



Boulder County Housing Authority (BCHA) CO061
2025-2029 Five Year Plan and Attachments

Contact:

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5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.																																					
A.1	<p>PHA Name: <u>Boulder County Housing Authority</u> PHA Code: <u>CO061</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2025</u></p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on 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 websites. 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" data-bbox="212 1270 1469 1900"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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> <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. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>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.</p>

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B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

Goal 1: Expand supply of assisted housing through the HCV program

Strategies:

- ❖ Apply for additional rental vouchers as NOFA's are announced and when appropriate (e.g., additional FUP, VASH, FSS, Mainstream etc.)
- ❖ If available, expand the Project Based Voucher program through processes stated in BCHA's Administrative Plan. Selection preferences shall be determined by BCHA staff per the needs of the community as well as the project and or new development, and will adhere to BCHA's Administrative Plan.
- ❖ Execute MTW agreement with HUD and roll out first set of initiatives.
- ❖ Comply with HOTMA regulations going into effect January 1, 2025.

Goal 2: Organize and deliver services more effectively, improve the way we work

Strategies:

- ❖ Further staff and Board of Commissioners training and development by providing pertinent training opportunities through external programs (e.g., NAHRO, Nan McKay, HUD, US Housing Consultants, etc.) and through internal programs for staff (e.g. customer service, Trauma Informed Care, de-escalation, etc.).
- ❖ Improve BCHA's website by posting resources, documents, information for landlords and the general public, and forms for clients
- ❖ Keep stakeholders informed about BCHA news through website announcements, public notices, and annual reports.
- ❖ Increase BCHA's exposure/presence in the community via social media, news releases, events, etc.
- ❖ Seek ways to foster relationships within the community (i.e., City Council, congressional staff, City and County entities, etc.) to better accomplish BCHA's mission

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

Strategies:

- ❖ 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.
- ❖ Support residents by implementing an annual tenant satisfaction survey to create a continuous improvement model into decision making for BCHA property management and resident services teams.

Goal 4: Increase availability of secure and affordable housing:

Strategies:

- ❖ Add affordable housing units to the market
- ❖ Prioritize housing that accommodates families by actively seeking opportunities for land and funding sources
- ❖ Add inventory through special limited partnerships by working with for and non-profit multifamily developers that are creating affordable housing in Boulder County
- ❖ Support private property managers and owners who are willing to provide affordable, quality housing by providing them with education and resources on how the HCV program works and what the property manager's or owner's role is.
- ❖ Continue to administer a housing stabilization plan (i.e., eviction prevention) to help reduce evictions for cost burdened households that are eligible for the assistance.

Goal 5: Improve community quality of life and economic vitality

Strategies:

- ❖ Identify and recruit service providers that can serve the families and seniors at BCHA owned properties through activities, events, presentations, etc.
- ❖ Advocate for families and seniors so they have access to the programs they need in the community.
- ❖ Remove lead-based paint hazards and other health risks from homes by inspections and by providing education and outreach to clients and landlords
- ❖ Assist eligible residents with avoiding eviction by continuing on with the implementation of the Housing Stabilization Policy and Procedures
- ❖ Increase accountability for residents that live at BCHA properties by enforcing lease provisions, educating residents on lease requirements, and monitoring activity that is not in compliance with lease provisions
- ❖ Preserve the affordability of existing housing stock by balancing risks. BCHA has prioritized its 5-year proposed Capital Improvement efforts with the following criteria.
 - Health and safety/risk exposure
 - Infrastructure Protection
 - Impacts on operating budgets and ongoing maintenance needs.
 - Economic development
 - External requirements
 - Population served.
 - Ability to reduce greenhouse gas emissions and support the County's action plan.
 - Community/commission support
 - Cost/benefit
 - Financing availability
- ❖ Identify various alternative revenue funding sources to support additional projects.
- ❖ Work with partners to leverage additional local funds.
- ❖ Identify grant resources and tax rebate funding sources.
- ❖ BCHA has identified seven projects that will meet properties' immediate capital needs.
- ❖ While the seven projects are underway BCHA will be working on a longer-term Capital improvement plan to include property disposition while addressing the economic scale of the portfolio.

Goal 6: Ensure equal opportunity and affirmatively further fair housing

Strategies:

- ❖ Improve housing literacy/information on Fair Housing: provide reliable, ongoing information source for tenants and voucher holders, post information on the BCHA website, social media pages about fair housing
- ❖ Continue to implement, update Language Assistance Plan as needed and review what languages need to be covered by aligning with any local City of County plans and/or by resident/tenant surveys demonstrating specific need as related to BCHA.
- ❖ Continue contract with Language Line or a similar provider for translation services and interpretation.
- ❖ Provide renters' rights information on website and review and update renters' rights information distributed at HCV orientations.
- ❖ Address barriers to access opportunities in education, employment, and transportation by building developments and/or partnering with developers through special limited partnerships focusing on higher opportunity areas.
- ❖ Promote healthy communities by developing new properties near resources such as parks, recreation centers, healthy food sources, etc.

Goal 7: Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability

Strategies:

- ❖ Continue conducting unit inspections to insure health and safety for all assisted housing participants.
- ❖ Provide ongoing training for all property management and maintenance staff in fair housing.
- ❖ Perform reviews within different BCHA departments to identify and develop best practices around fair housing.
- ❖ Address concerns immediately and assure that procedures are in place to address these concerns for the resident's well-being.

Goal 8: Increase accessible, adaptable/visitable housing

Strategies:

- ❖ Comply with required regulations for new BCHA developments and existing developments
- ❖ Continue addressing issues so that all existing BCHA properties are in compliance with Section 504 and ADA requirements.
- ❖ Continue to implement and update reasonable accommodation policy and procedures as needed
- ❖ Provide ADA resources on the website

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B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The previous 5-year plan spanned from 2020-2024 and included the following goals and objectives:

- ❖ **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.
 - **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.
 - **Objective 1.2b** - Land bank three parcels of land for new BCHA affordable housing developments within 5 years for new construction.
 - **Objective 1.2c** - In partnership with Boulder County Regional Housing Partnership, increase the number of homes in the County region (including Boulder and Longmont) that are permanently affordable to households with low- and moderate-income so that 12% of all housing inventory meet these criteria by year 2035.
- ❖ **Goal 2:** Preserve the affordability of existing affordable housing stock
 - **Objective 2.1** – Make substantial capital improvements to 3 BCHA properties.
 - This goal was met in previous years reports. 2021 had 3 large projects, 2022 13 various projects were completed and in 2023 an additional 5 projects were completed.
- ❖ **Goal 3:** Continue to support the vision of the Boulder County Housing Department, 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** – From 2020-2023, FSS has served a total of 484 BCHA families. Within this period, 61 participants have graduated with \$553,367.35 total escrow earned which were used for higher education, car purchases, and (8) home purchases.
 - **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 2023 the Personal Finance Program met with 1082 individuals and families about 20% more than in 2022. 75% of the appointments were related to financial management, 15% towards foreclosure prevention followed by pre-home purchase, reverse mortgage, disaster recover and homeless assistance. The program assisted clients in obtaining \$2.3 million dollars in student loan forgiveness and cancellation.
- ❖ **Goal 4:** Manage resources efficiently
 - **Objective 4.1** - Meet or exceed an occupancy rate of 96% or greater for BCHA properties.
 - **Progress** – Meeting this goal has been a challenge for several factors including the COVID-19 pandemic, shortage of property management staff and understaffing since 2019 and BCHA has identified several affordable properties that are not deed restricted or layered with subsidy to be disposed of due to economy of scale issues, the need for major renovation/repair work and as a result has purposely not re-filled the units while navigating the sale process. Additionally, the Casa de la Esperanza agricultural Housing site has 32 units, and qualified tenants must meet HUD’s Rural Development eligibility guidelines for active farm labor employment. BCHA currently has 11 vacancies at this property due to the lack of

qualified applicants. Despite multiple recruitment efforts and work with local qualifying employers BCHA has been unable to fill these vacancies. BCHA is in the process of exploring loan conversion or payoff options with HUD's Rural Development in order to be able to modify the eligibility requirements for applicants to fill these units. Until that occurs the vacancies at this site will have affect on BCHA's total occupancy rate.

- **Objective 4.2** – Meet or exceed rent collection of 97% or greater for BCHA property residents.
 - **Progress** – Meeting the 97% rent collection goal has not been possible since the COVID-19 pandemic, BCHA has been recovering slowly since 2023 property management has ensured a rent collection at 94% or greater.
- ❖ **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** – Resident Services this team works alongside BCHA teams to protect assets while supporting residents and HCV holders towards safe/stable housing and overall well-being. BCHA's team support residents of all ages through services and programming. These have included a Meals on Wheels program at Josephine Commons Senior Housing, financial grants for emergency rent assistance, Tech Digital Inclusion Labs, support accessing medical/mental health services, a summer bike camp/bike give away with Community Cycles, nature camps, summer Robotics program at Aspinwall, and resident gardens for all ages including a family garden at Josephine Commons.
 - BCHA also provides services to residents of BCHA's Casa de la Esperanza property, which houses migrant workers. The services specific to these residents focus on moving children (of parents who have an average maximum education level of education of 3rd grade) out of the poverty cycle by providing tutoring, recreational activities, and robotics. Over the last 10 years, 100% of the students graduated from high school.
 - The Resident Services team are a liaison between Property Management and tenants by supporting residents with lease compliance, such as, passing inspections, coaching/counseling, locating new housing, and linkage to community resources. The team has also created a tenant needs assessment to better determine how to meet the needs of BCHA residents.
- ❖ **Goal 6:** Collaborate with local and regional partners, as appropriate, to support community and regional affordable housing goals
 - **Objective 6.1** – Collaborate with the Boulder County Regional Housing Partnership (RHP), 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 2023, the RHP has expanded its membership on both the Steering and Quarterly Committees to include more mid- and smaller-sized cities and towns. The RHP hosted an Affordable Housing Summit in January 2024 and the county and all of the municipalities within the county recommitted to the 12% goal described above. Boulder County passed an Affordable and Attainable Housing tax in November 2023 and the RHP has provided a recommendation to County Commissioners on the tax and may play a role in future funding decisions. Through the RHP, Boulder County funded an expansion of the City of Boulder's affordable homeownership and rental compliance program across the county.

- The Regional Housing Partnership 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 2024, the Consortium will update its intergovernmental agreement and hired a research consultant to begin collaboration on the upcoming 5-year Consolidated Plan to start in 2025. The results of that analysis and the Boulder Broomfield HOME Consortium 2025-2029 Consolidated Plan will be available for review along with the Housing Needs Assessment stand-alone exhibit to the Consolidated Plan. In 2024 Boulder County received HOME Funds in the amount of approximately \$785,000. Planning and consideration are underway on how Boulder County can leverage the 2024 funding on a rehabilitation project.
- ❖ **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, 2023 and to date in 2024 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.
 - As of May 2024 the RA committee has reviewed 48 requests for accommodation and/or unit modifications.

2020	113
2021	107
2022	134
2023	107
2024	48 requests as of May 17, 2024

<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>It is the goal of the Boulder County Housing Authority (BCHA) that no individual covered under the VAWA that completes the VAWA certification to the alleged abuse and complies with the conditions of the certification will be evicted from a BCHA owned property or have their HCV assistance terminated.</p> <p>BCHA would only take an action to have the person committing the violence removed from the dwelling lease and/or voucher for the protection of the family. BCHA has certification form for victims to certify that the alleged incident(s) of abuse are bona fide and agrees to have the alleged abuser removed from the dwelling lease and/or the voucher. BCHA will also allow the victim and remaining family members to relocate for safety reasons to another housing development managed by BCHA and/or issue the participating family a voucher if available and applicable, which will allow for relocation.</p> <p>The VAWA Act allows BCHA to require additional information in addition to the certification and the attachment details what additional information the BCHA is requesting, and that the information is in accordance with the VAWA Act.</p> <p>The Violence Against Women Reauthorization Act of 2013: Implementation in HUD Housing Programs, Final Rule, was published in the Federal Register on November 16, 2016, and PIH Notice 2017-8, Subject: Violence Against Women Reauthorization Act of 2013 Guidance, issued May 19, 2017. As a result of these issuances BCHA has provided each current resident and participant the new HUD prescribed Notice of Occupancy Rights (HUD 5380) and Certification form (HUD 5382).</p> <p>The orientation for new residents and participants includes information on their rights and responsibilities under the Violence Against Women Act, using the above-referenced forms.</p> <p>The above-referenced forms are also being provided to applicants at the time the applicant is denied assistance or admission, and to current residents/participants with any BCHA notification of eviction or termination of assistance</p> <p>The Housing Choice Voucher Administrative Plan and applicable Tenant Selection Plans including the Residential Dwelling Leases have been revised to include screening and termination language related to the Violence Against Women Reauthorization Act.</p> <p>BCHA will make appropriate referrals for families who report having domestic violence, dating violence, sexual assault, or stalking including:</p> <ul style="list-style-type: none"> • the National Domestic Violence Hotline at 1-800-799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY). • the National Center for Victims of Crime’s Stalking Resource Center at https://www.victimsofcrime.org/our-programs/stalking-resource-center. • Safehouse Progressive Alliance for Non-Violence at 303-449-8623 or https://www.safehousealliance.org/ • St. Vrain Safe Shelter at 303-772-4422 or https://safeshelterofstvrain.org/ <p>The Housing Authority has also adopted a VAWA Emergency Transfer Policy.</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>

<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <ul style="list-style-type: none"> • RAB attendance, agenda and comments can be found in Attachment B to this plan.
<p>C.3</p>	<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>
<p>C.4</p>	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

D.

Affirmatively Furthering Fair Housing (AFFH).

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D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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.

Ensure equal opportunity and affirmatively further fair housing
Strategies:

- ❖ Improve housing literacy/information on Fair Housing: provide reliable, ongoing information source for tenants and voucher holders, post information on the BCHA website, social media pages about fair housing
- ❖ Continue to implement, update Language Assistance Plan as needed and review what languages need to be covered by aligning with any local City of County plans and/or by resident/tenant surveys demonstrating specific need as related to BCHA.
- ❖ Continue contract with Language Line or a similar provider for translation services and interpretation.
- ❖ Provide renters' rights information on website and review and update renters' rights information distributed at HCV orientations.
- ❖ Address barriers to access opportunities in education, employment, and transportation by building developments and/or partnering with developers through special limited partnerships focusing on higher opportunity areas.
- ❖ Promote healthy communities by developing new properties near resources such as parks, recreation centers, healthy food sources, etc.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Continue to partner with area agencies that serve diverse groups of residents within and surrounding Boulder County. BCHA, in partnership with 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.

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability

Strategies:

- ❖ **Continue conducting unit inspections to insure health and safety for all assisted housing participants.**
- ❖ Provide ongoing training for all property management and maintenance staff in fair housing.
- ❖ Perform reviews within different BCHA departments to identify and develop best practices around fair housing.
- ❖ Address concerns immediately and assure that procedures are in place to address these concerns for the resident's well-being.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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 at least biennially either in person or via a webinar.

Increase accessible, adaptable/visitable housing

Strategies:

- ❖ **Comply with required regulations for new BCHA developments and existing developments**
- ❖ Continue addressing issues so that all existing BCHA properties are in compliance with Section 504 and ADA requirements.
- ❖ Continue to implement and update reasonable accommodation policy and procedures as needed
- ❖ Provide ADA resources on the website

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

- A.1** Include the full **PHA Name, PHA Code, PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

- B.1 Mission.** State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years. (24 CFR § 903.6(a)(1))
- B.2 Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR § 903.6(b)(2))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year 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 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit 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 § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, 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.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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 in part 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 PHA Plan. The 5-Year PHA Plan provides the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, 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.