadow and Bobcat fires raged in the urban wildland interface across the Front Range forcing the evacuation of hundreds of Coloradoans. FEMA Fire Suppression Assistance funds were made available to the state for suppression activities.

In 2001, heavy wet spring snowstorms and blizzard force winds blew through the eastern plains of Colorado causing schools and businesses to close and even the Denver International Airport to temporarily shut down. The state and Rural Electric Associations received FEMA funds, including Public Assistance and Hazard Mitigation Grant Programs funds to rebuild the affected infrastructure and conduct mitigation activities.



Over 4,500 wildfires burned more than 600,000 acres in 2002. Three hundred and eighty homes and 624 outbuildings were lost and more than 80,000 people were evacuated. It cost \$306 million to fight and recover from the fires. Nine firefighters lost their lives – there is no price tag for this loss. It was also the first time in history that Colorado received a Presidential Disaster Declaration for wildland fires, triggering the FEMA Individual Assistance and Hazard Mitigation Grant programs. The state also received 17 FEMA Fire Management Assistance Grants.

Division of Emergency Management

Colorado Department of Local Affairs

In 2005, Colorado, like many other states, received an emergency declaration to aid in the support of hurricane evacuees from the Gulf Coast. Through the Emergency Management Assistance Compact (EMAC), DEM deployed 124 emergency managers and first responders from across the state, and over 1,000 Army and Air Guard men and women to help with the response to the hurricanes. The state also deployed DEM and local emergency management personnel in 2004 to assist with the hurricane recovery operations in Florida and Alabama.



Operation Safe Haven

A few days after Hurricane Katrina made landfall on New Orleans, the mayor of Houston accepted 150,000 evacuees, many of whom had endured a week's stay in the New Orleans Superdome, only to find themselves sheltered in Houston's Astrodome.

Denver was fortunate to have a site that was not only available as housing for 500 people, but had the potential to function as a central location for all services and activities related to the nearly 2,000 evacuees that eventually arrived in the city.

Within days after the hurricane hit the Gulf Coast, Colorado state officials and Denver city officials, the Red Cross and clergy mobilized as part of an emergency response team that became known as "Operation Safe Haven."

Their goal was to prepare for the arrival and temporary stay of a few thousand evacuees.

Operation Safe Haven concluded with the closing of the dormitory, demobilization of equipment and supplies, and the return of the facility to Community Colleges of Colorado.

Since 1999, CDEM has awarded over \$64 million in disaster funds to assist Colorado communities respond to and recover from the impact of our natural disasters.

Through all of these disasters and emergencies, the Department of Local Affairs and Division of Emergency Management has passed millions of dollars through the state supporting both public infrastructure and individuals in response and recovery efforts.

Division of Emergency Management

Colorado Department of Local Affairs

Emergency Operations Center/Multi-Agency Coordination Center

The Center, also known as the Multi-Agency Coordination Center (MACC), offers the ability for state, federal, and local agencies to come together in a central location to coordinate the response to emergencies and disasters throughout the state. Moved from an out-dated bunker in Golden to a state-of-



the-art facility in Centennial in 2004, the EOC/MACC has 38 on-line workstations to accommodate all department emergency response coordinators, and our federal and local partners. It has the expansion capacity for an additional 56 stations. Three

plasma screens, two smart boards and two projection sets allow for information sharing among operational staff, and a non-secure VTC capability allows outreach to other facilities. The Center is used for training and meetings when not activated for an emergency.

Through our partnerships with federal, state, and local governments and the private sector, the EOC/MACC ensures the highest level of protection and preparedness for the state and its citizens.

MITIGATION/PREVENTION

Mitigation Planning

Colorado became the first state in FEMA Region VIII to have a FEMA approved Natural Hazards Mitigation Plan, meeting all new requirements as set forth in the Disaster Mitigation Act of 2000. (The State of Colorado Natural Hazards Mitigation Plan is Part III of the State Emergency Operations Plan.) In October 2000, the United States Congress passed the Disaster Mitigation Act of 2000, now referred to as DMA 2000. The Act amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1989 (Public Law 93-288, as amended) which serves as the mechanism through which the federal government delivers financial and technical assistance to state and local governments following presidential disaster and emergency declarations. The next scheduled update of the State Plan is due in October 2007.

Division of Emergency Management

Colorado Department of Local Affairs

Mitigation Projects

Between 1999 - 2005, local governments have received approximately \$8 million in post-disaster mitigation funds to complete hazard mitigation projects. Projects included local government acquisition and subsequent demolition of 90 substantially damaged properties in high-hazard areas (which will remain open space in perpetuity), floodproofing structures in 100-year floodplains, installing early warning systems for tornado and floods, building tornado shelters, and protecting critical infrastructure with structures such as ring dykes or lift stations.



Throughout the four year period from 2003 to the present, Colorado has successfully competed nationally for and received over \$15 million in federal funds to complete mitigation projects.

Extensive local government and state agency public awareness campaigns have been technically and/or financially supported through DEM. Campaigns have included natural hazard awareness weeks, local public information brochures and mailings, student information programs, and homeowner awareness sessions. Many projects also supported include: natural hazard risk assessments; floodplain, landslide, rockfall, earthquake, and wildfire studies; ground-truthing and mapping natural hazards; and developing flood hazard mitigation plans, wildfire hazard mitigation plans, and natural hazard mitigation plans.

Other projects involve training local experts on mitigation topics such as applying for mitigation funds, determining project eligibility for FEMA funds, conducting benefit/cost analyses to determine a project's financial feasibility, developing design and engineering to determine technical feasibility, reviewing projects for environmental and historical compliance, and determining appropriate alternatives to projects. Persons typically attending the trainings include floodplain managers, city/county engineers, firefighters, emergency managers, city/town managers, and public works and transportation professionals.

Division of Emergency Management

Colorado Department of Local Affairs

PREPAREDNESS

Exercise

From October 2000 to October 2005, CDEM had a hand in the planning, development, participation, and evaluation of over 250 exercises statewide. Exercise scenarios ranged from natural hazards such as flooding and dam failures, to manmade hazards such as biological and chemical releases and terrorist events to include a continuity of government tabletop exercise for the Governor and his cabinet.



All of these exercises have been invaluable in building state, local, and private partnerships and identifying areas where additional training might be focused.

Training

CDEM has trained over 15,000 individuals in Colorado since 2000. Disciplines include health professionals, public officials, first responders, emergency managers, floodplain managers, public works and transportation professionals, and the private sector. Course offerings cover response to Weapons of Mass Destruction, Mass Fatalities Incident Response, Exercise Design, and Developing an Effective Emergency Operations Center.



Recent trainings have focused on the National Incident Management System (NIMS) in compliance with the Department of Homeland Security's National Response Plan. In the last year the Division of Fire Safety and DEM have trained over 4000 train-the-trainers in NIMS. CDEM also provides training sessions within other constituency forums, including outside conferences and workshops.

Homeland Security

Colorado's domestic preparedness efforts began long before September 11, 2001. Local, state, and federal agencies have been working aggressively since 1996 to enhance Colorado's readiness to deal with terrorism. Homeland Security programs focus on assisting communities with training, planning, exercising, and identifying and procuring equipment. Fifty-five communities completed their baseline risk assessments and established their eligibility for terrorism-related grant funds in 2001.

CDEM has awarded approximately \$158 million in homeland security grants to agencies and jurisdictions throughout the state.

Division of Emergency Management

Colorado Department of Local Affairs

The state Homeland Security Strategy was prepared in 2004 by the Colorado Department of Local Affairs with extensive cooperation and input from the Governor's Office, the Colorado Department of Public Safety, local emergency managers, the regional Homeland Security Coordinators, and the Center for the Study and Prevention of Violence at the University of Colorado-Boulder. This report reflects the data collected by all local jurisdictions during the 2003 Homeland Security Assessment and input from state agencies. The project was supported by grant funds from the U.S. Department of Homeland Security, Office for Domestic Preparedness.

The State of Colorado Homeland Security Strategy is the product of this renewed effort on the part of state, local, and federal officials to develop a plan that will ensure the safety of Colorado's citizens from existing threats as well as from threats that remain unknown. This plan is used to strategically allocate resources to increase homeland security capacity and reduce Colorado's vulnerability to terrorism. Colorado benefits from an all hazards regional network enabling local jurisdictions to pool funding, equipment, planning, and training resources. Each of Colorado's nine all-hazard planning regions has an Advisory Committee that reviews and approves requests for homeland security grants from local entities. These committees include members representing local law enforcement, first responders, and local officials. The process ensures consensus on behalf of local interests and allows for extensive and thorough review.

For FY 2006 the Department of Homeland Security awarded Colorado:

- State Homeland Security (SHG): \$8,080,000
- Law Enforcement Terrorism Prevention Program (LETPP): \$7,600,000
- Metropolitan Medical Response System (MMRS): \$696,990
- Citizen Corps Program (CCP): \$322,819
- Urban Area Security Initiative (UASI): \$4,380,000
- Transit Security Grant (TSG): \$1,150,000

The FY 2006 grant cycle was the first cycle in which the State Homeland Security Grant Program was made a competitive grant, meaning Colorado had to compete against 49 states and four territories. The state's application was rated extremely high by a national peer-review group. Although FY 2006 funds awarded are approximately 30 percent less than the previous year, funding was cut by 30 percent across the board, nationwide.

DHS has announced funding availability for FY 2007. More than \$1.6 billion is available for the coming cycle. Grants and Financial Management Team members are currently working on preparing a draft application.

Division of Emergency Management

Colorado Department of Local Affairs

Local Government Support

In cooperation with the Colorado Department of Public Health and Environment and the Department of Public Safety (OPSFS), DOLA formed the State All-Hazards Advisory Committee (SAHAC) and hosted the initial meeting in the Spring of 2004. The SAHAC facilitates the flow of region-to-region and region-to-state information, assists in resolving conflicts, supports regional and state emergency plan development, and advises state agencies on matters related to all-hazards emergency management. SAHAC membership is comprised of a representative from each of the nine All-Hazards Emergency Management regions, two Indian Nations, and key supporting associations representing law enforcement, fire services, emergency medical services, hospitals, emergency management, public works, and public and environmental health. Committee members serve as liaisons and conduits of information back to their respective regions, tribes or associations.

CDEM staff has provided technical planning assistance and support to the nine regions in many ways, including:

- preparation of applications for DHS grant funds,
- formation of new multi-disciplinary regional coordination groups,
- completion of risk assessments,
- resource mobilization guidelines, information management guidelines,
- county and regional plans for multi-casualty incidents, and
- local continuity of government plans.

CDEM is also participating in an inter-agency effort to develop a statewide plan for mobilizing emergency resources in response to terrorist events, natural disasters or other crises.

Since 1999, CDEM has awarded more than \$8 million in Emergency Management Performance Grants (EMPG) to 57 counties, two city/county jurisdictions, and seven municipalities with a population greater than 100,000. The EMPG program's purpose is to encourage the development of comprehensive, risk-based, all-hazard emergency management programs at state and local government levels and to improve emergency planning, preparedness, mitigation, response, and recovery capabilities. EMPG funds are authorized by Congress annually and passed to state and local organizations through the Federal Emergency Management Agency (FEMA). EMPG funding for local programs under the Local Emergency Management Support (LEMS) program is intended to cover up to 50 percent of costs for staff, travel, training, office maintenance, and other related costs.

Division of Emergency Management

Colorado Department of Local Affairs

Common uses of the funds are to support activities in the areas of planning, training, exercises and public education.

The CDEM staff provides technical assistance to all local governments in the development of new or revised emergency operations plans. Emphasis is on multi-agency/multi-jurisdiction planning which crosses all disciplines and includes private, non-profit organizations. Through the EMPG program, CDEM is able to provide ongoing support for local and statewide efforts to promote individual and family preparedness, improve communications interoperability, implement local mitigation projects, and develop plans for recovery that incorporate guidelines for damage assessment and continuity of government operations.

CDEM has awarded over \$222 million to Colorado communities and agencies through various programs since 1999.

Division of Housing

Colorado Department of Local Affairs



"The mission of the Division of Housing (DOH) is to ensure Coloradans live in safe, decent and affordable housing. The Divisions does this by helping communities meet their housing goals." The Division of Housing is a partner in providing financial assistance and services to increase the availability of housing to residents of Colorado who can least afford it.

The State Housing Board

The Colorado State Housing Board was created to advise the General Assembly, the Governor, and the Division of Housing on Colorado housing needs. The board reviews financing requests, adopts regulations governing factory built structures and multifamily housing in counties with no building codes.

Division of Housing Programs and Activities

- Manufactured Structures and Housing Codes
- Housing Choice Voucher Program – Section 8
- Blue Ribbon Panel & Statewide Needs Assessment
- Homelessness
- Affordable Housing Database
- Information Gathering, Publications, and Training
- Troubled Properties and Foreclosure Prevention
- Tenant Based Rental Assistance
- Development, Acquisitions, and Rehabilitation Training



Division of Housing

Colorado Department of Local Affairs

Manufactured Structures and Housing Codes

Currently, the Division of Housing administers the following Codes Section programs:

- HUD State Administrative Agency (SAA)
- HUD In-Plant Inspection Agency (IPIA)
- Factory-Built Residential (FB)
- Factory-Built Non-Residential (FBNR)
- Manufactured Housing Installation (MHIP)
- Dealer Registration (sellers of Factory/Manufactured Homes)
- Hotels, Motels, and Multi-Family Structures (in areas without an adopted building code)



These programs are responsible for ensuring the protection of the life, health, and safety of Colorado citizens; ensuring compliance with construction codes and State and Federal regulations; resolution of consumer complaints; and effective and efficient delivery of services to citizens, consumers, and program participants. The programs are fully funded through service fees.



The programs standardize construction codes and compliance across the entire state, which allows the Factory/Manufactured structures industry to maximize materials and production efficiencies that results in a more affordable product for Colorado consumers.

The Codes Section also serves as an expert resource for local jurisdictions, building departments, and program stakeholders in resolving construction and compliance issues as well as offering guidance and insight with respect to responsibility and policy discussions at the local level.

Division of Housing

Colorado Department of Local Affairs

Housing Choice Voucher (HCV) Program – Section 8

In order to provide Section 8 rental assistance in the Denver metro and rural areas of Colorado, CDOH contracts direct services for the HCV program with housing authorities, non-profits and council of governments. Note the following statistics:

Annual Income and Source of Income

- The average annual income of the families receiving rental assistance is \$10,157.
- 86% of these families earn less than 50% of the Area Median Income (AMI).
- 53% of the families enrolled in the HCV program receive some form of SSI or SS subsidy.
- 34% of the families served income are from wages earned.
- 19% receive TANF.
- 3% report no income earned.

Race and Ethnicity

- 88% of the families served are white, 10% are black, 1% are Asian and 1% American Indian or Alaskan Native.
- 75% of the families served are Non - Hispanic and 25% are Hispanic.

Length of Assistance

- 67% of the families enrolled in the HCV program stay in the program for five years or less.

Proposed funding for the HCV program in 2007 is \$18,871,578. Funding for this program has been consistent for the past several years. The Department of Housing and Urban Development has not provided additional funding in the HCV program since 1999.

Affordable Housing Database www.ColoradoHousingSearch.com

The Colorado Division of Housing, Colorado Housing and Finance Authority, Rural Development and the City and County of Denver have jointly sponsored a housing website that will help families locate affordable rental and for-sale housing in their community, www.ColoradoHousingSearch.com. The goals of the website are to provide a clearinghouse for information on rental and for-sale homes and for affordable housing and related services; to help Coloradoans find and maintain quality, safe and decent places to live; and to facilitate operating efficiencies in the affordable housing market. Recently, the website proved to be extremely helpful in locating housing for victims of Hurricane Katrina who have come to Colorado.

Division of Housing

Colorado Department of Local Affairs

Blue Ribbon Panel & Statewide Needs Assessment

The Colorado Blue Ribbon Panel on Housing is the first broad-based statewide housing panel to meet since 1988. The panel provides guidance to the Colorado Division of Housing (CDH), local and federal officials, the General Assembly, and private housing providers. The Blue Ribbon Panel, which met regularly from November 2004 to November 2005, released its final report in March 2006. Since that time, the Division of Housing and other housing agencies have been working to implement the recommendations.

The Panel recommended that housing agencies address the growing foreclosure numbers in Colorado. As a result, the Division of Housing has co-chaired the Colorado foreclosure Prevention Task Force which has led to the launching of the high-traffic Colorado Foreclosure Hotline (877-601-HOPE).

Additionally, on recommendation of the Panel, the Division of Housing is implementing new and expanded systems to collect housing data. The Division is expanding its apartment vacancy survey, enlarging and standardizing local housing needs assessment data and improving renter income, foreclosure and housing supply data.

Improved data collection will be accomplished through the Panel's recommendation of statewide regional housing needs assessments updated every three years.

Foreclosure Prevention Task Force (877-601-HOPE)

The Colorado Division of Housing is working to reduce foreclosure statewide through its leadership co-chairing the Colorado Foreclosure Prevention Task Force. The Task force is a partnership with JPMorganChase Bank, and includes participation from a consortium of public and private partners concerned about the impacts of foreclosures on Colorado's families and on the housing market on Colorado.

The Task Force is working to reduce foreclosures by:

- Creating the foreclosure prevention hotline (877-601-HOPE).
- Increasing lender cooperation with public trustees and foreclosure counselors.
- Providing additional counseling training for housing counseling agencies.

Division of Housing

Colorado Department of Local Affairs

Homelessness

The U.S. Department of Housing and Urban Development (HUD) defines as homeless, “An individual who is sleeping in a place not meant for human habitation or in an emergency shelter; a person in transitional or supportive housing for homeless persons who originally came from the street or an emergency shelter; a person being released from an institution with no permanent place to stay, or a person fleeing domestic violence.”



The Division of Housing conducted a statewide summer homeless count in August 2006 and will conduct a winter count during the last week of January 2007. These homeless counts will provide baseline data necessary to adequately plan housing and services that will help reduce homelessness.

The Colorado Interagency Council on Homelessness (ICH), established through Executive Order by Governor Owens, will use the information from the surveys to create a statewide plan to address housing and service needs of the homeless individuals. The ICH is comprised of government and elected officials, foundations, non-profit housing, and homeless providers, business representatives, and representatives from Colorado State Departments. The ICH is currently reorganizing to expand memberships to local government officials, businesses, and economic development organizations.

Information Gathering, Publications and Training

Information is the basis for good decision-making. Division of Housing utilizes staff, as well as services of outside contractors and other Colorado state agencies to provide our partners with market and demographic information, such as the Statewide Vacancy Survey, Estimates of Household by Region, and Cost Burdened Renter Households. In addition, the Division disseminates information through presentations, publications, and its website,

<http://dola.colorado.gov/cdh/researchers/index.htm>

Division of Housing

Colorado Department of Local Affairs

Information Gathering, Publications and Training - cont.

The Division of Housing staff provides a variety of training and technical assistance services to improve and enhance the delivery of housing services in Colorado. Among these services are: training sessions, such as the Developer's Tool Kit; workshops, such as Section 8 Contractors Workshop; one-on-one and small group training, such as Regional Housing Authority Design and Training; and web-based training, such as Housing Quality Standards Interactive Training.

Tenant Based Rental Assistance

Homeless families have multiple issues that prevent them from securing long-term housing, such as limited job skills and/or lack of problem-solving skills, evictions, poor credit, and criminal background. The goal of Tenant Based Rental Assistance (TBRA) is to provide temporary transitional housing assistance and case management services to homeless families who are employed or have job skills but are living in shelters in order to allow such families to stabilize, obtain long-term housing, and achieve other self-sufficiency goals.



Development, Acquisitions, and Rehabilitation Training

The Housing Development staff of the Division of Housing assists local governments, housing authorities, and developers in order to produce affordable housing units and programs that help communities achieve and maintain a healthy housing balance.



In addition, the Division maintains a pipeline of future projects and engages in on-going communication with other agencies in order to anticipate potential projects and to understand future funding requests. At the same time, Division of Housing accepts loan and grant application on a monthly basis in order to provide a flexible funding calendar.

Division of Housing

Colorado Department of Local Affairs

Leveraging

The Division of Housing is successful at leveraging the funds available for affordable housing in Colorado. For example, The U.S. Department of Housing and Urban Development ranks each state on its ability to leverage their Home Investment Partnership(s) funds with other sources of funds through the “Performance Scorecard” measurement system. As of the 3rd Quarter 2006 report, Colorado is ranked 4th in



the country in leveraging of funds for affordable housing projects with a leveraging ratio of 8.88 to 1 (\$8.88 for every \$1.00 of HOME funds in a project).

A review of all project (funded from CDBG and HOME) receiving funds from the Division of Housing from July 1, 2005 through June 30, 2006 indicates an overall leveraging ratio of 12.20 to 1 (\$12.20 for every \$1.00 of Division funds) with over 56 percent of the projects leveraging over \$10.00 for every \$1.00 of Division of Housing funds. In addition, projects funded from current Fiscal Year State of Colorado General Funds (Housing Development Grants - HDG) have an average leveraging ratio of 15.00 to 1 (\$15.00 for every \$1.00 of Division funds). The Division of Housing anticipates that the State General Fund dollars will continue to provide a leveraging opportunity equal to that of these current funding practices in subsequent fiscal years.

Funding

The Division of Housing provides funding for many housing needs through out Colorado. These include

- Homeless shelters,
- Transitional housing,
- Affordable rental housing,
- Affordable homeownership,
- Down payment assistance,
- Single family rehabilitation,
- Housing for people with AIDS (HOPWA),
- Senior housing, and
- Farm labor housing

Division of Housing

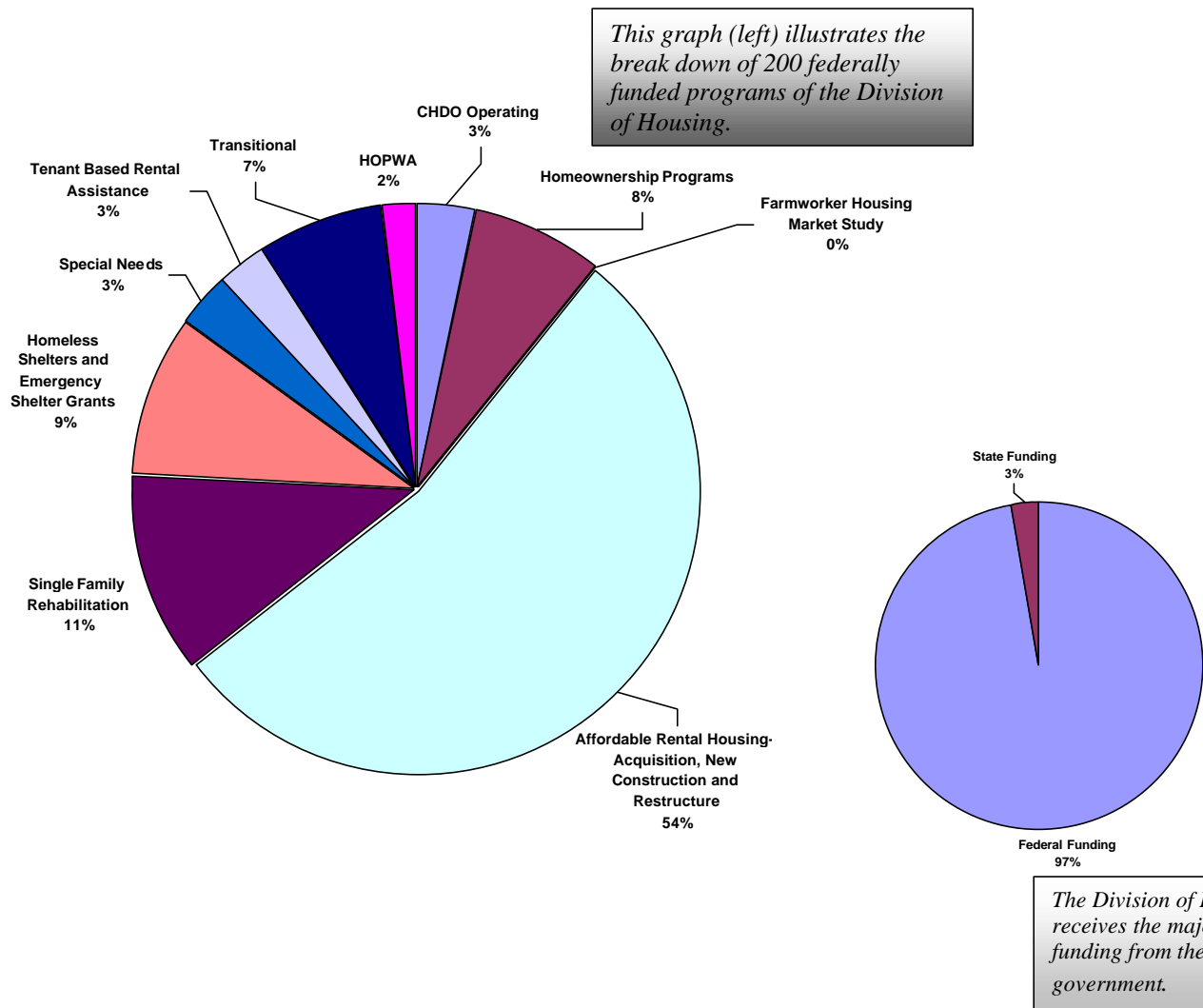
Colorado Department of Local Affairs

Funding – cont.

Additionally, the Division assists local housing non-profits called Community Development Housing Organizations (CHDO's) with operating funds. CHDO's are located in the many communities of our state and are important partners to the Division of Housing.

The funding for these programs comes from the federal government through five main programs.

- Emergency Shelter Grants
- The Home Program
- Housing for people with AIDS (HOPWA)
- Community Development Block Grants (CDBG)
- The Revolving Loan Fund (RLF)



Division of Local Government

Colorado Department of Local Affairs

The Division of Local Government was created in 1966, as a recommendation of the Governor's Local Affairs Study Commission. The Division is statutorily responsible for:

- Assisting the Governor in coordinating the activities and services of those departments of the state having relationships with units of local governments.
- Providing technical assistance and information to local governments on available federal and state programs and act as a liaison with other state agencies concerned with local governments.
- Advising the Governor and the General Assembly on local government needs and problems.
- Performing research on local government issues.

Every Coloradan lives within three governments' jurisdictions: the state, a county and a school district, and over 70 percent also live within municipal boundaries. Many hundreds of special districts bring the total to over 2200 local jurisdictions, adding immeasurably to the complexity of government in Colorado. By having an agency to help manage the intergovernmental relationship between the state and local governments, the citizens of Colorado can expect a more seamless system of governance from their state and local governments. In addition, by creating the Division of Local Government, the State demonstrated its commitment to assuring local governments have the tools they need to provide high quality services to their citizens, and to help citizens better understand Colorado's complex public sector.

The Division provides services through the following organizational or functional areas:

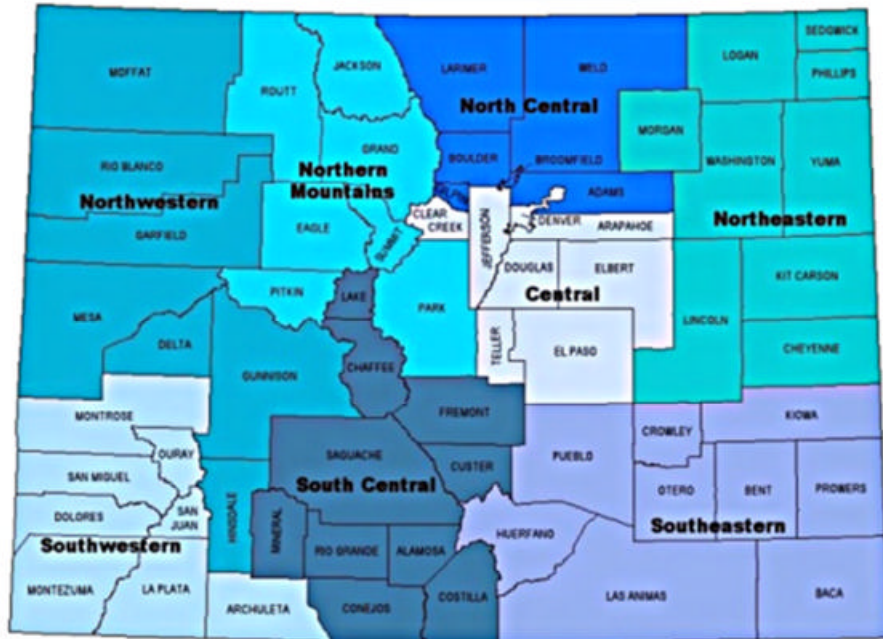
- **Field Services**
- **Financial and Technical Assistance**
- **Demography**
- **State Geographic Information Systems (GIS) Coordinator**
- **Office of Smart Growth**
- **Office of Workforce Development**

Division of Local Government

Colorado Department of Local Affairs

Field Services

One of the department's key assets in carrying out its mandate is its team of field staff, who live and work in designated regions throughout the state. Their day-to-day activities enable DOLA to have a thorough understanding of the unique needs, goals and accomplishments of Colorado's diverse communities. These local field representatives are extremely knowledgeable about their communities and are a valuable resource to Colorado. The following map outlines the department's regions:



Division of Local Government

Colorado Department of Local Affairs

Financial Assistance

Provided mostly for a variety of community and infrastructure development needs through the following programs:

- **Energy and Mineral Impact Assistance Fund (EIAF)**

The Energy/Mineral Impact Assistance program provides grants for construction and maintenance of public facilities and the provision of public services. Eligible recipients are municipalities, counties, school districts, and special districts socially or economically impacted by the development, processing or energy conversion of minerals and mineral fuels.

- **Municipal Water/Wastewater Enhancement and Treatment (WET) Initiative**

Numerous Colorado communities are being significantly impacted by a surge in mineral resource activity, primarily in the areas of natural gas and coal extraction. One of the most considerable social and economic impacts is to domestic water and wastewater treatment facilities/infrastructure. The department identified Colorado's top 17 counties in mineral production, permitting activity and employee residence. The department awarded nearly \$23 million in assistance through the Energy and Mineral Impact Assistance Fund grant program

- **Wireless Interoperability Network (WIN) Initiative**

The WIN initiative has strengthened the local and state 800 MHz Digital Trunked Radio system by providing over \$40 M in grant funding for 75 tower sites and 20 additional repeaters throughout the state in 2005/2006 through Energy and Mineral Impact Assistance funds.



- **Road and Bridge Initiative**

The Department recognized the growing energy impacts for the top 17 energy impacted counties in the state and offered over \$25 million in immediate assistance through the Energy and Mineral Impact Assistance funds.

Division of Local Government

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- **Conservation Trust Fund (CTF)**

In 2006, the department distributed over \$50 million dollars of Conservation Trust Fund monies from net Lottery proceeds to over 450 eligible local governments: counties, cities, towns and eligible special districts that provide park and recreation services in their service plans. These funds are distributed on a per capita basis with the population numbers being updated annually. CTF funds can be used for acquisition, development and maintenance of new conservation sites; for capital improvements or maintenance for recreational purposes on any public site; and for operation, use, acquisition, equipping and maintenance of a system of television relay and translator facilities. (CRS 29-21-101).

- **Waste Tire Grants (Waste Tire Disposal and Recycling)**

The department provides funding for the clean up of illegally disposed waste tires. The program also provides incentives to local governments and the private sector to re-use or recycle waste tires for projects such as surfaces for playgrounds, erosion control and asphalt re-surfacing.



- **Community Development Block Grants (CDBG)**

The “Small Cities” Community Development Block Grant (CDBG) program provides grants and loans for housing, public facilities and business assistance projects primarily benefiting low/moderate income persons or to eliminate slums or blight. Eligible recipients are all municipalities and counties except those larger jurisdictions that receive CDBG funding on an “entitlement” basis directly from the U.S. Department of Housing and Urban Development.

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- **Community Services Block Grants (CSBG)**

The Community Services Block Grant (CSBG) program provides formula-based block grants to counties for the purpose of alleviating poverty in their communities. Counties receiving funds under CSBG are required to provide services and activities that address a) employment; b) education; c) better use of available income; d) self-sufficiency; e) housing; f) nutrition; and g) emergency services and/or other activities that meet needs of low-income families and individuals. Funds are appropriated annually from the U.S. Department of Health and Human Services.

- **Search and Rescue Fund (SAR)**

Each year, Colorado search and rescue teams perform over a thousand missions helping those who get caught in emergency situations in the backcountry. The Colorado Search



and Rescue (SAR) fund is managed by the division and reimburses county sheriffs and search and rescue organizations for costs incurred in search and rescue operations. It also provides funding for the purchase of related equipment and training. The program is funded by surcharges on hunting and fishing licenses, boat registrations, off-highway vehicle and snowmobile registrations and the sale of

the Colorado Outdoor Recreation Search and Rescue (CORSAR) card. This user-funded approach to financing backcountry search and rescue has been used as a model by other states looking for ways to pay for this critical public service.

- **Local Government Limited Gaming Impact Program (LGLGI)**

The Local Government Limited Gaming Impact Program provides grants to finance planning, construction and maintenance of public facilities and for the provision of public services related to the impact of gaming. Grants may only be provided to local governments in gaming counties and counties that are geographically contiguous to the two gaming counties and the tribal lands.

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Technical Assistance

Training, data, information and services are provided to municipalities, counties, and special districts on a variety of key issues including budgeting, financial management, special district elections and drinking water and wastewater systems.

- **Demography**

As the primary state agency for demographic information, division staff prepares, maintains, and interprets population statistics, estimates and forecasts for other state agencies and local governments in their program planning. This includes distribution of the state's population by age, gender, and racial and ethnic groups for political and administrative subdivisions. Staff prepare the estimates and forecasts in cooperation with local governments to improve the accuracy the data and representation in traditionally difficult to enumerate areas. Through this work, Colorado achieved its 7th congressional seat after Census 2000 and local entities have secured additional population based federal dollars and access to federal programs. In addition, special data profiles area available for every county and municipality. This data is also available to the general public on our web site. In 1999 the office was receiving 10,000 web hits per month that have grown to 100,000 per month in 2006.

The State Demography Office works cooperatively with several federal, state and local government entities including: the U.S Forest Service, U.S. Census Bureau, the Department of Public Health and Environment, Department of Labor and Employment, the Division of Housing, Office of Workforce Development, Colorado's Universities, and several councils of government. We work to share methods, data, research, results, and understandings in an effort to prepare and publish the best socio-economic information available for local decision makers. Recently the Demography Office has given presentations on the "Aging of Colorado's Baby Boomers" throughout Colorado in an effort to inform local and state decision makers on the impact this will make on the economy, demand for services, housing and workforce. Agencies are using this information for transportation, housing, and health care/service planning.

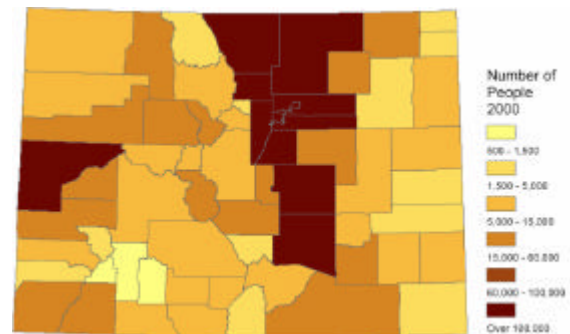
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The State Demography Office has designed a program called Local Economic Information and Forecasting Assistance (LEIFA). This program creates county level economic and base industry data that are used to improve the office's population forecasts and are used by local governments to better understand their economy, relationships between socio-economic variables, and improve county and regional planning. Local governments have used this data to understand and make better information decisions regarding certain industries and their direct, indirect and community services impacts. The data have also been used by economic development organizations to better understand and target opportunities for the state.

- **State GIS Coordinator**

Statewide GIS coordination began approximately two years ago focused on improving the efficiency and effectiveness of GIS activities, developing GIS for homeland security prevention, preparedness, response and recovery in the state and the availability of GIS information in Colorado. This includes facilitating the exchange of geospatial data.



A state GIS clearinghouse providing a single on-line location to access GIS data across the state has been developed. It also displays the results of an inventory of geospatial data and activities developed last year to enhance the possibilities for data sharing and collaborative efforts. One such collaborative effort was the purchase of statewide aerial photography in 2005 through a federal, state and local partnership. State and local governments together contributed approximately \$50,000 for a product that is valued at approximate \$1.1 million.

A geospatial data repository is being built at the state's Multi-Agency Coordination Center (MACC) using data available from state and federal agencies and local governments. This repository includes information on special needs populations such as hospitals, nursing homes, schools, and day cares. Access to view this data is being provided to the emergency management community.

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- **Office of Smart Growth (OSG)**

The Office of Smart Growth (OSG) was created within the Colorado Department of Local Affairs during the 2000 legislative session to assist local governments in addressing the impacts of growth and development (C.R.S. 24-32-3201, et. seq.). OSG acts as a clearinghouse for best practices in land use and growth management policy, conducting workshops around the state on a wide number of planning issues.



Since its inception in 2000, the Office of Smart Growth (OSG) has awarded more than \$1.8 million in Colorado Heritage Planning Grants (CHPG) to over fifty communities around Colorado to assist in cooperative growth management plans and projects. Past projects include water efficient landscape design ordinances, transferable development rights programs, open space preservation efforts, wildfire mitigation plans, impact fee studies, and intergovernmental agreements on growth boundaries. These plans have garnered both local and national awards.

In 2006, OSG released a new publication entitled “Planning for Growth – Intergovernmental Agreements in Colorado.” This handbook focuses on the use of intergovernmental agreements (IGAs) to accomplish a variety of cooperative growth management and land use planning objectives among local governments. OSG has also established an online database of sample IGAs from around the state.

- **Office of Workforce Development (OWD)**

The Office of Workforce Development is charged with collaborating with several state agencies in the implementation of the federal Workforce Investment Act of 1998. The main function of the office consists of providing staffing support to the Colorado Workforce Development Council, which recommends workforce policy to the Governor. The office also manages key statewide workforce initiatives, requests and manages federal grants, provides support to local workforce boards, manages and oversees state and local youth councils, and creates operational standards for workforce centers around the State.



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As part of the focus of the office, the OWD collaborates with the Colorado Department of Labor and Employment (CDLE) on several workforce initiatives, including the e-Colorado Portal, Labor Market Information, the Governor's Summer Job Hunt, the E³ Job Fair, and the "Think Big" Youth Forum.

Other initiatives include:

- Support of innovative healthcare projects through grants totaling \$750,000 to the State's workforce centers, like the nursing school tuition support project on the Western Slope which will impact their healthcare worker shortage.
- The Youth Transition Grant is a five-year, \$2.5 million project funded by the Office of Disability Employment Policy, under the U.S. Department of Labor. The goal of the grant is to develop, implement, and evaluate a cross-agency, multi-year state plan to improve transition outcomes for youth with disabilities through the blending and braiding of state, federal and community resources and local intermediary organizations.
- For over three years, the OWD has managed Project TRAIN (Training Resources And Incentive Networks); a statewide initiative driven by a 100 member coalition including state and federal agencies, workforce center personnel, community-based organizations, employers and people with disabilities.
- Since 2002, the Colorado Workforce Development Council has received over \$4,000,000 from the USDOL/ETA for the Disability Program Navigator project. Colorado currently has 20 Disability Program Navigators, whose primary objective is to assure full access for jobseekers with disabilities to program and services that enhance successful entry and reentry into the workforce.

The WELLS Center

As a response to the State's growing nursing shortage, the OWD contributed \$500,000, on behalf of the Workforce Development Council, to create the new WELLS Center on the Fitzsimons Life Science Campus. The Center focuses on preparing nursing students and staff for real world situations via simulation. This is a highly collaborative project involving the hospital industry, local community colleges, four-year institutions, and Chief Nursing Officers from around the State.

Division of Property Taxation

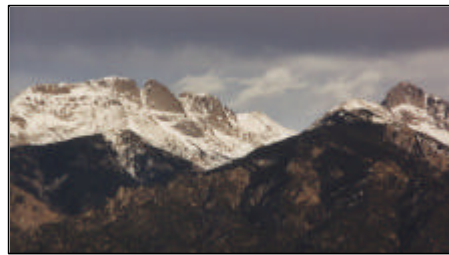
Colorado Department of Local Affairs

Division Description

Through its Division of Property Taxation (DPT), the department coordinates and administers the implementation of property tax law throughout the state's 64 counties. It operates under the leadership of the Property Tax Administrator, who is appointed by the State Board of Equalization (state board).

In promoting equalization of property valuation for property tax purposes and providing assistance to county assessors, DPT's activities are divided into several sections:

- **Administrative Resources**
- **Appraisal Standards**
- **Exemptions**
- **State Assessed Properties**



A brief description of each section follows:

Administrative Resources

This section prepares and publishes administrative manuals, administrative procedures and instructions. It conducts schools and seminars regarding the administrative functions of the assessors' offices. It conducts field studies and provides statewide assistance in title conveyance, mapping, abstracting valuations, certification of values to taxing entities and feasibility studies. The section also investigates taxpayer complaints. It is responsible for various studies and reports such as the residential assessment rate study and the property tax administrator's annual report to the General Assembly and state board. It also coordinates with agencies that have an interest in property taxation. In addition, the field staff works closely with assessors in all areas of property taxation.

Appraisal Standards

The Appraisal Standards section prepares and publishes appraisal manuals, appraisal procedures and instructions. It conducts schools and seminars regarding all areas of appraisal. It conducts field studies; provides statewide assistance in agricultural land classification, natural resources and personal property valuation in addition to assistance in the valuation of residential, commercial and industrial properties. The section assists in reappraisal efforts, reviews internal appraisal forms used by assessors and investigates and responds to taxpayer complaints.

Division of Property Taxation

Colorado Department of Local Affairs

Exemptions

This section is responsible for determining qualification for exemption from property taxation for properties that are owned and used for religious, charitable, and private school purposes. Currently exempt property owners are required to file annual reports with DPT in order to continue exemption. The section provides assistance to counties and taxpayers with inquiries about exempt properties, conducts hearings on denied exemption applications and revocations of exemption and defends appeals of such denials and revocations.



State Assessed Properties

This section values all public utilities and rail transportation companies doing business in Colorado. The company valuations are then apportioned to the counties for collection of the local property tax. The section conducts research projects in connection with state assessed companies, assists counties and taxpayers with inquiries on the assessment of public utilities and rail transportation companies, hears protests of the assigned values, and defends appeals of such valuations.



Division Accomplishments Activities and Programs

A large part of the service provided to the counties from the Division focuses on classes offered to help Assessors and their staff be up to date and expand their knowledge of current appraisal theory, assessment techniques and administration of their offices.

Additionally, assistance is provided to individual counties upon the request of the Assessor, and within the budgetary and staff availability of the DPT. If there is a reappraisal ordered by the state board, Division staff may supervise and assist the county assessor's office in conducting the reappraisal at the request of that county's board of county commissioners.

Training County Assessors and Staff

Real estate appraisers, including county assessor staff, must be licensed in Colorado. One of the required classes to acquire the license is Uniform Standards of Professional Appraisal Practice (USPAP). The Division has five staff members certified to instruct the USPAP one and two day classes. There are only 32 USPAP certified instructors in Colorado and approximately 500 such instructors nationwide. In addition to the certified USPAP instructors, there are a number of other DPT staff members who teach classes.

Division of Property Taxation

Colorado Department of Local Affairs

Training County Assessors and Staff - cont

All Division instructors only hold classes for county assessors and their staff. By providing USPAP, other continuing education and class instruction, DPT saves the counties a considerable amount of money in educating their staff. In DPT's classes, the assessor personnel only pay for the materials plus a small fee to help pay for the facility. Taking classes sponsored by other groups would cost much more. During 2006, DPT provided instruction to 2,147 students -- saving counties between 60 percent and 75 percent of the cost of a third party provider.



Educational Offerings and Activities

In recent years the following courses have been developed or extensively rewritten and instructed in order to provide direction and required education to Colorado County Assessors and their staff. All Division courses are approved through the Colorado Board of Real Estate Appraisers.

- ADM 913 – Abstract Compliance and Certification to Taxing Entities
- ADM 930 – Advanced Title Conveyance
- ADM 933 – Basic Title Conveyance
- ADM 936 – GIS for Assessment
- ADM 934 – Manufactured Homes
- ADM 931 – Mapping Procedures
- ADM 949 – Ownership, Legal Descriptions, and Mapping
- ADM 912 – Tax Increment Financing
- ADM 702 – The Assessor's Role in Local Government
- APR 030 – Environmental Property Appraisal
- APR 230 – Golf Course Valuation
- APR 114 – Property Design and Measurement
- APR 160 – Complex Residential Property and the Gross Rent Multiplier
- APR 206 – Advanced Income
- APR 310 – Performance Evaluation Analysis
- APR 515 – Valuation of Possessory Interest
- APR 520 – Narrative Report Writing
- APR 580 – Cost, Market, Income Review
- APR 801 – Basic Appraisal Principles
- APR 802 – Basic Appraisal Procedures
- APR 803 – Residential Market Analysis and Highest and Best Use
- APR 804 – Residential Appraiser Site Valuation and Cost Approach
- APR 805 – Residential Sales Comparison and Income Approaches

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The following courses were developed for presentation in 2006:

- EXE 601 – Exemptions
- APR 811 – State Assessed Property Valuation
- ADM 932 – Severed Minerals

In 2007 and 2008 the following courses will be extensively rewritten or developed:

- Assessment Math
- Conducting a Reappraisal

Additionally, the Division has been working over the past several months on completing new appraisal education curricula that will comply with the requirements of the Appraisal Foundation. These new requirements become mandatory on January 1, 2008. In December the Division submitted class approval applications for five new classes that will become part of the new Foundation requirements. The Division will start offering these new classes in 2007, prior to the 2008 deadline.

Reappraisal Orders, Sample of Individual County Assistance and Other 2006 Requests

- The state board ordered the reappraisal of Costilla County residential property in 2005. This reappraisal was supervised by Division staff beginning in November 2005 and successfully completed by July of 2006.
- For several weeks during 2006, DPT staff members assisted and trained Alamosa County assessment staff in converting the county to a computer assisted mass appraisal system in the valuation of all vacant land and residential properties. Utilizing the computer in this process will save the county considerable time and expense in the 2007 reappraisal and all future reappraisals.
- In 2006 the Division was involved in assisting Summit County on an arbitration hearing regarding the value of ski area personal property. The property owner presented a novel argument in support of their position. The property owner's success at this hearing would have had a statewide negative impact on taxpayers and districts in all ski area counties. Division staff used their knowledge and resources to support the county and present a successful defense at the arbitration hearing.

Division of Property Taxation

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- With two key staff people out on leave, the Eagle County Assessor requested Division assistance to ensure key functions were being completed by her office and statutory deadlines would be met. DPT staff determined the daily administrative and appraisal duties were being performed by county staff, and worked with the county so that the state assessed value distribution, completion of the Abstract of Assessment and the Certification of Values to taxing entities were all completed by deadline.
- At the request of the auditor who conducts the annual property assessment study, the Division completed a study of whether to include hay in the dry land agricultural valuation formula. This included research throughout the state in counties where dry hay is a prevalent crop. The result of this study was a recommendation of qualifications, income and expenses for this crop and a phasing plan for implementation.

Ongoing Activities of Note

Time Trending and Performance Evaluation Assistance

Colorado Statute requires county assessors be audited every year to determine whether or not they are following the Constitution, statutes, and Division of Property Taxation manuals in valuing property. The State Board of Equalization can order counties found to be out of compliance to reappraise a class or classes of property that are not valued properly.

In reappraisal years the Division develops and provides a time trending and performance evaluation assistance program for the Colorado County Assessors. This program is designed to proactively assist the assessors with the use of statistical tools to ensure fair, equitable, and uniform valuation.

For the 2005 reappraisal year, the Division provided time trending and/or performance evaluation assistance for (26) twenty-six individual counties. This assistance for the 2007 reappraisal year began in 2006 with time trending and performance analysis completed for two counties and an additional 25 ± counties either have or are expected to submit data during the first quarter of 2007.

Division of Property Taxation

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Residential Assessment Rate Study

Division staff completes the Residential Assessment Rate Study in the fall of even-numbered years. The documented study estimates the residential assessment rate, for the action of the General Assembly. A report of the findings is prepared and presented to the General Assembly in January of odd number years. Legislation is then needed to establish the residential assessment rate for that assessment cycle.

Senior Homestead Exemption

A 2000 constitutional amendment created a homestead exemption for qualifying seniors. Legislation was passed in 2001 to implement the program. The Division coordinated the implementation of the program with county assessors, county treasurers, county IT personnel and computer service providers, and the state treasurer's office. By statute, the Division completes a statewide comparison process of the applicants approved by the counties to ensure that an owner does not receive multiple exemptions statewide. Although the funding for the senior homestead exemption was suspended in 2004, counties and the Division continue to process and review applications for applicants who apply on multiple properties. The legislature restored funding for this program effective for the 2006 assessment year, on taxes payable in 2007. In 2006, DPT reviewed 138,694 applicants, and denied 40.



Disabled Veterans Exemption

Senate Concurrent Resolution 06-001, appearing as Referendum E was passed by the voters of Colorado at the November 7, 2006 General Election. The measure will reduce property taxes for veterans who are permanently and completely disabled by exempting part of the value of their homes from taxation. The state's Legislative Council estimates that about 2,200 veterans qualify at this time. Enabling legislation will need to be passed by the 2007 General Assembly.

Court Case Database

A court case database, housing summaries of published Colorado Supreme Court and Court of Appeals decisions regarding property tax issues, was developed in conjunction with the DOLA IT Division. County assessors, county attorneys, and the public use the database.

Division of Property Taxation

Colorado Department of Local Affairs

Mobile Equipment Manual

The Division is required by statute to publish a manual for county clerk and recorders that provides data on special mobile equipment. DPT worked closely with the Department of Revenue to provide the manual by Internet to the county clerks and recorders and ports of entry. In 2005, the DOLA IT Division developed a new database application, making data compiling, publication, and use of the information more efficient.

Abstract of Assessment

In 2004, the DOLA IT Division developed a new Internet-accessed database application for furnishing property class and subclass count and value data to the Division. The new database streamlined the process, eliminating the mailing of disks or CDs.



Certification of Levies and Revenues

In 2003, the DOLA IT Division developed a new database application for tracking and compiling entity levy and revenue data reported to the Division. The new database streamlined the process. In 2005, the database was enhanced, allowing counties to access the program via the Internet. Ten counties were selected to test the system for 2005. The goal for 2006 was for all counties to use the program. Ultimately 20 counties chose to use the program and two additional counties sent electronic data that was downloaded into the database by IT staff. The remaining 42 counties' information still needed to be manually input by DPT staff. Division and IT staff will conduct regional workshops to provide training for county staff on using the software, and will continue to encourage counties to use this system to provide their information to the DPT. When counties use this system DPT staff time is used in analysis rather than input of information already being entered into some type of document or spread sheet at the county level.

Workforce Analysis

Division staff developed a template that can be used by DPT or an assessor in reviewing and analyzing the workload of the assessor's office and staffing needs, resulting in an estimated number of administrative and appraisal staff needed to support the workload. The results are often presented to boards of county commissioners by Division or county staff.

Division of Property Taxation

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Exemptions

The Division has worked to streamline and standardize the process for reviewing new applications. The section is currently developing a database to track the amount of time taken to process applications. This should assist in identifying any bottlenecks and help speed up the process. DPT also streamlined the process of reviewing residential exemptions by creating an electronic means for housing administrators to annually report on the occupancy of their properties. The Division is currently working with OIS to make available online the annual report filings that are required of owners of currently exempt property.

State Assessed Property

DPT continually strives to improve its discovery, valuation, and protest evaluation procedures to increase effectiveness within the section. In 2006 the total assessed value of all state assessed property was \$4,035,641,900, from 562 different companies.

The section has leveraged the information-gathering abilities of the Internet to better discover new taxable companies and validate economic issues affecting individual companies and specific state assessed industries. The Division has developed closer ties with its respective state assessed agency in Wyoming for the purpose of capitalization rate data sharing and for discussion of valuation issues common to companies operating in both states. While continually dealing with issues in the fast evolving telecommunications industry and ever changing airline industry, the renewable energy mandate presents the newest and highest profile challenge to the section.

Division of Property Taxation's Web Site

The DPT web site contains information regarding property taxation, which includes weekly bulletins to assessors, public notices, manuals, brochures, course descriptions and education schedules, information for seniors, reporting forms, and our annual report. The public can access the Division's website to review its manuals. The site also includes useful links to organizations such as the Colorado Assessors' Association, Colorado Board of Real Estate Appraisers, International Association of Assessing Officers, the Colorado assessment auditor, and The Appraisal Institute. DPT's web site has recently been modified to conform to other state agency sites.

Board of Assessment Appeals

Colorado Department of Local Affairs



The Board of Assessment Appeals (BAA) hears appeals filed by real and personal property owners on the valuation placed on their property. The property owner can appeal decisions from county boards of equalization; the property tax administrator on state assessed properties; county boards of commissioners and the property tax administrator on prior year abatement/refund cases; and the property tax administrator on exempt property. Appeals also can be filed when a county assessor or county board of commissioners/equalization fails to make a decision on a matter properly presented.

Appeals must be made in writing to the three-member board, which is appointed by the Governor and approved by the state Senate. Through state legislation, the Governor appoints additional members to one-year positions.

Appeals Processed Through the Board of Assessment Appeals

In FY 2006, the Board of Assessment Appeals received 1,836 appeals from taxpayers, primarily encompassing property tax valuations from the calendar year 2005 reappraisal cycle.

In FY 2007, 1,155 appeals have been filed to date.

As calendar year 2007 is a reappraisal year, the Board of Assessment Appeals expects to receive 1,900 appeals in FY 2008.