



BOULDER COUNTY
**HOUSING
AUTHORITY**



BCHA's Spoke on Coffman property in Longmont.

2023

ANNUAL REPORT

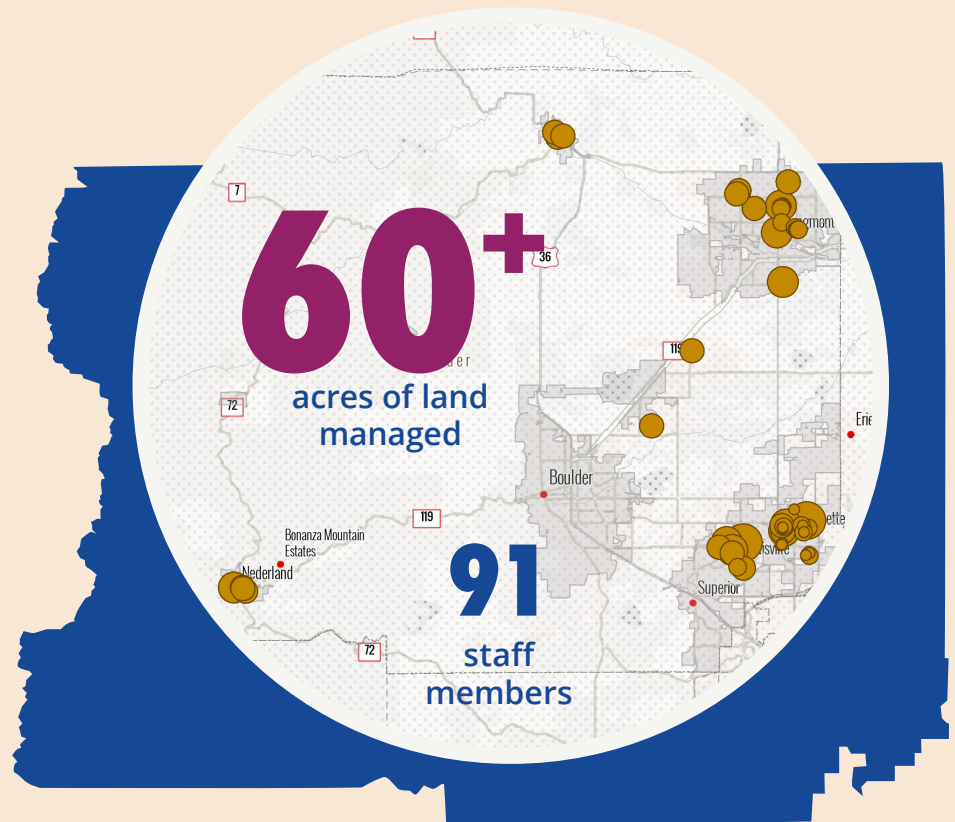
MISSION

To foster the availability of quality, affordable housing and related housing services for the residents of Boulder County. The Boulder County Housing Authority (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.



Boulder County, in accordance with the Fair Housing Act, prohibits discrimination in its programs and activities on the basis of race, color, age, religion, sex, sexual orientation, disability, familial status or national origin. A reasonable accommodation

may be requested to ensure equal access by people with disabilities to its programs and activities. To request an accommodation, please call 303-441-1386.



\$230 Million
in assets managed

61
properties

140,000 sq ft
of commercial spaces

217
buildings

25,000 sq ft
meeting and office spaces

PROPERTY MANAGEMENT

3,070
individuals
served

1,708
households
served

114
move-in file
reviews

280
internal
file audits

119
tenants
moved out

697
recertifications



MAINTENANCE & REHABILITATION

2,316

HVAC work
orders completed

304

landscape work
orders completed

134

units made
ready to rent

429

emergency work
orders completed

340

after-hours work
orders completed

1,052

inspections



LYDIA MORGAN

1450 Lincoln Avenue, Louisville

A below-market-rate senior housing development that consists of 30 one-bedroom/one-bathroom units. The property has completed boiler replacement and has scheduled cooling tower replacement for May 2024.



REGAL STREET

1736-1899 Regal Court, Louisville

Twelve buildings—all with two-bedroom units—underwent rehabilitation, complete with replaced siding, windows, and sliding glass doors, as well as new decks and railings. Exterior painting is scheduled for April 2024.

HOUSING CHOICE VOUCHER PROGRAM

1,012

voucher holders served

\$1,752

average monthly cost of
subsidized rental units

\$1,369

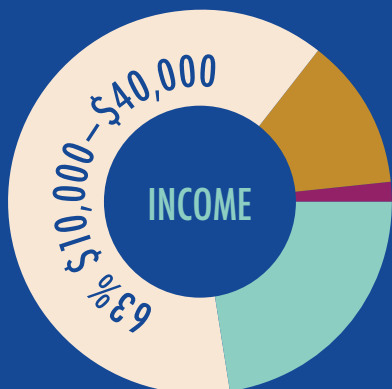
average amount of housing
assistance given per household per month

\$409

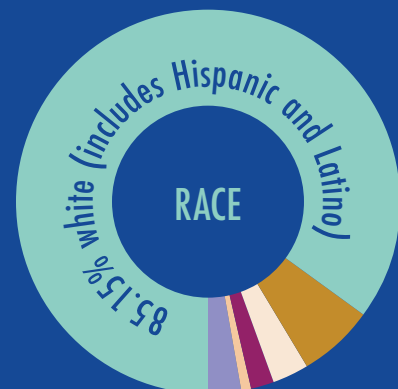
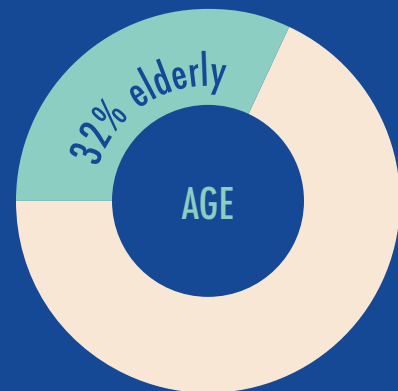
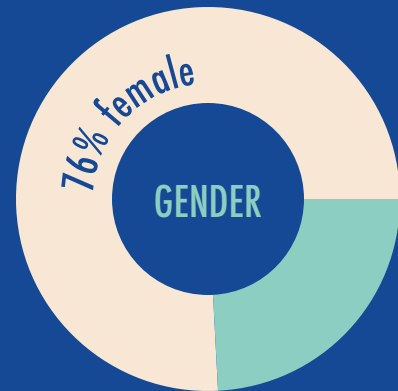
average amount of rent paid per
household per month

126

households receiving
a utility allowance



■ BETWEEN \$10,000-\$40,000 (63%) ■ UNDER \$10,000 (22.7%)
■ BETWEEN \$40,000-\$70,000 (12.7%) ■ ABOVE \$70,000 (1.6%)



■ WHITE (85.15%) ■ BLACK/AFRICAN AMERICAN (6.43%)
■ AMERICAN INDIAN/ALASKA NATIVE (3.03%) ■ ASIAN (1.8%)
■ NATIVE HAWAIIAN/PACIFIC ISLANDER (0.95%) ■ OTHER (2.64%)

RESIDENT SERVICES

The Boulder County Housing Authority works closely with the Supportive Housing Unit (SHU) at Boulder County Housing & Human Services. SHU provides services and activities to residents residing in BCHA properties.

11

total resident services staff

387

individuals 55+ supported in maintaining safe, independent living situations

82,000+lbs

of foods distributed in partnership with Community Food Share and Sister Carmen

129

Family Self-Sufficiency (FSS) participants

24

FSS graduates in 2023

\$170,470

total amount 2023 graduates had in escrow



During Digital Inclusion Lab events, high school students assist older adults with technology.



Resident Services Support Specialist Janeth Picazo greets a service dog.

SERVICES PROVIDED

- Supportive tenancy counseling and coaching
- Referrals for mental health and medical services
- Access to bilingual staff
- Unlimited transit passes
- Rents that include utilities
- Community building events
- Access to the FSS program
- Access to the Housing Helpline

PROGRAM SPOTLIGHTS

FAMILY SELF-SUFFICIENCY (FSS) PROGRAM

FSS is a 2-5 year incentive program designed to help low income families gain education and career skills to move toward self-sufficiency.

FSS empowers BCHA and Boulder Housing Partner voucher holders enrolled in the program to achieve various academic, employment, and financial goals.

HOUSING HELPLINE

The Housing Helpline helps connect renters and landlords with available resources, including to rental assistance, mediation services, financial coaching, and free legal assistance.



FUTURE DEVELOPMENT

WILLOUGHBY CORNER

Lafayette, CO

Willoughby Corner is BCHA's newest Low-Income Housing Tax Credit development, which is slated to open its first building at the end of 2024. Currently under construction, the first \$100M+ phase of the project will deliver 192 one-, two-, and three-bedroom apartments serving residents making 30-60% area median income (AMI), including 63 units designated specifically for residents aged 55+.

Future phases will include additional rental and homeownership housing. Once completed, Willoughby Corner will have 400 units of affordable, sustainably-designed homes.

WilloughbyCorner.org

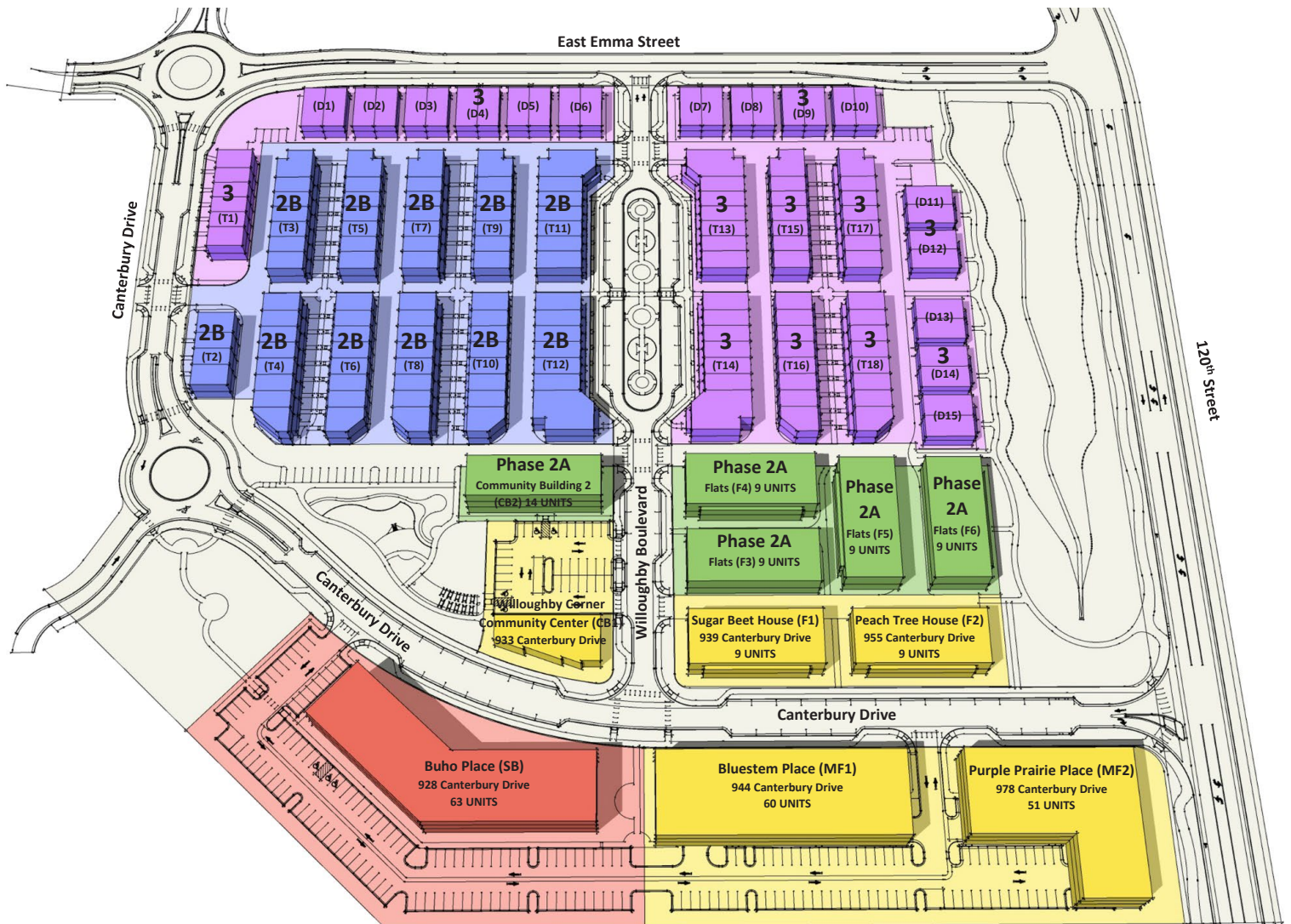
Willoughby@BoulderCounty.gov



WILLOUGHBY
CORNER

HOME IN THE NEIGHBORHOOD

Construction underway on multi-family housing units Bluestem Place and Purple Prairie Place.



The complete site layout for Willoughby Corner, which will be completed in phases over the course of several years.