



Housing Department

www.bouldercountyhousing.org

Housing Innovation Fund

Notice of Request for Applications (RFA) for Housing Innovation Fund

Submissions Due: Thursday, Dec. 4, 2025, by 5 p.m.

Email: AAHT@bouldercounty.gov

Table of Contents

- Introduction
- Program Goals
- Funding Amount and Term
- Application Process
- Eligible Entities
- Eligible Projects or Programs
- Distribution of Funds
- Selection and Evaluation Process (includes application questions)
- Monitoring and Reporting
- Conditions of Funding Awards

Introduction

The Boulder County Housing Department (BCHD) is seeking proposals from qualified organizations to pilot, scale, or test innovative approaches that advance equitable access to affordable and attainable housing in Boulder County. Supported by the Affordable and Attainable Housing Tax, the Housing Innovation Fund aims to drive creative solutions to housing challenges across the region. The Housing Innovation Fund will provide up to \$500,000 in one-time grants for bold, community-driven projects that make housing more affordable, stable, and accessible for people in Boulder County. BCHD is committed to building a thriving future together, centering racial equity and opportunity for all.

Program Goals

Successful applicants will demonstrate that they can design, implement, and manage programs or services aimed at:

- Expanding access to affordable and attainable housing
- Improving housing stability for low- and moderate-income residents
- Piloting new models of housing development, financing, or service delivery

Claire Levy
County Commissioner



Marta Loachamin
County Commissioner



Ashley Stolzmann
County Commissioner

- Fostering collaboration between sectors and communities
- Advancing racial equity by reducing disparities in housing outcomes

Desired outcomes of programs sponsored by the Housing Innovation Fund include enhanced access to housing and housing resources for historically underserved communities, improved long-term housing security for residents, enhanced community engagement and participation in housing initiatives, enhanced equity in housing policies and practices as well as reduced racial disparities in housing access and stability.

Funding Amount and Term

- **Total Pool of Funds:** \$500,000
- **Grant Range:** Up to \$100,000 per project
- **Initial Funding Term:** February 2026 – December 2026

Note: This funding cycle is for the FY2025 funding allocation. Boulder County anticipates that the FY2026 cycle will open in Q1 2026 and projects from both cycles may run concurrently. Organizations may be funded for multiple projects. However, specific projects funded in FY2025 would not be eligible for funding from the FY2026 allocation. If applicable, renewals for FY2025 and FY2026 funded projects would be considered for FY2027 funding. The RFA for FY2027 funding would be released in Q3 2026.

Application Process

Advertising:

Notice of the funding opportunity will be posted on the County Grant and Affordable and Attainable Housing Tax webpages. Notice will also be provided via press release, emailed directly to community partners and posted on social media sites.

Timeline:

- **Funding Announcement and Notice of Request for Applications released:**
Monday, Nov. 3, 2025
- **Online application portal opens:** Monday, Nov. 10, 2025
- **Questions regarding RFA due:** Friday, Nov. 14, 2025
- **Webinar and response to RFA questions from BCHD:** Wednesday, Nov. 19, 2025
- **Application Submission Deadline:** Thursday, Dec. 4, 2025, by 5 p.m.
Late proposals will not be considered
- **Funding decision released:** Wednesday, Dec. 31, 2025

How to Submit:

All application materials must be submitted through the online Housing Innovation Fund Application Form. The application will be posted on the [AAHT website](#) on Nov. 11.

Application materials include:

- Responses to all narrative questions
- Required financial documentation indicated in question 7 of the application
- Program budget form linked in question 12 of the application.

Submission Requirements:

- All materials must be submitted through the online application form.
- Maximum file size per document is 10MB.
- Do not submit zip files or links to external websites.
- Applicants will receive confirmation emails upon submission. If not received, contact AAHT@bouldercounty.gov.

Questions:

All questions about the application or process **must be submitted via the [Innovation Fund Microsoft Form](#)** by Nov. 14, 2025. Questions will be addressed during a webinar on Nov. 19, 2025. The webinar recording and written responses will also be posted on the Housing Innovation Fund webpage by Nov. 20, 2025.

Reasonable Accommodations:

Contact BCHD by Nov. 21, 2025, to request accommodation.

Eligible Entities

To be eligible, applicants must meet the following conditions:

1. Applicant must be a registered 501(c)(3) non-profit organization or a government entity providing services within Boulder County.
2. The applicant does not have unresolved current or past contract non-compliance, nonperformance, suspension, termination, or other adverse audit finding with one or more funders in the past five (5) years.
3. If the applicant is currently receiving funding from other sources, duplication of services will not be funded. Duplication of services means that your organization receives funding from more than one source, including other county grant programs, state programs, or federal programs—for the same purpose within the same time period, and that the total assistance exceeds the total documented need.

Eligible Projects or Programs

All use of funds must be consistent with the Affordable and Attainable Housing Tax. While the Innovation Fund will not fund capital costs or improvements, innovative projects and pilots that support the stated funding purposes in the ballot language will be considered. For reference, the ballot language is included below:

With No Increase in Any County Tax, Shall the County's Existing 0.185% Sales and Use Tax Approved in 2018 Pursuant to Resolution No. 2018-76 Be Extended for Fifteen (15) Years for the Purposes of Funding Affordable and Attainable Housing and Related Support Services Within Boulder County, Including but Not Limited To: The Costs of Development, Operation, Acquisition, Preservation, Renovation, Maintenance and Construction of For-Sale and Rental Homes for Low and Moderate Income Households and Local Workforce; Supportive Housing; Services That Support Housing Stability; Grants To Housing Authorities, Nonprofit Affordable Housing Providers, and Local Municipalities; And Shall the Revenues and the Earnings on the Investment of the Proceeds of Such Tax Constitute a Voter Approved Revenue Change; All in Accordance With Board of County Commissioners' Resolution No. 2023-070?

Sample eligible projects include:

- Programs that provide rental assistance or subsidies to low- and moderate-income residents while they pursue economic stability opportunities.
- Pilots with the goal of addressing workforce housing challenges in Boulder County.
- Initiatives that expand homeownership pathways for historically underserved communities.
- Programs that provide mediation or eviction prevention services.
- Programs that specifically target historically underserved communities to ensure equitable access to housing resources.
- Initiatives that address systemic barriers to housing for marginalized populations.

Ineligible projects/costs for the purposes of this fund include, but aren't limited to:

- Indirect costs – all operational costs must be captured in the submitted budget.
- Capital improvement and development costs
- Land acquisition

Distribution of Funds

- Funding will be reimbursement based with monthly invoicing being submitted to AAHT@bouldercounty.gov using BCHD-provided template
- Supporting documentation required for all expenses
- Payments contingent on timely submission of deliverables and reports

Selection and Evaluation Process

Evaluation Criteria

Applications will be evaluated by a review committee based on:

- **Organizational Capacity:** Experience, financial stability, and staffing qualifications.
- **Program Alignment:** How well the program aligns with BCHD priorities and housing strategies.
- **Client Impact:** Impact on the target population and community.
- **Adaptability and Collaboration:** Ability to adapt and collaborate with other organizations.
- **Equitable Access to Resources:** The applicant demonstrates that historically underserved communities are prioritized to promote the fair distribution of housing resources and opportunities.

For scoring clarity, applications questions that will be considered for each evaluation category are grouped together and identified by that category in the Application Questions section below.

Application Questions

General Organizational Information

Organization Name:

Authorized Contact: Name, title, email, and phone number.

Funding Request: Amount requested.

Agency Type: Governmental or non-governmental non-profit 501(c)(3).

Agency Description: Mission, vision, values, strategic goals, populations served, length of service.

Geographic Service Area(s):

Organizational Capacity

1. Describe your organization's experience in administering programs that advance equitable access to affordable and attainable housing in Boulder County.
2. Will this program utilize current staff, or will organization need to hire additional personnel as part of the proposed program?
3. Does the intended programming require staff to hold licenses or certifications? If so, please state whether staff currently hold those licenses or certifications or whether they will be obtained as part of the funded program
4. Detail training staff receive in providing culturally relevant and sensitive support.
5. Indicate the number of months of operating reserves your organization maintains:

6. Indicate funding that organization is currently receiving from any Boulder County Grant Program:
7. Required Financial Documentation: Please submit a PDF copy of your most recently completed audit, along with a YTD financial statement with your application.

Program Alignment

Successful applicants will demonstrate that they can design, implement, and manage programs or services aimed at:

- Expanding access to affordable and attainable housing
 - Improving housing stability for low- and moderate-income residents
 - Piloting new models of housing development, financing, or service delivery
 - Fostering collaboration between sectors and communities
 - Reducing disparities in housing outcomes
8. Provide a description of your program including how your program aligns with the housing priorities noted above.
 9. Describe the specific housing challenges your target population faces.
 10. Describe how your proposed services will address those challenges through innovative approaches that advance housing equity and/or access.
 11. Describe how your program will lead to better outcomes for your target population.
 12. Submit a detailed budget using the [AAHT Housing Innovation Fund Program Budget Form](#).

Client Impact

13. Provide a brief overview of the population the program will serve, including relevant factors that impact housing stability and/or access – such as history of homelessness, first generation community member, low-income, single parent household – especially for those historically underserved or marginalized in housing systems.
14. How does your program ensure that you are serving the population you intend to serve? Include in your response how you collect and use data to ensure equitable access and use of your services.
15. BCHD intends to fund a broad spectrum of projects that support community members at each of the income levels below. Indicate the target income level of the proposed participants in your program? (Check all that apply.)
 - ☐ Very low income- 50% AMI and under,
 - ☐ Low income-50-80% AMI,
 - ☐ Median income 80-100% AMI,
 - ☐ Middle income – 100-120% AMI

16. Provide a projection of how many *unduplicated* clients the program proposes to serve, if funded, in 2026.
17. If funded, will clients be required to pay for any of the services they receive as part of the proposed program? Are clients ever required to pay for the agency's services? If so, please describe what services require client contribution and the cost of these services. In addition, describe any sliding scale or discounted rates that the agency offers to low-income clients.

Collaboration and Partnerships

18. Describe how your organization collaborates with other agencies to avoid duplication of services and to improve housing stability and/or access for the target population, particularly through new or creative approaches.

Equitable Access to Resources

Boulder County centers race in our equity work because we know that historically and currently, race is the biggest predictor of disproportionate outcomes and disparities in access to housing and housing resources.

19. Describe how you are prioritizing historically underserved communities to promote the fair distribution of housing resources and opportunities, ensuring access to safe and affordable housing for all individuals, regardless of socioeconomic status, race, or background.
20. Describe how you are addressing structural barriers and racial inequities in your programs and services to ensure equitable outcomes for historically underserved communities.

Evaluation Process

Once entity eligibility is determined, applications will be evaluated by a cross departmental committee. The Board of County Commissioners will review the committee's recommendations and make all final funding decisions.

Answers provided in the application will be evaluated against the following criteria:

- How well does the applicant's proposed use of funds align with the program goals outlined in this program description?
- What impact is the applicant able to demonstrate with its proposed use of funds?
- Does the applicant have appropriate experience/other funding to effectively use the funds for the purpose of your program to obtain the desired impact?
- What is the risk posed by applicants? How does your applicant mitigate risk?
- Does the applicant propose to use the funds in a cost-effective manner?
- How does the applicant ensure safe and equitable access to affordable housing and address any structural barriers and racial inequities in the population it serves?

Monitoring and Reporting

Awardees must comply with data collection, reporting, and evaluation requirements, including:

- Semi-annual and end-of-year reports
- Demographic data assessment
- Program evaluation metrics
- Timely and complete submission of reports

Conditions of Funding Awards

Once the BOCC makes a decision about awardees, each awardee must sign a funding agreement prior to receiving any funds.

For questions, technical assistance, or to request an ADA accommodation, contact:

AAHT@bouldercounty.gov