

PHA Name : Boulder County Housing Authority

PHA Code : CO061

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 1/1/2025

PHA Program Type: Combined

MTW Cohort Number: MTW Flexibility for Smaller PHAs II

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

The Boulder County Housing Authority (BCHA) based in Boulder, Colorado and serves all areas of Boulder County outside the city limits of Longmont and Boulder, including the cities of Lafayette and Louisville, and the towns of Superior, Nederland, and Erie, and all unincorporated areas of the county BCHA has an intergovernmental agreement to also allow current voucher holders to reside within Broomfield County limits. BCHA's mission is to foster the availability of quality, affordable housing and related housing services for the residents of Boulder County.

Our goal is to provide quality, affordable housing and related services to Boulder County residents. We also work with the cities of Boulder and Longmont to increase the availability of affordable homes.

In March 2024, thanks to our past record and high-performance status BCHA was chosen as a HUD Moving to Work (MTW) agency under the Flexibilities for Smaller PHAs Cohort II group, which gives us more flexibility to make cost-saving and policy changes. This is our first MTW plan, focusing on short-term goals for Year One. We are also planning long-term goals to better serve our community and improve residents' lives.

As we do this planning, we make sure that any of our proposed activities accomplish at least one of the three statutory objectives established by Congress when it created MTW in 1996:

- 1) Reduce cost and achieve greater cost effectiveness in Federal expenditures;
- 2) Give incentives to families with children where the head of household is working, is 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; and
- 3) Increase housing choices for low-income families.

In our first year, starting in 2025, we will be focusing on making changes primarily to internal administrative policies on how we handle utility allowances, medical deductions, and our project-based voucher program. We will also make some internal staff changes to work more efficiently. We plan to conduct a survey during Year One to understand our residents' needs better, which will help us adjust our plans for Year Two.

In Year Two, we aim to create more opportunities for residents to become self-sufficient and expand housing options. We will also continue with our biennial inspections and review how the methods in which we connect with households for recertification.

C. The policies that the MTW agency is using or has used (currently implement, plan to implement in the submission year, plan to discontinue, previously discontinued).

1. Tenant Rent Policies	
a. Tiered Rent (PH)	Not Currently Implemented
b. Tiered Rent (HCV)	Not Currently Implemented
c. Stepped Rent (PH)	Not Currently Implemented
d. Stepped Rent (HCV)	Not Currently Implemented
e. Minimum Rent (PH)	Not Currently Implemented
f. Minimum Rent (HCV)	Not Currently Implemented
g. Total Tenant Payment as a Percentage of Gross Income (PH)	Not Currently Implemented
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	Plan to Implement in the Submission Year
i. Alternative Utility Allowance (PH)	Not Currently Implemented
j. Alternative Utility Allowance (HCV)	Plan to Implement in the Submission Year
k. Fixed Rents (PH)	Not Currently Implemented
l. Fixed Subsidy (HCV)	Not Currently Implemented
m. Utility Reimbursements (PH)	Not Currently Implemented
n. Utility Reimbursements (HCV)	Not Currently Implemented
o. Initial Rent Burden (HCV)	Not Currently Implemented
p. Imputed Income (PH)	Not Currently Implemented
q. Imputed Income (HCV)	Not Currently Implemented
r. Elimination of Deduction(s) (PH)	Not Currently Implemented
s. Elimination of Deduction(s) (HCV)	Not Currently Implemented
t. Standard Deductions (PH)	Not Currently Implemented
u. Standard Deductions (HCV)	Not Currently Implemented
v. Alternative Income Inclusions/Exclusions (PH)	Not Currently Implemented
w. Alternative Income Inclusions/Exclusions (HCV)	Not Currently Implemented
2. Payment Standards and Rent Reasonableness	
a. Payment Standards- Small Area Fair Market Rents (HCV)	Not Currently Implemented
b. Payment Standards- Fair Market Rents (HCV)	Not Currently Implemented
c. Rent Reasonableness – Process (HCV)	Not Currently Implemented
d. Rent Reasonableness – Third-Party Requirement (HCV)	Not Currently Implemented
3. Reexaminations	
a. Alternative Reexamination Schedule for Households (PH)	Not Currently Implemented
b. Alternative Reexamination Schedule for Households (HCV)	Not Currently Implemented
c. Self-Certification of Assets (PH)	Not Currently Implemented
d. Self-Certification of Assets (HCV)	Not Currently Implemented
4. Landlord Leasing Incentives	
a. Vacancy Loss (HCV-Tenant-based Assistance)	Not Currently Implemented
b. Damage Claims (HCV-Tenant-based Assistance)	Not Currently Implemented
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Not Currently Implemented
5. Housing Quality Standards (HQS)	
a. Pre-Qualifying Unit Inspections (HCV)	Not Currently Implemented
b. Reasonable Penalty Payments for Landlords (HCV)	Not Currently Implemented
c. Third-Party Requirement (HCV)	Not Currently Implemented
d. Alternative Inspection Schedule (HCV)	Not Currently Implemented
6. Short-Term Assistance	
a. Short-Term Assistance (PH)	Not Currently Implemented
b. Short-Term Assistance (HCV)	Not Currently Implemented
7. Term-Limited Assistance	
a. Term-Limited Assistance (PH)	Not Currently Implemented
b. Term-Limited Assistance (HCV)	Not Currently Implemented
8. Increase Elderly Age (PH & HCV)	

Increase Elderly Age (PH & HCV)	Not Currently Implemented
9. Project-Based Voucher Program Flexibilities	
a. Increase PBV Program Cap (HCV)	Not Currently Implemented
b. Increase PBV Project Cap (HCV)	Not Currently Implemented
c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)	Plan to Implement in the Submission Year
d. Alternative PBV Selection Process (HCV)	Plan to Implement in the Submission Year
e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)	Not Currently Implemented
f. Increase PBV HAP Contract Length (HCV)	Not Currently Implemented
g. Increase PBV Rent to Owner (HCV)	Not Currently Implemented
h. Limit Portability for PBV Units (HCV)	Not Currently Implemented
10. Family Self-Sufficiency Program with MTW Flexibility	
a.PH Waive Operating a Required FSS Program (PH)	Not Currently Implemented
a.HCV Waive Operating a Required FSS Program (HCV)	Not Currently Implemented
b.PH Alternative Structure for Establishing Program Coordinating Committee (PH)	Not Currently Implemented
b. HCV Alternative Structure for Establishing Program Coordinating Committee (HCV)	Not Currently Implemented
c.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
c.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
d.PH Modify or Eliminate the Contract of Participation (PH)	Not Currently Implemented
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Not Currently Implemented
e.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
e.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
11. MTW Self-Sufficiency Program	
a.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
a.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
b.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
b.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
12. Work Requirement	
a. Work Requirement (PH)	Not Currently Implemented
b. Work Requirement (HCV)	Not Currently Implemented
13. Use of Public Housing as an Incentive for Economic Progress (PH)	
Use of Public Housing as an Incentive for Economic Progress (PH)	Not Currently Implemented
14. Moving on Policy	
a. Waive Initial HQS Inspection Requirement (HCV)	Not Currently Implemented
b.PH Allow Income Calculations from Partner Agencies (PH)	Not Currently Implemented
b.HCV Allow Income Calculations from Partner Agencies (HCV)	Not Currently Implemented
c.PH Aligning Tenant Rents and Utility Payments Between Partner Agencies (PH)	Not Currently Implemented
c.HCV Aligning Tenant Rents and Utility Payments Between Partner Agencies (HCV)	Not Currently Implemented
15. Acquisition without Prior HUD Approval (PH)	
Acquisition without Prior HUD Approval (PH)	Not Currently Implemented
16. Deconcentration of Poverty in Public Housing Policy (PH)	
Deconcentration of Poverty in Public Housing Policy (PH)	Not Currently Implemented
17. Local, Non-Traditional Activities	
a. Rental Subsidy Programs	Not Currently Implemented
b. Service Provision	Not Currently Implemented

C. MTW Activities Plan that Boulder County Housing Authority Plans to Implement in the Submission Year or Is Currently Implementing

1.h. - Total Tenant Payment as a Percentage of Gross Income (HCV)
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>Description: At reexamination, BCHA will no longer require elderly/disabled households to submit any unreimbursed medical expenses and instead will calculate the TTP at 26% of the monthly income while applying the applicable utility allowance.</p> <p>Agency goals for MTW Activity: Decrease administrative time required to follow up and secure documents, allowing staff to focus on other priorities. This waiver supports BCHA's larger goal of using MTW flexibility to streamline administrative processes and in the longer term reduce agency costs.</p>
<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Housing choice</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Increased expenditures</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies to all assisted households</p>
<p>Does this MTW activity require a hardship policy?</p> <p>Yes</p> <p>This document is attached.</p>
<p>Does the hardship policy apply to more than this MTW activity?</p> <p>No</p>
<p>Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?</p> <p>No</p>
<p>How many hardship requests have been received associated with this activity in the past year?</p> <p>No hardship were requested in the most recent fiscal year.</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>Yes</p>
<p>What is the status of the Safe Harbor Waiver request?</p> <p>The waiver request is being submitted for review with this submission of the MTW Supplement (see Section D).</p>
<p>Does the MTW activity require an impact analysis?</p> <p>Yes</p>

This document is attached.

Does the impact analysis apply to more than this MTW activity?

No

What percentage of income will equal the Total Tenant Payment (TTP)?

26.00%

What is the income basis for calculating Total Tenant Payment?

This activity uses a different definition of income because we are using the following MTW waivers (check all that apply)

1.t. and/or 1.u. "standard deductions"

1.j. - Alternative Utility Allowance (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Our third-party service is currently evaluating the utility allowance schedules. The plan is to have two utility allowance schedules for the entire program. By eliminating all the different categories of gas/electric/propane etc. and building type and instead offering one flat amount for when the household is responsible for paying all utilities based on bedroom size. And then a second utility allowance schedule for when the household is required to pay some but not all utilities, which as well will eliminate all of the different categories and building types and offer one flat amount based on bedroom size.

This MTW activity applies to all family types.

This MTW activity applies to all tenant-based units and applies to all properties with project-based vouchers

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Neutral (no cost implications); Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Please describe the alternative method of calculating the utility allowances. Please explain how the method of calculating utility allowances is different from the standard method and what objective the MTW agency aims to achieve by using this alternative method.

Our third-party service is currently evaluating the utility allowance schedules. The plan is to have two utility allowance schedules for the entire program. By eliminating all the different categories of gas/electric/propane etc. and building type and instead offering one flat amount for when the household is responsible for paying all utilities based on bedroom size. And then a second utility allowance schedule for when the household is required to pay some but not all utilities, which as well will eliminate all of the different categories and building types and offer one flat amount based on bedroom size.

This MTW activity applies to all family types.

This MTW activity applies to all tenant-based units and applies to all properties with project-based vouchers

9.c. - Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

BCHA may eliminate the selection process in the award of Project Based Vouchers to properties owned by the agency that are not public housing without engaging in an initiative to improve, develop, or replace a public housing property or site. A subsidy layering review will still be conducted and all site selection requirements will be followed. Housing Quality Standards (HQS) inspections will be performed by an independent entity according to 24 CFR 983.59 (b) and 983.103 (f). The agency will follow the procedures outlined in Notice PIH 2013-27 where applicable, or its successor. The agency acknowledges the property must be owned by a single-asset entity of the agency per the guidance of PIH notice 2017-21. Agency goals for MTW Activity: Increase the number of participating landlords and create increased housing options; create family stability in an environment with support to encourage family self-sufficiency.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Neutral (no cost implications)

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

9.d. - Alternative PBV Selection Process (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Description: BCHA may eliminate the selection process in the award of Project Based Vouchers to properties owned by the agency that are not public housing without engaging in an initiative to improve, develop, or replace a public housing property or site. A subsidy layering review will still be conducted and all site selection requirements will be followed. Housing Quality Standards (HQS) inspections will be performed by an independent entity according to 24 CFR 983.59 (b) and 983.103 (f). The agency will follow the procedures outlined in Notice PIH 2013-27 where applicable, or its successor. The agency acknowledges the property must be owned by a single-asset entity of the agency per the guidance of PIH notice 2017-21.

Agency goals for MTW Activity: Increase the number of participating landlords and create increased housing options; create family stability in an environment with support to encourage family self-sufficiency.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Neutral (no cost implications)

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

D.	Safe Harbor Waivers.
D.1	<p>Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?</p> <p>Yes, the Safe Harbor Waiver request(s) for 1h is(are) attached.</p>

E.	Agency-Specific Waiver(s).
E.1	<p>Agency-Specific Waiver(s) for HUD Approval:</p> <p>The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I.</p> <p>In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable.</p> <p>For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.</p> <p>Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year?</p> <p>No</p>

E.2	<p>Agency-Specific Waiver(s) for which HUD Approval has been Received:</p> <p>Does the MTW agency have any approved Agency-Specific Waivers? No</p>

F.	Public Housing Operating Subsidy Grant Reporting.
F.1	Total Public Housing Operating subsidy amount authorized, disbursed by 9/30, remaining, and deadline for disbursement, by Federal Fiscal Year for each year the PHA is designated an MTW agency.

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
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G.	MTW Statutory Requirements.	
G.1	75% Very Low Income – Local, Non-Traditional. HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households.	
Income Level		Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
80%-50% Area Median Income		
49%-30% Area Median Income		
Below 30% Area Median Income		
Total Local, Non-Traditional Households		0

*Local, non-traditional income data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

G.2	Establishing Reasonable Rent Policy.
<p>Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency? No</p> <p>Please describe the MTW agency's plans for its future rent reform activity and the implementation timeline. Based on the results of the 2025 activities BCHA will assess what MTW activities can be adopted in 2026 and subsequent years to address rent reform.</p>	

G.3	Substantially the Same (STS) – Local, Non-Traditional.
The total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	# of unit months
The total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	# of unit months

Number of units developed under the local, non-traditional housing development activity that were available for occupancy during the prior full calendar year:

PROPERTY NAME/ ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	if Population Type is Other	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/ Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?
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G.4	Comparable Mix (by Family Size) – Local, Non-Traditional.
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To demonstrate compliance with the statutory requirement to continue serving a 'comparable mix" of families by family size to that which would have been served without MTW, the MTW agency will provide the number of families occupying local, non-traditional units by household size for the most recently completed Fiscal Year in the provided table.

Family Size:	Occupied Number of Local, Non-Traditional units by Household Size
1 Person	
2 Person	
3 Person	
4 Person	
5 Person	
6+ Person	
Totals	0

H.	Public Comment
	Attached you will find a copy of all of the comments received and a description of how the agency analyzed the comments, as well as any decisions made based on those comments.
	Please see attached for an additional public hearing held for Agency-Specific Waiver(s) and/or Safe Harbor Waiver(s)

I.	Evaluations.
	No known evaluations.

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.*



Housing Authority

3400 N. Broadway • Boulder, Colorado 80304 • Tel: 303.441.3929 • Fax: 720.564.2283 • www.BoulderCountyHousing.org

November 12, 2024

Boulder County Housing Authority #CO061
PO BOX 471
Boulder, CO 80306

Re: Request to HUD MTW Program To Waive Safe Harbor Policy

- (a) BCHA is seeking HUD approval to waive the safe harbor policy for MTW activity 1.h Tenant Payment as a Modified Percentage of Income (HCV)—The agency may modify the percentage of income used in the TTP calculation. Tenant Payment as a Modified Percentage of Income (HCV)—Certain provisions of sections 3(b)(4)-(5) and 8(o)(2)(A)-(C) of the 1937 Act and 24 CFR 5.609, 5.611, and 982.516.
- (b) Safe Harbor 1.h.iii Agency must exempt elderly and disabled families from rent policy.
- (c) Proposed MTW activity: BCHA is seeking to eliminate the submission of medical receipts for allowance calculations and instead proposing to calculate households that qualify as elderly and disabled TTP at 26% of their adjusted income.
- (d) As of June 2024 BCHA has 927 households on the voucher program (excluding VASH) and 444 of those households or 48% are eligible to claim medical expenses but only 137 actually do. The process for submitting medical expenses deductions is arduous to both the voucher holders and staff. The average time to process medical expenses for calculation of annual income is 2 hours of the households that have excessive medical expenses exceeding 20% of their income the average time for staff to process expenses for calculation of annual income is 6 hours. This equates to 354 hours of staff time a year dedicated just to reviewing and processing medical expenses. The amount of work required of the households to record, track, store and submit their paperwork is very similar and one area we have received multiple complaints on with little return in a lot of the cases. By implementing this MTW activity we would be saving a significant amount of administrative efforts that could be redirected into the development of additional work that would directly benefit the voucher holders.
- (e) Impact analysis – see attached
- (f) Hardship policy – see attached
- (g) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.

BCHA Impact Analysis for MTW Activity –

BCHA is seeking to waive this safe harbor to allow the households that qualify as elderly or disabled among the following voucher types: HCV, PBV, NED, Mainstream, and FUP to participate in our activity to waive the requirement to submit medical expenses during annual recertification and instead adopt a specific percentage to be used when calculated the TTP. By adopting a percentage to calculate the TTP at 26% of income instead of the current 30% and applicable allowances, BCHA expects a small increase in monthly HAP spending from \$1,253,613 to \$1,269,077, the average TTP for these households would decrease from \$503 to \$485 and this change would likely have a negative impact on 56 out of 444 total households.

BCHA intends to request a waiver from the HUD VASH office in order to allow this same activity be applied to the HUD VASH voucher holders. Upon approval from HUD VASH an additional impact analysis will be included in this plan.

PIC Data of 927 Households as of June 2024

Total households eligible to claim regardless of claim status

444 households are eligible to claim medical expenses or 48% of the voucher population

- Average income is \$19,156
- Average TTP is \$452 for households eligible to claim medical
- Average TPP is \$503 for all voucher households excluding VASH

Households that claim medical

137 households or 15% of the total voucher population, or 31% of those eligible to claim that do claim.

- Average income is \$22,891
- Average TTP is \$510
- Average annual medical expenses submitted \$2,697

70 households have medical expenses exceeding 10% of their income

- 18 households have medical expenses between 20-54% of their income
- 9 households claim medical expenses over 30%
- 1 household claims 80% of income as medical

20 are in special purpose vouchers excluding VASH, all are considered eligible citizens,

Race and Ethnicity Data:

- 13 identify as Hispanic households, and
- 5 – Black households
- 1 – American Indian/Alaskan Native
- 1 – Asian
- 0 – Native Hawaiian/Other Pacific Islander

- 130 – White

Households that are eligible to claim medical but don't

307 households or 33% of the voucher population, or 69% of those eligible to claim but don't

- Average income is \$17,489
- Average TTP is \$426

62 are in special purpose vouchers, 4 are considered prorated/mixed status households

Race & Ethnicity Data:

- 56 identify as Hispanic Households and
- 16 – Black
- 7 – American Indian/Alaskan Native
- 8 – Asian
- 1 – Native Hawaiian/Other Pacific Islander
- 275 – White

BCHA Hardship Policy for MTW Initiatives

The BCHA Hardship Policy is designed to address:

A. Elimination of Deductions

BCHA is waiving the elderly/disabled standard HUD deduction and

Under the hardship policy BCHA will provide phased in relief for households who experience more than a \$25 increase in rent at the first annual recertification after the MTW initiative begins. If the household qualifies for a hardship request then BCHA will process a phased in relief over the next two annual recertifications.

- 1st Year: BCHA will use 100% of the amount medical calculations from the last annual recertification to calculate the tenant rent portion.
- 2nd Year: BCHA will use 50% of the amount of medical calculations from the last annual recertification to calculate the tenant rent portion. *if 50% is less than BCHA's MTW calculation than the hardship policy will no longer apply and the household's portion will be calculated using the MTW deduction policy.

All hardship requests must be made in writing, stating both the reason for the hardship and the expected duration.

In order to qualify for hardship exemptions, households must meet all of the criteria listed below:

1. The household is in compliance with all the program rules and regulations.
2. The household does not owe BCHA any money or is current with a re-payment agreement.
3. The household must have been admitted to the program prior to January 1, 2025.
4. The household must experience an increase of \$25.00 or more in monthly rent as a direct result of the MTW rent reform initiatives.
5. The household requested the hardship waiver within the deadline set by BCHA. Households have 10 business days from the date of their "Notice of Change" letter in which to request an Informal Hearing and/or Hardship Review.

Approval Process for Hardship Requests

- Households who meet the criteria listed above may mail, fax, or e-mail their request to their Housing Specialist who will review the request promptly determine if the household is eligible and then forward the result and copy of the last annual recertification medical deduction calculation that occurred prior to January 1, 2025 with the tenant file to the supervisor.
- Supervisor approves the new rent if there are no other issues. If there are other issues, the supervisor will conduct further review and consult with Housing Programs Manager.

Hardship Relief

Households who qualify and receive waiver approval may pay their portion of rent based on the calculation under HUD regulations until their next recertification or relocation. At the next annual

recertification, or relocation, whichever comes first, the household will automatically be subject to the rent reform initiatives.

Note: Each household is only eligible for one term of relief for each initiative and if the household qualifies for more than one relief at any given recertification (annual or interim), the reliefs will be calculated concurrently.



Housing Authority

**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**

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	Name Board Chairman Ashley Stolzmann
Signature <i>Susana Lopez-Baker</i>	Signature <i>Ashley Stolzmann</i>
Date October 25, 2024	Date November 12, 2024

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> Signature <i>Susana Lopez-Baker</i>	Title Executive Director Date October 25, 2024
--	---

**Attachment I -
Legal Ads & Social Media Outreach Efforts**

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 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.

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.

¡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

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.

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





4



6



2

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Greg Holston
Afternoons are better for me. ...

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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.



into Instagram

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

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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

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

ihccolorado.org
boco.org/IDDAAdvisoryCouncil

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



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

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Post

Boulder County Human Services
@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

2:52 PM · Aug 23, 2024 · 18 Views

🗨️ ↻️ ❤️ 📌 ↗️

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**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

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, 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 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

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>.

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, 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 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, 2024-2069059

Prairie Mountain Media, LLC

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 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: 2069059
Fee: \$45.53

**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

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

Prairie Mountain Media, LLC

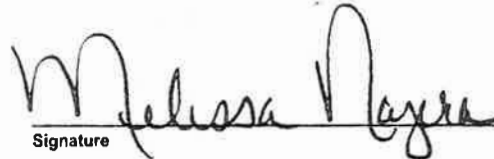
PUBLISHER'S AFFIDAVIT

**County of Boulder
State of Colorado**

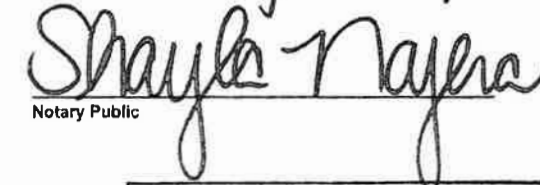
The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

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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


Signature

Subscribed and sworn to me before me this
21st 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: 2070972
Fee: \$91.50



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

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

PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado

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

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2. The *Daily Camera* 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 *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)

Account: 1063825
Ad Number: 2070971
Fee: \$161.04

**Attachment H -
Resident Advisory Board and Public
Comments and Meeting Minutes**

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 3rd 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 3rd 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	720-291-6617
Kay Dalton Edwards	Kay Dalton Edwards			harper.donna@att.net
Donna Harper	Donna Harper	Tenant	Yes	904-710-3507
Kayti Walker	Kayti Walker	tenant	Yes	Kayti.walker@yahoo.com 619 5136100
Bonnie Newman	Bonnie Newman	tenant	Yes	brnewman2009@gmail.com 970-402-7213


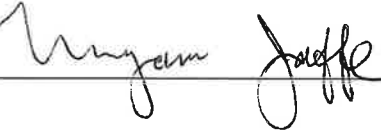
two \$25 gift cards to King Soopers were handed out at this meeting as a random drawing. Tanya VanMeter and Kayti Walker were selected. \$50 total

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


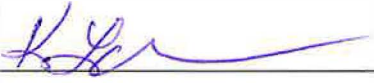




two \$25 gift cards to King Soopers were handed out at this meeting to all attendees. \$50 total

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 Dombrowski		Tenant (tenant @ Regal H.)	N/Depends	970-846-3674 ruth.simplynumbers@gmail.com
Miryam Jaffe		Both	N	303-808-5816 miryamandiegmail.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
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 MTW Advisory Committee?	If you answered yes please provide your email or phone number
SHIRLEIGH MORFORD		VOUCHER	MAY BE	thewrdgirl@gmail.com
Kathleen Lombardi			maybe	not sure ladyohho@live.com
BARBARA Pock		TENANT	YES	843-290-3377 barbarapock@gmail.com
Terri Bashans		tenant	yes	terribashans@gmail.com 303-263-4217
Connie Grosshans		Tenant	yes	cgrosshans@4 Him @comcast.net 720-979-5580
Linda Boprie		TENANT	no	

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.]

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

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

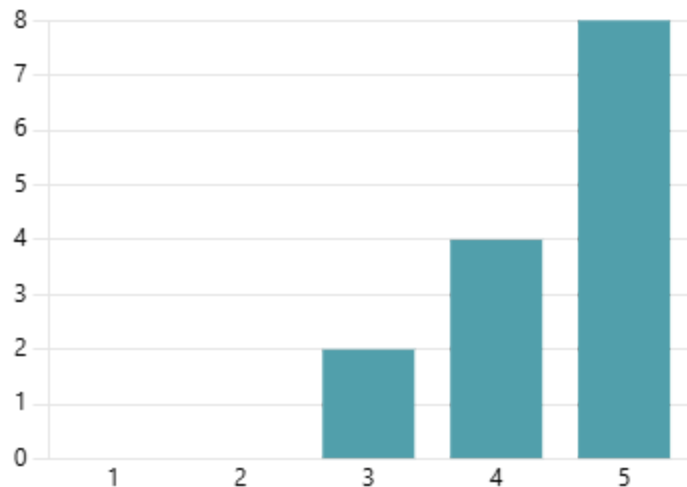
Active

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?

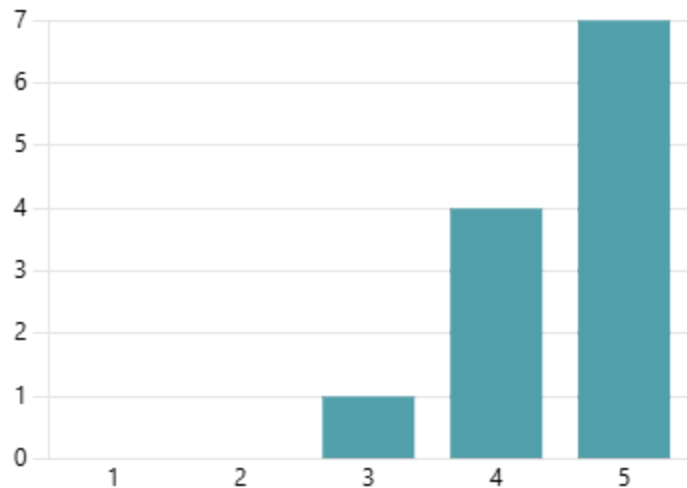
6
Responses

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?

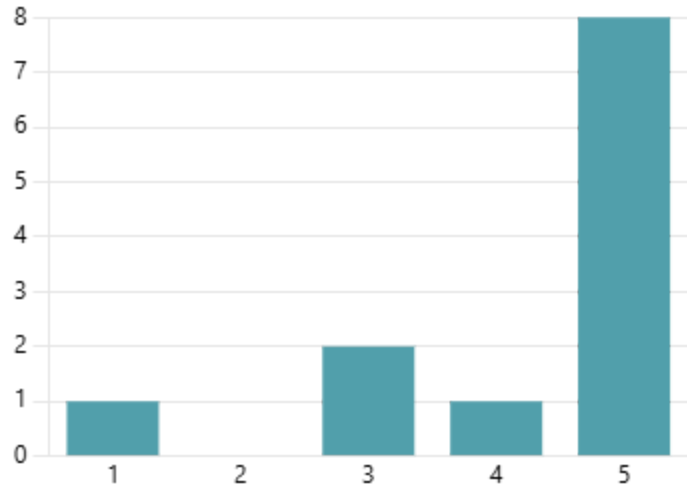
9
Responses

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 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?	What would you like to be changed about the voucher program?	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!	I understand that you need proof of up to date financial situations to figure up rent amounts, but I have always disliked how invasive it feels by having your entire life under a microscope.	Maybe	
4	This is important to some families.		5	I would like this to continue	5	I'm not involved in this program	I would like the program to continue as is	None	Yes Kerryn Lakers , kerryn.e.duncan@outlook.com
5			5		5			No	
4	I feel that if someone is disabled or on SSI the the medicare costs should automatically be 4 caouted in the deductions		5	Paying all utilites may be hard on 4 SSI and SSI respipients	3	Knowing whom you with is very 5 important	We could not make it without the program and would be homeless, I do not like the inspections due to medical reasons and medications. trust has to be there	No 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.	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.	Maybe
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.	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.	Maybe
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 5 all citizens.	3	...does money come from independents for this task ?	...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.	Maybe	vavoom58@gmail.com

<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>5</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>	