

# 2024 ANNUAL REPORT



BOULDER COUNTY  
**HOUSING  
AUTHORITY**

staff members

91



## BCHA MISSION

The Boulder County Housing Authority (BCHA) exists to provide safe, affordable housing and related services to the residents of Boulder County. We work in partnership with the cities of Boulder and Longmont to create high-quality, permanently affordable housing and connect people with the resources they need to thrive.

**60+** acres

of housing property  
managed across  
Boulder County



**\$380 Million**

in assets managed



**36**

properties



**140,000 sq ft**  
of commercial  
spaces

**209**  
buildings

**25,000 sq ft**  
of meeting and  
office spaces

# PROPERTY MANAGEMENT

**2,868**  
individuals  
served



**1,008**  
households  
served

**173**  
move-in file  
reviews

**317**  
internal file  
audits

**161**  
tenants  
moved out

**640**  
recertifications



**1,100**  
housing units  
owned

Spoke on Coffman, Longmont



**131**  
units made  
ready for  
rent

Kestrel, Louisville



# MAINTENANCE & REHABILITATION

**1,459**

HVAC work orders completed

**9,446**

work orders completed

**131**

units made ready to rent

**662**

emergency work orders completed

**250**

after hours work orders completed

**740**

inspections



## BEAVER CREEK

140,150,160 E. 3rd St. Nederland, Colorado

**Scope:** Major deck replacements, large drainage repair, building-wide improvements (new carpet, trim, paint in hallways), new building signs, electrical panel upgrades, sidewalk, siding, windows, and door replacements. Installation of mini-split heating and A/C units, solar system, heat pump water heaters, and landscaping repairs.



## EAGLE PLACE

Niwot, Colorado

**Scope:** Exterior painting and siding repairs, sidewalk repair and replacements, railing installation, tree trimming, and fence replacement.



# HOUSING CHOICE VOUCHER PROGRAM

**1,076**

voucher holders served

**\$1,752**

average monthly cost  
of rental units

**\$1,509**

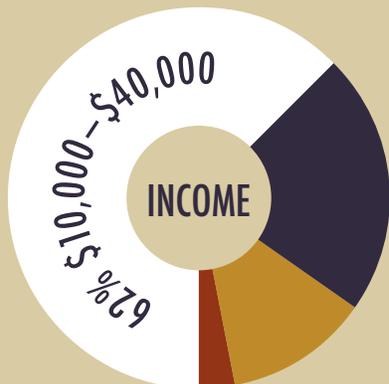
average monthly amount of housing  
assistance paid per household

**\$409**

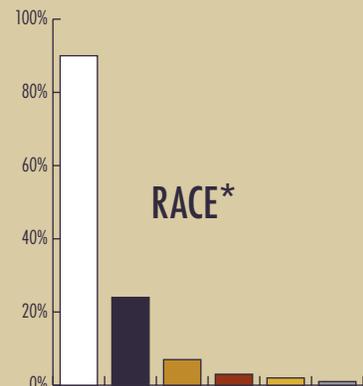
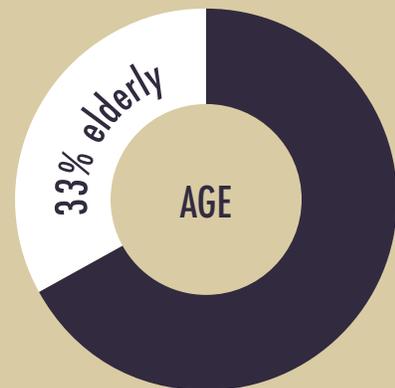
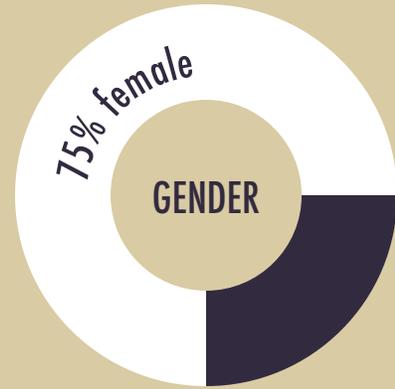
average monthly amount of  
rent paid per household

**114**

households get a \$12.90  
utility allowance on average



- BETWEEN \$10,000-\$40,000 (62%) ■ UNDER \$10,000 (22%)
- BETWEEN \$40,000-\$70,000 (12%) ■ ABOVE \$70,000 (3%)



- WHITE (90%) ■ HISPANIC (24%) ■ BLACK/AFRICAN AMERICAN (7%)
- AMERICAN INDIAN/ALASKA NATIVE (3%) ■ ASIAN (2%) ■ NATIVE HAWAIIAN/PACIFIC ISLANDER (1%)

\*Percentage totals may exceed 100% due to some households identifying with multiple races/ethnicities

# RESIDENT SERVICES

BCHA works closely with the Supportive Housing Division, which sits within the Boulder County Housing Department, to provide services and organize activities for residents residing in our properties.

**11**

**staff members**  
dedicated to  
resident services

**124**

**families enrolled**  
in the Family  
Self-Sufficiency (FSS) program

**375**

**seniors (55+)**  
supported to live safely  
and independently

**19**

**FSS graduates**  
earned a total of  
**\$238,643** in savings

**63**

**households**  
of all ages helped with  
urgent case management  
and housing support

**50**

**community events**  
held, including parties,  
gardening, art classes,  
wellness activities,  
and STEM programs



Junior STEM Robotics Program students.

## SERVICES PROVIDED:

- Help with housing stability and support for tenants
- Connections to health care, financial assistance, and other resources
- Services to help older adults live safely at home
- Community events and learning opportunities
- Programs that support financial stability, like FSS
- Free EcoPass for all BCHA residents

## PROGRAM SPOTLIGHTS

### FAMILY SELF-SUFFICIENCY (FSS) PROGRAM

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

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

### SENIOR SERVICES

Our team provides high-quality case management and aging-in-place supports to help BCHA tenants and voucher holders over 55-years-old improve their quality of life. These tailored services ensure that older adults can live independently and comfortably in their communities.



Empowering BCHA residents 55+ to live independently with fun and dignity.

# WILLOUGHBY CORNER IS NOW OPEN!

We are excited to announce that Phase 1 of construction is complete and leasing is currently underway.

## Phase 1 Highlights

### Sugar Beet House and Peach Tree House

939 & 955 Canterbury Dr.

18 units total | 9 per building | All 18 units leased

### Búho Place—Our 55 and up senior building

928 Canterbury Dr.

63 units | 51 units leased | 1 unit scheduled for lease

4 applications in process as of 02/28

Remaining units: One- and two-bedrooms at 50-60% AMI

### Bluestem Place— Multifamily

944 Canterbury Dr.

60 units | 33 units leased

20 applications in process as of 02/28

Remaining units: One-bedrooms at 50-60% AMI

### Purple Praire Place—Multifamily

978 Canterbury Dr.

51 Units | Leasing to begin soon

### Community Center

933 Canterbury Dr.

## Next Phases

**Phase 2:** Will add another 128 multifamily units for rent.

**Phase 3:** Will deliver up to 80 affordable home for sale.

[WilloughbyCorner.org](http://WilloughbyCorner.org)

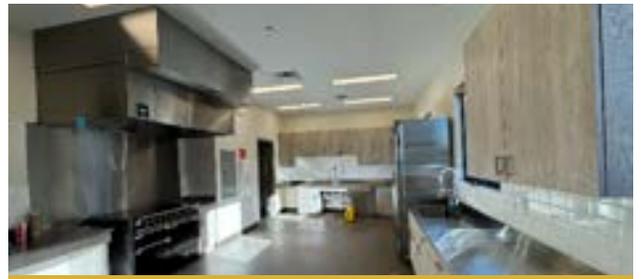
[Willoughby@BoulderCounty.gov](mailto:Willoughby@BoulderCounty.gov)

Willoughby Corner offers permanently below-market rate rental homes in a prime Lafayette location, with quick access to restaurants, shops, well-rated schools, and other community happenings.



## WILLOUGHBY CORNER

HOME IN THE NEIGHBORHOOD



The state-of-the-art kitchen in the Community Center.



A communal gathering space in the lobby of Búho Place.



The outdoor patio at Búho Place.



Indoor hand-painted mural by local artist Leslie Jorgensen.



A new resident's bedroom at Búho Place.



The main gathering space in the Community Center.



# WILLOUGHBY CORNER

HOME IN THE NEIGHBORHOOD



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BOULDER COUNTY  
HOUSING  
AUTHORITY



Boulder County, in accordance with the Fair Housing Act, prohibits discrimination in its programs and activities on the basis of race, color, age, religion, sex, sexual orientation, disability, familial status or national origin. A reasonable accommodation may be requested to ensure equal access by people with disabilities to its programs and activities. To request an accommodation, please call 720-564-2267.