



Boulder County Housing Authority (BCHA) 2023 DRAFT Annual Plan and Attachments for Public Comment

2023 HUD ANNUAL PLAN (HUD-50075-HP)

REQUIRED SUBMISSION ATTACHMENTS

Attachment	50077-CR, Civil Rights Certification <i>will be included in final version of plan</i>
	50077-ST-HCV-HP, Certification of Compliance <i>will be included in final version of plan</i>
	50077-SL, Certification of Consistency with the Consolidated Plan <i>will be included in final version of plan</i>
a	Progress Report
b	Resident Advisory Board – Agenda and Meeting Notes <i>will be included in final version of plan</i>
c	
d	Public Hearing Legal Ad Notice & Website Notice <i>will be included in final version of plan</i>
e	Public Hearing – Meeting Notes <i>will be included in final version of plan</i>
f	BCHA Board Resolution Approving the Plan <i>will be included in final version of plan</i>
g	BCHA SEMAP Certification Score
h	List of Supporting Documents

Contact:

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Boulder County Housing Authority PHA Code: CO061
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Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																														
A.1	<p> PHA Name: <u>Boulder County Housing Authority</u> PHA Code: <u>CO061</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>903 and 40 Mainstream</u> Total Combined <u>943</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="text-align: center;">Participating PHAs</th> <th rowspan="2" style="text-align: center;">PHA Code</th> <th rowspan="2" style="text-align: center;">Program(s) in the Consortia</th> <th rowspan="2" style="text-align: center;">Program(s) not in the Consortia</th> <th colspan="2" style="text-align: center;">No. of Units in Each Program</th> </tr> <tr> <th style="text-align: center;">PH</th> <th style="text-align: center;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>BCHA will be proposing to remove the local residency preferences for admission into the HCV or PBV program. This change would go into effect January 1, 2023. Currently the BCHA administrative plan for the voucher program will provide 5 preference points to applicants who are considered Boulder County residents as defined as a head of household (HH) or spouse living in Boulder County; or a HH or spouse who works at least 20 hours per week within Boulder County; or a HH or spouse who attends school full-time within Boulder County; or a HH or spouse who is elderly (62+) and does not currently reside in Boulder County, although has an adult child, parent, or sibling who resides in Boulder County; or a HH or spouse who has a disability who does not currently reside in Boulder County, although has an adult child, parent, or sibling who resides in Boulder County. BCHA will be removing this preference, all other preferences identified in the administrative plan shall remain.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>BCHA reserves the right to allocate up to 20 percent of its Housing Choice Vouchers for the potential use under the Project Based Vouchers Assistance Program. The proposed units may be located throughout BCHA's jurisdiction. The locations will be consistent with goals of de-concentrating poverty and expanding housing and economic opportunities in accordance with HUD and the BCHA Administrative Plan. BCHA currently has 88 authorized units of project-based voucher assistance.</p>

B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>Please see attachment describing progress.</p>
B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
Other Document and/or Certification Requirements.	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.4	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p>

Instructions for Preparation of Form HUD-50075-HP

Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

☒ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and 24 CFR §903.12(b).

☐ **Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

☐ **Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Boulder County Housing Authority
PHA Name

CO061
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Signature	Date

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2023, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Boulder County Housing Authority
PHA Name

CO061
PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2023

 5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official	Title
Signature	Date

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or **Annual PHA Plan** of the

Boulder County Housing Authority, CO061

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date

Attachment

B.6 Progress Report

Below is a description of BCHA's progress in meeting its Mission and Goals described in the 5-Year Plan: The following are BCHA's mission and goals as described in its 5-Year PHA Plan (2020), and BCHA's progress in meeting them:

BCHA's mission is to provide safe, decent and sanitary housing conditions for very low-income families and to manage resources efficiently. BCHA will promote personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing. BCHA fosters the availability of quality, permanently affordable housing and related services for residents using broad community resources. It strives to accomplish its mission through community collaboration, effective services and programs, professional organization, efficient resource management, and expansion of funding sources.

Goal 1: Increase affordable housing opportunities through subsidies and permanently affordable homes

Objective 1.1 – Increase housing voucher utilization to greater than or equal to 800 vouchers leased and/or \$800,000 investment per month.

Progress -

- As of yearend 2021, BCHA had 853 vouchers under lease and spent \$948,764 in HAP expenses for December.
- BCHA utilized 97.2% of the 2021 year to date budget authority and 97.1% of unit months leased.
- In April of 2021 BCHA was awarded 40 Mainstream vouchers serving households that have a member between the ages of 18 and 62 with a disability.
- In May of 2021 BCHA was awarded 34 Emergency Housing Vouchers in order to assist individuals and families who are: homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.
 - As of July 2022 16 EHV's were under HAP contracts with an additional 4 issued searching.
- In December of 2021 BCHA opened several subsidized and nonsubsidized waiting lists and received 5,104 total applications.
 - The Housing Choice Voucher Lottery waitlist received 736 applications.
- In April 2022 BCHA ran the lottery and selected 242 numbers to be contacted to receive either a Mainstream voucher or a Housing Choice Voucher. 125 households attended a voucher orientation eligibility meeting in May/June and as of July of 2022, BCHA had 38 new HCV admissions under HAP contracts with another 41 out searching and 8 Mainstream vouchers under HAP contracts with an additional 20 Mainstream Vouchers out searching.
- In April 2022 BCHA leased up 12 new Project Based Vouchers at BCHA's newest development the Spoke on Coffman in Longmont.

Objective 1.2a – Increase the number of permanently-affordable homes built or acquired by BCHA (within Boulder County, outside Boulder) to a minimum of 500 (total) by year 2024.

Progress - BCHA currently has 908 homes in its portfolio, with the below projects that were recently completed or currently under construction.

Development Name	# Homes Completed	Status
Tungsten Village (Nederland)	26	Completed 2020
The Spoke (Longmont)	73	Construction completed April 2022
Willoughby Corner (Lafayette)	N/A	In development stage currently – construction not set to start until quarter one of 2023. Proposed plan is a mixture of 400 permanently affordable homes for rent and purchase
TOTAL	99	

Objective 1.2b - Land bank three parcels of land for new BCHA affordable housing developments within 5 years for new construction.

Progress – BCHA completed the construction of two affordable housing communities and has made significant progress with entitlements for a future affordable housing community since 2020 in Boulder County.

In Q3 2020, BCHA completed construction of Tungsten Village, adding 26 affordable rental homes in the Town of Nederland, Colorado. The development was constructed with high-quality and energy efficiency intentions to provide long-term affordability in a remote and resource-limited mountain community.

In Q2 2022, BCHA added an additional 73 permanently affordable homes with the completion of The Spoke on Coffman in Longmont, Colorado. The Spoke on Coffman also includes a 262-space parking deck with bike and electric vehicle charging for residents and downtown employees, a commercial space with an enterprise café, and office space. In 2017, The City of Lafayette, Boulder County, and Boulder County Housing Authority (BCHA), partnered to purchase the vacant industrial-zoned land to provide much needed affordable housing in the City of Lafayette, Colorado. BCHA proposes 400 permanently affordable homes in a variety of building types, including duplexes, townhomes, apartments, and community amenity spaces. In Q2 2022, the Lafayette City Council voted unanimously in support of Willoughby Corner’s rezoning application. BCHA intends to begin construction activities for site work and Phase 1 (192 affordable homes) in Q1 2023.

Objective 1.2c - In partnership with Boulder County Regional Housing Partnership, increase the number of homes in the County region (including Boulder) that are permanently-affordable to households with low- and moderate-income so that 12% of all housing inventory meet these criteria by year 2035.

Progress – Since 2018, an additional 1,058 permanently affordable homes have been added to the region’s supply. There are 1,320 more permanently affordable homes in the pipeline to be built or acquired in Boulder County.

Goal 2: Preserve the affordability of existing affordable housing stock

Objective 2.1 – Make substantial capital improvements to 3 BCHA properties.

Progress - Significant upgrades were conducted at seven of our property’s community rooms to ensure our residents' continued health and safety when gathering. These upgrades included finishes that are easily sanitized items including laminate flooring, painting, cabinets, laminate

countertops, and furniture upgrades. The furniture upgrades will allow for an easier social gathering with lighter movable furniture.

The Fire Alarm Control Panel system at Prime Haven in Nederland was antiquated requiring an upgrade to the new panel to ensure the safety of the six units at this location.

In partnership with a local grant, BCHA has identified prime sites for Electric Vehicle charging stations across the portfolio. With these installs, we are aiming to improve equity, mitigate air pollution and offer access for long-distance commuters. We are aiming to have two dual-port stations and one single port station installed by the end of 2022.

Josephine Commons in Lafayette- The Domestic Hot Water Storage Tank is near the end of its useful life due to sediment build-up and improving access to the storage tanks. BCHA will be rerouting the distribution from and to the water heaters. This complex modification will appear seamless to the 74 senior units located at this property.

The playground at Aspinwall in Lafayette experienced drainage issues causing unhealthy conditions for the communities' children. The surface of the playground was removed allowing for the installation of additional drainage added to ensure proper drainage.

Goal 3: Continue to support the vision of the Boulder County Department of Housing and Human Services, to provide housing and wide-ranging supports for stability and moves toward self-sufficiency

Objective 3.1 – Support residents with human services and life skills training through the Family Self-Sufficiency (FSS) program, a 5-year academic, employment and savings initiative program designed to help families with low income gain education and career skills. BCHA's FSS program is made up of 75% of the families residing in BCHA owned units and 25% of the families residing in units owned by Boulder Housing Partners who through an intergovernmental agreement work with BCHA's FSS program.

Progress – In 2021, FSS served a total of 154 families between BCHA and BHP and had the following outcomes:

- 23 successful FSS graduates (18 BCHA, 5 BHP)
- Total escrow disbursed \$214,855.58 (\$172,603.80 BCHA, \$42,251.78 BHP)
- 3 graduates purchased a home (BCHA)
- 1 High School Diploma
- 6 obtained professional certificates
- 2 Associate's degrees
- 2 Master's degrees

In 2022 between 1/1/2022 and 5/31/2022, FSS served 137 families between BCHA and BHP and had the following outcomes:

- 5 successful FSS graduates (2 BCHA, 3 BHP)
- Total escrow disbursed \$40,359.92 (BCHA \$19,306.62, BHP \$21,053.30)
- 1 MA Certificate
- 1 Bachelors in Biology

Objective 3.2 – Provide counseling and education to clients in the areas of personal finance to help them build skills and increase their knowledge capacity in their move toward self-sufficiency.

Progress – In the fund year of 2021, Boulder County’s Education Personal Finance Program served 1556 households through their individual counseling appointments or workshops focusing on homeownership training, budgeting and money management, banking and investing, and debt.

22% of households meeting with Personal Finance Program staff for individual counseling appointments came from internal Boulder County referrals. From January 2022 until May of 2022 the program has met with 224 households addressing concerns in the areas of increased cost of living with stagnant wages, housing insecurity and debt management.

Goal 4: Manage resources efficiently

Objective 4.1 - Meet or exceed an occupancy rate of 96% or greater for BCHA properties.

Progress -

- In 2020, Property Management maintained occupancy of 94% or greater.
- In 2021 Property Management maintained occupancy goals of 93% or greater.
- From January to May of 2022 Property Management has maintained occupancy goals at 94% or greater.

Objective 4.2 – Meet or exceed rent collection of 97% or greater for BCHA property residents.

Progress –

- In 2020, Property Management ensured rent collection of 79% or greater.
- In 2021, Property Management ensured rent collection of 84% or greater.
 - BCHA did not meet its stated goals as it related to occupancy or rent collection in 2020 and 2021 due to the fiscal impacts of the COVID pandemic. Tenant’s ability to make full, regular rent payments and the eviction moratorium are two significant, contributing factors. Occupancy rates have remained relatively flat over the last 2 years with both BCHA and BCHA/LIHTC’s occupancy rate decreasing only 1% over 2020. This combined with BCHA’s higher than typical TAR indicates BCHA has about the same about the same number of people occupying the units, but the tenants have struggled to make their rental payments as a result of financial instability from the pandemic. BCHA Property Management staff worked closely with residents to access internal, state and US Treasury funds. Delivery of payments from those sources were delayed at times due to the volume of processing, which impacted BCHA’s TAR numbers.
- From January to May of 2022 Property management ensured rent collection of 89% or greater.
 - Boulder County continues to offer Emergency Rental Assistance to households experiencing a financial hardship related to COVID-19 or during the pandemic, this resource is still offered to tenants who have struggled or continue to struggle to make their rental payments as a result of financial instability from the pandemic. BCHA Property Management staff continue to work closely with tenants to access these funds.

Goal 5: Continue collaboration with other agencies to provide supportive services, programs, and subsidies to BCHA clients with low- to moderate-income

Objective 5.1 – Through partnerships with at least one other program or through additional funding received by BCHA, provide supplemental support and subsidies for residents and voucher-holders for non-housing related expenses.

Progress 1 – Casa de la Esperanza –: Casa de la Esperanza is a 32-unit residential community dedicated to helping agricultural workers. The community is owned and operated by the Boulder County Housing Authority in the City of Longmont. The first migrant families moved in during the fall of 1993. The Casa de la Esperanza program was initiated to serve the 100+ children and youth living on site. Partnerships with local agencies and groups provided many resources and services that have greatly benefitted the community for several years. Hundreds of volunteers from the local universities, corporations and the community have contributed thousands of hours of service to the Casa community annually as tutors, robotics mentors, teaching classes, organizing activities and events. For over 30 years this center has provided educational and recreational services to Casa residents, including an onsite “after-school” program and academic center.

The Casa de la Esperanza program also focuses on helping the families thrive by referring families to local organizations like Intercambio, Finance Program in Boulder County, Citizenship classes and homeowner’s education program. In the last 7 years, 15 families have purchased homes in Colorado. Some of those families bought homes near the Casa de la Esperanza site and continue participating in the program. An example of a program that most families continue participating in is the twice per month food distribution offered by Community Food Share. In 2021, the Casa program also partnered with Bridge House to offer “Mission Meals” which includes frozen, pre-cooked meals in a bag to help food-insecure households. The mission meals were offered the majority of 2021 and then again in 2022 the program received a grant for \$21,000 to continue mission meals for one more year. The grant was through the Sustainable Food and Agriculture Fund which is supported financially by the Sustainability Tax Revenue.

Progress 2: Community summer program and giving fund:

4H Summer Program: Boulder County 4H will be hosting a 3 weeklong summer program to Sunnyside and Kestrel students ages 8-12. The program will begin in June and 15 students will participate and explore different topics including science, technology, engineering, art, and math. Activities will include sewing with technology, solving mysteries, imperfect art energy, space, and more!

Cooke Charitable giving fund: The Kestrel community has an on-site food pantry. Partnerships with Sister Carmen and Community Food Share help keep the pantry stocked with non-perishable foods. In 2021 we identified a need to provide fresh produce and other healthy foods that we don’t receive from Sister Carmen Community Center or Community Food Share. Renee Cooke, an Erie resident expressed an interest in helping Kestrel residents and other BCHA residents in the Louisville area get access to fresh produce. Renee began donating fresh produce, dairy, and other healthy foods in June of 2021. In 2021, Renee donated over 1,700 pounds food. Renee continues to donate food on a bi-weekly basis and residents are grateful for her donations.

Progress 3: Senior Services collaboration with Community Partners, Public Safety agencies and COVID Vaccination Clinics:

The Senior Services program regularly works with community partners to offer programming of interest to our residents. Over the past year we have held several programs. In February and March 2021 our staff assisted the county's Public Health Department in offering COVID19 19 vaccination clinics on site for our residents. During this time access to vaccinations was limited. The public in general faced barriers to access due to limited supply and many had to travel great distances to find pharmacies that could provide it. The online sign-up process was burdensome. Public Health staff and King Soopers pharmacists came to four separate housing sites and provided both shots to our residents. Our staff assisted in scheduling residents, setting up the sites, coordinating with pharmacy staff and completing paperwork with residents. Over 120 residents received vaccinations through this program.

Circle Talk is a structured conversation program designed for older adults. It encourages participants to share meaningful events and insights from their lives with the goal of decreasing feelings of isolation. This year we offered two of these groups to residents at different sites. Both were well attended and received positive feedback from the participants after they ended.

We work closely with public safety agencies as well. The Louisville Fire Protection District provides monthly on-site blood pressure checks at the Kestrel 55+ building. The Lafayette Fire Department attended a resident meeting to provide information about emergency preparedness and fire safety. The Lafayette Police conducted a drug take back program on site at Josephine Commons to help residents dispose of old medications safely.

Boulder County's Mobility For All program, part of the Transportation department, regularly includes BCHA sites as a focus of their program. When Kestrel in Louisville opened in 2017, they partnered with BCHA in offering all residents a free Eco Pass allowing residents to use all RTD busses and Flex Ride programs free of charge. They expanded their partnership with CarShare to offer discounts to BCHA residents and have cars parked at Kestrel and Josephine Commons. The Ride Free Lafayette program is an on-demand shuttle service that provides door-to-door service for all Lafayette residents and includes service to Kestrel.

The Boulder County Area Agency on Aging provided a "Matter of Balance" class at Josephine Commons and taught participants methods to improve their mobility and balance. Coal Creek Meals on Wheels continues to provide on-site dining at Josephine Commons, as well as providing meal delivery to many BCHA residents. Residents at Kestrel and Josephine Commons have access to on-site community garden plots and every spring they can receive free vegetable plants from the Growing Gardens program.

Goal 6: Collaborate with local and regional partners, as appropriate, to support community and regional affordable housing goals

Objective 6.1 – Act as administrator of the Boulder County Regional Housing Partnership, which began in 2016, to provide leadership and guidance to further long-term regional housing affordability for households with low- to moderate-income, with a goal of increasing inventory by 12% or 12,000 homes

by 2035. These objectives are measured by 1) number of homes created, 2) amount of funding available for creation or preservation, and 3) policy and regulatory changes made possible through the Partnership.

Progress – Since the beginning of the COVID-19 pandemic in March 2020, Regional Housing Partnership activities, particularly related to coordination with jurisdictions and outreach to and engagement with the community, have slowed. Boulder County Housing and Human Services (HHS) continued to provide leadership through this time in two areas:

1. Boulder County HHS developed a campaign known as "Home Together" that highlighted the importance of housing stability during the pandemic in terms of the healing and protective supports it provides. This campaign helped promote the Partnership's purpose and expanded the Regional Housing Partnership's reach through its Home Team sign ups. This expanded contact list will be helpful for upcoming outreach as the Partnership enters its next phase of leadership in the community (see next item).
2. The Boulder County Regional Housing Partnership launched discussions around a regional approach to Inclusionary Housing across multiple jurisdictions that have been passing or considering Inclusionary Housing ordinances over the past two years. In the latter half of 2021 and the first half of 2022, in particular, significant progress has been made in terms of jurisdictional participation in Regional Housing Partnership planning sessions. As of late May 2022, the Partnership is poised to present for consideration an Intergovernmental Agreement to help guide potential coordination by the Partnership of Inclusionary Housing policy implementation and regulation across the County. There is also discussion around use of some American Rescue Plan Act (ARPA) funding to help support some of this coordination, given the excellent potential for leveraging significant additions to affordable housing across all communities in the County through effective and efficient implementation of Inclusionary Housing ordinances.

Objective 6.2 – Continue to play an active role in furthering the goals of the Boulder Broomfield Regional (HOME) Consortium, a regional planning group made up of the cities of Boulder and Longmont, the City and County of Broomfield and Boulder County. The Consortium's guiding document, the Consolidated Plan, provides and analyzes market data and housing and community development needs, and designs a strategic plan, with input from the public, used to distribute federal, state and local sources.

Progress – Since 2015, the Consortium allocated more than \$7 million in federal HOME Investment Partnership Program (HOME) funding, which was split by the four jurisdictions, including Boulder County, City of Boulder, City of Longmont, and City and County of Broomfield, on a rotating cycle. In 2019, the Consortium updated its intergovernmental agreement and hired a research consultant to begin collaboration on the upcoming 5-year Consolidated Plan to start in 2020. The results of that analysis and the Boulder Broomfield HOME Consortium 2020-2024 Consolidated Plan is available for review along with the Housing Needs Assessment stand-alone exhibit to the Consolidated Plan.

GOAL 7: Maintain compliance with Fair Housing laws

Objective 7.1 – Advertise for property and voucher vacancies in accordance with BCHA’s Affirmative Fair Housing Marketing Plan (AFHMP) to ensure applicants of all majority and minority groups, regardless of sex, disability, familial status, etc. are aware of BCHA’s housing opportunities.

Progress – In 2020, 2021 and to date in 2022 BCHA has advertised its vacancies in accordance with the AFHMP by distributing information to close to 60 diverse local agencies.

Additionally, BCHA also completed the following advertising for the Spoke on Coffman:

- Regular Constant Contact message to those on the interest list
- Reached out to underserved populations in partnership with Longmont Downtown Development Authority
- Software application uses Google translate, allowing the content to be accessible in many languages
- Posted vacancies in Colorado Housing Search

Objective 7.2 – Design and distribute extensive marketing materials for properties, services and programs to potential clients, with information about BCHA’s non-discrimination policy and their right to request a reasonable accommodation for fair access to information and services.

Progress – In addition to maintaining a dedicated webpage for each of our new developments, BCHA provides regular social media advertising to more than 4,000 followers (English Facebook page, Spanish Facebook page, Twitter, and Instagram. We also utilize LinkedIn for employment opportunities) and members of many local Facebook groups. Topics include public support programs (eligibility information and program updates), housing opportunities (including application openings, waitlist openings, affordable rentals, and development updates) public meetings, upcoming financial counseling workshops and homeownership training opportunities, promoting community engagement (community design activities), newsletters and other publications, as well as relevant posts by our community-based partners. We also post available housing opportunities on Craigslist and our www.BoulderCountyHousing.org website. As appropriate, these communications include BCHA’s non-discrimination policy and reasonable accommodation clauses and were translated into Spanish. The non-discrimination policy statement is printed on all of our housing-related marketing materials.

Objective 7.3 – Continue to improve the administration of BCHA’s Reasonable Accommodation Committee, providing an opportunity for applicants, residents and program participants with a disability to request an accommodation and/or modification to be able to fully participate in a program, take advantage of a service and have an equal opportunity to use and enjoy a dwelling, including public and common use spaces.

Progress 1 - The Reasonable Accommodation (RA) Committee experienced great improvement over the past several years through streamlined processes, updated policies and request packets, and more oversight and coordination by County attorneys.

While BCHA is unable to influence requests, as it is based on client needs and initiative, the table below provides data regarding the number of requests and determinations from 2020-2021. Requests have included, but are not limited to, increase in bedroom size, increase in payment standard, addition of a live-in aide, addition of a companion animal or service animal (to be able to reside in a home), and various home modifications. Determinations were made based on information received and a connection between a person’s disability and their need for the accommodation.

2020	113
2021	107
2022	78 as of July 2022

Progress 2 - BCHA held a Fair Housing training for staff hosted by the Colorado Housing and Finance Authority (CHFA) on February 27, 2020. The training provided continuing education to program staff, including the voucher program, property management, maintenance, resident services, and attorneys, in the areas of fair housing and reasonable accommodation/modification, to increase staff knowledge to help ensure continued inclusion and compliance. Basic Fair Housing trainings are available to all of our staff through our contract with Tschetter Sulzer, P.C.; additionally we are members of the Colorado Housing and Finance Authority and staff are also able to register for on demand trainings in basic and advanced Fair Housing, Reasonable Accommodations, Assistance Animals, HUD Section 504 Requirements, VAWA and Limited English Proficiency Plans. Due to COVID-19 large in person trainings were suspended during 2021. BCHA will be holding an in-person Fair Housing training for staff hosted by CHFA on October 25, 2022.



Proposed Boulder County Housing Authority HUD Plan for 2023 Public Comments Requested

The Boulder County Housing Authority (BCHA) hereby notifies the public of its proposed Annual Public Housing Authority Plan for the fiscal year beginning January 1, 2023. This plan is required by the U.S. Department of Housing and Urban Development (HUD) for all housing authorities that receive program funding.

Due to the hearing room remodel project public meetings are being conducted virtually using Zoom. To sign up for notices of meetings, agendas and to receive a link to view the Commissioners' meeting go to <https://boco.org/BOCC-Notifications>. This plan will be reviewed during the virtual public hearing scheduled on Thursday, September 29, 2022 from 11:30 AM to 12:30 PM. For more information about Commissioners public meetings or to review upcoming meetings and past agendas visit <https://boco.org/Meeting-Portal>.

This Plan will also be available for public review and comment from Monday August 15, 2022 until Thursday, September 29, 2022 in the Housing and Human Services lobby at 515 Coffman Street in Longmont CO 80504 and 3460 N. Broadway in Boulder CO 80304. BCHA's website at www.BoulderCountyHousing.org

To request a paper copy of the plan to be mailed to you, or to submit written comments and feedback please contact Kelly Gonzalez, Housing Choice Voucher Program Manager, at kegonzalez@bouldercounty.org, via fax at 720-564-2283, or by mail to: Boulder County Housing Authority, ATTN: Kelly, 515 Coffman Street, Longmont CO 80501. Comments must be received by 4:30pm on September 29, 2022. Please call 303-441-4944 with questions.

If you are a person with a disability who requires assistance to fully participate in this review process, please call 303/441-1000 or Colorado Relay at 1-800-659-2656.

Boulder County, in accordance with the Fair Housing Act, prohibits discrimination on the basis of race, color, age, religion sex, sexual orientation, disability, familial status or national origin. If you have questions or concerns, please contact Sue Tiernan at 303.441.1004 or stiernan@bouldercounty.org.



Kelly
Gonzalez
(MAQ473)
PIC Main

- Assessment
Profile
- Reports
- Submission

List

Summary

Certification

Profile

Comments

Field Office:
Housing Agency:
Housing Agency Details

8APH DENVER HUB OFFICE
CO061 BOULDER COUNTY

SEMAP

Logoff

PHA Fiscal Year:
FYE:
Status:
Exec Director Approval Date:
SEMAP Certification Due Date:
Corrective Actions Required:

2021
12/31
Final Rating
5/10/2022
3/1/2022
0

Select

SEMAP Certification Details

[New Appeal](#)

FYE	Certification/Profile	Submission Status	Overall Rating	Reason	Date
12/31/2021	Profile1	Final Rating	High	New Certification	05-10-2022
12/31/2021	Certification	Certification Submitted	--	New Certification	03-01-2022

List of Supporting Documents Available for Local Review

(Applicable to All PHA Plan Types)

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Form HUD-50077, <i>Standard PHA Certification of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual PHA Plans</i> .	Standard 5-Year and Annual Plans Streamlined 5-Year Plans
X	Form HUD-50076, <i>PHA Certification of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual PHA Plan</i> , including required PHA certification and assurances for policy and program changes since last Annual Plan.	Streamlined Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5-Year and Annual Plans 5-Year Streamlined Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5-Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments (AI) to Fair Housing Choice); and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Streamlined Annual Plan: Housing Needs
N/A	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
N/A	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan (TSAP) and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Public housing rent determination policies, including the methodology for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Rent Determination
N/A	Schedule of flat rents offered each public housing development. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in the Section 8 Administrative Plan.	Annual Plan: Rent Determination
N/A	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
N/A	Results of latest Public Housing Assessment System (PHAS) assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-Up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary).	Annual Plan: Operations and Maintenance and Community Service and Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP).	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Management and Operations

List of Supporting Documents Available for Local Review

(Applicable to All PHA Plan Types)

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
N/A	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement/Performance and Evaluation Report (form HUD-52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (form HUD-52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See Notice 99-52 (HA).	
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the U.S. Housing Act of 1937, or Section 33 of the U.S. Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section ___ of the Section 8 Administrative Plan).	Annual Plan: Homeownership
N/A	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in the public housing A&O Policy.	
N/A	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	
N/A	Most recent self-sufficiency (ED/SS, TOP, or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A&O Policy.	
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Consortium agreements and certification that agreements are in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint PHA Plans for Consortia
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)