



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

**Contact:**

Kelly Gonzalez, Housing Choice Voucher Program Manager,  
Boulder County Housing Authority PHA Code: CO061  
515 Coffman Street, Longmont CO 80501  
[kegonzalez@bouldercounty.gov](mailto:kegonzalez@bouldercounty.gov), 303/441-4944

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<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
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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><b>PHA Name:</b> <u>Boulder County Housing Authority</u> <b>PHA Code:</b> <u>CO061</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2025</u></p> <p><b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2025-2029</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> 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>

<p><b>B.2</b></p>	<p><b>Goals and Objectives.</b> 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.</p> <p><b>Goal 1: Expand supply of assisted housing through the HCV program</b>  <b>Strategies:</b></p> <ul style="list-style-type: none"> <li>❖ Apply for additional housing choice vouchers HUD NOFO’s are announced and when appropriate (e.g., additional FUP, VASH, FSS, Mainstream etc.)</li> <li>❖ 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 developments, and will adhere to BCHA’s Administrative Plan.</li> <li>❖ Execute MTW agreement with HUD and roll out first set of initiatives.</li> <li>❖ Comply with HOTMA and NSPIRE regulations going into effect in 2025.</li> </ul> <p><b>Goal 2: Organize and deliver services more effectively, improve the way we work</b>  <b>Strategies:</b></p> <ul style="list-style-type: none"> <li>❖ 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.).</li> <li>❖ Improve BCHA’s website by posting resources, documents, information for landlords and the general public, and forms for clients</li> <li>❖ Keep stakeholders informed about BCHA news through website announcements, public notices, and annual reports.</li> <li>❖ Increase BCHA’s exposure/presence in the community via social media, news releases, events, etc.</li> <li>❖ 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</li> </ul> <p><b>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.</b>  <b>Strategies:</b></p> <ul style="list-style-type: none"> <li>❖ 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.</li> </ul> <p><b>Goal 4: Increase availability of secure and affordable housing:</b>  <b>Strategies:</b></p> <ul style="list-style-type: none"> <li>❖ Add affordable housing units to the market</li> <li>❖ Prioritize housing that accommodates families by actively seeking opportunities for land and funding sources</li> <li>❖ Add inventory through special limited partnerships by working with for and non-profit multifamily developers that are creating affordable housing in Boulder County</li> </ul>
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- ❖ 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

**Goal 9: Reduce Carbon Emissions**

**Strategies:**

- ❖ **Energy-Efficient Building Retrofits:** Upgrade existing affordable housing units with energy-efficient appliances, solar panels, LED lighting, and improved insulation to reduce energy consumption and carbon emissions.
- ❖ **Sustainable New Construction:** Prioritize eco-friendly construction for new developments, utilizing green building certifications like LEED, Zero Energy Ready Homes, Enterprise Green Communities, and ensuring all new projects aim for low-carbon or net-zero emissions.
- ❖ **Carbon-Neutral Operations:** Implement a plan for carbon-neutral agency operations by reducing waste, optimizing fleet vehicles, and investing in renewable energy sources for offices and facilities

**Goal 10: Implement Carbon Emissions Reduction Plan**

**Strategies:**

- ❖ **Piloting Mini-Splits**
  - **Goal:** Pilot energy-efficient mini-split heat pumps to reduce reliance on traditional HVAC systems.
  - **Action:** Install mini-splits in select buildings to evaluate energy savings, comfort, and efficiency.
  - **Timeline:** Initiate the pilot in Q4 2024- Q1 2025
  - **Expected Impact:** Significant reduction in energy usage for heating and cooling, contributing to lower carbon emissions.



❖ **100% Carbon-Neutral Equipment for BCHA Landscaping**

- **Goal:** Convert all BCHA landscape equipment to carbon-neutral alternatives.
- **Action:** Work closely with subcontractors to phase out gas-powered landscaping tools and switch to electric or carbon-neutral alternatives.
- **Timeline:** Full conversion by 2030, aligned with broader emissions goals.
- **Partnerships:** Collaborate with suppliers and subcontractors to ensure access to the necessary equipment.
- **Expected Impact:** Reduction in direct carbon emissions from landscape maintenance operations.

❖ **Increase EV Charging at New Developments**

- **Goal:** Install additional EV charging stations at all new BCHA developments.
- **Action:** Ensure that all new construction projects include EV charging infrastructure.
- **Timeline:** Immediate integration into all upcoming projects
- **Expected Impact:** Encourages adoption of electric vehicles among tenants, reducing transportation-related emissions

**Goal 11: Explore and Further Homeownership Opportunities within the County**

**Strategies:**

❖ **Enter into an intergovernmental agreement with the City of Boulder**

- The City of Boulder will provide homeownership services to the Boulder County Housing Authority through an Intergovernmental Agreement. The program will provide administrative services to market homes and process applications, verify eligibility of applicants, prepare legal documents to add affordable restrictions to homes, and provide record-keeping. The program will also work with homeowners in foreclosure to facilitate the sale of the home to an eligible buyer or in rare circumstances the program will purchase the home prior to or after foreclosure to then sell the home an eligible buyer. Post-purchase, the program will continue to monitor to confirm the owners comply with the agreements in the covenant.

❖ **Education**

- The Personal Finance Program (PFP) serves as Boulder County’s primary gateway to home ownership programming. They are a \$60K sub-grantee of CHFA’s HUD Comprehensive Housing Counseling grant totaling \$464,414 for FY2023. This represents about 10% of PFP’s budget and supports one of the 2 HUD certified housing counselors. Additional program funding comes from HSSN, City of Boulder, City of Longmont and other small grants. PFP estimates that they meet with 1100 unique households per year. Appointment types include personal finance coaching (71%), foreclosure intervention and post-purchase counseling (14%), reverse mortgage counseling (10%) and pre-purchase homeownership counseling (5%). Workforce Boulder County is the only provider of Homebuyer Education classes in the county and offer one class per month in English. They receive \$100 per attendee to their Homeownership Training classes from CHFA. PFP contributes \$16,500 to Workforce from their COB grant to support these education services. There are currently no Spanish Homebuyer Education classes being offered in the county.
- Form workgroup to assess local needs and barriers and oversee development of home ownership pathway and partnerships including research and analysis of successful low income and first-generation models to understand their frameworks, funding sources and implementation strategies.

- Expand and implement a comprehensive, multicultural support programming to assist households through the homebuying process, including home ownership education, pre-purchase counseling services, and post-purchase supports.
- Conduct outreach to inform eligible households about home ownership opportunities and benefits.

❖ **Research and Explore**

- Staff will conduct research on: Homeownership through Public Housing Assistance (HOT-PHA) | NACA
- FSS to Home Ownership Pathway
- Planning staff will attend the HUD Home Ownership Voucher Convening in November 2024
- In partnership with Boulder County Housing Department’s Supportive Housing Unit, BCHA will explore developing a robust home ownership pathway to increase access of potential low income and first-generation homebuyers to the generational wealth building opportunity of home ownership.
- Funding opportunities and establish partnerships with local financial institutions, non-profits and CDFIs to provide favorable mortgage terms and down payment assistance programs for eligible households.
- Track and report progress annually to evaluate the success of programming in moving eligible households towards the goal of home ownership, including, ensure the goal is on track and to adjust as needed.
- Research alternative housing product types that can reduce the overall cost of homeownership, specifically targeting lower-income households seeking affordable entry into the market. The focus will be on innovative housing solutions like mobile homes, prefabricated (prefab) homes, and modular housing. Exploring how these housing models can offer more affordable upfront costs, lower long-term maintenance expenses, and quicker construction timelines compared to traditional homes. Additionally, investigate their potential for scalability, quality, and sustainability, as well as any challenges such as zoning restrictions or financing limitations.

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 recovery 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** – On 8/19/2024 the Casa de La Esperanza Housing site received approval on the previously submitted diminished needs waiver from USDA Rural Development. The waiver allows BCHA to allow non-agricultural workers to lease up at CASA. BCHA will prioritize agriculture workers, H2A, and very-low-income applicants on Casa's waitlist. Applicants who are non-agriculture workers with very low income would be next on the priority list. Outreach will continue, focusing on agriculture workers in Boulder County and the surrounding counties (Adams, Larimer, and Weld). On 10/10/2024, a press release was sent out with information about the Diminished Needs Waiver and an invitation to low-income families in the community to apply. An interview is being

scheduled on KGNU's Pasa la Voz radio show to share the news about the Diminished Needs Waiver and how to apply for Casa. There are currently 12 units out of 32 that are vacant, 9 of those are being actively marketed to the public for occupancy while the others are pending maintenance work completed prior to being ready to lease.

- Meeting this goal had been a challenge during the COVID-19 pandemic and afterwards, shortage of property management staff and understaffing since pre-2019 and BCHA had 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 has had 11+ vacancies at this property due to the lack of qualified applicants. Despite multiple recruitment efforts and work with local qualifying employers BCHA has been unable to fill these vacancies. BCHA is in the process of exploring loan conversion or payoff options with HUD's Rural Development in order to be able to modify the eligibility requirements for applicants to fill these units. Until that occurs the vacancies at this site will have effect on BCHA's total occupancy rate.

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

- **Progress** – 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](http://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.

<b>2020</b>	<b>113</b>
<b>2021</b>	<b>107</b>
<b>2022</b>	<b>134</b>
<b>2023</b>	<b>107</b>
<b>2024</b>	<b>92 requests as of October 21, 2024</b>

<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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"> <li>• the National Domestic Violence Hotline at 1-800-799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY).</li> <li>• the National Center for Victims of Crime’s Stalking Resource Center at <a href="https://www.victimsofcrime.org/our-programs/stalking-resource-center">https://www.victimsofcrime.org/our-programs/stalking-resource-center</a>.</li> <li>• Safehouse Progressive Alliance for Non-Violence at 303-449-8623 or <a href="https://www.safehousealliance.org/">https://www.safehousealliance.org/</a></li> <li>• St. Vrain Safe Shelter at 303-772-4422 or <a href="https://safeshelterofstvrain.org/">https://safeshelterofstvrain.org/</a></li> </ul> <p>The Housing Authority has also adopted a VAWA Emergency Transfer Policy.</p>
<p><b>C.</b></p>	<p><b>Other Document and/or Certification Requirements.</b></p>

<p><b>C.1</b></p>	<p><b>Significant Amendment or Modification.</b> 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><b>C.2</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year 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 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"> <li>• RAB attendance, agenda and comments can be found in Attachment B to this plan.</li> </ul>
<p><b>C.3</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <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><b>C.4</b></p>	<p><b>Required Submission for HUD FO Review.</b></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>(b) If yes, include Challenged Elements.</p>



<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
	<p><b>Affirmatively Furthering Fair Housing.</b> (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</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>
	<p><b>Fair Housing Goal:</b></p> <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> <p><b>Ensure equal opportunity and affirmatively further fair housing</b></p> <p><b>Strategies:</b></p> <ul style="list-style-type: none"> <li>❖ 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</li> <li>❖ 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.</li> <li>❖ Continue contract with Language Line or a similar provider for translation services and interpretation.</li> <li>❖ Provide renters’ rights information on website and review and update renters’ rights information distributed at HCV orientations.</li> <li>❖ 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.</li> <li>❖ Promote healthy communities attempting to develop new properties near resources such as parks, recreation centers, healthy food sources, etc.</li> </ul>

**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 and comply with Digital Accessibility requirements.

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

Boulder County first introduced Policy 1.6 in 2020 Fully Inclusive, Anti-Racist & Multicultural Organization:

"In Boulder County, race matters. We center race in our equity work because we know historically and currently, race is the biggest predictor of disproportionate outcomes and disparities in the United States of America. Good government is impossible without racial equity. In 2018, the Board of County Commissioners with the full support of county and racial equity leadership, made transformational racial equity one of the county's strategic priorities.

The future vision of this institution is one that has overcome systemic racism and all other forms of oppression. The recognition of the impact of racism on the need for intentional efforts toward eliminating racism is foundational to transformational equity work. To that end, Boulder County's institution of government will reflect full participation and shared power with diverse racial, cultural and economic groups in determining its mission, structure, constituency, policies and practices. A place where members of all identity groups are full participants in decisions that shape the institution for full inclusion of diverse races, cultures, lifestyles and interests.

The result is healing within the workplace and employees; a place of alliance in combating all forms of social oppression. A Boulder County where we humbly work with larger communities (regional, national, global) to eliminate all forms of oppression and assist in creating fully inclusive, anti-racist and multicultural organizations everywhere.

Everyone's humanity in the institution and community matters. For everyone's humanity to matter, first the organization and persons within it must recognize that historically and currently, anti-Blackness and anti-Indigeneity is causing harm. Sincere efforts must be made to identify, stop and repair the harm.

Everyone in Boulder County government shares a responsibility to actively contribute to the liberation of all people, especially those who have been historically and structurally marginalized and oppressed.

As a government institution, it is our moral responsibility to interrupt institutional racism which manifests through racist laws, policies, practices and behaviors. In order to advance racial equity, we must practice transformational racial equity within our own governmental organization and within ourselves.

It is the responsibility of all county department directors and elected officials to ensure with integrity and fidelity that this policy is articulated to each employee within their supervision. It is expected that all employees endeavor to develop the will, knowledge, skill and capacity consistent with this policy. It is expected that everyone practices and exhibits transformational racial equity with honesty, open-mindedness, and willingness as we build for eternity."

**BCHA is committed to centering its work and employee recruitment and development to be in line with this policy and will be focusing on the following strategies in the upcoming years.**

**Strategies:**

- ❖ BCHA purchased the Whiteness at Work program to explore additional options for racial equity trainings within the department. The system provides on-demand racial equity training that was created to disrupt white dominant culture, repair harm and build something new. BCHA is currently in contracting process with the goal to roll out and enroll all staff in November 2024.
- ❖ Implementation of Race Equity work group for the newly established Housing Department
- ❖ Culturally Competent Services: Implement regular staff training on implicit bias and cultural competency to ensure that services are delivered in an equitable manner. This would include understanding the cultural nuances of different racial groups, allowing staff to meet the unique needs of diverse clients more effectively. The goal is to reduce potential disparities in service delivery and foster a welcoming environment for all.
- ❖ Diversity in Hiring and Promotion: Employ staff with lived experience and ensure that staff at all levels reflect the racial and ethnic diversity of the community by adopting equitable hiring practices, creating pathways for advancement for underrepresented groups.

	<ul style="list-style-type: none"> <li>❖ <b>Equity-Focused Data Collection and Analysis:</b> Regularly collect and analyze data disaggregated by race and ethnicity to monitor participation, success rates, and the impact of programs on marginalized communities. Use this data to inform decisions and improve equitable access to housing.</li> <li>❖ <b>Culturally Appropriate Resident Support Services:</b> Tailor resident services and resources, such as financial counseling, employment training, and educational support, to support the unique cultural and socioeconomic challenges faced by minority families. Partner with local organizations that represent these communities to enhance engagement and service delivery.</li> </ul>
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## Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

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

**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.

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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.

Attachment A –  
Resident Advisory Board and Public Comments

The Boulder County Housing Authority (BCHA) held a hybrid virtual/in person public hearing on Tuesday, October 1, 2024, from 9:30 AM to 10:00 AM inviting the public and residents to comment and participate in reviewing BCHA's 2025 Annual PHA Plan and PHA Five-Year Plan for 2025-2029. A subsequent virtual/in person public hearing on Tuesday October 1, 2024, from 10:00 AM to 10:30 AM was held to allow for public comment in reviewing BCHA's 2025 MTW Supplement and finally a third hearing was held on Tuesday October 1, 2024, from 10:30 AM to 11:00 AM was held to allow for public comment on BCHA's 2025 request to HUD to waive the safe harbor requirement in the MTW program under 1.h.3 which states that while an agency may modify the percentage of income used in the Total Tenant Payment (TTP) calculation the agency must exempt elderly and disabled families from rent policy. BCHA is requesting HUD waive this Safe Harbor policy so that BCHA may implement an MTW activity allowing elderly and disabled households to have their TTP calculated at set percentage lower than 30% in lieu of submitting receipts of unreimbursed medical expenses to calculate the TTP.

Notices were published on BCHA's website and printed in the Longmont Times Call, The Daily Camera and the Mountain Ear to announce the public hearing for the 2025 Annual Plan. The Resident Advisory Board was convened to include resident input on the 2025 Annual Plan on Friday Sept. 13, 3:00 PM – 4:00 PM and BCHA owned property, Aspinwall in Lafayette.

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 Resident Advisory Board (RAB). At this time there is not a defined membership for the RAB. All voucher holders and tenants are encouraged to participate and invited to join. BCHA uses both text message and emails to reach out to tenants and voucher holders to invite them to participate. The RAB was convened in person on September 13, 2025 to review and comment on the 2025 Annual Plan, 5Year Plan and MTW Supplement. Additionally BCHA held an additional three other meetings that were open to members fo the public, BCHA tenants and BCHA voucher holders on Wednesday Sept. 4, 5:30 PM - 6:30 PM Spoke on Coffman in Longmont, Wednesday Sept. 18, 5:30 PM – 6:30 PM Kestrel in Louisville and Thursday Sept. 26, 9:30 AM – 10:30 AM Josephine Commons in Lafayette to solicit feedback.

The 2025 Annual Plan, Five Year Plan for 2025-2029 and 2025 MTW Supplement are published on BCHA's website for public review.

BCHA sent out 3000 emails to residents, voucher holders, landlords and community based organizations, 1855 text messages and Social Media postings on occurred on 9/13 and 9/27 on the following platforms: Facebook, Instagram and X about the plans to encourage public comment.

BCHA sent out a market survey to voucher holders requesting their input on the MTW supplement.

As these efforts demonstrate, all residents and the public have been given the opportunity to comment on the 2025 Annual Plan, Five Year Plan for 2025-2029 and 2025 MTW Supplement.

#### **Public comments:**

#### **BCHA Annual Plan, 5-Year Plan and MTW Supplement Feedback Received Online**

#### **Comment Received from BCHA Voucher Holder 8/24/24**

#### **Please provide any comments or feedback on the BCHA 2025 Annual HUD plan.**

Reading through these plans, I get the feeling that these administrative changes and policy updates aren't going to benefit the participants in these BCHA programs. It would benefit the communities as a whole to have employees that have lived experience with housing, the lack of, the affordability of affordable housing, and the intersecting factors of housing. I really wish that our voices actually mattered. These programs are for US, but no one asks US what is actually helpful.

**Please provide any comments or feedback on the BCHA 5-Year Plan** Same as above

**Please provide any comments or feedback on BCHA's MTW Supplement** Same as above

**Are you interested in joining a resident advisory board to review and comment on future plans? You must be a Boulder County Housing Authority tenant or voucher holder in order to participate? (if "yes", please include your name and email address and we will contact you for assistance in the future)** Yes

**BCHA Response on 8/27/24:**

We really do want to make changes to the program that benefit the participants as well as the staff. The premise of any proposed MTW activity must meet at least one statutory objective:

- Reduce cost and achieve greater cost effectiveness in federal expenditures
- Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient
- Increase housing choices for eligible low-income families

Given that this is our first year – it has been recommended to us to start small and make only a few changes, each year we can propose additional activities. There are also several changes coming to the voucher program as a whole regardless of our MTW status through HOTMA (Housing Opportunities through Modernization Act) in 2025. That will change how and when households report income changes and how and when their rent portions will change. Given that we opted to undertake a change that is not occurring through HOTMA but that will directly affect households particularly elderly and disabled and reduce their rent burden.

I am hosting 4 different resident meetings in September to solicit more feedback from voucher holders and tenants on this plan. You are welcome to attend and/or send me via email some suggestions of activities that you would like to see us explore.

- Wednesday Sept. 4, 5:30 PM - 6:30 PM at the Spoke on Coffman 518 Coffman Street Longmont in Resident Community Room
- Friday Sept. 13, 3:00 PM – 4:00 PM at Aspinwall Community Building 771 Excelsior Lafayette (Official RAB Meeting)
- Wednesday Sept. 18, 5:30 PM – 6:30 PM at the Kestrel Community Building 1890 Kaylix Avenue Louisville
- Thursday Sept. 26, 9:30 AM – 10:30 AM in the cafeteria at Josephine Commons 455 N. Burlington Avenue Lafayette

We do want people with lived experience to weigh in on these items, and as far as employment goes I can tell you we have several employees that have or currently receive housing assistance that advise us, but anyone is welcome to apply when we have job openings.

**Comment Received from Landlord 8/26/24 on MTW Supplement:**

Hi Kelly,

Will you be adopting the current MTW utility allowances or will these be updated? BHP has been using them for a really long time and they have not changed the UA since they started.

Thank you Barb Green Compliance Manager Thistle Community Housing

**BCHA Response 8/28/24:**

Hi Barb, Each housing authority has to adopt their own utility allowance regardless of MTW status or not, so while we plan on doing a streamlined version, we do not plan on adopting the version BHP uses.

For the past several years we have hired a consultant company to calculate our utility allowance calculations. They collect information from all of the cities utility billing services we cover and then use a formula to come up with the amounts. We are still going to be using them but what I asked was to create a single one for all building types, broken down by bedroom size for when all utilities are the tenant's responsibility. And then a separate schedule also for all



building types broken down by bedroom size but only when the tenants pay for gas and electric, no water/sewer/trash.

This way we are no longer having to calculate based on the building being single family, duplex, multifamily, hi-rise and then also differentiating between gas/electric/propane etc.

I would imagine the rates will be similar to what we have currently just a lot less complicated to calculate.

**Comment Received on 8/21/24 from member of the public:**

Hi! I n currently have the section 8 housing choice voucher and i was wondering if you offered the homeownership program with that voucher? Thank you

**BCHA Response 9/5/24:**

We do not currently allow that special housing type unless under reasonable accommodation for person with disabilities.

**Comment Received on 9/3/24 from BCHA Tenant:**

What are the plans for 2025 Annual HUD plan? I have been applying for a voucher, since I moved into Kestrel Housing in Louisville, in 2019 still waiting for a voucher. Not sure if these meetings will help me understand how a tenant gets a voucher? Use to be, when applying you got a number and if your number got picked, then you go from there to get a voucher. But have not seen anything again in our lobby of this building since our Senior Services Support Specialist, Amelia Groves, went to another building & our new Senior Services Support Specialist Alaina Beaulaurier came to our building. So how now do we apply for a voucher?

**BCHA Response on 9/17/24:**

Hi Annette,

These plans are to go over changes proposed for our voucher program as well as overall agency goals for the next five years. They are not to discuss how a tenant can receive a voucher. You are correct that the process is when there is an open lottery period you apply and if your number is selected you will be screened for a voucher. We have not opened the lottery this year and don't plan on it. That is because we are still working through the numbers that were selected during the 2023 lottery.

Denver Housing Authority will be holding their 2025 lottery this week: The 2025 lottery will be open Lottery will be open 12 a.m. Sept 19 to 11:59 p.m. Sept 20.

<https://www.denverhousing.org/hcv-lottery/>

I tell everyone to apply because there is no requirement to be a Denver resident and if selected there is no requirement that you have to live in Denver with the voucher the first year you receive it. Denver lets applicants exercise portability immediately so if your number is selected you could request to have your voucher ported up to us.

**BCHA received an additional 8 emails through our feedback form that had no comments or feedback towards any of the proposed plan documents but were general questions on how to get onto the Housing Choice Voucher waiting list. BCHA responded to all of the requestors and provided information about local waitlist openings that were occurring at the time of the email, as well as referrals to BCHA's Family Self-Sufficiency program and general information about the future lottery openings.**

**Resident Advisory Board Meeting Minutes**

**Meeting held at Spoke on Coffman- 518 Coffman Street, Longmont, CO 80503**

**September 4, 2024 5:30pm-6:30pm**

**See sign in sheet for attendees**

**13 people RSVP'd – 5 attended**

**Staff present: Kelly Gonzalez & Amanda Guthrie**

**Purpose:**

Review BCHA's proposed MTW plan with HUD, to receive comments and questions the program, and BCHA's 5 year annual plan.

Provided overview of MTW designation and it's 3 statutory requirements.

Proposed changes: if you qualify as a household that is elderly or disabled and have out of pocket medical expenses reduce rent cost. This received favorable feedback from several members in attendance who are participating in the voucher program.

- Kelly also encouraged folks who may not be participating in the voucher program to comment on items that would be helpful from your perspective.

Received question about LIHTC rents, and discussed rent increases for existing tenants vs. new tenants.

Resident shared an experience in which she was unexpectedly ill and having the building locked did present an issue, we discussed alternative solutions including the Reasonable Accommodation process.

Discussed growing the voucher program, and NOFA to apply for VASH Vouchers.

Another NOFA is also out for Family Unification Program.

BCHA is consistently prioritize applying for new vouchers.

Kelly confirmed we will advertise to all residents any waiting list openings.

Discussed application process for Family Self Sufficiency, and lottery openings.

Also notified the group that BHP & LHA have lotteries that they will also open and to watch for openings there.

Received a question about how portability works- Kelly provided an explanation of how to complete the portability process.

A resident asked about if landlords have to accept vouchers or not, and we discussed the Colorado state law and as long as they own more than 5 units, they must accept the voucher.

Kelly also outlined BCHA's reasonable accommodation process in case anyone needed to make that request.

Discussed crime free program.

Request for some kids programming when possible at the Spoke- wish there was a playground in the common areas, or provide resources for scholarships to participate in extra curricular activities.

Meeting concluded by Kelly asking if anyone else had any questions around 6:25 PM.

Gift card drawing was completed and Kaytie W & Tanya D. received gift cards for attending.

**Follow up:**

- Kelly will send Bonnie info on Crime Free housing and Housing Catalyst info.

**Resident Advisory Board Meeting Minutes**

**Meeting held at Aspinwall – 771 Excelsior Avenue, Lafayette, CO 80026**

**September 13, 2024 3pm-4pm**

**See sign in sheet for attendees**

**Received RSVP for 11, 2 attended**

**Staff present: Kelly Gonzalez & Amanda Guthrie**

**Purpose:**

Review BCHA's proposed MTW plan with HUD, to receive comments and questions the program, and BCHA's 5 year annual plan.

Provided overview of MTW designation and it's 3 statutory requirements.

Proposed changes: if you qualify as a household that is elderly or disabled and have out of pocket medical expenses reduce rent cost. This received favorable feedback from several members in attendance who are participating in the voucher program.

Kelly also encouraged folks who may not be participating in the voucher program to comment on items that would be helpful from your perspective.

One attendee inquired about how to obtain a voucher. Kelly provided an overview and an email was sent with the information regarding DHA's upcoming lottery opening. Kelly confirmed we will advertise to all residents any waiting list openings.

Discussed growing the voucher program, and NOFA to apply for VASH Vouchers.

Kelly explained the items BCHA plans to implement. A voucher participant in attendance expressed great interest in reducing/not requiring submission of medical expenses. She had not previously submitted because she never met the threshold but would now receive a deduction.

Kelly explained the hardship policy that would also be in place.

Amanda explained the nature of MTW and how it functions as a policy lab to inform the possibility of future regulatory changes. The residents were pleased to hear that we could help impact the overall regulations.

Kelly discussed the flat utility allowance.

Resident expressed that her that a private landlord had not responded to her request for a reasonable accommodation to obtain a light or blinking doorbell due to her hearing loss.

Kelly also outlined BCHA's reasonable accommodation process in case anyone needed to make that request.

Meeting concluded by Kelly asking if anyone else had any questions around 3:45 PM.

Gift card drawing was completed and Reza & Karen received gift cards for attending.

**Follow up:**

- Sent Reza info regarding housing choice voucher program
- Will follow up with HCV participant to support her with her RA request to her landlord
- Followed up on 9/16 and sent Reza info on WBC- number of 1 & 2 bedrooms, AMI & Sq Feet

**Resident Advisory Board Meeting Minutes**

**Meeting held at Kestrel – 1130 S. Kestrel Lane, Louisville, CO 80027**

**September 18, 2024 5:30pm-6:30pm**

**See sign in sheet for attendees**

**Received RSVP for 13, 2 attended**

**Staff present: Kelly Gonzalez & Amanda Guthrie**

**Purpose:**

Review BCHA's proposed MTW plan with HUD, to receive comments and questions the program, and BCHA's 5 year annual plan.

Resident started meeting by thanking us for the recent upgrades at Regal Court.

Provided overview of MTW designation and it's 3 statutory requirements.

Proposed changes: if you qualify as a household that is elderly or disabled and have out of pocket medical expenses reduce rent cost. This received favorable feedback from several members in attendance who are participating in the voucher program.

A question was received about if there was a concern that households may take advantage of the deduction. Kelly clarified that it is only available to elderly or disabled households. She also covered the statistics of what the average TTP for the population is, and how the implementation would result in a reduction of TTP. She also explained the hardship policy and phased in relief.

Kelly discussed the flat utility allowance and how that would be implemented. Kelly explained the process of utilizing a 3<sup>rd</sup> party (Nelrod) who calculates our utility allowance.

Kelly discussed the Project Based Voucher program, and what the program would look like, including the ability to utilize BCHA's internal compliance department be the reviewer.

Discussed the Denver Housing Authority waiting list opening.

Resident inquired about if she can learn about what her utility costs have been for her unit (it is included in the rent, so she doesn't have access to bills. Amanda committed to following up.

Resident inquired about how a voucher works, and what it entails. Kelly provided a detailed explanation.

Resident inquired about the status of the solar garden application. Amanda was able to locate the recent notice that residents were approved and provided that information.

We discussed going to biennial HQS inspections to reduce intrusion to residents.

We received feedback that a participant has a family member in another state who has a voucher and her inspections are intrusive. Resident indicated we are so kind and pleasant to work with and we do a good job, but it does not have an intrusive feel.

Kelly discussed increasing the voucher program through applying for new funding opportunities. Discussed applying for the veteran program and family unification program.

Amanda explained the nature of MTW and how it functions as a policy lab to inform the possibility of future regulatory changes. The residents were pleased to hear that we could help impact the overall regulations.

Kelly also outlined BCHA's reasonable accommodation process in case anyone needed to make that request.

Received a question about fluctuating rent due to substitute teaching. Kelly provided an answer on how we can monitor that or work on it to see what the history looks like.

Meeting concluded by Kelly asking if anyone else had any questions and meeting concluded around 6:00 PM.

Gift card drawing was completed and Ruth & Miryam received gift cards for attending.

**Follow up:**

- Find out about utilities – and follow up with Ruth- are units individually metered or not?
- Provided info on the solar garden
- Follow up with Miryam on rent calculation/case manager
- Provided DHA information to Ruth about voucher opening

**Resident Advisory Board Meeting Minutes**  
**Meeting held at Kestrel – 455 Burlington Avenue**  
**September 26, 2024 9:30am-10:30am**  
**See sign in sheet for attendees**  
**Received RSVP for 9, 6 attended**

**Staff present: Kelly Gonzalez, Amanda Guthrie, Kelly Reynolds & Susana Lopez Baker**

**Purpose:**

Review BCHA's proposed MTW plan with HUD, to receive comments and questions the program, and BCHA's 5 year annual plan.

Provided overview of MTW designation and it's 3 statutory requirements.

Kelly explained the nature of MTW and how it functions as a policy lab to inform the possibility of future regulatory changes. The residents were pleased to hear that we could help impact the overall regulations.

Proposed changes: if you qualify as a household that is elderly or disabled and have out of pocket medical expenses reduce rent cost. This received favorable feedback from several members in attendance who are participating in the voucher program.

Kelly discussed the flat utility allowance and how that would be implemented. Kelly explained the process of utilizing a 3<sup>rd</sup> party (Nelrod) who calculates our utility allowance.

Kelly discussed the Project Based Voucher program, and what the program would look like, including the ability to utilize BCHA's internal compliance department be the reviewer. Utilize in house compliance to streamline operations.

Question from Kelly- clarifying if the medical deduction applies to all vouchers or only BCHA voucher participants

Question from Connie- will this cost the program more money if you are now giving everyone a deduction. Kelly provided an analysis.

Wifi- is a mandatory utility these days, why is that not considered a utility. Lower price programs are not as reliable. We use technology to communicate, why is this not a mandatory utility.

Kelly R. – residents have switched from landlines and keeping wifi services up and running. Requires a lot of staff support.

Request for advocacy for lower cost internet- how to boost internet, and get better costs. Amanda shared the information regarding working with comcast to try and boost internet service, and the cost.

Kelly- indicated we can explore not waiting for HUD to make changes for including wifi.

Question about applying for vouchers-discussed that you should always apply, and we will continue to send information as we receive it.

Question from Connie about if we are moving to issuing more PBV vouchers or if we are focusing on HCV in the lottery. Kelly explained our voucher types.

Question from Terri: does WBC have project based vouchers. Amanda answered that it is a LIHTC development. And we don't have available cap to issue PBV's at this time

Discussed our advertising to units to folks who are participating with our tenants.

Does Imagine still manage vouchers? Kelly answered that CDOH has some vouchers allocated to Imagine and MHP.

Kelly discussed increasing the voucher program through applying for new funding opportunities. Discussed applying for the veteran program and family unification program.

Question about HUD FMR rents each year. Kelly explained the voucher FMR payment standard process. Voucher issued based on household composition.

Question from Linda- how do I qualify my disability. She is also 74, so she doesn't have to since she meets the age qualification.

We discussed going to biennial HQS inspections to reduce intrusion to residents.

Kelly did outline that we may be able to move to less frequent recerts.

Meeting concluded by Kelly asking if anyone else had any questions and meeting concluded around 6:00 PM.

Gift card drawing were provided to those who participated in the meeting

**Follow up:**


- Amanda to follow up on Boosters located at AW & JC

BCHA Annual Plan, 5Year Plan, MTW Supplement & MTW Waiver Request - Resident Meeting  
 Wednesday Sept. 4, 2024 5:30PM-6:30PM  
 Spoke on Coffman in Longmont

Print Name	Signature	BCHA Voucher Holder/Tenant or Both	Would You like to be part of an MTW Advisory Committee?	If you answered yes please provide your email or phone number
Tanya VanMeter	Tanya VanMeter	none	Yes	720-291-6607
Kay Dalton Edwards	Kay Dalton Edwards			
Donna Harper	Donna Harper	tenant	Yes	harper.donna@att.net 904-710-3507
Kayti Walker	Kayti Walker	tenant	Yes	Kayti Walker@yahoo.com 619 513 6100
Bonnie Newman	Bonnie Newman	tenant	Yes	bonnie.newman@ymail.com 970-403-7279

two \$25 gift cards to King Soopers were handed out at this meeting as a random drawing. Tanya VanMeter and Kayti Walker were selected. \$50 total



**BCHA Annual Plan, 5Year Plan, MTW Supplement & MTW Waiver Request – Resident Meeting**  
**Friday Sept. 13, 2024 3:00PM-4:00PM**  
**Aspinwall Community Building - Lafayette**

Print Name	Signature	BCHA Voucher Holder/Tenant or Both	Would You like to be part of an MTW Advisory Committee?	If you answered yes please provide your email or phone number
Karen Brigham	Karen Brigham	Both		
Reza Mahlouji				Mahlouji at Yahoo.com

two \$25 gift cards to King Soopers were handed out at this meeting to all attendees. \$50 total









BCHA Annual Plan, 5Year Plan, MTW Supplement & MTW Waiver Request – Resident Meeting  
 Wednesday Sept. 18, 2024 5:30PM-6:30PM  
 Kestrel Community Building - Louisville

Print Name	Signature	BCHA Voucher Holder/Tenant or Both	Would You like to be part of an MTW Advisory Committee?	If you answered yes please provide your email or phone number
Ruth Dambrowski		Tenant (Tenant & Regal (T))	N/Depends	970-846-3674 ruth.simplynumbers@gmail.com
Miryam Jaffe		Both	N	303-808-5816 miryam.nandi@gmail.com

two \$25 gift cards to King Soopers were handed out at this meeting to all attendees. \$50 total

**BCHA Annual Plan, 5 Year Plan, MTW Supplement & MTW Waiver Request – Resident Meeting**  
**Thursday Sept. 26, 2024 9:30AM-10:30AM**  
 Josephine Commons - Lafayette

Print Name	Signature	BCHA Voucher Holder/Tenant or Both	Would You like to be part of an Advisory Committee?	If you answered yes please provide your email or phone number
SHIRLEIGH MORFORD		VOUCHER	MAY BE	the.wrd.girl@gmail.com
Kathleen Lombardi			maybe	<del>the.wrd.girl@gmail.com</del> ladyohh@live.com
BARBARA POCK		TENANT	YES	843-290-3377 barbarapock@gmail.com
TERRI BASHANS		tenant	YES	terribashans@gmail.com 303-263-4717
Connie Grosshans		Tenant	YES	cgrosshans@4Him.com 720-979-5580
KINDA BOPRICE		TENANT	<del>YES</del>	

six \$25 gift cards to king soopers were distributed at this meeting to all attendees. \$150 total



**MEETING OF THE BOARD OF COUNTY COMMISSIONERS BOULDER COUNTY**

**October 1, 2024, 9:30 a.m.  
October 1, 2024, 1:00 p.m.  
Third Floor Hearing Room  
County Court House  
1325 Pearl Street, Boulder**

**Members Present:       Commissioner Ashley Stolzmann  
                                  Commissioner Marta Loachamin**

**Members Excused:      Commissioner Claire Levy**

**[Note: All documents referred to in these Minutes of Commissioners' Proceedings are on file and may be reviewed in the Office of the Boulder County Commissioners.]**

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1.     Call to Order

Please note: There were discrepancies during the Tuesday, October 1, commissioners' public proceedings regarding the numbering of items on the agenda and in the video. Please refer to these minutes for the official item number. The actions for each item are listed in these minutes and also stated on the video recording.

The Board of County Commissioners of Boulder County met in Regular Meeting in full conformity with the law and resolution of said Board at the regular place of hybrid meetings, 1325 Pearl Street, Boulder and on Zoom Webinar, on October 1, 2024.

The meeting was called to order at approximately 9:31 a.m. by Chair Ashley Stolzmann.

Commissioner Claire Levy was excused from public meetings on Thursday, October 3, 2024.

2. 9:30 a.m. Business Meeting and Boulder County Housing Authority's Annual Plan, 5-Year Plan, Moving to Work (MTW) Supplement, and MTW Safe Harbor Waiver
3. Housing Authority Consent Items

The Board of County Commissioners sat as the Boulder County Housing Authority for Item No. 3.a and then reconvened as the Board of County Commissioners.

**Moved by** Commissioner Loachamin

**Seconded by** Commissioner Stolzmann

to approve the Housing Authority Consent Agenda as a whole.

**Carried**

- 3.a BCHA Resolution 2024-06 - Authorizing Executive Director to sign Disposition Documents for 821 East Cleveland St, Lafayette

BCHA Resolution 2024-06 - Authorizing and Delegating Executive Director to sign Disposition Documents for 821 East Cleveland St, Lafayette, CO 80026.

- **Staff Contact(s):** Geneva Bailey, Housing and Human Services

4. Commissioners' Consent Items

**Moved by** Commissioner Loachamin

**Seconded by** Commissioner Stolzmann

to approve the Commissioners' Consent Agenda as a whole.

**Carried**

- 4.a Community Planning & Permitting - Support for the Community Accelerated Mobility Project (CAMP) Grant Application for the Northwest Metro Region E-Bikeshare Program

Boulder County expresses support for the City of Longmont's Community Accelerated Mobility Project (CAMP) application to launch a regional e-bikeshare in the northwest metro region.

(Contract #200604), to continue providing adult residential and non-residential community corrections services until Alternative Sentencing Facility is built and such programming is transferred in-house.

**Presenter(s):**

Monica Rotner, Community Services Department

**Moved by** Commissioner Loachamin

**Seconded by** Commissioner Stolzmann

**Carried**

6. Authorization for Executive Session

Authorization for the Board of County Commissioners to go into Executive Session for Legal Advice on Wednesday, October 2nd, 2024 at 11:00 a.m. with Ben Pearlman, County Attorney pursuant to C.R.S. 24-6-402(4)(b) legal advice related to the following topics: 1) Alleged Violation of Regulatory Impairment of Property Rights Act related to AP 23-0001, Colorado Milling Company, LLC; 2) Boulder Erie Regional Trail process; 3) Estate of Avery James Borkovec v. Turn Key Health et al., U. S. District Court Case No. 24-CV-2679.

- **Action Requested:** Decision

**Presenter(s):** Ben Pearlman, County Attorney's Office

**The topics to be discussed during the aforementioned Executive Session are:**

1. Alleged Violation of Regulatory Impairment of Property Rights Act related to AP 23-0001, Colorado Milling Company, LLC
2. Boulder Erie Regional Trail process
3. Estate of Avery James Borkovec v. Turn Key Health et al., U. S. District Court Case No. 24-cv-2679

**Moved by** Commissioner Loachamin

**Seconded by** Commissioner Stolzmann

**Carried**

7. Boulder County Housing Authority Annual Plan and 5-Year Plan

This hearing concludes the 45-day comment period for the public to comment on Boulder County Housing Authority’s 2025 annual plan and 2025-2029 5-year plan for the

Department of Housing & Urban Development (HUD). As a Public Housing Agency (PHA), BCHA must submit an annual plan to HUD every year 75 days before the start of our fiscal year, which is considered January 1. The PHA Plan is a comprehensive guide to 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, submitted to HUD every year by non-qualified agencies. Each PHA must hold a public hearing annually regarding any changes to the goals, objectives, and policies and invite public comment. The PHA must also consult with and consider the recommendations of the resident advisory board(s) at the public hearing. HUD considers the annual public hearing essential to PHAs in determining whether changes to goals, objectives, and policies are needed. BCHA has made all information relevant to the hearing and any determination of the agency regarding changes to the goals, objectives, and policies of the agency to be considered at the hearing available for inspection by the public at the principal office of the PHA during regular business hours.

The Board of County Commissioners sat at the Boulder County Housing Authority (BCHA) Board to consider Item(s) No. 7-10 and then reconvened as the Board of County Commissioners.

**Presenter(s):**

Kelly Gonzalez, Boulder County Housing Authority

**Public Speaker(s):**

No one gave comment during the public hearing portion of this docket.

**Moved by** Commissioner Loachamin

**Seconded by** Commissioner Stolzmann

**Carried**

8. Boulder County Housing Authority 2025 Moving to Work (MTW) Supplement

This hearing concludes the 45-day comment period for the public to comment on Boulder County Housing Authority's 2025 MTW Supplement for the Department of Housing & Urban Development (HUD). BCHA is requesting to explore the following MTW activities during the 2025 fiscal year – BCHA will be focusing on making changes primarily to internal administrative policies on how utility allowances are calculated, medical deductions for elderly and disabled households, as well as administrative changes to the project-based voucher program. BCHA has made all information relevant to the hearing and any determination of the agency regarding changes to the goals,

objectives, and policies of the agency to be considered at the hearing available for inspection by the public at the principal office of the PHA during regular business hours.

The Board of County Commissioners sat at the Boulder County Housing Authority (BCHA) Board to consider Item(s) No. 7-10 and then reconvened as the Board of County Commissioners.

**Presenter(s):**

Kelly Gonzalez, Boulder County Housing Authority

**Public Speaker(s):**

No one gave comment during the public hearing portion of this docket.

**Moved by** Commissioner Loachamin

**Seconded by** Commissioner Stolzmann

**Carried**

9. Boulder County Housing Authority Review of Moving to Work (MTW) Safe Harbor Waiver

This hearing is the conclusion of the 45-day comment period for the public to make comments on Boulder County Housing Authority's 2025 request to the Department of Housing & Urban Development (HUD) to waive the safe harbor requirement under 1.h.3 which states that while an agency may modify the percentage of income used in the Total Tenant Payment (TTP) calculation, the agency must exempt elderly and disabled families from rent policy. BCHA is requesting HUD waive this Safe Harbor policy so that BCHA may implement an MTW activity allowing elderly and disabled households to have their TTP calculated at a set percentage lower than 30% in lieu of submitting receipts of unreimbursed medical expenses to calculate the TTP. BCHA has made all information relevant to the hearing and any determination of the agency regarding changes to the goals, objectives, and policies of the agency to be considered at the hearing available for inspection by the public at the principal office of the PHA during regular business hours.

The Board of County Commissioners sat at the Boulder County Housing Authority (BCHA) Board to consider Item(s) No. 7-10 and then reconvened as the Board of County Commissioners.

**Staff Presenter(s):**

Kelly Gonzalez, Boulder County Housing Authority

**Public Speaker(s):**

No one gave comment during the public hearing portion of this docket.

The commissioners' public hearing adjourned at 10:44 a.m.

**Moved by** Commissioner Loachamin

**Seconded by** Commissioner Stolzmann

**Carried**

10. 1:00 p.m. Public Hearings on Candee Accessory Dwelling Units (ADUs) and Addition and Whisper Mountain Ranch Driveway and Residence

10.a Public Hearing on Community Planning & Permitting Docket LU-23-0032-SPR-23-0104: Candee ADUs and Addition

Limited Impact Special Review for a Family Care ADU and an Agricultural Worker ADU, and Site Plan Review for additions to existing residence resulting in a total of 5,210 square feet of RFA where the PSM is 3,588 square feet. The application is submitted by Dan and Katie Candee (owners/applicants). The subject property is in the Agricultural (A) zoning district at 6564 Lake Drive, located approximately .25 mile southwest of the intersection of State Highway 66 and McCall Drive, in Section 26, Township 3N, Range 70W.

This public hearing was called to order at 1:01 p.m.

**Staff Presenter(s):**

Pete L'Orange, Community Planning & Permitting Department

**Other Presenter(s):**

Dan Candee, Applicant

Sean Stewart, Agent

**County Attorneys Present:**

Liana Larremore

**Public Speaker(s):**

No one gave comment during the public hearing portion of this docket.

The commissioners went into recess from 2:43-2:49 p.m.

**Moved by** Commissioner Loachamin

**Seconded by** Commissioner Stolzmann



to conditionally approve Docket LU-23-0032/SPR-23-0104 in accordance with staff recommendations, commitments of record by applicant, and with additional conditions as discussed and contained within the official record.

**Carried**

10.b Public Hearing on Community Planning & Permitting Docket LU-24-0011/SPR-24-0050: Whisper Mountain Ranch Driveway and Residence

Limited Impact Special Review to perform 1,947 cubic yards of non-foundational earthwork for driveway construction, and Site Plan Review to construct a new 4,544 sq. ft. residence on a 37.2 acre parcel. The application is submitted by Whisper Mountain, LLC c/o Michaela Bernardi (applicants/owners) and Sopher Sparn Architects (agent). The subject property is in the Forestry (F) zoning district at 11320 Gold Hill Road, approximately 1 mile east of the intersection of Gold Hill Road and County Road 93J (also known as Switzerland Trail), in Section 9, Township 1N, Range 72W.

This public hearing was called to order at 2:49 p.m.

**Staff Presenter(s):**

Sam Walker, Community Planning & Permitting Department

**Other Presenter(s):**

Stephen Sparn, Architect

Heather Houston, Ecologist

Charlie Hager, Engineer

**County Attorneys Present:**

Liana Larremore

**Public Speaker(s):**

Berkley Freeman, Attorney

Sita Stuhlmiller, Boulder

The commissioners' public hearing adjourned at 3:51 p.m.

**Moved by** Commissioner Loachamin

**Seconded by** Commissioner Stolzmann

to conditionally approve Docket LU-24-0011/SPR-24-0050 in accordance with staff recommendations, commitments of record by applicant, and with additional conditions as discussed and contained within the official record.

**Carried**

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Deputy Clerk to the Board

# BCHA - Resident Meetings

58

Responses

01:55

Average time to complete

Active

Status

1. Please indicate which dates you are coming:

- Wednesday Sept. 4, 5:30 PM - 6:00 PM 13
- Friday Sept. 13, 3:00 PM – 4:00 P... 11
- Wednesday Sept. 18, 5:30 PM – ... 23
- Thursday Sept. 26, 9:30 AM – 10:00 AM 9



2. If you are a person with a disability who requires assistance to fully participate in this please provide your information below so that we may contact you to arrange that. Please note accommodations must be requested 48 hours prior to the meeting.

11

Responses

Latest Responses

# BCHA's Moving to Work (MTW) Program - English Survey

15

Responses

10:57

Average time to complete

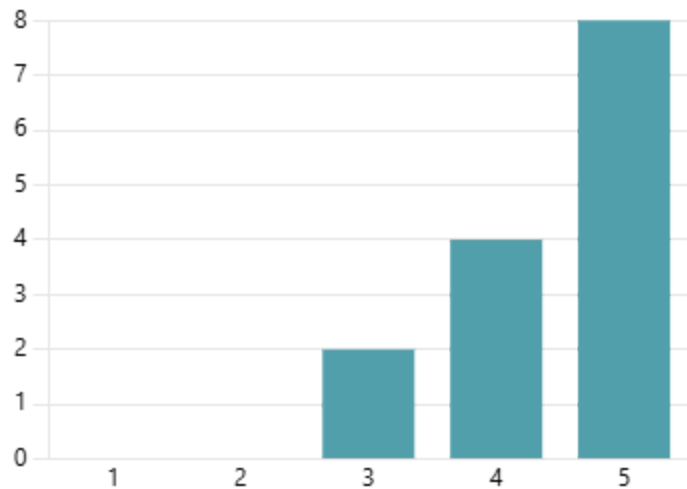
Active

Status

1. BCHA is proposing to eliminate the need for households eligible to submit medical receipts to collect and submit this documentation at recertification for a rent deduction, and instead will apply a rent deduction for any household that qualifies. How would you rate this activity?

4.43

Average Rating



2. Do you any additional comments about the medical deduction activity?

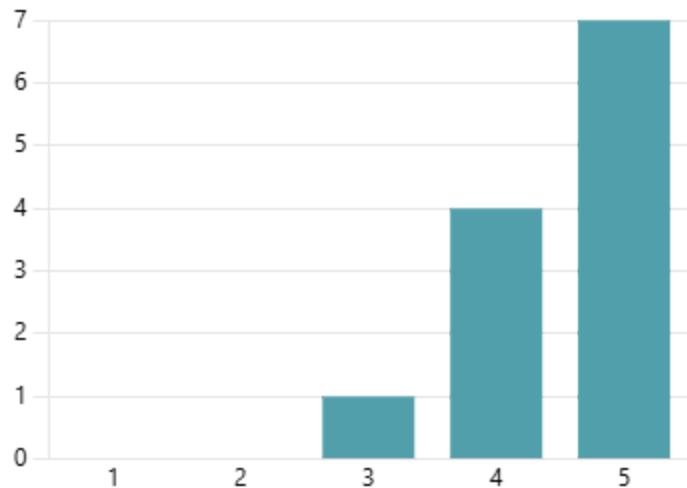
6  
Responses

Latest Responses

"Anyone who is in a rental property as a tenant is always a me...  
"Our only concern would be people that might abuse the situati...

3. BCHA is proposing to simplify the utility allowance schedule by eliminating the need to know all of the utility categories for the rental unit (gas cooking versus electric cooking, gas heating versus electric heating) and instead offer two schedules, one for if the household is responsible for paying all utilities and one for if the household pays some utilities. How would you rate this activity?

4.50  
Average Rating



4. Do you have any additional comments about the utility allowance activity?

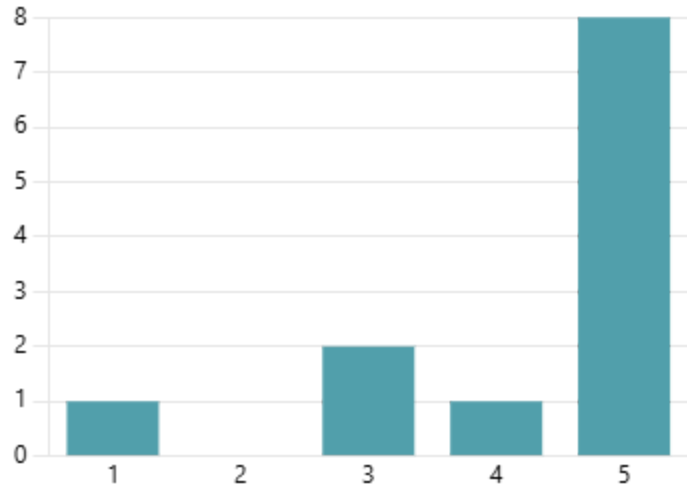
9  
Responses

Latest Responses

"Presently, my utilities are included with my rent amount as a s...  
"In addition to the Xcel Energy bill I pay, my apartment comple...  
"Sounds complicated and needs simplified. We have always wa...

5. BCHA is proposing to eliminate the need for an independent entity to review actions related to the Project-Based Voucher program which does tasks like rent increase reviews and review of new projects among others, and instead do the reviews with current staff. How would you rate this activity?

4.25  
Average Rating



6. Do you have any additional comments about the project-based voucher activity?

7  
Responses

Latest Responses

"I guess the staff would be impartial to that kind of evaluation."  
"We would think this would save money for BCHA, but only if c..."

7. What do you like about the voucher program that you would not want changed?

10  
Responses

Latest Responses

"I am not presently nor have I ever been on a voucher program..."  
"N/A we have not used the voucher program that I'm aware. "

8. What would you like to be changed about the voucher program?

9  
Responses

Latest Responses

"Unsure."

"N/A"

9. Would you be interested in joining a MTW advisory committee to provide feedback on our proposed plans and policy changes?

- Yes 5
- No 4
- Maybe 6



10. If you replied yes to joining a MTW advisory committee please provide your name and email.

6  
Responses

Latest Responses

"Ruth Dombrowski Ruth.simplynumbers@gmail.com"

BCHA is proposing to eliminate the need for households eligible to submit medical receipts to collect and submit this documentation at recertification for a rent deduction, and instead will apply ...	Do you have any additional comments about the medical deduction activity?	BCHA is proposing to simplify the utility allowance schedule by eliminating the need to know all of the utility categories for the rental unit (gas cooking versus electric cooking, gas heating ver...	Do you have any additional comments about the utility allowance activity?	BCHA is proposing to eliminate the need for an independent entity to review actions related to the Project-Based Voucher program which does tasks like rent increase reviews and review of new proje...	Do you have any additional comments about the project-based voucher activity?	What do you like about the voucher program that you would not want changed?	Would you be interested in joining a MTW advisory committee to provide feedback on our proposed plans and policy changes?	If you replied yes to joining a MTW advisory committee please provide your name and email.
5			5		5	I love almost everything about the voucher program! It has been a lifesaver for me!	Maybe	
4	This is important to some families.		5	I would like this to continue	5	I'm not involved in this program	Yes	Kerryn Lakers , kerryn.e.duncan@outlook.com
5			5		5	I would like the program to continue as is	No	
4	I feel that if someone is disabled or on SSI the the medicare costs should automatically be caounted in the deductions		5	Paying all utilites may be hard on 4 SSDI and SSI resipients	3	Knowing whom you with is very important	No	
5			5		5	The freedom to decide to someday port my housing choice voucher back to my hometown near my family (if I choose to do that.) And have full support from both housing authorities to make it a safe, seamless process without risk of losing my voucher. Currently I have the best caseworker in the whole world. But I am afraid of not having the same efficient, responsive, caring voucher specialist if I choose to try to port to a new housing authority. With BCHA changing to the new Moving to Work type of housing authority I hope the option of Porting a mainstream voucher will still be allowed.	Maybe	Nothing. It's the best thing that has ever happened to me! I have had no problems. Just a smooth experience with each annual recertification and in all of my communications with my caseworker and with my apartment complex leasing office.
5			4		5	I need my voucher because me and my children my family would not be able to afford to live anywhere or have a place of your own. I appreciate the voucher program. Although I it is very tough to find places that will accept a voucher making hard to get into a house or bigger place and the time frame to be able to do it all in.	Maybe	That voucher holder be able to receive more possibilities with places and homes that are affordable with in our voucher amount. People and places are raising the rent so high that as voucher holders we are not able to afford.
4				My answer depends---Need more info. Need further explanation/clarification. Maybe give examples.		My answer depends---What would the difference be exactly?	Maybe Yes	karathanasisritza@gmail.com
5			5	Perhaps statistically, help State/Counties counts to equip solar, EV, wind, vehicle storage for all citizens.	3	...does money come from independents for this task ?	Maybe	...add more home, townhomes, condos, ownership options for all incomes ie. modest short doable loan homes , people will be less stressed, willing to stay, work, educate, and build green sustainable thriving businesses, and communities when they are not bombarded by stress of not having permanent shelters of their own and lengthy, illogical bank loans. Green \$\$ incentives are available for all PHAS.



<p>BCHA is proposing to eliminate the need for households eligible to submit medical receipts to collect and submit this documentation at recertification for a rent deduction, and instead will apply ...</p>	<p>Do you any additional comments about the medical deduction activity?</p>	<p>BCHA is proposing to simplify the utility allowance schedule by eliminating the need to know all of the utility categories for the rental unit (gas cooking versus electric cooking, gas heating ver...</p>	<p>Do you have any additional comments about the utility allowance activity?</p>	<p>BCHA is proposing to eliminate the need for an independent entity to review actions related to the Project-Based Voucher program which does tasks like rent increase reviews and review of new proje...</p>	<p>Do you have any additional comments about the project-based voucher activity?</p>	<p>What do you like about the voucher program that you would not want changed?</p>	<p>What would you like to be changed about the voucher program?</p>	<p>Would you be interested in joining a MTW advisory committee to provide feedback on our proposed plans and policy changes?</p>	<p>If you replied yes to joining a MTW advisory committee please provide your name and email.</p>
	<p>Any time you can reduce paperwork - 5 especially for busy families, that is a good idea.</p>		<p>Same comment. Less paperwork is 5 ideal.</p>		<p>5</p>	<p>The ability to submit paperwork right here at Josephine Commons. Also, the ability to do the recertification on line.</p>	<p>I would love to have a two bedroom apartment. Because of my health, and the activities I am involved with at Josephine Commons, I could use the extra room for care givers (My family members sometimes stay with me to help when I am sick) and for storage of medical supplies and supplies for activities here at Josephine Commons. It would just make things much easier.</p>	<p>Yes</p>	<p>Connie Grosshans, cgrosshans4Him@comcast.net. Phone number 720-979-5580</p>
<p>As stated, there is not enough info to say "yes" or "no". The answer is probably age related. Unfortunately, People on Medicare would have a different answer than someone 3 on Medicaid or the uninsured.</p>			<p>Solar and wind power derivatives 4 for electric should be considered</p>		<p>Current staff that I have met personally are competent in many areas but are lacking in the basic areas of finance and economics. For example, I have actually met staff that does not know the definition of the terms: asset, income, performing asset, non-performing asset. Does not know how to look up current stock or bond prices. Does not understand commercial and/or agricultural real estate asset valuations and whether they are performing or non-performing. And how 1 these terms apply to client evaluation.</p>	<p>See #6</p>	<p>#6</p>	<p>Yes</p>	<p>Marilyn Long marilynlong27@gmail.com</p>
<p>Our only concern would be people that might abuse the situation. I really wasn't aware that you could qualify for this. Not that we need it 3 right now and we are grateful.</p>			<p>Sounds complicated and needs simplified. We have always wanted to know what our utilities are, even though we don't have to pay, because we still want to be energy efficient and not take advantage of 4 anything.</p>		<p>We would think this would save money for BCHA, but only if current staff would have the time to incorporate it in their daily jobs. You would hope current staff would know those renting in the community they oversee, but also need 5 to make sure staff is safe also.</p>	<p>N/A we have not used the voucher program that I'm aware.</p>	<p>N/A</p>	<p>Yes</p>	<p>Ruth Dombrowski Ruth.simplynumbers@gmail.com</p>
<p>5</p>			<p>In addition to the Xcel Energy bill I pay, my apartment complex has a separate billing for shared gas,electric,water and sewer each month that I suggest be factored 5 in.</p>		<p>5</p>			<p>No</p>	
<p>Anyone who is in a rental property as a tenant is always a medical bill away from not being 5 able to make the rent.</p>			<p>Presently, my utilities are included with my rent amount as a sum total. I suspect that if you seek to simplify the schedule based on all or some responsibility for utilities, that would mean I could likely see a bill for utilities separate from my rent. Thus, my housing costs will 3 go up!</p>		<p>I guess the staff would be impartial to 4 that kind of evaluation.</p>	<p>I am not presently nor have I ever been on a voucher program. However, the economic crisis of 2008 has assured me that I will not have a retirement from any investments. Thus, I expect to rely solely on a government fixed income. Therefore, I will like to think that I will qualify for a voucher program so that I may stay where I reside.</p>	<p>Unsure.</p>	<p>Maybe</p>	

# Programa Moving to Work (MTW) de BCHA - Español

0

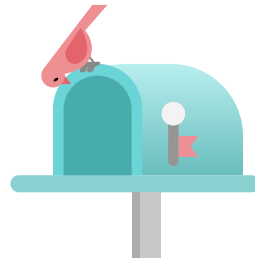
Responses

00:00

Average time to complete

Active

Status



This form doesn't have any responses yet.

Try sharing it to more people, or use preview mode to enter your own response.

Attachment B –  
Proof of Publication

**NOTICE OF THE PUBLIC COMMENT PERIOD AND PUBLIC HEARING  
Boulder County Housing Authority PHA Plans**

The Boulder County Housing Authority (BCHA) is seeking public comment on the agency's draft 2025 Annual Public Housing Agency (PHA) Plan and the PHA Five-Year Plan for 2025-2029. These plans are required by the U.S. Department of Housing and Urban Development (HUD) for all housing authorities that receive program funding.

These plans will be available for public review and comment from Monday August 12, 2024, until Tuesday, October 1, 2024 in the Housing and Human Services lobby's at 515 Coffman Street in Longmont CO 80504. BCHA's website at [www.BoulderCountyHousing.org](http://www.BoulderCountyHousing.org)

The public comment period will conclude with a public hearing scheduled on Tuesday, October 1, 2024, from 9:30 AM to 10:00 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>.

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 [kgonzalez@bouldercounty.gov](mailto:kgonzalez@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 October 1, 2024. 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](mailto: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.

Published: Colorado Hometown Weekly August 14, 2024-2069056

**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 *Colorado Hometown*.
2. The *Colorado Hometown* 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 *Colorado Hometown* in Boulder County on the following date(s):

Aug 14, 2024

  
Signature

Subscribed and sworn to me before me this  
14th day of August 2024

  
Notary Public

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

(SEAL)

Account: 1063825  
Ad Number: 2069056  
Fee: \$44.37

**NOTICE OF THE PUBLIC COMMENT PERIOD AND PUBLIC HEARING  
Boulder County Housing Authority MTW Supplement**

The Boulder County Housing Authority (BCHA) is seeking public comment on the agency's draft 2025 Moving to Work (MTW) Supplement. This supplement is required by the U.S. Department of Housing and Urban Development (HUD) for all MTW designated housing authorities that receive program funding.

This supplement will be available for public review and comment from Monday August 12, 2024, until Tuesday, October 1, 2024 in the Housing and Human Services lobby's at 515 Coffman Street in Longmont CO 80504. BCHA's website at [www.BoulderCountyHousing.org](http://www.BoulderCountyHousing.org)

The public comment period will conclude with a public hearing scheduled on Tuesday, October 1, 2024, from 10:00 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>.

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Published: Colorado Hometown Weekly August 14, 2024-2069059

**Prairie Mountain Media, LLC**

**PUBLISHER'S AFFIDAVIT  
County of Boulder  
State of Colorado**

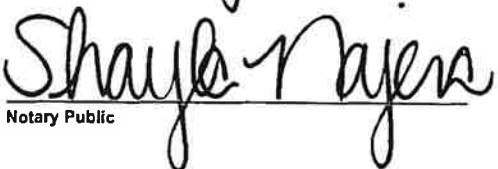
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SHAYLA NAJERA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174031965  
MY COMMISSION EXPIRES July 31, 2025

(SEAL)

Account: 1063825  
Ad Number: 2069059  
Fee: \$45.53

**From:** [HHS MTW Program Shared Mailbox](#)  
**To:** [Gonzalez, Kelly](#)  
**Bcc:**

**Subject:**  
**Date:**

---

Hi BCHA Tenants & Voucher Holders,

We wanted to update you on an exciting development. This year, we're joining HUD's Moving to Work Program, and we'd love your input on our [PHA Annual Plan](#), our [5-Year Plan](#), and [\(MTW\) Supplement](#)

We're hosting several meetings to discuss these plans and gather your feedback. You're welcome to attend any or all of these meetings, or you can fill out the [feedback form](#) if that's more convenient for you. Details of the [theleticiabanuelos32@yahoo.com](mailto:theleticiabanuelos32@yahoo.com) main Resident Advisory Board meeting are highlighted below, but please feel free to join any of the other meetings which are open to all BCHA tenants and voucher holders.

- Wednesday Sept. 4, 5:30 PM - 6:30 PM at the Spoke on Coffman 518 Coffman Street Longmont in Resident Community Room
- **Friday Sept. 13, 3:00 PM – 4:00 PM at Aspinwall Community Building 771 Excelsior Lafayette (Official Resident Advisory Board Meeting)**
- Wednesday Sept. 18, 5:30 PM – 6:30 PM at the Kestrel Community Building 1890 Kaylix Avenue Louisville
- Thursday Sept. 26, 9:30 AM – 10:30 AM in the cafeteria at Josephine Commons 455 N. Burlington Avenue Lafayette

We also have a [short survey](#) specific to our proposed MTW activities. More information about the plan submission dates and public review meetings with the Commissioners can be found at [www.bouldercountyhousing.org](http://www.bouldercountyhousing.org).

Thanks for your involvement!

Hola, inquilinos y titulares de cupones de BCHA:

Queríamos informarle sobre un desarrollo interesante. Este año, nos uniremos al programa Moving to Work de HUD y nos encantaría conocer su opinión sobre nuestro [plan anual de PHA](#), [nuestro plan de 5 años](#) y [el suplemento \(MTW\)](#).

Estamos organizando varias reuniones para discutir estos planes y recopilar sus comentarios. Le invitamos a asistir a cualquiera o a todas estas reuniones, o puede completar el formulario de comentarios si le resulta más conveniente. Los detalles de la reunión principal de la Junta Asesora de Residentes se destacan a continuación, pero no dude en unirse a cualquiera de las otras reuniones que están abiertas a todos los inquilinos y titulares de vales de BCHA.

- Miércoles 4 de septiembre, de 5:30 p. m. a 6:30 p. m. en Spoke en Coffman 518 Coffman Street Longmont en la sala comunitaria para residentes
- **Viernes 13 de septiembre, de 3:00 p. m. a 4:00 p. m. en Aspinwall Community Building 771 Excelsior Lafayette (Reunión oficial de la Junta Asesora de Residentes)**
- Miércoles 18 de septiembre, de 5:30 p. m. a 6:30 p. m. en el edificio comunitario Kestrel 1890 Kaylix Avenue Louisville
- Jueves 26 de septiembre, de 9:30 a. m. a 10:30 a. m. en la cafetería de Josephine Commons 455 N. Burlington Avenue Lafayette

También tenemos una breve [encuesta](#) específica de nuestras actividades MTW propuestas. Puede encontrar más información sobre las fechas de presentación del plan y las reuniones de revisión pública con los comisionados en [www.bouldercountyhousing.org](http://www.bouldercountyhousing.org).

¡Gracias por tu implicación!



**Kelly Gonzalez**

She/Her/Hers

Housing Programs Manager

Boulder County Housing Authority #CO061 | Boulder County Housing Department

My work hours are 6 am – 4:30 pm, Tuesday through Friday

Work: 303 441-4944 | Cell: 720 879-4805 Hablo español

P.O. Box 471, Boulder, CO 80306

[www.BoulderCountyHousing.org](http://www.BoulderCountyHousing.org)

As trusted stewards of Boulder County’s future, we provide the best in public service



4



6



### Boulder County Human Services

August 23 · 🌐



🔔 Our friends at the Boulder County Housing Authority (BCHA) want your feedback!

We're inviting public comment on the following plans:

- 🏠 2025 Proposed BCHA Public Housing Agency Annual Plan
- 🏠 2025-2029 Proposed BCHA 5-Year Plan
- 🏠 2025 Proposed BCHA Moving to Work (MTW) Supplement & Waiver of Safe Harbor

📅 Review and comment period: August 12 - October 1, 2024

📅 Public Hearings:

- Annual Plan & 5-Year Plan: October 1, 2024 | 9:30 a.m.
- MTW Supplement: October 1, 2024 | 9:30 a.m.
- Review of BCHA's MTW Safe Harbor Waiver October 1, 2024 | 9:30 a.m.

Your voice matters! Use the following link to share your comments or questions on these plans:

<https://boco.org/bchadraftplan> or email: [mtw@bouldercounty.gov](mailto:mtw@bouldercounty.gov).

[#BoulderCounty](#) [#PublicComment](#) [#HousingAuthority](#) [#CommunityVoice](#)





4



6



2

1 comment 7 shares

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Comment

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Write a comment...



**Greg Holston**  
Afternoons are better for me. ...

8w Like Reply





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bcdhhs • Follow



bcdhhs 📢 Our friends at the Boulder County Housing Authority (BCHA) want your feedback!

We're inviting public comment on the following plans:

🏠 2025 Proposed BCHA Public Housing Agency Annual Plan

🏠 2025-2029 Proposed BCHA 5-Year Plan

🏠 2025 Proposed BCHA Moving to Work (MTW) Supplement & Waiver of Safe Harbor



6 likes  
August 23

Log in to like or comment.

More posts from bcdhhs



**ON OCTOBER 22, 2024, ALL BOULDER COUNTY HUMAN SERVICES OFFICES WILL BE OPEN 8 A.M. - 12 P.M.**

**WE WILL BE CLOSED IN THE AFTERNOON.**



**You're invited to participate in a community feedback session!**

The Boulder County Department of Human Services is creating a new strategic plan to guide our future. If you live in Boulder County, we want your input to drive this five-year plan.

From our last community engagement sessions in June, we learned caregivers are especially important in the operations of BCDHS. If you are someone who takes care of kids, elderly family members, or people with disabilities or medical conditions, we want to hear from you.

**You will receive a \$50 gift card via email as a "thank you" for your time.**



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in to see photos and videos from friends and discover other accounts you'll love.

Instagram

Log In

Sign Up

**ARE YOU  
DISASTER  
READY?**

For preparedness event and workshop dates,  
the disaster preparedness checklist, and more visit  
**BOULDERODM.GOV**

**Housing Summit**

📅 DATE:  
OCT. 28, 2024

🕒 TIME:  
7:00AM - 5:00PM

📍 LOCATION:  
2480 KITTREDGE LOOP  
DR, BOULDER, CO 80310

Free registration includes  
breakfast and lunch.  
Limited to 200 guests.

[bit.ly/InclusiveHousingSummit2024](https://bit.ly/InclusiveHousingSummit2024)

DENVER HUMAN SERVICES | 50th Anniversary | chfa | IHC | BOULDER COUNTY HUMAN SERVICES

[ihccolorado.org](https://ihccolorado.org)  
[boco.org/IDDAAdvisoryCouncil](https://boco.org/IDDAAdvisoryCouncil)

This event is sponsored by Boulder County Human Services in partnership with the Inclusive Housing Coalition, CHFA, and IDEAS.

*Labor Day*

*Solicite el PROGRAMA CULTIVANDO FUTUROS*

**\$300 al mes durante 2 años para las familias del condado de Boulder que reúnan todos los requisitos**

*Apply for the NURTURING FUTURES PROGRAM*

**\$300/month for 2 years for qualifying Boulder County families!**

**Our Lafayette location is closed until September 5th.**

**Nuestra oficina en Lafayette estará cerrada hasta el 5 de septiembre**

BOULDER COUNTY HUMAN SERVICES

[See more posts](#)

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into Instagram

in to see photos and videos from friends and discover other accounts you'll love.

Prairie Mountain Media, LLC

NOTICE OF THE PUBLIC COMMENT PERIOD AND PUBLIC HEARING  
Boulder County Housing Authority PHA Plans

The Boulder County Housing Authority (BCHA) is seeking public comment on the agency's plan to request a Safe Harbor Waiver from the Department of Housing & Urban Development (HUD). BCHA is requesting HUD waive safe harbor requirement under 1.h.3 which states that while an agency may modify the percentage of income used in the Total Tenant Payment (TTP) calculation the agency must exempt elderly and disabled families from rent policy. BCHA is requesting HUD waive this Safe Harbor policy so that BCHA may implement an MTW activity allowing elderly and disabled households to have their TTP calculated at set percentage lower than 30% in lieu of submitting receipts of unreimbursed medical expenses to calculate the TTP. BCHA has made all information relevant to the hearing and any determination of the agency regarding changes to the goals, objectives, and policies of the agency to be considered at the hearing, available for inspection by the public at the principal office of the PHA during normal business hours.

This plan will be available for public review and comment from Monday August 12, 2024, until Tuesday, October 1, 2024 in the Housing and Human Services lobby's at 515 Coffman Street in Longmont CO 80504. BCHA's website at [www.BoulderCountyHousing.org](http://www.BoulderCountyHousing.org)

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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](mailto: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 October 1, 2024. 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](mailto:housing@bouldercounty.org) or Colorado Relay at 1-800-659-2656.

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Published: Longmont Times Call August 24, 25, 2024-2070972

PUBLISHER'S AFFIDAVIT

County of Boulder  
State of Colorado

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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 24, 25, 2024



*Melissa Najera*  
Signature

Subscribed and sworn to me before me this  
20th day of August 2024.

*Shayla Najera*  
Notary Public

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

(SEAL)

Account: 1063825  
Ad Number: 2070972  
Fee: \$91.50

Prairie Mountain Media, LLC

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Boulder County Housing Authority PHA Plans**

The Boulder County Housing Authority (BCHA) is seeking public comment on the agency's plan to request a Safe Harbor Waiver from the Department of Housing & Urban Development (HUD). BCHA is requesting HUD waive safe harbor requirement under 1.h.3 which states that while an agency may modify the percentage of income used in the Total Tenant Payment (TTP) calculation the agency must exempt elderly and disabled families from rent policy. BCHA is requesting HUD waive this Safe Harbor policy so that BCHA may implement an MTW activity allowing elderly and disabled households to have their TTP calculated at set percentage lower than 30% in lieu of submitting receipts of unreimbursed medical expenses to calculate the TTP. BCHA has made all information relevant to the hearing and any determination of the agency regarding changes to the goals, objectives, and policies of the agency to be considered at the hearing, available for inspection by the public at the principal office of the PHA during normal business hours.

This plan will be available for public review and comment from Monday August 12, 2024, until Tuesday, October 1, 2024 in the Housing and Human Services lobby's at 515 Coffman Street in Longmont CO 80504. BCHA's website at [www.BoulderCountyHousing.org](http://www.BoulderCountyHousing.org)

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Published: Boulder Daily Camera August 24, 25, 2024-2070971

**PUBLISHER'S AFFIDAVIT**

County of Boulder  
State of Colorado

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3. The notice that is attached hereto is a true copy, published in the *Daily Camera* in Boulder County on the following date(s):

Aug 24, 25, 2024



*Melissa Naylor*  
\_\_\_\_\_  
Signature

Subscribed and sworn to me before me this  
20th day of August 2024.

*Shayla Najera*  
\_\_\_\_\_  
Notary Public

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

(SEAL)

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Ad Number: 2070971  
Fee: \$161.04



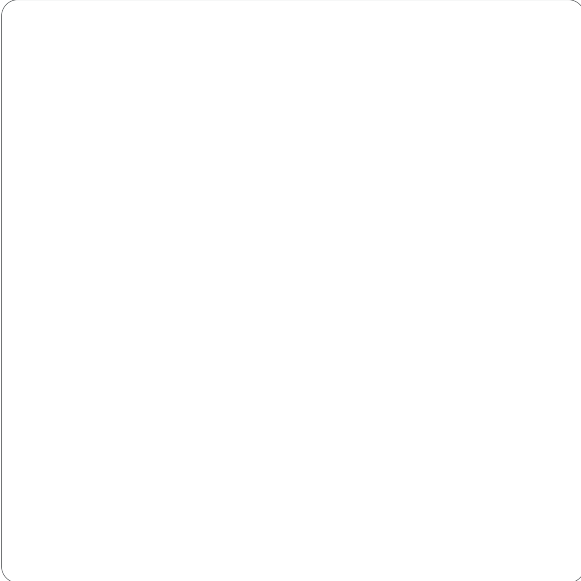


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@bouldercohhs

🏠 Boulder County Housing Authority (BCHA) is seeking your input on key plans for 2025-2029!  
🏠 2025 Annual Plan  
🏠 2025-2029 5-Year Plan  
🏠 2025 Moving to Work Supplement & Waiver of Safe Harbor  
Review & comment by 10/1/24 [boco.org/bchadraftplan](https://boco.org/bchadraftplan)



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Attachment C –  
Board Resolution & HUD Forms

**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, Meghan Sandt, the Housing Investments Senior Project Manager  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the Boulder County Housing Authority CO061 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: <b>Meghan Sandt</b>	Title: <b>Housing Investments Senior Project Manager</b>
Signature: <i>Meghan Sandt</i>	Date: <b>November 5, 2024</b>

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.

**Boulder County Housing Authority (BCHA)  
Resolution 2024-09**

**A RESOLUTION FOR THE PURPOSE OF APPROVING SUBMISSION OF THE  
ANNUAL PLAN, AND 5YEAR PLAN AND MTW SUPPLEMENT**

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**PHA Name: Boulder County Housing Authority                      PHA Number/Code: CO061**

- A. The Department of Housing and Urban Development (“HUD”) mandates that all public housing agencies submit an Annual Plan 75 days before the start date of the PHA’s fiscal year and 5-Year Plan once every 5 fiscal years.
- 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 2025 Annual Plan, 5-Year Plan and MTW Supplement was reviewed by the BCHA Board and presented at a public hearing for public comment on October 1, 2024; 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 2025 Annual Plan is approved for submission to HUD.
- 2. The 2025-2029 5-Year Plan is approved for submission to HUD.
- 3. The MTW Supplement and applicable Safe Harbor Waivers are approved for submission to HUD.

Approved and adopted this 12th day of ~~November~~ October 2024.

HOUSING AUTHORITY OF THE  
COUNTY OF BOULDER, COLORADO

*Ashley Stolzmann*

\_\_\_\_\_  
Ashley Stolzmann, 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:

*Matthew Ramos*

\_\_\_\_\_  
Assistant Secretary to BCHA

*MR*

**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 X 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 2025, 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 identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  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 2025

5-Year PHA Plan for Fiscal Years 2025 - 2029

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 *Susana Lopez-Baker* Date **October 25, 2024**

Name Board Chairman **Ashley Stolzmann**  
  
Signature *Ashley Stolzmann* Date **November 12, 2024**

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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.



**Civil Rights Certification**  
*(Qualified PHAs)*

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

**Civil Rights Certification**

**Annual Certification and Board Resolution**

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

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

Boulder County Housing Authority  
PHA Name

CO061  
PHA Number/HA Code

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

Name of Authorized Official <u>Susana Lopez-Baker</u>	Title <u>Executive Director</u>
Signature <u>Susana Lopez-Baker</u>	Date <u>October 25, 2024</u>

## MTW CERTIFICATIONS OF COMPLIANCE

### ***U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING***

#### **Certifications of Compliance with Regulations: Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning 01/01/2025, hereinafter referred to as "the MTW Supplement", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the MTW Supplement and implementation thereof:

- (1) The PHA made the proposed MTW Supplement 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 MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the MTW Supplement 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), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.
- (5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The MTW Supplement contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the MTW Supplement is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing, which means that it will: (i) take meaningful actions to further the goals identified by the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15; (ii) take no action that is materially inconsistent with its obligation to affirmatively further fair housing; and (iii) address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Note: Until the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA must follow the certification requirements of 24 CFR 903.7(o) in effect prior to August 17, 2015. Under these requirements, the PHA will be considered in compliance with the certification requirements of 24 CFR 903.7(o)(1)-(3) and 903.15(d) if it: (i) examines its programs or proposed programs; (ii) identifies any impediments to fair housing choice within those programs; (iii) addresses those impediments in a reasonable fashion in view of the resources available; (iv) works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and (v) maintains records reflecting these analyses and actions.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW 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.
- (11) The MTW 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.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.
- (14) The MTW 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.

- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW 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.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.
- (23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA.

Boulder County Housing Authority

CO061

**MTW PHA NAME**

**MTW PHA NUMBER/HA CODE**

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

Ashley Stolzmann

Chairman - Boulder County Commissions

**NAME OF AUTHORIZED OFFICIAL**

**TITLE**

*Ashley Stolzmann*

November 12, 2024

**SIGNATURE**

**DATE**

\* *Must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*