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## Certifications

- 50077-CR, civil rights certification
- 50077-ST-HCV-HP, certification of compliance
- 50077-SL, certification of consistency with the consolidated plan

### Contact:

Kelly Gonzalez, Housing Choice Voucher Program Manager,
Boulder County Housing Authority PHA Code: CO061
515 Coffman Street, Longmont CO 80501
kegonzalez@bouldercounty.org, 303/441-4944
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, including changes to these policies, 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. The 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 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, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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 PHA Name: **Boulder County Housing Authority**

PHA Code: CO061

PHA Type: **High Performer**

PHA Plan for Fiscal Year Beginning: (MM/YYYY): **01/2024**

Number of Public Housing (PH) Units __0__

Number of Housing Choice Vouchers (HCVs) __951__

Total Combined ____951____

PHA Plan Submission Type: **Annual Submission**

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.

[ ] **PHA Consortia**: (Check box if submitting a Joint PHA Plan and complete table below)

<table>
<thead>
<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) in the Consortia</th>
<th>Program(s) not in the Consortia</th>
<th>No. of Units in Each Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lead PHA:</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?

<table>
<thead>
<tr>
<th></th>
<th>Statement of Housing Needs and Strategy for Addressing Housing Needs.</th>
<th>Y</th>
<th>N</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Financial Resources.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rent Determination.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Homeownership Programs.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Safety and Crime Prevention.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Pet Policy.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Substantial Deviation.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Significant Amendment/Modification</td>
<td>☑</td>
<td></td>
</tr>
</tbody>
</table>

(b) If the PHA answered yes for any element, describe the revisions for each element below:

c) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

<table>
<thead>
<tr>
<th></th>
<th>Y</th>
<th>N</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Hope VI or Choice Neighborhoods.</td>
<td>☑</td>
</tr>
<tr>
<td></td>
<td>Mixed Finance Modernization or Development.</td>
<td>☑</td>
</tr>
<tr>
<td></td>
<td>Demolition and/or Disposition.</td>
<td>☑</td>
</tr>
<tr>
<td></td>
<td>Conversion of Public Housing to Tenant Based Assistance.</td>
<td>☑</td>
</tr>
<tr>
<td></td>
<td>Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</td>
<td>☑</td>
</tr>
<tr>
<td></td>
<td>Project Based Vouchers.</td>
<td>☑</td>
</tr>
<tr>
<td></td>
<td>Units with Approved Vacancies for Modernization.</td>
<td>☑</td>
</tr>
<tr>
<td></td>
<td>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</td>
<td>☑</td>
</tr>
</tbody>
</table>

(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.

B.3 Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B.4.</strong></td>
<td><strong>Capital Improvements.</strong> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</td>
</tr>
</tbody>
</table>
| **B.5.** | **Most Recent Fiscal Year Audit.**  
  (a) Were there any findings in the most recent FY Audit?  
  Y □ N □  
  (b) If yes, please describe: |
| **C.** | **Other Document and/or Certification Requirements.** |
| **C.1** | **Resident Advisory Board (RAB) Comments.**  
  (a) Did the RAB(s) have comments to the PHA Plan?  
  Y □ N □  
  (b) 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. |
| **C.2** | **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. |
| **C.3** | **Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.**  
  Form 50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. |
| **C.4** | **Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.  
  (a) Did the public challenge any elements of the Plan?  
  Y □ N □  
  If yes, include Challenged Elements. |
D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing.

Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

<table>
<thead>
<tr>
<th>Fair Housing Goal:</th>
<th>Describe fair housing strategies and actions to achieve the goal</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Adjust to market conditions. BCHA will evaluate marketing efforts by inquiring, to all persons who apply, how they found out about the availability of rental housing Project/open waiting list. BCHA will, on a periodic basis, review the wait list to determine effective outreach to those least likely to apply. Evaluations will be made to see if the outreach efforts are sufficient of, if marketing activities need to be modified to attract the group(s) least likely to apply.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fair Housing Goal:</th>
<th>Describe fair housing strategies and actions to achieve the goal</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Require staff training. BCHA receives instruction on the AFHMP and the Fair Housing Act from investors, including our HUD Fair Housing and Equal Opportunity representative at least every few years. Our goal is to offer a Fair Housing training to all staff annually either in person or via a webinar.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fair Housing Goal:</th>
<th>Describe fair housing strategies and actions to achieve the goal</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Continue to partner with area agencies that serve diverse groups of residents within and surrounding Boulder County. BCHA, under the County's Department of Housing and Human Services, has good working relationships with several community organizations serving varied groups of residents, and distributes information regarding program and property opportunities to this group of more than 50 organizations/contacts.</td>
</tr>
</tbody>
</table>
Instructions for Preparation of Form HUD-50075-HP
Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

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. Plan Elements.

B.1 Revision of Existing 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 and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(ii)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(iii))

☐ 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 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)(2))

☐ 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. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

☐ 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: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

☐ Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including 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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); 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 as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. 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 under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert to 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))

☐ Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.

☐ 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.

☐ Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

☐ 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(g)(1))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7(a)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 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 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the PHA, 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.2 Certification by State of 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). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ 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 ST-HCV-HP, PHA Certification of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed 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 certification requirement affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in
a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations.

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.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.
The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ … PHA Plans (including any plans incorporated therein) …. Strategies and actions must affirmatively further fair housing ….” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.
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 -

- **2021**
  - 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.
  - 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.

- **2022**
  - As of year-end 2022 BCHA had 922 vouchers under lease and spent $1,030,168 in HAP expenses for December. BCHA utilized 94.8% of the 2022 year to date budget authority and 93.6% of the unit months leased.
    - 23 of the 40 Mainstream vouchers were under lease
    - 20 of the 34 EHV vouchers were under lease
    - 60 of the 74 VASH vouchers were under lease
    - 33 of the 35 NED vouchers were under lease
    - 68 of the 92 FUP vouchers were under lease
  - 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.

As of July 2022 16-EHVs were under HAP contracts with an additional 4 issued searching.

- In April 2022 BCHA leased up 12 new Project Based Vouchers at BCHA’s newest development the Spoke on Coffman in Longmont.
- In October of 2022 BCHA submitted its request of interest for the Stability Voucher program to HUD
  - To date BCHA has not heard a response on next steps for that funding opportunity.

2023:

- In February of 2023 BCHA opened the Housing Choice Voucher Lottery waitlist and received 1941 applications.
  - In March of 2023 BCHA ran the lottery and selected 240 numbers to be contacted to receive either a Mainstream voucher or a Housing Choice voucher.
  - Starting in March BCHA contacted the first 60 lottery winners and offered them 3 different dates to select for voucher orientation eligibility meetings. After March BCHA has been inviting 20 lottery winners per month to attend voucher orientation eligibility meetings. To date BCHA has held 5 briefings and 100 households registered to attend one of these briefings, 40 new vouchers have been issued with an additional 34 still being processed.
- In May of 2023 BCHA submitted a notice of interest to HUD with support from the Denver Veterans Affairs Department for an additional 6 VASH vouchers, to date BCHA is awaiting next steps.
- In May of 2023 BCHA submitted an application for funding to HUD for additional Family Unification Vouchers. BCHA hopes to be awarded an additional 50 vouchers.
  - As of May, 71 of the current 92 FUP vouchers were under lease and 8 were voucher issued searching for housing.
- As of April 2023, BCHA reported to HUD’s Voucher Management System that 948 vouchers were under lease with a total of 52 vouchers issued searching. A 3% increase in voucher utilization since December of 2022.
  - 30 of the 40 Mainstream vouchers were under lease
    - Plus 7 vouchers issued searching
  - 25 of the 34 EHV vouchers were under lease
    - Plus 1 voucher issued searching
  - 64 of the 74 VASH vouchers were under lease
  - 35 of the 35 NED vouchers were under lease
  - 69 of the 92 FUP vouchers were under lease
    - Plus 8 vouchers issued searching
**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. BCHA formed Special Limited Partnerships with private developers to create new affordable housing at Traditions at Lafayette, 133 senior units (2021) and Copper Stone, 260 family housing units.

<table>
<thead>
<tr>
<th>Development Name</th>
<th># Homes Completed</th>
<th>Status</th>
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<tbody>
<tr>
<td>Tungsten Village (Nederland)</td>
<td>26</td>
<td>Completed 2020</td>
</tr>
<tr>
<td>The Spoke (Longmont)</td>
<td>73</td>
<td>Completed April 2022</td>
</tr>
<tr>
<td>Willoughby Corner (Lafayette)</td>
<td>192*</td>
<td>Multiphase project: Phase 1 begins construction in June 2023 with 63 age-restricted (55+/Senior) rental units and 129 multifamily rental units. Phases 2 and 3 will include 128 multifamily rental apartments and 80 deed-restricted for same homes. *Phase 1 homes will be completed in the year 2024.</td>
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<tr>
<td>TOTAL</td>
<td>291</td>
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**Objective 1.2b** - Land bank three parcels of land for new BCHA affordable housing developments within 5 years for new construction.

**Progress** – Since 2020, BCHA completed the construction of two affordable housing communities (Nederland & Longmont) and is beginning construction of another affordable housing community in Lafayette within 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 materials and significant energy efficiency – including a tight building envelope, energy star appliances, and solar – to provide long-term affordability in a remote and resource-limited mountain community.

- In Q2 2022, BCHA completed construction of 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. In this multi-phase project, BCHA proposes 400 permanently affordable homes in a variety of building types including duplexes, townhomes, apartments, and community amenity spaces. With entitlements complete, BCHA will begin construction activities for site work and Phase 1 (192 affordable homes) in June 2023 with completion in mid-to-late 2024.

**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 1,976 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.

2021 Capital Improvement projects competed  
- 34 roof replacements were completed in 2021, at various locations.  
- Degraded siding was upgraded with vinyl siding including upgrades at Avalon in Louisville.  
- One full deck replacement was designed and installed at Bloomfield in Lyons.

2022 Capital improvement projects completed  
- 1353 Emery Ct. had extensive concrete repairs in Longmont  
- 1410 Emery, full driveway replacement in Longmont  
- 821 E. Cleveland, rear deck replacements in Lafayette  
- Sagrimore- Backyard fence and deck replacement in Lafayette  
- Kestrel Senior building interior painting completed in Louisville  
- Lafayette Villa West II. – Reseal and strip parking lot in Lafayette  
- Kestrel 3 dual port Ev Stations in Louisville  
- Josephine Commons- Side Arm replacement in Lafayette  
- Catamaran Court- Fence Replacement in Niwot  
- Tungsten Fence- Fence Replacement in Nederland  
- 24 Energy Efficiency upgraded furnaces in various locations  
- 24 Upgrade or new AC units in various locations  
- 8 Energy Efficient Boiler upgrades in various locations

2023 Capital Improvement Projects Completed  
- Completed Kestrel Sustainable Landscape project in Louisville, removed mulch and reinstalled a rock base for long-term durability,  
- Completed, 11 Roof Replacements, 6 repairs in various locations as a result of the Marshall Straight-line wind/fire even of 2021  
- Two Deck Replacements and repairs at Geneseo in Lafayette in design and being bid out.  
- Boiler and cooling tower replacement in the process working in partnership with Energy Outreach Colorado on redesign and funding at Lydia Morgan, a 30-unit senior property in Louisville  
- Siding, and window replacement on several buildings at the Regal Court property in Louisville

**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 2022, FSS served a total of 159 families between BCHA and BHP and had the following outcomes:

- 29 successful FSS graduates (18 BCHA, 11 BHP)
- Total escrow disbursed $150,675.14 ($71,402.32 BCHA, $79,272.82 BHP)
- 5 graduates purchased a home (BCHA)
- 1 GED
- 1 Professional certificate
- 1 Associate degree
- 4 Bachelor’s degree
- 1 Master’s degrees

In 2023 between 1/1/2023 and 5/31/2023, FSS served 137 families between BCHA and BHP and had the following outcomes:

- 7 successful FSS graduates (6 BCHA, 1 BHP)
- Total escrow disbursed $36,183.75 (BCHA $35,732.80, BHP $450.95)
- 1 Professional Certificate
- 1 Associates Degree
- 1 Bachelor’s 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 2022, Boulder County’s Personal Finance Program & Community Education, served 869 households through their individual counseling appointments focusing on personal finance goals, financial well-being, credit improvement, debt reduction, homeownership counseling and student loan debt navigation. 238 households have attended a workshop focused on personal finance goals, financial well-being, credit improvement, debt reduction, homeownership counseling and student loan debt navigation.

21% of households that met with the Personal Finance Program staff for individual counseling appointments came from internal Boulder County referrals.

From January to May 2023, the program has met with 495 households to address concerns in the areas of increased cost of living with stagnant wages, housing insecurity and debt management. 227 households have attended a workshop focused on personal finance goals, financial well-being, credit improvement, debt reduction, homeownership counseling and student loan debt navigation.

**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.
- In 2022, Property Management maintained occupancy goals of 93% or greater.
- From January to May of 2023 Property Management has maintained occupancy goals at 93% or greater.
- The reasons BCHA has not been able to maintain the goal for a 96% occupancy in 2020 and 2021 have to do with a variety of factors including:
  - Covid-19 Pandemic affecting the ability to perform maintenance work to turn and re-lease vacant units.
  - Shortage of property management staff, BCHA had been understaffed since 2019 and going into the pandemic made recruiting and hiring efforts difficult, additionally BCHA experienced a turnover at the leadership level that contributed with the inability to post vacant positions as well as undergoing a compensation study and department wide reorganization to ensure staffing levels were adequate.
  - The Casa de la Esperanza agricultural Housing site has 32 units, and qualified tenants must meet HUD’s Rural Development eligibility guidelines for active farm labor employment. BCHA currently has 11 vacancies at this property due to the lack of qualified applicants. Despite multiple recruitment efforts and work with local qualifying employers BCHA has been unable to fill these vacancies. BCHA is in the process of exploring loan conversion or payoff options with HUD’s Rural Development in order to be able to modify the eligibility requirements for applicants to fill these units. Until that occurs the vacancies at this site will have effect on BCHA’s total occupancy rate.

**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 met its stated goals as it related to occupancy or rent collection in 2020 and 2021 due to the fiscal impacts of the COVID pandemic as well as staffing shortages. 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.
- In 2022, Property Management ensured rent collection of 89% or greater.
- From January to May of 2023 Property management ensured rent collection of 94% 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 of 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 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 18,000 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 as jurisdictions focused on the pandemic response and keeping the community housed. 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 significant progress has been made in terms of jurisdictional participation in Regional Housing Partnership planning sessions. In the first half of 2023, the Executive Steering Committee membership has doubled from three to six. As of 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. In the last half of 2022, it was decided to use American Rescue Plan Act (ARPA) funding to expand the City of Boulder’s Homeownership and Rental Compliance program to other jurisdictions in the county.

3. The Regional Housing Partnerships collaborated with cities, towns, and the county regarding Proposition 123 information and processes including the development of each jurisdiction’s baseline numbers and the submitting of commitment letters. The Partnership will continue to work with jurisdictions to coordinate funding requests to the state to prevent duplication of requests and to maximize resources coming into the county for affordable housing.

**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. In 2024 Boulder County will be the next partner to receive HOME Funds in the amount of approximately $785,000. Planning and consideration are underway on how Boulder County can leverage the 2024 funding on Phase 2 of Willoughby Corner.

**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, 2022 and to date in 2023 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
- Posted on numerous social media platforms including both our English and Spanish Facebook pages, Twitter, and Instagram. Not only did we post on our pages, but we also posted in several local social media groups.
- Shared with our extensive county-wide network of cultural brokers.
- Internal communications

**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 are 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.

For all new housing developments, we design our marketing materials in both English and Spanish.

**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 2020-2023. Requests have included, but are not limited to, extension to voucher searching times, 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:

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<td>2023</td>
<td>53 requests as of June 1</td>
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**Progress 2** - BCHA held a Fair Housing training for staff hosted by the Colorado Housing and Finance Authority (CFHA) on February 27, 2020. The training provided continuing education to program staff, including the voucher program, property management, maintenance, compliance, resident services, administration, 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 November 3, 2022, and invited 100 program staff including the voucher program, property management, maintenance, compliance, resident services, administration and attorneys.
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, 2024. This plan is required by the U.S. Department of Housing and Urban Development (HUD) for all housing authorities that receive program funding.

County Commissioners’ public hearings and meetings are offered in a hybrid format where attendees can join virtually through Zoom or in-person in the Commissioners’ Hearing Room, Downtown Boulder County Courthouse, 3rd Floor, 1325 Pearl Street, Boulder. 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 28, 2023 from 9:30 AM to 10:30 AM. 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 14, 2023 until Thursday, September 28, 2023 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.gov, 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 303-441-3929 press option 1 for English and option 0 to leave a message for the receptionist or email housing@bouldercounty.org 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.
Field Office: 8APH DENVER HUB OFFICE  
Housing Agency: CO061 BOULDER COUNTY  

**Housing Agency Details**  

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**PHA Fiscal Year:** 2022  
**FYE:** 12/31  
**Status:** Final Rating  
**Exec Director Approval Date:** 4/28/2023  
**SEMAP Certification Due Date:** 3/1/2023  
**Corrective Actions Required:** 0  

**SEMAP Certification Details**  

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</table>
Public reporting burden for this collection of information is estimated to average 12 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. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Check here if the PHA expends less than $300,000 a year in federal awards

Indicators 1 - 7 will not be rated if the PHA expends less than $300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than $300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1 Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))
   a. The HA has written policies in its administrative plan for selecting applicants from the waiting list.
      PHA Response  Yes

     b. The PHA's quality control samples of applicants reaching the top of the waiting list and admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.
      PHA Response  Yes

2 Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)
   a. The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units and any amenities, housing services, maintenance or utilities provided by the owners.
      PHA Response  Yes

   b. The PHA's quality control sample of tenant files for which a determination of reasonable rent was required to show that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):
      PHA Response  At least 98% of units sampled
3 Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)
The PHA's quality control sample of tenant files show that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response At least 90% of files sampled

4 Utility Allowance Schedule (24 CFR 982.517)
The PHA maintains an up-to-date utility schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes

5 HQS Quality Control (24 CFR 982.405(b))
The PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of cross section of inspectors.

PHA Response Yes

6 HQS Enforcement (24 CFR 982.404)
The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response At least 98% of cases sampled

7 Expanding Housing Opportunities.
(24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12))
Applies only to PHAs with jurisdiction in metropolitan FMR areas

Check here if not applicable

a. The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes

b. The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes

c. The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.
d. The PHA’s information packet for certificate and voucher holders contains either a list of owners who
are willing to lease, or properties available for lease, under the voucher program, or a list of other
organizations that will help families find units and the list includes properties or organizations that
operate outside areas of poverty or minority concentration.

PHA Response  Yes

e. The PHA’s information packet includes an explanation of how portability works and includes a list of
neighboring PHAs with the name, address and telephone number of a portability contact person at
each.

PHA Response  Yes

f. The PHA has analyzed whether voucher holders have experienced difficulties in finding housing
outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has
considered whether it is appropriate to seek approval of exception payment standard amounts in any
part of its jurisdiction and has sought HUD approval when necessary.

PHA Response  Yes
Performance Indicators

8 Payment Standards (24 CFR 982.503)
The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response: Yes

Enter current FMRs and payment standards (PS)

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>FMR</th>
<th>PS</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-BR FMR</td>
<td>1248</td>
<td>1348</td>
</tr>
<tr>
<td>1-BR FMR</td>
<td>1449</td>
<td>1521</td>
</tr>
<tr>
<td>2-BR FMR</td>
<td>1748</td>
<td>1835</td>
</tr>
<tr>
<td>3-BR FMR</td>
<td>2352</td>
<td>2470</td>
</tr>
<tr>
<td>4-BR FMR</td>
<td>2786</td>
<td>2925</td>
</tr>
</tbody>
</table>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, add similar FMR and payment standard comparisons for each FMR area and designated area.

9 Timely Annual Reexaminations (24 CFR 5.617)
The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 5.617)

PHA Response: Yes

10 Correct Tenant Rent Calculations (24 CFR 982, Subpart K)
The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program (24 CFR 982, Subpart K)

PHA Response: Yes

11 Pre-Contract HQS Inspections (24 CFR 982.305)
Each newly leased unit passes HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response: Yes

12 Continuing HQS Inspections (24 CFR 982.405(a))
The PHA inspects each unit under contract as required (24 CFR 982.405(a))

PHA Response: Yes

13 Lease-Up
The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year

PHA Response: Yes

14 Family Self-Sufficiency (24 CFR 984.105 and 984.305)

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required.

Applies only to PHAs required to administer an FSS program.

Check here if not applicable
a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

Not Applicable

Or, Number of mandatory FSS slots under HUD-approved exception (If not applicable, leave blank)

Not Applicable

b. Number of FSS families currently enrolled

Not Applicable

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Not Applicable

Percent of FSS slots filled (b+c divided by a) (This is a nonenterable field. The system will calculate the percent when the user saves the page)

Not Applicable

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program

Check here if not applicable 

PHA Response NA

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Not Applicable

15 Deconcentration Bonus

The PHA is submitting with this certification data which show that:

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY; or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response No
# 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.

<table>
<thead>
<tr>
<th>Applicable &amp; On Display</th>
<th>Supporting Document</th>
<th>Applicable Plan Component</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>Form HUD-50077, Standard PHA Certifications 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.</td>
<td>Standard 5-Year and Annual Plans</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Streamlined 5-Year Plans</td>
</tr>
<tr>
<td>X</td>
<td>Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual PHA Plan, including required PHA certification and assurances for policy and program changes since last Annual Plan.</td>
<td>Streamlined Annual Plans</td>
</tr>
<tr>
<td>X</td>
<td>State/Local Government Certification of Consistency with the Consolidated Plan</td>
<td>5-Year and Annual Plans</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5-Year Streamlined Plans</td>
</tr>
<tr>
<td>X</td>
<td>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 jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.</td>
<td>5-Year and Annual Plans</td>
</tr>
<tr>
<td>X</td>
<td>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</td>
<td>Annual Plan: Housing Needs</td>
</tr>
<tr>
<td>X</td>
<td>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.</td>
<td>Streamlined Annual Plan: Housing Needs</td>
</tr>
<tr>
<td>N/A</td>
<td>Most recent board-approved operating budget for the public housing program</td>
<td>Annual Plan: Financial Resources</td>
</tr>
<tr>
<td>N/A</td>
<td>Public Housing Admissions and (Continued) Occupancy Policy (A&amp;O), which includes the Tenant Selection and Assignment Plan (TSAP) and the Site-Based Waiting List Procedure.</td>
<td>Annual Plan: Eligibility, Selection, and Admissions Policies</td>
</tr>
<tr>
<td>X</td>
<td>Section 8 Administrative Plan</td>
<td>Annual Plan: Eligibility, Selection, and Admissions Policies</td>
</tr>
<tr>
<td>X</td>
<td>Deconcentration Income Analysis</td>
<td>Annual Plan: Eligibility, Selection, and Admissions Policies</td>
</tr>
<tr>
<td>N/A</td>
<td>Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing.</td>
<td>Annual Plan: Eligibility, Selection, and Admissions Policies</td>
</tr>
<tr>
<td></td>
<td>☐ Check here if included in the public housing A &amp; O Policy.</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>Public housing rent determination policies, including the methodology for setting public housing flat rents. ☐ Check here if included in the public housing A &amp; O Policy.</td>
<td>Annual Plan: Rent Determination</td>
</tr>
<tr>
<td>N/A</td>
<td>Schedule of flat rents offered at each public housing development. ☐ Check here if included in the public housing A &amp; O Policy.</td>
<td>Annual Plan: Rent Determination</td>
</tr>
<tr>
<td>X</td>
<td>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. ☐ Check here if included in the Section 8 Administrative Plan.</td>
<td>Annual Plan: Rent Determination</td>
</tr>
<tr>
<td>N/A</td>
<td>Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).</td>
<td>Annual Plan: Operations and Maintenance</td>
</tr>
<tr>
<td>N/A</td>
<td>Results of latest Public Housing Assessment System (PHAS) assessment (or other applicable assessment).</td>
<td>Annual Plan: Management and Operations</td>
</tr>
<tr>
<td>N/A</td>
<td>Follow-Up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary).</td>
<td>Annual Plan: Operations and Maintenance and Community Service and Self-Sufficiency</td>
</tr>
<tr>
<td>X</td>
<td>Results of latest Section 8 Management Assessment System (SEMAP).</td>
<td>Annual Plan: Management and Operations</td>
</tr>
<tr>
<td>X</td>
<td>Any policies governing any Section 8 special housing types ☐ Check here if included in Section 8 Administrative Plan.</td>
<td>Annual Plan: Management and Operations</td>
</tr>
</tbody>
</table>

1
# List of Supporting Documents Available for Local Review

*(Applicable to All PHA Plan Types)*

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<th>Applicable Plan Component</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>Public housing grievance procedures</td>
<td>Annual Plan: Grievance Procedures</td>
</tr>
<tr>
<td></td>
<td>☐ Check here if included in the public housing A &amp; O Policy.</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td>Section 8 informal review and hearing procedures</td>
<td>Annual Plan: Grievance Procedures</td>
</tr>
<tr>
<td></td>
<td>☒ Check here if included in Section 8 Administrative Plan.</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement/Performance and Evaluation Report (form HUD-52837) for the active grant year</td>
<td>Annual Plan: Capital Needs</td>
</tr>
<tr>
<td>N/A</td>
<td>Most recent CIAP Budget/Progress Report (form HUD-52825) for any active CIAP grant</td>
<td>Annual Plan: Capital Needs</td>
</tr>
<tr>
<td>N/A</td>
<td>Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing</td>
<td>Annual Plan: Capital Needs</td>
</tr>
<tr>
<td>N/A</td>
<td>Approved or submitted applications for demolition and/or disposition of public housing</td>
<td>Annual Plan: Demolition and Disposition</td>
</tr>
<tr>
<td>N/A</td>
<td>Approved or submitted applications for designation of public housing (Designated Housing Plans)</td>
<td>Annual Plan: Designation of Public Housing</td>
</tr>
<tr>
<td>N/A</td>
<td>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.</td>
<td>Annual Plan: Conversion of Public Housing</td>
</tr>
<tr>
<td>N/A</td>
<td>Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.</td>
<td>Annual Plan: Voluntary Conversion of Public Housing</td>
</tr>
<tr>
<td>N/A</td>
<td>Approved or submitted public housing homeownership programs/plans</td>
<td>Annual Plan: Homeownership</td>
</tr>
<tr>
<td>N/A</td>
<td>Policies governing any Section 8 Homeownership program (Section ___ of the Section 8 Administrative Plan).</td>
<td>Annual Plan: Homeownership</td>
</tr>
<tr>
<td>N/A</td>
<td>Public Housing Community Service Policy/Programs</td>
<td></td>
</tr>
<tr>
<td></td>
<td>☐ Check here if included in the public housing A &amp; O Policy.</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.</td>
<td>Annual Plan: Community Service &amp; Self-Sufficiency</td>
</tr>
<tr>
<td>X</td>
<td>FSS Action Plan/s for public housing and/or Section 8.</td>
<td>Annual Plan: Community Service &amp; Self-Sufficiency</td>
</tr>
<tr>
<td>N/A</td>
<td>Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>Most recent self-sufficiency (ED/SS, TOP, or ROSS or other resident services grant) grant program reports for public housing.</td>
<td>Annual Plan: Community Service &amp; Self-Sufficiency</td>
</tr>
<tr>
<td>N/A</td>
<td>Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G).</td>
<td>Annual Plan: Annual Audit</td>
</tr>
<tr>
<td></td>
<td>☐ Check here if included in the public housing A &amp; O Policy.</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td>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</td>
<td>Annual Plan: Annual Audit</td>
</tr>
<tr>
<td>N/A</td>
<td>Consortium agreements and certifications that agreements are in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.</td>
<td>Joint PHA Plans for Consortia</td>
</tr>
<tr>
<td>N/A</td>
<td>Troubled PHAs: MOA/Recovery Plan</td>
<td>Troubled PHAs</td>
</tr>
<tr>
<td></td>
<td>Other supporting documents (optional)</td>
<td>(specify as needed)</td>
</tr>
<tr>
<td></td>
<td>(list individually; use as many lines as necessary)</td>
<td></td>
</tr>
</tbody>
</table>
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 Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as “the Plan”, of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 01/2024 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing 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 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintains records reflecting these analyses and actions.

Boulder County Housing Authority

Name of Executive Director: Norrie Boyd

Signature

Name of Board Chairperson: Claire Levy

Signature

CO061

PHA Number/HA Code

I hereby certify that all the statement above, 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 Executive Director: Norrie Boyd

Signature

Date

Name of Board Chairperson: Claire Levy

Signature

Date

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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.
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 Annual PHA Plan for fiscal year 2024 of the
Boulder County Housing Authority ____________________________ is consistent with the

PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan’s contents are consistent with the Consolidated Plan or State Consolidated Plan.

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:

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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

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Certifications of Compliance with PHA Plan 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 3/31/2024

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the __ 5-Year and/or __ Annual PHA Plan, hereinafter referred to as “the Plan”, of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2024, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
   (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
   (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
   (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. 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.
6. 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 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);
• 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; and
• 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 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD’s Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
12. 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.
13. 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.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. 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.
16. 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.
17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
18. 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.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. 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.
21. 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 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___________  CO061
PHA Name        PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2024

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 Executive Director       Name Board Chairman
Norrie Boyd       Claire Levy
Signature        Date  Signature        Date
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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.