



Boulder County Housing Authority (BCHA) 2024 Annual Plan and Attachments

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Contact:

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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, 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	<div style="display: flex; justify-content: space-between;"> <div> PHA Name: <u>Boulder County Housing Authority</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>951</u> Total Combined <u>951</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </div> <div style="text-align: right;"> PHA Code: <u>CO061</u> </div> </div> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 12.5%;">PH</th> <th style="width: 12.5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <ul style="list-style-type: none"> • Please see the attachment related to BCHA's progress. • BCHA reserves the right to allocate up to 20 percent of its Housing Choice Vouchers for the potential use under the Project Based Vouchers Assistance Program. The proposed units may be located throughout BCHA's jurisdiction. The locations will be consistent with goals of de-concentrating poverty and expanding housing and economic opportunities in accordance with HUD and the BCHA Administrative Plan. BCHA currently has 88 authorized units of project-based voucher assistance. • BCHA's current goals focus on the development and acquisition of additional properties to expand its portfolio and those goals are outlined in the attached progress report. BCHA continually assesses properties within the portfolio for capital improvements and modernization, as needed BCHA may choose to apply for grants and local community funding to cover the cost of modernization and capital improvements.

B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>Please see the attachment related to BCHA's progress.</p>
B.4.	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(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.</p> <p>RAB attendance, agenda and comments can be found as an attachment to this plan.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>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.</p> <table border="1" data-bbox="181 457 1451 1541"> <tr> <td data-bbox="181 457 1451 499">Fair Housing Goal:</td></tr> <tr> <td data-bbox="181 499 1451 865"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Adjust to market conditions. BCHA will evaluate marketing efforts by comparing the self-reported race and ethnicity applicant and tenant data with the local census information to ensure that pool of applicants and tenants accurately represents the populations that reside in Boulder County. BCHA will then adjust marketing efforts as needed to ensure additional marketing occurs for any underrepresented groups. 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.</p> </td></tr> <tr> <td data-bbox="181 886 1451 928">Fair Housing Goal:</td></tr> <tr> <td data-bbox="181 928 1451 1180"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>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.</p> </td></tr> <tr> <td data-bbox="181 1201 1451 1243">Fair Housing Goal:</td></tr> <tr> <td data-bbox="181 1243 1451 1541"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>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.</p> </td></tr> </table>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Adjust to market conditions. BCHA will evaluate marketing efforts by comparing the self-reported race and ethnicity applicant and tenant data with the local census information to ensure that pool of applicants and tenants accurately represents the populations that reside in Boulder County. BCHA will then adjust marketing efforts as needed to ensure additional marketing occurs for any underrepresented groups. 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.</p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>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.</p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>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.</p>
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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)(i)) 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)(ii))

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

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

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

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

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

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

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

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. 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 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\(r\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR §903.7 \(g\)](#)). 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 Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.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 Certifications 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 to 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.

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

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION/MODIFICATION

As described in 24 CFR 903.21, the PHA may amend, modify or change any policy, rule, regulation or other aspect of its Annual or Five-Year Plan after submitting the plan to HUD. It further describes that if the modification or change is considered a significant amendment" or "substantial deviation/modification" as defined by the PHA, then the PHA must comply with a number of requirements similar to those required at initial development and submission of the PHA Plan.

Although HUD has afforded PHAs local discretion in defining the terms "significant amendment and "substantial deviation, in the Final Rule for the PHA Plan, HUD indicated that these terms should be defined at the local level as part of the public participation in the PHA Plan process.

The PHA must state the basic criteria for the definitions in its annual plan and must provide its definition of significant amendment and substantial deviation/modification in the appropriate section of the PHA Plan template or as an attachment to the PHA Plan.

Boulder County Housing Authority hereby defines “substantial deviation” and “significant amendment/modification” as any change in policy which significantly and substantially alters the Authority’s stated mission and the persons the Authority serves.

This would include admissions preferences, demolition and/or disposition activities, and conversion programs. Discretionary or administrative amendments consistent with the Authority’s stated overall mission and basic objectives will not be considered substantial deviations or significant modifications. If a significant amendment and/or substantial deviation/modification occur, the public process will include: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed, and the approval by the Housing Authority Board.

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.
 - 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
 - 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.

- BCHA also intends to submit an application to HUD to participate in the Move To Work (MTW) Expansion under the “MTW Flexibility for Smaller PHAs II Cohort”.
 - Applications are due 12/8/23.
 - BCHA’s public comment period will begin on 10/17/23 through 11/16/23.
 - BCHA will be reviewing the plan with its Resident Advisory Board on 10/25/23.
 - A public hearing for final comments on the MTW application will be held 11/16/23 at 9:30am.

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.

Development Name	# Homes Completed	Status
Tungsten Village (Nederland)	26	Completed 2020
The Spoke (Longmont)	73	Completed April 2022
Willoughby Corner (Lafayette)	192*	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.
TOTAL	291	

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 completed

- 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 event 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 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 because 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 Programming:

Lafayette Empowerment Center: Lafayette Empowerment Center hosted a 5-week Art 4 Social Change (A4SC) summer program for Kestrel and Sunnyside students over the 2023 summer. A4SC seeks to empower young people, particularly those who face economic and/or cultural barriers, to emerge as engaged citizens and leaders. Through artistic opportunities, youth explore their passions, connect with the world around them and learn that their voice is valuable and heard, no matter their age or economic status. It is unlikely this program will be

available in the 2024 year due to some organizational issues, BCHA plans to explore additional/similar programs for the 2024 summer.

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

Cooke Charitable giving fund: The Kestrel community has an on-site food pantry. Partnerships with Sister Carmen and Community Food Share help keep the pantry stocked with non-perishable foods. In 2021 we identified a need to provide fresh produce and other healthy foods that we don't receive from Sister Carmen Community Center or Community Food Share. Renee Cooke, an Erie resident expressed an interest in helping Kestrel residents and other BCHA residents in the Louisville area get access to fresh produce. Renee began donating fresh produce, dairy, and other healthy foods in June of 2021. In 2021, Renee donated over 1,700 pounds food. The program had to be discontinued in May of 2023 for a couple of reasons including low utilization of the pantry and lack of proper licensing for the type of food being distributed which included dairy, bread, fresh vegetables and meats, additionally SCCC's food pantry also located intown was able to continue serving people in need and resulted in a duplication of services.

Meals on Wheels Partnership: Josephine Commons a BCHA property located in Lafayette with a 70 unit senior apartment building has partnered with Meals On Wheels since it opened in 2012 to provide lunch to the seniors in the on site community room Mondays through Fridays. Meals on Wheels staff use the industrial kitchen at Josephine Commons to prepare the meals and bagged lunches. Volunteers arrive in the morning to pack up the lunches and deliver them to folks who are unable or prefer not to come to the JC community room. Meals On Wheels also prepares a hot lunch in the kitchen and seniors from the surrounding areas can come and eat meals there. Meals on Wheels also has on site office space out of the Josephine Commons building.

Progress 3: Senior Services collaboration with Community Partners:

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

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

Public Safety Agencies: 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.

Future Resident Services Programming: Stay tuned! BCHA is in the process of expanding and enhancing our Resident Services presence at various housing sites and working on additional programming for BCHA residents. A programming calendar is in the works for Fall/Winter 2023 as well as 2024. We now have two full-time Mixed Age Resident Services Support Specialists and approval to hire for a full time Resident Services Youth Programming Assistant who are working to provide enhanced services to the BCHA community.

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.

2020	113
2021	107
2022	134
2023	77 requests as of September 1

Progress 2 – Fair Housing Staff Training:

- BCHA held a Fair Housing training for staff hosted by the Colorado Housing and Finance Authority (CHFA) on February 27, 2020. The training provided continuing education to program staff, including the voucher program, property management, maintenance, 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.
- On November 3, 2022 BCHA held an in-person Fair Housing training for staff hosted by CHFA which included 100 program staff from the voucher program, property management, maintenance, compliance, resident services, administration and attorneys.



Proposed Boulder County Housing Authority HUD Plan for 2024 Public Comments Requested

The Boulder County Housing Authority (BCHA) hereby notifies the public of its proposed Annual Public Housing Authority Plan for the fiscal year beginning January 1, 2024. This plan is required by the U.S. Department of Housing and Urban Development (HUD) for all housing authorities that receive program funding.

This plan will be reviewed during the 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>. 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 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's 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 28, 2023. 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.

**Proposed Boulder County Housing Authority HUD Plan for 2024
Public Comments Requested**

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Published: Longmont Times Call August 5, 2023-1994687

Prairie Mountain Media, LLC

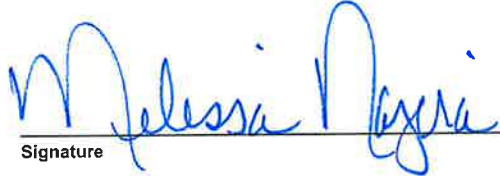
PUBLISHER'S AFFIDAVIT

**County of Boulder
State of Colorado**

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

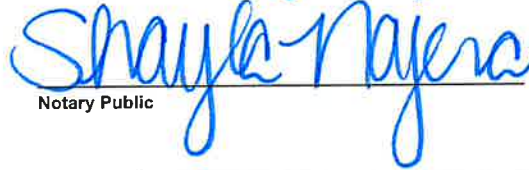
1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Longmont Times Call*.
2. The *Longmont Times Call* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Longmont Times Call* in Boulder County on the following date(s):

Aug 5, 2023


Signature

Subscribed and sworn to me before me this

7th day of August 2023.


Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2025

Account: 1063825
Ad Number: 1994687
Fee: \$44.37

**Proposed Boulder County Housing Authority HUD Plan for 2024
Public Comments Requested**

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Published: Boulder Daily Camera August 5, 2023-1994685

Prairie Mountain Media, LLC

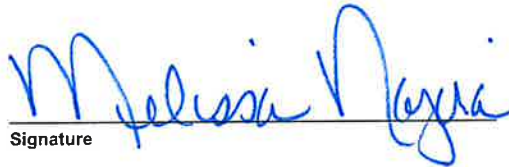
PUBLISHER'S AFFIDAVIT

**County of Boulder
State of Colorado**

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Daily Camera*.
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Aug 5, 2023


Signature

Subscribed and sworn to me before me this

TH day of August, 2023


Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2025

Account: 1063825
Ad Number: 1994685
Fee: \$69.08



EN ESPAÑOL

Housing

The Boulder County Housing Authority (BCHA) is the housing authority for all areas of Boulder County outside the city limits of Longmont and Boulder, including the cities of Lafayette and Louisville, and the towns of Superior, Nederland, and Erie, and all unincorporated areas of the county. BCHA's mission is to foster the availability of quality, affordable housing and related housing services for the residents of Boulder County. BCHA also works in partnership with the cities of Boulder and Longmont to help increase the supply and availability of affordable homes throughout these communities.



The Boulder County Housing Authority Board meets bi-monthly. Agendas and meeting packets are posted on [this page](#) prior to meetings, and past and upcoming meetings can be viewed on the county's [Public Meetings, Hearings, Records & Video Archives page](#).

More information on meetings can be found in the Open Meeting Portal agenda packet at: <https://boco.org/Meetings-Portal>.

- Virtual Attendee Link: <https://boco.org/BOCC-BCHA>
- REGISTRATION REQUIRED
- Call-in information: 1-833-568-8864, Webinar ID: 161 621 9666
- In-Person Comment Registration: <https://boco.org/InPerson-BCHA>

BCHA Annual HUD Plan 2024 -Public Feedback Requested

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. A copy of [BCHA's 2024 annual plan](#) in draft format is available for review and public comment from August 14, 2023 until September 28, 2023. Please submit any comments you may have [here](#). If you would like a paper copy of the plan sent to you please contact [Kelly Gonzalez](#).

This plan will be reviewed during a 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>. 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>



Affordable Rentals

- [Available Rentals](#)
- [Eligibility Requirements](#)
- [Housing Developments](#)
- [How to Apply](#)
- [Staff](#)



Family Self-Sufficiency

- [About](#)
- [Eligibility Requirements](#)
- [How to Apply](#)
- [Who to Contact](#)
- [FAQs](#)

Gonzalez, Kelly

Subject: Resident Advisory Board Meeting
Location: Kestrel Senior Building 1st Floor Community Room at 1130 Kestrel Lane in Louisville

Start: Wed 8/23/2023 9:30 AM
End: Wed 8/23/2023 10:30 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Gonzalez, Kelly

Optional Attendees: landon1799@gmail.com; kmgold001@yahoo.com; lcaparachini@gmail.com; gene.fullersti@yahoo.com; gawrlyczikm@gmail.com; maclaren@earthlink.net; paulpitetti@gmail.com; trochea152@aol.com; edominguez@gmail.com; zeistea@gmail.com; g.n.zeis@gmail.com; ambermama2004@hotmail.com; boguslaw.gontar@gmail.com; cmitch121767@yahoo.com; mydivastatus@gmail.com; godpod1054@hotmail.com; kathleenjohnston206@comcast.net; terribashans@gmail.com; cgrosshans4him@comcast.net; vllabres3@gmail.com; jortiz5276@gmail.com; defontaine1@msn.com; karna.hanson@yahoo.com; skennedy-99@hotmail.com; kaligoin303@gmail.com; jimenezmario320@yahoo.com; bobcatremodel@gmail.com; phnmex@gmail.com; ruth.simplynumbers@gmail.com; honeyofcompassion@gmail.com; jen2sundance@comcast.net; ckw713@sbcglobal.net; barbarabock8@gmail.com; logan101005@yahoo.com; ervinerika607@gmail.com; mreller@infionline.net; cathimg68@gmail.com; rgiraldo1108@me.com; atlwy1674@gmail.com

Hi All,

In the past you had expressed interest in a part of the Resident Advisory Board for Boulder County Housing Authority. The main role of the RAB is to make recommendations in the development of Boulder County Housing Authority's Plans. Any BCHA voucher holder living in any rental in Boulder County and any BCHA tenant living in a BCHA owned unit with or without voucher assistance may participate on the RAB. The current 2024 draft annual plan will be available for will be available for review and public comment from August 14, 2023 until September 28, 2023. Prior to the plan being finalized we would like to obtain feedback from the RAB on the design of the plan and then the plan will be reviewed during a public hearing with the Boulder County Board of Commissioners on Thursday, September 28, 2023 from 9:30 AM to 10:30 AM.

We will be hosting the meeting in person at the BCHA offices located in the Kestrel Senior Building at 1130 Kestrel Lane in Louisville on Wednesday August 23 from 9:30AM until 10:30AM, the conference room is on the first floor and parking is open anywhere outside the building.

The meeting will be on Wednesday August 23, 2023 from 9:30AM to 10:30AM. Attached is the latest draft copy of BCHA's annual plan. The meeting will allow you an opportunity to make any comments or suggestions to the plan before it is finalized. If you would like to submit comments on the plan in lieu of attending the meeting you may do so using this [form](#).

If you would like a hard copy of the plan mailed to you prior to the meeting please just let me know. If you wish to be removed from future correspondence please let me know as well.

Thanks,

Kelly Gonzalez

Housing Programs Manager

Boulder County Housing & Human Services

Phone: 303.441.4944

Cell: 720.879.4805

515 Coffman Street Suite 100

Longmont, CO 80501

kegonzalez@bouldercounty.gov

www.BoulderCountyHHS.org

*Please note my work hours are Tuesday – Friday 6
a.m. - 4:30 p.m.*



CAUTION: This email or attachments from the Boulder County Department of Housing & Human Services may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you are not the intended recipient (or authorized to act on behalf of the intended recipient) of this message, you may not disclose, forward, distribute, copy, or use this message or its contents. If you have received this communication in error please notify the sender immediately by return email and delete the original message from your email system.

Resident Advisory Board Meeting Minutes
Meeting held at Kestrel 1130 S Kestrel Lane Louisville, CO 80027
August 23, 2023 9:30AM-10:40AM.

Plan Comments:

- Section on capital improvements – Are window replacements at Lydia Morgan in any of our planned upcoming improvements? More information about future/planned capital improvements in the plan would be nice to have access too.
- On page 2 – modernizing some of the units (b2) checked but page 6 is missing matching check boxes
- On page 15 – food pantry closed and plan should be updated to reflect that
- On page 16 – questions about what is the Circle talk program – this appears to be a new program that Kestrel residents unaware, additionally they miss blood pressure checks and understand these were discontinued due to lack of participation, but group things lack of participation is occurring because lack of information about programs is going out to residents.

Resident Services:

- Kestrel residents miss the monthly emails about services offered on the property or updates on general property information regarding upcoming/planned maintenance or general neighborhood - would like more resident services involvement.
- Coffman tenants also would like more resident services and would like to start a resident council/resident board with regularly scheduled meetings – to be able discuss issues they are having at the community including parking, vandalism, speed racing, drugs.
- In reviewing the section on resident services programing of the draft plan the section on Casa/Summer/Senior programs – an ask came up to explore running after school programs similar to the summer programs but year round. Parents would find it beneficial if we ran afterschool programing that included tutoring/homework help plus additional afterschool activities.
- As a group discussed Family Self-Sufficiency program – what it is, how to participate who is eligible, group would like to see us push out an announcement about the FSS program to all eligible HCV holders as many felt they had never heard about this program.
- Kestrel road maintenance – who is in charge of this? Biggest concern revolved around no designated pedestrian crossing for Hecla (flashing lights crosswalk) and lack of speed limit signs between buildings and park across the street at Hecla. One participant stated they believed Hecla is considered a “collector road” which means it should have 4 way stops, roundabout. Ask was for BCHA staff support in assisting residents petition and organize to ask for these changes. Would like to be authorized to utilize Kestrel/BCHA logos in petition materials and help connecting to wifi in community room for upcoming powerpoint presentation. Is there resident services support for these kind of activities?
- Want more involvement in resident boards. (do they need a BCHA supervisor to be present? were told they have to management present) Can they meet without us, and would like overall education about their rights as tenants and how reasonable modification/accommodation process works.

Affordable Homeownership:

- Several comments came up about available affordable homeownership programs in the county, how they work, what they entail and how people can get more information.
- Group was interested in learning more about affordable homeownership programs that are currently available and how they will work at Willoughby. Group requested information be sent to them regarding current City affordable homeownership programs and BCDHHS personal finance program and homebuyer education programs.

General Comments:

- BCHA's website is not easy to navigate or access information on services and programs
- Comment regarding BCHA's occupancy rates – and if we have vacant units why we are not advertising those on the website and only on craigslist.
- Empty lots by Kestrel? Does BCHA own those and what are the plans for those? Rumor going around that they be planned for businesses to utilize.

To Dos:

- Send invite out to the group regarding BOCC public comment meeting on 9/28
- Send information about homeownership programs in the county, personal finance/homebuyer education and family self-sufficiency.

Public Comments Received on BCHA's 2023 Annual Plan

45 Day Comment Period 8/14/23-9/28/23

- It seems like an excellent plan. I recommend it.
- I feel like there is a high level of diversity and individuals who have very different views or needs and we need more programs to help many people in a homeless or uncertain situation where they can get more info and help and choices in the future of our services and housing
- I love the Boulder community. I have a Graduate degree from CU in Earth Sciences. I guess I lean as a Democrat, but not staunch. I do very much dislike Donald Trump. I feel, he is a scam artist.
I love Boulders efforts to protect our city/county natural resources. We live in a very special place on earth and need to preserve it. I am not usually vocal in public, but once motivated I can make a lot of noise.
- Has the max \$ for each housing voucher size been determined for 2024? We receive a 4 bedroom voucher. I would be grateful for this information so I know if we are going to be able to renew our lease or if we are going to have to move. Who would I begin communication with about an **overhaul of the housing voucher system** for Boulder County (or for the state, or even the country) that would allow house voucher recipients to use voucher towards mortgage payments so that eventual home ownership would be achieved and therefor would have permanent housing, and when the home was paid for no longer need a housing voucher at all.
This would tremendously benefit current recipients such as myself, who are constantly worried about things like ... what if the landlord raises the rent too much? What if the owner of the place I rent decides to sell the place I live? It would allow us to have a sense of stability for our family while also building equity in a place we could know that one day would be our and could not be yanked out from under us. I can personally say as someone who was a homeowner for 10 years, to become a renter again was extremely difficult to adjust to. It has been a major contributing factor to my mental health- feeling that I am failing my children as a provider, failing to be able to give them stability (having to move 5 times so far since we came to Colorado 5 3/4 years ago. The strict limitations of land lords and apartment complex rules preventing me from being able to have the ability to start a food producing garden, own a few hens for eggs (especially when 18 pack went from \$0.99 sale price to \$7.99+, being able to be in a program that can make the home more energy efficient, or use resources such as a few programs that can add solar panels to the home, or places that will give you young fruit bearing trees to offer both food production as well is shading the home so it needs less to keep the home cool. If you know who to take this to, the proper chain of command so to speak, I would volunteer my time to help with any needed proposals, research to be able to speak to numbers and statistics of home ownership vs renting, the resources that this could be combined with, and the overall community benefits to the potential of **home ownership v renting**. If you can let me know of resources/ organizations that help people form and **start a non-profit** I would be grateful. I would personally create a "food sustainability" program teaching people how to grow some of their own food. Then my program could be partnered with a voucher to ownership program, to support the Hand -UP instead of Hand-out that I feel (that I am willing to be many people in similar situations feel) or being a strain on community resources and the shame of being in a place where they need help again and again due to extenuating situations such as Covid, pay inequality, physical disabilities, and the many other things that can shift a family's financial situation in a moments notice.



Boulder County Housing Authority

September 28, 2023 9:30 am – 10:30 am

Public Hearing – Review of 2024 BCHA Annual Draft Plan

Agenda

- **9:30 – 9:45 – Kelly Gonzalez to review the current plan elements and progress on goals.**
- **9:45-10:30 – Questions/comments from BCHA board and members of the public.**

BCHA's Annual Plan Public Review Hearing- September 28, 2023

Commissioner Stolzmann & Levy are present, Commissioner Loachamin is excused.

Commissioner Levy opens with introduction noted that the meeting is scheduled for the review of 2024 BCHA Annual Plan presented by Kelly Gonzalez, Housing Choice Voucher Manager.

Commissioners open floor for public comment, provide instructions on how to join to by phone, webinar or in person.

No members of the public attended in person.

Kelly Gonzalez will share the public plan, along with any comments received during the annual plan. Kelly's presentation included the following information:

The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the 5-Year Plan, which each PHA submits to HUD once every 5th PHA fiscal year, and the Annual Plan, which is submitted to HUD every year by non-qualified agencies.

A qualified agency is an agency with less than 550 total units.

BCHA's plan is due to HUD 10/18/2023 this annual plan is the final annual plan in our current 5-year plan that spans 2020-2023.

The plan must have a 45-day comment public comment period finalizing with a public hearing to allow for any additional public comments. BCHA's comment period began 8/14/23 and ends today.

BCHA's communication team made announcements to all BCHA residents and voucher holders notifying them of their options to submit public comments or join the resident advisory board to also review the plan and make comments and be on board to help develop future plans. 85 tenants and/or voucher holders expressed interest in wanting to join the Resident Advisory Board.

A Resident Advisory Board meeting was held on August 23 at the BCHA Kestrel property. 10 BCHA tenants and voucher holders attended. Comments from that meeting can be found on page 27 of the PDF. Additionally, a handful of comments were submitted online, those can be found on page 29 of the PDF. Comments included "it seems like an excellent plan, I recommend it" "we need more programs to help many people in homeless or uncertain situations" and then general questions about the current HCV program were received regarding housing types, payment standards and questions regarding resources for starting self-employment.

Highlights from the plan –

Voucher utilization – goal was to exceed 800 vouchers leased, as of writing of this plan BCHA had 966 vouchers leased. BCHA last opened the HCV waitlist in February of 2023 and will continue to work through the 240 lottery numbers that were pulled in March into 2024 and will reopen the lottery after those have been exhausted. BCHA also has an application into HUD for an additional 50 Family Unification Program vouchers. BCHA was awarded an addition 6 VASH Vouchers from HUD in 2023, and

BCHA is in the process of applying to HUD's Move to Work Flexibility for Smaller PHA's Cohort group, that application is due 12/8.

Development wise BCHA is on track to meet the goals of building/acquiring 500 permanently affordable homes by 2024. With our current partnerships and planned developments BCHA will have added/partnered with developers to add 684 homes by 2024.

Capital improvement goal – continuing to make substantial improvements to BCHA properties in 2023. BCHA's developers and maintenance division continues to meet this goal several projects took place in 2023 including landscaping projects in Louisville 11 roof replacements and 6 repairs, 2 deck replacements and boiler and cooling tower replacement.

Resident services goals include continuing the family self-sufficiency program which to date in 2023 had served 137 households and had 7 graduates from the program and then 3 graduates from higher education programs and disbursed \$36,183 of escrow payments.

Boulder County's Personal Finance Program in 2023 met with 495 households to address concerns of increased cost of living, housing insecurity and debt management and 227 households had attended a financial workshop.

BCHA property management has maintained an occupancy goal of 93% or greater as of Jan-May 2023 and rent collection rate of 94% during this same time as well. BCHA resident services continues to collaborate with local partners to offer supportive services to residents in 2023 that included a 5-week art summer program for Louisville tenants, circle talk conversation program for older adults, public safety trainings hosted by the local fire departments, mobility for all transportation programs and classes sponsored by Boulder County's Area Agency on Aging.

BCHA continues to be the administrator of the Boulder County Regional Housing Partnership to continue the long-term development of affordable housing.

Turned over to the public and Commissioners for questions or comment.

Commissioner questions and comments were as follows:

Commissioner Stolzmann asked if BCHA has submitted the comments Hecla, comments on public work, which BCHA has been in communication with public works and will forward the comments to the appropriate jurisdictions.

Commissioner Levy asked if BCHA had responded to the comments received. Comments came in via email. Kelly Gonzalez noted that she did response to each member of the public individually via email.

Commissioner Levy asked about the history of how BCHA set the goals regarding increasing affordable housing opportunity, number of vouchers of units- how do you develop these objectives. Kelly noted that it is a collaborative process, and while she was not a part of the origination of this 5-year plan, future plan development will be collaborative and include: working with BCHA leadership, staff, stakeholders and residents and the advisory board.

Commissioner Levy asked about how Objective 1.2a was established. Kelly noted she did not have the history but understood that it was developed with consideration and knowledge of the regional housing plan and noted that collaborative approach that would be taken for to solicit the feedback for the next 5-year plan.

Commissioner Levy inquired about Land banking parcels, and if this was something BCHA hoped to work in collaboration on in the future.

Commissioner Stolzmann acknowledged that land banking has helped BCHA to establish new developments such as Kestrel and noted that it will be important to see that outcome of the proposed ballot initiative.

Commissioner Levy noted that Prop 123 allows land banking as an eligible use of funds. HUD may be interested to know that we would like to do this, and yet we may not have a sustainable funding stream to invest in this.

Commissioners turned over floor to any public comments.

No comments or public in attendance. Comment period closed by Commissioner Levy.

Commissioner Levy outlined next steps on submission of plan with Kelly.

Commissioners closed the meeting by thanking BCHA for working so closely with the community.

This brings us to the end of the public hearing.



Kelly Gonzalez
(MAQ473)
PIC Main

- Assessment Profile
- Reports
- Submission

List

Summary

Certification

Profile

Comments

Field Office: 8APH DENVER HUB OFFICE

Housing Agency: CO061 BOULDER COUNTY

Housing Agency Details

SEMAP

Logoff

PHA Fiscal Year: 2022 Select

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

[New Appeal](#)

FYE	Certification/Profile	Submission Status	Overall Rating	Reason	Date
12/31/2022	Profile1	Final Rating	High	New Certification	04-28-2023
12/31/2022	Certification	Certification Submitted	--	New Certification	02-21-2023



Kelly Gonzalez
(MAQ473)

PIC Main

SEMAP

Logoff

Assessment Profile	Reports	Submission			
List	Summary	Certification	Profile	Comments	

Field Office: **8APH DENVER HUB OFFICE**
 Housing Agency: **CO061 BOULDER COUNTY**
 PHA Fiscal Year End: **12/31/2022**

OMB Approval No. 2577-0215

SEMAP CERTIFICATION (Page 1)

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.

PHA Response **Yes**

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**Page 1 of [2](#)[Go to Comments](#)



Kelly Gonzalez
(MAQ473)

PIC Main

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Field Office: **8APH DENVER HUB OFFICE**

Housing Agency: **CO061 BOULDER COUNTY**

PHA Fiscal Year End: **12/31/2022**

SEMAP CERTIFICATION (Page 2)

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**

FMR Area Name **Boulder County**

FMR 1 of 1

Enter current FMRs and payment standards (PS)

0-BR FMR 1248	1-BR FMR 1449	2-BR FMR 1748	3-BR FMR 2352	4-BR FMR 2786
PS 1348	PS 1521	PS 1835	PS 2470	PS 2925

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 atleast 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**

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Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 02/29/2020)

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Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
Boulder County Housing Authority CO061	12/31/2022	02/28/2023

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 the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes ☒ No ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of 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 ☒ No ☐

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 ☒ No ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows 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 ☐ 80 to 97% of units sampled ☐ Less than 80% 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 shows 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 ☐ 80 to 89% of files sampled ☐ Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance 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 ☒ No ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A 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 a cross section of inspectors.

PHA Response Yes ☒ No ☐

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 ☐ Less than 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 ☒ No ☐

(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 ☒ No ☐

(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.

PHA Response Yes ☒ No ☐

(d) The PHA's information packet for 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 ☒ No ☐

(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 ☒ No ☐

(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 ☒ No ☐

8. Payment Standards. 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 ☒ No ☐

Enter current FMRs and payment standards (PS)

0-BR FMR <u>1248</u>	1-BR FMR <u>1449</u>	2-BR FMR <u>1748</u>	3-BR FMR <u>2352</u>	4-BR FMR <u>2786</u>
PS <u>1348</u>	PS <u>1521</u>	PS <u>1835</u>	PS <u>2470</u>	PS <u>2925</u>

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, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☒ No ☐

10. Correct Tenant Rent Calculations. 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 ☒ No ☐

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

PHA Response Yes ☒ No ☐

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes ☒ No ☐

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.

PHA Response Yes ☒ No ☐

- 14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

PHA Response

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.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled 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 Percent of FSS slots filled (b + c divided by a)

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**Yes ☐No ☐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 **Deconcentration Bonus Indicator** (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

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 FYs 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 ResponseYes ☐No ☒**If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

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)

Executive Director, signature

Norris Boyd

Chairperson, Board of Commissioners, signature

Clare Levy

Date (mm/dd/yyyy) February 16, 2023

Date (mm/dd/yyyy) February 21, 2023

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)**Special Instructions for State or regional PHAs** Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- _____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- _____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).

Is line c 50% or more? Yes ☐ No ☐

- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes ☐ No ☐

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes ☐ No ☐**If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.****See instructions above concerning bonus points for State and regional PHAs.**

Attachment

Rent Determination

On April 4, 2023, Resolution 2023-05 was approved revising the HCV payment standards for 2023. This change went into effect May 1, 2023. BCHA had been observing and tracking market data on the rental rates throughout the county and determined a mid-year adjustment to the 2023 payment standards was necessary. Additionally, BCHA had applied to HUD for a waiver of 982.505(c)(4) to permit the PHA to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination. This was approved on April 3, 2023.

Payment Standards May 1, 2023 – December 31, 2023:

Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom
\$1467	\$1736	\$2102	\$2795	\$3155	\$3629

Fair Market Rents for 2023:

Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom
\$1397	\$1578	\$1911	\$2541	\$3005	\$3456

On November 15, 2022, resolution 2022-07 was approved setting the HCV payment standards for 2022. The payment standards went into effect January 1, 2021. HUD's published 2023 Fair Market Rents increased by an average of 9% across bedroom sizes from 2022, BCHA proposed to maintain the 2022 current payment standard into year 2023. By keeping them at their current levels BCHA adopted a payment standard within the allowable range by HUD and continued to serve the voucher participants appropriately. The adopted payment standard for 2023 was at an average of 105% of the Fair Market Rents for 2023.

Payment Standards January 1, 2023 – April 30, 2023:

Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom
\$1467	\$1657	\$2007	\$2668	\$3155	\$3629

Fair Market Rents for 2023:

Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom
\$1397	\$1578	\$1911	\$2541	\$3005	\$3456

List of Supporting Documents Available for Local Review

(Applicable to All PHA Plan Types)

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

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

List of Supporting Documents Available for Local Review

(Applicable to All PHA Plan Types)

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

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

**BOULDER COUNTY HOUSING AUTHORITY
RESOLUTION 2022-07**

**A RESOLUTION FOR THE PURPOSE OF SETTING THE 2023 PAYMENT
STANDARD FOR RESIDENTS WITH BOULDER COUNTY HOUSING AUTHORITY
HOUSING CHOICE VOUCHERS**

WHEREAS, the Department of Housing and Urban Development (HUD) has published the 2023 Fair Market Rents on September 1, 2022; and

WHEREAS, the Boulder County Housing Authority (BCHA) must adopt a Payment Standard within 90% and 110% of the established Fair Market Rents; and

WHEREAS, BCHA's existing 2022 Payment Standards are currently set at an average of 105% of the 2022 Fair Market Rents; and

WHEREAS, HUD's published 2023 Fair Market Rents increased by an average of 9% across bedroom sizes from 2022; and

WHEREAS, BCHA wishes to adopt the 2023 Payment Standards at 105% of the Fair Market Rents for 2023, in order to match the trends in the current rental market, allowing Housing Choice Voucher participants the opportunity to competitively access decent, safe and affordable housing, BCHA would be adopting a payment standard within the allowable range by HUD and continues to serve the voucher participants appropriately; and

NOW THEREFORE, be it resolved that the Board of Commissioners of the Boulder County Housing Authority approves adopting Boulder County Payment Standards at an average of 105% of the 2023 HUD Fair Market Rents for Boulder County.

Passed and approved this 15th day of November, 2022.

HOUSING AUTHORITY OF THE COUNTY OF
BOULDER, COLORADO

By: Marta Loachamin
Chair, BCHA Board

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution adopted by the Boulder County Housing Authority at the meeting of said Board in Boulder, Colorado.

ATTEST: Cecilia Lacey
Assistant Secretary to BCHA

Final FY 2023 & Final FY 2022 FMRs By Unit Bedrooms for Boulder County

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom
FY 2023 FMR	\$1,397	\$1,578	\$1,911	\$2,541	\$3,005	\$3,456
FY 2022 FMR	\$1,284	\$1,449	\$1,748	\$2,352	\$2,786	\$3,204
Percentage Change from 2022 to 2023	9%	9%	9%	8%	8%	8%

Boulder County Housing Authority Payment Standards

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom
2023 Proposed Payment Standards	\$1,467	\$1,657	\$2,007	\$2,668	\$3,155	\$3,629
2022 Payment Standards	\$1,348	\$1,521	\$1,835	\$2,470	\$2,925	\$3,364
Percentage Change from 2022 to 2023	8%	8%	9%	7%	7%	7%

**Boulder County Housing Authority
Resolution 2023-05:**

**A RESOLUTION FOR THE PURPOSE OF REVISING THE 2023 PAYMENT
STANDARDS FOR THE BOULDER COUNTY HOUSING AUTHORITY HOUSING
CHOICE VOUCHER PROGRAM**

WHEREAS, the Department of Housing and Urban Development (HUD) published the 2023 Fair Market Rents on September 1, 2022; and

WHEREAS, the Boulder County Housing Authority (BCHA) must adopt a Payment Standard within 90% and 110% of the established Fair Market Rents (FMR); and in November of 2022 the Board approved adopting the payment standards at 105% of the 2023 FMR effective January 1, 2023; and

WHEREAS, BCHA voucher holders are experiencing difficulty in utilizing their vouchers at the current rates particularly in the one, two and three bedroom rental units. Market data demonstrates that since December of 2022 the average gross rent price for a one bedroom is \$1,779, a two bedroom is \$2,073 and a three bedroom is \$2,722. This exceeds the HUD published 2023 FMRs by 7-12% and also exceeds the BCHA 2023 payment standards by 2-7%;

WHEREAS, BCHA wishes to revise the 2023 Payment Standards to increase the standards for the one, two and three bedroom amounts to 110% of the FMRs in order to match the trends in the current rental market, allowing Housing Choice Voucher participants the opportunity to competitively access decent, safe and affordable housing, BCHA would be adopting a payment standard within the allowable range by HUD and continues to serve the voucher participants appropriately; and

NOW THEREFORE, be it resolved that the Board of Commissioners of the Boulder County Housing Authority approves adopting the revised 2023 Boulder County Payment Standards that would be effective May 1, 2023 for all voucher recertifications, new admissions and moves set at an average of 107.5% of the 2023 HUD Fair Market Rents.

BCHA Payment Standards

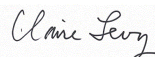
Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom
\$1467	\$1736	\$2102	\$2795	\$3155	\$3629

HUD Fair Market Rents for Boulder County 2023

Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom
\$1397	\$1578	\$1911	\$2541	\$3005	\$3456

Approved and adopted this 4th day of April 2023.

BOARD OF HOUSING AUTHORITY OF THE
COUNTY OF BOULDER, COLORADO,
a public body, corporate and politic



Claire Levy, Chair

ATTEST:

Cecilia Lacey

Assistant Secretary

Certificate Of Completion

Envelope Id: A9549AC49B5B4CB799CCF7623DEEE377

Status: Completed

Subject: BCHA Resolution 2023-05 - Increase 2023 Voucher Payment Standards .docx

Type of Document:

Resolution

Department/Office: Housing and Human Services

Source Envelope:

Document Pages: 2

Signatures: 2

Envelope Originator:

Certificate Pages: 2

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Geneva Bailey

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2025 14th St

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Boulder, CO 80302

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gbailey@bouldercounty.org

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Cecilia Lacey



Sent: 3/31/2023 7:14:44 AM

clacey@bouldercounty.org

Viewed: 4/4/2023 11:11:00 AM

Clerk to the Board

Signed: 4/4/2023 11:11:04 AM

Boulder County

Signature Adoption: Pre-selected Style

Security Level: Email, Account Authentication
(None)

Using IP Address: 97.118.61.178

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Claire Levy



Sent: 4/4/2023 11:11:05 AM

cl Levy@bouldercounty.org

Viewed: 4/4/2023 11:24:04 AM

County Commissioner

Signed: 4/4/2023 11:24:11 AM

Security Level: Email, Account Authentication
(None)

Signature Adoption: Uploaded Signature Image

Using IP Address: 97.107.70.37

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Cecilia Lacey



Sent: 4/4/2023 11:24:13 AM

clacey@bouldercounty.org

Viewed: 4/4/2023 11:26:38 AM

Clerk to the Board

Signed: 4/4/2023 11:26:42 AM

Boulder County

Signature Adoption: Pre-selected Style

Security Level: Email, Account Authentication
(None)

Using IP Address: 97.118.61.178

Electronic Record and Signature Disclosure:

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In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp**

Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/31/2023 7:14:44 AM
Envelope Updated	Security Checked	3/31/2023 10:21:41 AM
Envelope Updated	Security Checked	3/31/2023 10:21:41 AM
Certified Delivered	Security Checked	4/4/2023 11:26:38 AM
Signing Complete	Security Checked	4/4/2023 11:26:42 AM
Completed	Security Checked	4/4/2023 11:26:42 AM
Payment Events	Status	Timestamps

Ms. Kelly Gonzalez
Housing Programs Manager
Boulder County Housing Authority
3460 North Broadway
Boulder, CO 80304

Dear Ms. Gonzalez:

The Department of Housing and Urban Development (HUD) reviewed the Boulder County Housing Authority (BCHA) request submitted pursuant to **Notice PIH 2022-30, “Extension of Certain Regulatory Waivers for the Housing Choice Voucher (including Mainstream and Mod Rehab) Program and Streamlined Review Process.”** The Notice provided instructions on the streamlined processing of public housing authority (PHA) requests to use specific regulatory waivers for the Housing Choice Voucher (HCV) (including Mainstream) program. The waivers you requested are marked “Yes” in column one on the table below.

Background:

In the context of the public health emergency, the CARES Act provided HUD with authority to waive statutes and regulations (except for requirements related to fair housing, non-discrimination, labor standards, and the environment) for the Housing Choice Voucher (HCV) and Public Housing programs. These waivers provided PHAs with the flexibility to adjust program practices where necessary so that they could prioritize mission critical functions. Most CARES Act waivers and alternative requirements contained in Notice [PIH 2021-14](#) (published May 5, 2021) expired on December 31, 2021; specific previously exercised HCV waiver approvals extended into 2022.

Through subsequent PIH notices, and now through PIH Notice 2022-30, HUD provides a streamlined process for PHAs requesting certain regulatory waivers in order to provide continued flexibility to PHAs to respond to the pandemic, especially fluctuating rental markets. Using regulatory waiver authority provided in 24 CFR 5.110, HUD will consider requests to approve regulatory waivers listed in Table 1 below based on a PHA’s statement of good cause.

Table 1. List of streamlined regulatory waivers.

Item	Waiver Name	Regulation	Summary of relief from HUD requirements
(1)	Increase in Payment Standard During HAP Contract Term	982.505(c)(4)	PHAs have the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination.
(2)	Voucher Tenancy: New Payment Standard Amount	982.503(b)	PHAs may establish payment standards from 111 to 120 percent of the applicable FMR.

BCHA's application was submitted by an authorized official and included BCHA's justifications for the waiver(s) to be granted. Notice PIH 2022-30 specifies that good cause justification must include: (a) why a PHA needs the waiver; (b) the impact on PHA operations or applicants if the waiver is not provided; and (c) the proposed waiver duration is limited to only the time necessary for a PHA to resume normal operations and not to exceed December 31, 2023.

Additionally, if requesting a waiver of Regulation 24 CFR § 982.503(b) Voucher Tenancy: New Payment Standard Amount, a PHA must certify that it meets one of the following good cause reasons (explained in further detail in Notice PIH 2022-30): (1) The PHA's jurisdiction is in a Fair Market Rent (FMR) area identified by HUD to have significant rental market fluctuations, where an increase in the PHA's payment standards up to 120 percent of the FMR may help the PHA more quickly respond to local circumstances (a list of these FMR areas is attached to Notice PIH 2022-30); (2) Utilization Rate is lower than 98 percent for the current year-to-date or more than a 5 percent reduction between years 2019 and 2021; or (3) less than 85 percent of the PHA's vouchers issued in the last six months have leased. If your PHA adopts this waiver, please notify PIH_Expedited_Waivers@hud.gov if it elects to change its payment standards back to the basic range between 90 and 110 percent based on the FY 2023 FMR.

After reviewing the waiver request(s) and considering BCHA's stated justification(s) of good cause, HUD: (1) finds there is good cause to waive, and hereby waives, the regulations and/or requirements marked "APPROVED" in the "Waiver Status" column and/or (2) finds there is not good cause to waive, and therefore does not waive, the regulations and/or requirements marked "NOT APPROVED" in the "Waiver Status" column.

List of streamlined regulatory waivers

Waiver Requested	Waiver Status/Term Expiration	Waiver Name	Regulation	Summary of relief from HUD Requirements
Yes	APPROVED: Expiration 12/31/2023	Increase in Payment Standard During Housing Assistance Payment (HAP) Contract Term	24 CFR § 982.505(c)(4)	PHAs have the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination.
		Voucher Tenancy: New Payment Standard Amount	24 CFR § 982.503(b)	PHAs may establish payment standards from 111 to 120 percent of the FMR.

All waiver approvals are set to expire at the end of the term requested or December 31, 2023, whichever is earliest, unless an alternative limit is provided by HUD. If any provision of these waivers or their application to any HUD requirement is made invalid by PHA omission or is no longer needed due to changing circumstances, HUD reserves the right to revoke all or a portion of these waivers at any time.

Should you have any questions, please contact the Waiver Processing Team at ***PIH_Expedited_Waivers@hud.gov***.

Sincerely,


Dominique Blom
General Deputy Assistant Secretary

Internal HUD Distribution:								
Identification Lines :								
Extended Waiver Request – CO061 Boulder County Housing Authority								
Correspondence Code	Originator PQF	Concurrence PQC	Concurrence PQ	Concurrence PE	Concurrence P			
Name	E. Cohen	T. Sidney for A. Datcher	T. Sidney for F. Gaither	Kimone Campbell	DeShaunta Franklin			
Date	/s/3/27/2023	/s/3/31/2023	/s/3/31/2023					

From: [Boyd, Norris \(Norrie\)](#)
To: [Guthrie, Amanda](#); [Gonzalez, Kelly](#); [Razo, Melissa](#)
Subject: FW: <External Message> Regulatory Waiver Extension Request, Boulder County Housing Authority CO061
Date: Monday, April 3, 2023 11:09:03 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[CO061_Streamlined_Waiver_v2.pdf](#)

Hi Guys: Congratulations! Are you happy about this? Good job, even with the partial approval it's a win.

Thanks
Norrie

From: PIH_Expedited_Waivers <PIH_Expedited_Waivers@hud.gov>
Sent: Monday, April 3, 2023 7:24 AM
To: Guthrie, Amanda <aguthrie@bouldercounty.org>; Gonzalez, Kelly <kegonzalez@bouldercounty.org>; Razo, Melissa <mrazo@bouldercounty.org>
Cc: Casebolt, Rose E <Rose.Casebolt@hud.gov>; Boyd, Norris (Norrie) <nboyd@bouldercounty.org>; Urban, Zachary D <Zachary.D.Urban@hud.gov>
Subject: [EXTERNAL] RE: <External Message> Regulatory Waiver Extension Request, Boulder County Housing Authority CO061

Please see attached regarding your waiver request.

Emmy Cohen
Program Analyst
PIH Office of Field Operations



From: Guthrie, Amanda <aguthrie@bouldercounty.org>
Sent: Monday, March 27, 2023 1:27 PM
To: PIH_Expedited_Waivers <PIH_Expedited_Waivers@hud.gov>; Gonzalez, Kelly <kegonzalez@bouldercounty.org>; Razo, Melissa <mrazo@bouldercounty.org>
Cc: Casebolt, Rose E <Rose.Casebolt@hud.gov>; Boyd, Norris (Norrie) <nboyd@bouldercounty.org>
Subject: RE: <External Message> Regulatory Waiver Extension Request, Boulder County Housing Authority CO061

Thank you for your email.

BCHA proposes to utilize the waiver until 12/31/2023.

Please let me know if I can provide any additional information.

Thank you,
Amanda

For comprehensive resources during COVID-19: www.boco.org/COVID-19Resources

Para una lista comprensiva de recursos durante COVID-19 visite: www.boco.org/COVID-19Recursos

New: Boulder County has a new website: BoulderCounty.gov! Bookmark it today. Email addresses will transition at a later date.

Amanda Guthrie

Director of Housing Operations
Boulder County Housing & Human Services
720-564-2280
1890 Kaylix Avenue
Louisville, CO 80027

aguthrie@bouldercounty.org

www.BoulderCountyHHS.org



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From: PIH_Expedited_Waivers <PIH_Expedited_Waivers@hud.gov>

Sent: Monday, March 27, 2023 7:06 AM

To: Gonzalez, Kelly <kegonzalez@bouldercounty.org>; Guthrie, Amanda <aguthrie@bouldercounty.org>; Razo, Melissa <mrazo@bouldercounty.org>

Cc: Casebolt, Rose E <Rose.Casebolt@hud.gov>; Boyd, Norris (Norrie) <nboyd@bouldercounty.org>

Subject: [EXTERNAL] RE: <External Message> Regulatory Waiver Extension Request, Boulder County Housing Authority CO061

Hello,

Please provide a proposed expiration date for this waiver. Note that it cannot be beyond 12/31/2023.

Thank you.

Emmy Cohen
Program Analyst
PIH Office of Field Operations



From: Gonzalez, Kelly <kegonzalez@bouldercounty.org>
Sent: Friday, March 24, 2023 11:12 AM
To: PIH_Expedited_Waivers <PIH_Expedited_Waivers@hud.gov>
Cc: Casebolt, Rose E <Rose.Casebolt@hud.gov>; Boyd, Norris (Norrie) <nboyd@bouldercounty.org>; Guthrie, Amanda <aguthrie@bouldercounty.org>
Subject: <External Message> Regulatory Waiver Extension Request, Boulder County Housing Authority CO061

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HUD Waiver Team –

Boulder County Housing Authority #CO061, located at 3460 N. Broadway in Boulder, CO 80304 under PIH notice 2022-30 would like to request an approval to utilize the waiver for 982.505(c)(4) to permit the PHA to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination. This is our first time applying for this waiver, we did not apply in 2022 for this waiver.

Our payment standards for 2023 were adopted at 105% of the HUD FMR's for Boulder County, we use a single payment standard for our voucher program. We have been tracking rental data over the past couple of months and have seen a significant increase in the gross rents in the market. Our data is showing that the average rental price for one-, two- and three-bedroom units is exceeding the HUD FMR's by 7%- 12% and exceeding our current payment standards by 2%-7%. We are seeing an increase in the request for exception payment standards among elderly and disabled voucher holders and we are seeing longer searching times. Currently 28% of our voucher issued looking are taking 60-90 days to lease up and 51.72% of our vouchers issued looking are taking 120 days or longer to lease up. We have 38 applicant vouchers currently out searching and plan to continue

issuing approximately 20 vouchers a month to be in line with our two-year tool leasing plans.

Additionally, we will be going to our housing authority board in April to request an increase in the payment standard to 110% of the FMRs to help utilization and success rates and decrease the current rent burden among voucher holders, at this time 19.8% of our voucher holders pay more than 31% of their income towards rent and utilities. At this time, we are not requesting anything from HUD regarding the additional waiver listed in PIH notice 2022-30 to increase payment standards 111% above HUD FMR.

I will be your point of contact for response to this waiver, I will be out of the office from 03/27/2023-03/31/2023 and have copied our executive director Norrie Boyd and director of Housing Operations Amanda Guthrie on this email if anything is needed by HUD during my absence to process this request. With your approval we are looking forward to providing our voucher holders the ability to be successful in this extremely competitive housing market we are experiencing.

Vacancy Data from December 2022 - March 2023		
Average Rent Prices by Unit Size		
1-BD	2-BD	3-BD
\$ 1,779	\$ 2,073	\$ 2,722

HUD Fair Market Rents for Boulder County 2023		
1-BD	2-BD	3-BD
\$ 1,578	\$ 1,911	\$ 2,541

BCHA 2023 Payment Standards		
1-BD	2-BD	3-BD
\$ 1,657	\$ 2,007	\$ 2,668

Proposed Revised BCHA 2023 Payment Standards @ 110%		
1-BD	2-BD	3-BD
\$ 1,736	\$ 2,102	\$ 2,795

Thank you for your time,

Kelly Gonzalez

Housing Programs Manager
Boulder County Housing & Human
Services
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Longmont, CO 80501

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www.BoulderCountyHHS.org



*Please note my work hours are
Tuesday – Friday 6 a.m. - 4:30 p.m.*

*New: Boulder County has a new
website: BoulderCounty.gov!*

*Bookmark it today. Email addresses
will transition at a later date.*



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Boulder County Housing Authority
Resolution 2023-02:

**A Resolution Approving the Boulder County Housing Authority
Amended Housing Choice Voucher Administrative Plan**

WHEREAS, under 24 C.F.R. § 982.54, a housing authority that administers Section 8 Housing Choice Vouchers is required to adopt a written administrative plan (“Plan”) that establishes local policies for administration of the program in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements; and

WHEREAS, HUD mandates the housing authority revise its Plan and obtain approval for an Amended Plan when policies change; and

WHEREAS, BCHA’s most current Plan was most recently revised and approved in 2021, additional changes have been proposed for revision in 2022. The Plan was published for the required public review and comment period of 45 days from November 10, 2022 through December 26, 2022; and

WHEREAS, the Plan revisions must be reviewed and approved by the Commissioners of the BCHA; and

NOW THEREFORE, be it resolved that the Board of Commissioners of the Boulder County Housing Authority approves the Amended Administrative Plan.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution adopted by the Boulder County Housing Authority at the meeting of said Board in Boulder, Colorado.

ATTEST:

ADOPTED this 10th day of January, 2023

HOUSING AUTHORITY OF THE
COUNTY OF BOULDER, COLORADO



Board Chair

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution adopted by the Boulder County Housing Authority at the meeting of said Board in Boulder, Colorado.

ATTEST:



Assistant Secretary to BCHA

MEMO

To:
From: Kelly Gonzalez, HCV Program Manager
Date: November 10, 2022
Re: **Administrative Plan Updates**

Background

The Administrative Plan for the Housing Choice Voucher Program contains the policies that explain how Boulder County Housing Authority administers the Housing Choice Voucher Program. It is divided into 19 chapters and updated on an as needed basis when HUD regulations change or BCHA policies must be updated. The below revisions and changes are posted on our website for public comment for 45 days until December 25, 2022 any comments received will be reviewed for incorporation and then the final plan will be presented to the Board of Commissioners at the business meeting in January 2023 for adoption.

BCHA subscribes to the Nan McKay model for administrative plans. The model plan provides the basis for writing BCHA's administrative plan by recommending language for each area in which PHAs have discretion or flexibility to develop their own policies. For each policy, the accompanying instruction guide offers important points to consider and customizable policy choices so that you can choose the best policy to suit your agency's needs. Also, the model plan cites and describes HUD regulations and other requirements in detail, which presents BCHA agency with a solid foundation in policy-making.

If you have any comments on the plan itself or the proposed changes please direct those in writing to Kelly Gonzalez 515 Coffman Street, Longmont CO 80501 or you may email them to kegonzalez@bouldercounty.org or use the online form for comments at www.boco.org/HCVComments

The following table explains the contents of each chapter and the proposed changes, items highlighted in yellow are considered to be significant BCHA policy changes.

BCHA Administrative Plan Updates NanMckay Model Plan 4/22 Updates Proposed Changes to go into effect January 2023	
Revised Page/Chapter	Changes Made in Admin Plan
Revision Page	Added new revision date
Title Page	Updated copyright date for title page for approval by HA Board of Commissioners and submission to HUD
TOC-1 thru TOC-40	Updated TOC
Intro-i thru Intro-iv	Added subsection and new links for the new version HUD HCV Guidebook on top of page and 3rd row in table on p. Intro-ii, and last paragraph and link at end of p. Intro-iv
Chapter 1: Overview of the Program and Plan – describes the overall program including purpose, intent and use of the plan	
1-1/2	Changed text under PHA Policy on p. 1-2
Chapter 2: Fair Housing and Equal Opportunity – explains the requirements for PHAs regarding civil rights and affirmatively furthering fair housing	
2-11/12	Corrected formatting in 2nd paragraph under PHA Policy on p. 2-11
Chapter 3: Eligibility – details requirements for a household to be eligible for housing	
3-11/12	Added CFR reference in 2nd bullet on p. 3-11
3-15 thru 3-38	<p>Changed gender text in the following: 2nd paragraph on p. 3-16,</p> <p>1st and 3rd paragraphs under PHA policy on p. 3-17,</p> <p>6th and 7th paragraphs under continuation of PHA Policy on p. 3-18,</p> <p>1st paragraph on the page and the 3rd paragraph under PHA Policy on p. 3-20,</p> <p>5th paragraph under PHA Policy on p. 3-21, last paragraph under PHA Policy on p. 3-36, bullet paragraph on p. 3-38</p> <p>Corrected formatting in 2nd to last paragraph under PHA Policy on p. 3-17</p> <p>Changed text in 2nd subheading on p. 3-22</p> <p>Corrected formatting under 1st PHA Policy, and deleted text under 3rd PHA Policy on p. 3-25</p> <p>Corrected formatting and deleted what had been the 2nd to last paragraph under PHA Policy on p. 3-26</p> <p>Changed text and reference in 2nd paragraph, and under PHA Policy added two new paragraphs on p. 3-27</p> <p>Repaginated pp. 3-27 to 3-36</p> <p>Deleted text in continuation of PHA Policy's 1st paragraph on page 3-32</p>
Chapter 4: Applicants, Wait Lists and Tenant Selection – explains how applications are accepted, wait lists and lottery managed, and the order applicants are selected	
Chapter 4 4-17	Removed local preference for being a Boulder County resident.
4-15/16	Changed gender text in 3rd paragraph under PHA Policy on p. 4-16
4-22	Added option to not require all adult household members to attend intake interviews, HOH or spouse may attend on behalf of the family.

Chapter 5: Briefings and Voucher Issuance – includes requirements for briefings and occupancy standards	
5-3 thru 5-8	<p>Changed gender text in the 3rd from last paragraph on p. 5-3</p> <p>Added new last paragraph on p. 5-5</p> <p>Added reference to Briefing Packet heading, and added text to 9th, 10th and 13th bullets on p. 5-6 ,</p> <p>Repaginated pp. 5-6 to 5-7</p> <p>Added new 2nd bullet text, and deleted what had been the 2nd paragraph under PHA Policy on p. 5-7</p>
5-15	Reduced age of child required to share bedroom with parents from 3 years to 2 years and zero months.
Chapter 6: Income and Subsidy Determinations – defines annual income and how subsidy is calculated	
6-8	Added policy regarding Zero income status - Any individual who is 18-years old and older and not a full-time student claiming zero income will be required to complete a Zero Income Reporting Form at each annual reexamination.
6-13/14	Changed gender text in 1st paragraph on p. 6-14
6-19/20	Changed gender text in 1st paragraph under PHA Policy on p. 6-19
6-25/26	Changed gender text in last paragraph on p. 6-25
6-43/44	<p>Changed gender text in the following:</p> <p>Paragraph under 1st PHA Policy, and in 1st paragraph under “Earned income Limit...” on p. 6-43;</p> <p>paragraph under <i>Necessary and Reasonable Costs</i> on p. 6-44</p>
Chapter 7: Verifications – explains acceptable forms of verification for all factors that determine eligibility	
7-1/2	Under PHA Policy, corrected formatting in 2nd paragraph, deleted text in third paragraph, and changed text in 4th paragraph on p. 7-2
7-9 thru 7-18	<p>Deleted text in last paragraph under PHA Policy on p. 7-9</p> <p>Under PHA Policy, changed text in 2nd to last paragraph and changed gender text in last paragraph on p. 7-11</p> <p>Changed gender text in 2nd paragraph on p. 7-12</p> <p>Added text in first PHA policy paragraph, and corrected formatting in last paragraph under 7.II.C. on p. 7-14</p> <p>Added text under PHA Policy paragraph under Absence of Adult Member on p. 7-15</p> <p>Changed gender text in the following:</p> <p>3rd paragraph under 1st PHA Policy, and</p> <p>last paragraph under 2nd PHA Policy, on p. 7-16; first and 2nd paragraphs under PHA Policy on p. 7-17</p>
7-20	Added policy regarding verifications for zero income status.
7-21/22	Added new paragraph under Social Security/SSI Benefits, and corrected formatting in both paragraphs under PHA Policy on p. 7-22

7-27/28	Changed gender text in the following: 1st paragraph under PHA Policy on p. 7-27, 1st paragraph on p. 7-28
7-35/36	Changed gender text in under PHA Policy, <i>Furthering Education</i> paragraph on p. 7-35
Chapter 8: Housing Quality Standards and	
Chapter 8 8-18	Abatements – added language to reflect that if BCHA’s accounting deadline has passed HAP will be abated during the subsequent check run.
8-29/30	Corrected formatting from numbers to bullets for the paragraphs on p. 8-30
Chapter 9: General Leasing Process – covers lease up process from submission of Request for Tenancy Approval to execution of Housing Assistance Payment Contract	
9-1/2	Changed gender text in 3rd paragraph on p. 9-2
Chapter 10: Moving	
10-1/2	Changed gender text in 2nd bullet on p. 10-2
10-7 thru 10-14	Added text in 1st paragraph under Allowable Moves under Portability , in 2nd main paragraph under Applicant Families , and in 1st paragraph under the last PHA Policy on p. 10-8 Changed gender text in 1st paragraph on p. 10-9 Changed text in 3rd paragraph under 1st PHA Policy on p. 10-10 Added text in 1st paragraph under 1st PHA Policy on p. 10-11 Changed text throughout PHA Policy on p. 10-13
Chapter 11: Income Reexaminations – explains policies regarding regularly scheduled and interim exams	
Chapter 11 11-3	Changed policy from requiring families to participate in in-person annual reexaminations to performing reexaminations via mail with the option to request an in-person meeting. Changed language requiring families to bring all required information to reexam appointment and allow them to submit documents via mail, email, fax or in-person.
11-1 thru 11-6	Corrected formatting and added reference to II-I.B. heading on p. 11-2 Corrected formatting in 1st paragraph on p. 11-3 Changed gender text in 2nd paragraph and throughout PHA Policy on p. 11-6
11-9/10	Changed text in 2nd paragraph on p. 11-10
11-11	Changed zero income reporting policy from requiring households who report 0 income or low income to have more frequent reexaminations to just an annual reexam but every household member over the age of 18 who is not a full time student must also submit a zero income reporting form regardless of the whole household’s income.
Chapter 12: Termination of Tenancy and Assistance – describes policies on optional and mandatory terminations	

12-3 thru 12-10	<p>Changed gender text in 1st paragraph on p. 12-4</p> <p>Corrected formatting to indent 3rd paragraph under PHA Policy on p. 12-5</p> <p>Updated reference in heading and changed text in 2nd paragraph on p. 12-7</p> <p>Added new 2nd to last indented paragraph and deleted bracketed paragraph under PHA Policy on p. 12-9</p>
12-13 thru 12-18	<p>Changed gender text in 2nd paragraph under VAWA Protections against Termination on p. 12-14</p> <p>Changed gender text in last paragraph under PHA Policy on p. 12-15</p> <p>Changed gender text in 2nd paragraph under 1st PHA Policy on p. 12-18</p>
Chapter 13: Owners – discusses the roles and relationship between PHA and owners/landlords and HAP contracts	
13-7 thru 13-16	<p>Added reference to Conflict of Interest heading and added last two paragraphs on p. 13/8</p> <p>Changed gender text in 7th bullet on p. 13-9</p> <p>Reformatted numbered text in PHA Policy on p. 13-10 to 13-11</p> <p>Repaginated pp. 13-10 and 13-11</p> <p>Added text in 2nd paragraph on p. 13-13</p> <p>Corrected formatting in 1st paragraph and changed text in last paragraph on p. 13-16</p>
13-20	<p>Removed language stating in terms of foreclosure and inability to continue paying HAP to owner that BCHA will hold the money and pay off owners utility balances or provide moving costs and security deposit assistance to family.</p>
Chapter 14: Program Integrity – covers policies designed to prevent, detect, investigate, and resolve instances of program abuse or fraud	
Chapter 15: Special Housing Types – includes policies on single room occupancy, shared housing, congregate housing, group homes, manufactured homes, cooperative housing and home ownership	
15-1 thru 15-34	<p>Added IMPORTANT: PLEASE READ note at top of page, added reference into chapter heading, and added text to 2nd main paragraph on p. 15-1</p> <p>Added references to PART headings and updated text and formatting throughout chapter.</p> <p>Repaginated pp. 15-7 through end of chapter</p>
Chapter 16: Program Administration – covers program standards, informal reviews and hearings, debts owed to the PHA, SEMAP scores, insufficient funding, record keeping and the Violence Against Women Act	
16-3 thru 16-8	<p>Added new 2nd paragraph on p. 16-3</p> <p>Changed text in Unit Availability and Lease-up Time and Success Rate paragraphs under PHA Policy on p. 16-6</p> <p>Added reference in Exception Payment Standards heading, added 2nd paragraph under this heading, and corrected formatting in Voluntary Use of Small Area FMRs paragraph on p. 16-7</p> <p>Repaginated pp. 16-7 and 16-8</p>

16-13 thru 16-20	Changed gender text in 3rd from last paragraph on p. 16-13 Changed gender text in 3rd from last paragraph under PHA Policy on p. 16-15 3rd paragraph on p. 16-18 Corrected formatting in last line under PHA Policy on p. 16-20
16-25/26	Changed gender text in Summary of the Evidence paragraph under PHA Policy on p. 16-25
16-31 thru 16-42	Repaginated pp. 16-31 and 16-32 Added text to 16-IV.A. paragraph and moved 3rd paragraph and indented text under 16-IV.A. PHA Policy, to now be under 16-IV.B. PHA Policy on p. 16-31 Added new paragraph under Family Debts to the PHA heading, and what had been the 2nd paragraph under the PHA Policy is now a separate paragraph that's been updated under the new Refusal to Enter into an Agreement heading, and has a new PHA Policy under this heading on p. 16-32 Updated PIH notice numbers in first paragraph under Payment Thresholds , and added new paragraph under Execution of the Agreement on p. 16-33 Changed 3rd subheading to Repayment Agreement Terms and changed the paragraph below this subhead on p. 16-34 Changed text in 1st 3 bullets of SEMAP Indicators chart on p. 16-37 Changed text in last bullet in chart on p. 16-38 Changed text in 4th bullet in chart on p. 16-39 Added reference in 16-VI.B. heading and added two new paragraphs after the bullets on p. 16-41 Repaginated pp. 16-41 and 16-42
16-47 thru 16-50	Added text in PHA Policy paragraph on p. 16-47 Changed gender text in last dashed paragraph on p. 16-50
16-59/60	Changed gender text in 2nd to last bullet on p. 16-59
Chapter 17: Project Based Vouchers – describes HUD rules and BCHA policies regarding vouchers that have been project based	
17-3/4	Added reference to Additional Project Based Units subheading, added text to 2nd paragraph under this subhead on p. 17-3 Repaginated pp. 17-3 and 17-4 Deleted last paragraph and added a new last paragraph under Additional Project Based Units on p. 17-4
17-15/16	Added reference to Exceptions to 25 Percent per Project Cap subheading, added new 2nd to last paragraph under this subhead and added text in last paragraph on p. 17-15 Repaginated pp. 17-15 and 17-16 Corrected formatting in Supportive Services paragraph, now on p. 17-16
17-21/22	Added text in 1st paragraph under Annual/Biennial Inspections on p. 17-22
17-55/56	Changed percentage number in 17-VIII.A. 2nd paragraph on p. 17-55

17-65 thru 17-72	<p>Added text to Mixed Finance Development paragraph under DEVELOPMENT INFORMATION, and added new Structure Type and Housing Type paragraphs under the PBV UNITS chart on p. 17-65</p> <p>Repaginated pp. 17-65 thru end of chapter</p> <p>Added new UTILITY RESPONSIBILITY chart, changed formatting to bullets under Excepted Units line, and added new FUPY/FYI Units bullet text on p. 17-66</p> <p>Deleted Utilities line under OCCUPANCY on p. 17-67</p>
Chapter 18: Rental Assistance Demonstration – covers the public housing properties that were converted to vouchers under the RAD program	
18-5/6	Changed date in parentheses in 1st main bullet on p. 18-5
18-23 thru 18-26	<p>Updated references in 18-IV.A. heading and 18-IV.B. Contract Information subheading on p. 18-23</p> <p>Changed gender text in 1st paragraph on p. 18-26</p>
18-35 thru 18-40	<p>Under Lease Requirements, deleted word in 5th bullet, added new last bullet and added what had been the last paragraph to this new bullet on p. 18-35</p> <p>Updated reference in Initial Term and Lease Renewal heading on p. 18-36</p> <p>Added reference to Continuation of Housing Assistance Payments heading, updated formatting in 1st paragraph, and added new last paragraph on p. 18-38</p> <p>Repaginated pp. 18-38 and 18-39</p> <p>Updated reference in Security Deposits heading and added text to 1st paragraph under this heading on p. 18-39</p>
18-43 thru 18-46	<p>Added reference to Choice Mobility heading, added new Family's Right to Choice Mobility subheading with new PHA Policy, and added new Moving with Continued Assistance under Choice Mobility subheading over what had been the 1st paragraph on page and added text to last paragraph on p. 18-43</p> <p>Repaginated pp. 18-43 and 18-44</p> <p>Corrected formatting for PHA Policy line and added two new paragraphs to this 1st PHA Policy on p. 18-44</p> <p>Updated reference in 18-VI.F. heading on p. 18-46</p>
18-49 thru 18-52	<p>Updated references in 18-VII.B. heading, changed text throughout p. 18-50</p> <p>Repaginated pp. 18-50 and 18-51</p> <p>Added new PHA Policy under 18-VII.B., updated reference in 18-VII.C. heading, changed text in 2nd paragraph under this heading and added new 3rd paragraph to p. 18-51</p>
18-55/56	<p>Added reference to 18-VIII.D. heading, added text to 2nd paragraph, changed text under PHA Policy, and added new 2nd to last paragraph on p. 18-56</p>
Chapter 19: Special Purpose Vouchers – covers administration of FUP, FYI, VASH, Mainstream and NED vouchers	
19-1 thru 19-60	<p>Changed text in paragraphs on p. 19-2</p> <p>Repaginated pp. 19- 2 through end of chapter</p> <p>Major changes throughout entire chapter</p>

Chapter Temporary Policy Supplement 19: Covers administration of the Emergency Housing Vouchers	
GL-1/2	Added new IVT acronym on p. GL-1
GL-5 thru GL-18	Changed gender text in <i>Child care expenses</i> paragraph on p. GL-5 Repaginated pp. GL-6 through end of Glossary Changed explanatory text in <i>Family self-sufficiency program</i> on p. GL-8 Changed gender text in <i>Landlord</i> paragraph on p. GL-10 Added <i>Small rural public housing agency (PHA)</i> on p. GL-15 Changed text in <i>Welfare assistance</i> on p. GL-17

Public Comments Received on BCHA's Proposed Administrative Plan Changes:

BCHA voucher holder at private property:

“PLEASE deal with smokers. They are smoking inside and if you don't know why that is bad then please go to the Surgeon General website for the USA and read their report. It includes such info as how second hand smoke is a leading cause of SIDS...sudden infant death syndrome...and that it takes very little exposure to cause that! That if you are exposed to second hand smoke for 15 MINUTES...yes 15 minutes...you can have a heart attack. I am being exposed daily by my neighbors. I can smell the smoke in my house. Then I go to the doctor with asthma attacks and to the hospital with chest pain...and Boulder County Medicaid pays the bills...as well as the Medicaid bills for the smoker themselves. So please save everyone grief and pain and money by putting cigarette (tobacco smoke of any kind) MONITORS in all smokers apartments and if they smoke indoors then the alarm goes off to the building manager or whoever is the recipient of notices...then you have proof of who it is and can evict them. Please remember that smokers can move in just about anywhere but NON smokers have limited places to live where they are NOT exposed. Too many buildings never take action to remove smokers who are smoking indoors. AND my experience in having to move 4 times to get away from smokers is that they ALL smoke inside...ALL...if the weather is bad or cold...they are going to smoke inside. So my next request is that if you are not going to monitor them (best case scenario) then please give us separate buildings...on the application they should have to say if they smoke and if they do ...or smell like smoke...then they should only be allowed in smoker buildings. The same way we filter out people over 55 + to live in retirement communities we should be able to filter out smokers who then can only live in smoker buildings. We NON smokers deserve a safe place to live too...we want our own buildings where NO smokers are allowed. My last thing relates to our utility bills...I do NOT want to support gas and oil. I should not be forced to. I should be allowed to choose my own utility company that provides solar power or water power or wind power. I have always had the freedom to choose my utility company. Just because I am poor does not mean I do not deserve to make an impact in global warming by choosing a non oil and gas company. Also I should ONLY be paying the utilities that I and I alone use...not some group use divided up. Some people crank up the heat and use tons of waters...I do not. I should not be penalized for their wantonness. These two things would help to lower utilities use as well. The world needs that.”

BCHA voucher holder at private property:

“CHP 4:

4-17 Do NOT agree with the removal of local preference for being a Boulder County resident. The Voucher should be used to first help those in Boulder County in need of assistance.

4-22 Added option to not require all adult household members to attend intake interviews, HOH or spouse may attend on behalf of the family. I think it is important for BCHA to know/meet all of the adult household members before offering occupancy to the applicant(s). What will be required of these adult household members?

CHP 5:

5-15 "Reduced age of child required to share bedroom with parents from 3 years to 2 years and zero months." Appreciate this change however, the waitlist for finding a place with an extra bedroom is extremely long, especially in the Kestrel community. We have a 5-year-old and are still on the waiting list for a 3-bedroom. Would it be possible for tenants/voucher holders (in cases where it makes sense like moving within the same community) to submit an application for more bedrooms up to 1 year before their child turns 2 years and zero months?

CHP 6:

6-8 Do not understand why an extra document at each annual reexamination for any individual who is 18 years old and older and not a full-time student claiming zero income is needed. What would this entail?

CHP 7:

7-20 What will the added policy regarding verifications for zero income status look like?

CHP 11:

11-3 Allowing annual reexaminations to be completed via methods other than in-person is an important change reflecting, respecting, and acknowledging the varying needs of voucher holders.

11-11 Why is it necessary to have reexaminations more than just annually?

Tenants/voucher holders are required to inform BCHA if/when their income changes. Having multiple zero-income or low-income reporting seems redundant and arbitrary. What is the reason behind this change? Pg 350 states that "Household members claiming zero income will NOT be required to complete more frequent interim reexaminations. All household members who are 18 years old and older and not considered a full-time student claiming zero income will be required to complete a zero income form at each annual reexamination." Am I misreading one of these statements?"

BCHA tenant at Kestrel:

"I'm surprised that applicants can reside outside of Boulder. Are there not enough applicants in Boulder county? Otherwise, the changes that I see, make sense to me."

Member of public, recipient of ERAP:

"With 50 some years experience working as a teacher and in the private sector keeping people Honest is challenging. Therefore I recommend a double-check system requiring one on one meetings in addition to paper. "

BCHA voucher holder at private property:

"Nothing really it doesn't effect my household"

BCHA tenant at Tungsten Village in Nederland:

"They need to be more available... and fair People who need adequate housing are usually under duress and other critical conditions. It you would be helpful for the people trying to apply or re- qualify (for reduction due to CHANGES AND CHALLENGES that have popped up...Being lost in the Phone Que and calls not being returned.... This would be a Nice Relief to those who are looking for answers. A support system needs to be available to give clear answers or to be able to direct the party to an honest helpful communication post. Thank You"

BCHA voucher holder renting at private property:

“With the exception of eliminating preference to Boulder County residents (maybe Weld since Longmont overlaps), I think the changes are needed. At some point seeing changes like the following would be beneficial as well. ... All able-bodied adults who participate in the program should have to be involved in the whole process as well as some form of less dependency on county/state aid or self sufficiency and household contribution (work/training, classes, schooling etc), but a little more slack should be given in regards to before/after tax income & expenses. There's sometimes a significant difference between them and the rising cost of everything definitely makes things harder”

BCHA voucher holder renting BCHA unit in Longmont:

“I think everything looks great!”

BCHA voucher holder renting at private property:

“The housing voucher for Boulder county should ONLY be for Boulder county. This has always been a requirement, and isn't fair to the residents who have applied for it, but didn't get picked in the lottery within the count (I know people who have had this issue), as there are plenty of people who need one already living in this county. I appreciate the proposal to have annual recertifications via mail, as it has definitely saved time, and less of a hassle for single parents like me.”

BCHA tenant at Spoke on Coffman:

“I think the income requirements need to change. The cost of living keeps going up, and rent is 60% of income. It was fine managing it when starting, but since the cost of living for food, groceries, gas, etc. is going up, I think the limits should reflect that too. I'm afraid if I take a 2nd job to help pay off medical debt and catch up on bills, I'll lose my right to live here.”

Boulder County Housing Authority
Resolution 2023-12:

**A RESOLUTION FOR THE PURPOSE OF APPROVING THE ANNUAL
PLAN, COVERING 2024, MANDATED BY THE UNITED STATES
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE
BOULDER COUNTY HOUSING AUTHORITY**

Recitals

A. The Department of Housing and Urban Development (“HUD”) mandates that all public housing agencies submit an Annual Plan.

B. The mandated Annual Plan must be reviewed and approved by the Boulder County Housing Authority (“BCHA”) Board at a public hearing.

C. The mandated 2024 Annual Plan was reviewed by the BCHA Board and presented at a public hearing for public comment on September 28, 2023; after being duly noticed in local newspapers pursuant to HUD regulations, and in addition to being posted on the BCHA website for 45 days prior.

Therefore, the BCHA Board resolves:

1. The 2024 Annual Plan is approved for submission to HUD.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution adopted by the Boulder County Housing Authority at the meeting of said Board in Boulder, Colorado.

ATTEST:

ADOPTED this ____ day of October, 2022

HOUSING AUTHORITY OF THE
COUNTY OF BOULDER, COLORADO

Cherie Levy

Board Chair

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution adopted by the Boulder County Housing Authority at the meeting of said Board in Boulder, Colorado.

ATTEST:

Cecilia Lacey

Assistant Secretary to BCHA

CL

Civil Rights Certification (Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

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.


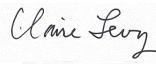
Boulder County Housing Authority

PHA Name

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:	Name of Board Chairperson:
Susana Lopez-Baker	Claire Levy
Signature 	Signature 
Date 9/26/23	Date October 3, 2023

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.

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.

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 X 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 PHA 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 identity, 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.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 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 PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Boulder County Housing Authority
PHA Name

CO061
PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 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

Susana Lopez-Baker

Signature

Date

Name Board Chairman

Claire Levy

Signature

October 3, 2023

Date

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

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

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

I, Eli Urken, the Housing Investment Senior Project Manager
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

Boulder Broomfield Regional HOME Consortium
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. BCHA's Annual Plan is consistent with the Consortium's Consolidated Plan because it addresses and works toward the goals of preserving existing housing and increasing the number of units and affordability of rental housing for its lowest income residents, reducing homelessness within the region, revitalizing and investing in community and increasing residents' economic empowerment. All of their work has an eye toward fair housing.

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:

Eli Urken

Title:

Housing Investment Senior Project Manager

Signature:



Date: **October 3, 2023**

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.

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.