



# 2025 ANNUAL REPORT



BOULDER COUNTY  
HOUSING  
AUTHORITY

staff members

76



## 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.

90+ acres

of housing property managed  
across Boulder County



\$400+ Million

in assets managed



39

properties



131,000 sq ft  
of commercial  
spaces

173  
buildings

27,000 sq ft  
of meeting and  
office spaces

# PROPERTY MANAGEMENT

**2,056**  
individuals  
served

**1,154**  
households  
served

**304**  
move-in file  
reviews

**457**  
internal file  
audits

**161**  
tenants  
moved out

**691**  
recertifications



**1,079**  
housing units  
owned



Aerial shot of Willoughby Corner in Lafayette.

**306**  
units made  
ready for rent



The interior of a 1-bedroom home at Willoughby Corner in Lafayette.

**Did you know?**  
BCHA was founded on Feb. 5, 1975.



# MAINTENANCE & REHABILITATION

**1,385**

HVAC work orders completed

**13,222**

work orders completed

**306**

units made ready to rent

**2,418**

emergency work orders completed

**1,619**

after hours work orders completed

**2,512**

inspections



**Dover Court** | 101-115 N. Dover Dr., Lafayette  
Improvements made: Installation of dual fuel water heaters, installation of mini-split heating/cooling systems, siding and door replacements, fence repair, new windows and paint, and tree removal.



**Lilac Place** | 1301 Lincoln Ave., Louisville  
Improvements made: Installation of dual fuel water heaters and mini-split heating/cooling systems, siding and door replacements, new paint, fence repair, and tree removal.



**Wedgewood** | 2330 Wedgewood Ave., Longmont  
Improvements made: Installation of 96% efficient furnaces, new air conditioning units, siding and paint upgrades, and new doors and windows.

# \$3.46 MILLION INVESTMENT TRANSFORMS CASA DE LA ESPERANZA

1520 S. Emery St., Longmont

Casa de la Esperanza (Spanish for “House of Hope”) has provided below-market-rate housing for agricultural workers and their families since 1993. Located at 1520 S. Emery St. in Longmont, the property and its 32 homes underwent a comprehensive rehabilitation in 2025. The \$3,464,802 investment modernized building systems, improved safety and accessibility, and upgraded outdoor and community spaces. All of the residents remained in their home throughout construction.

Key improvements included full mechanical replacements — new furnaces, air conditioning, and heat pump water heaters — along with new siding, windows, roofing, and electrical upgrades. The community building was made fully accessible and updated to better support the on-site food pantry and after-school programs. Outside, a new playground, basketball court, soccer goals, and shaded gathering spaces gave residents and neighbors more ways to connect.

## A Look at the Investment

Category	Cost
Siding, windows, doors, roofing, and community building	\$1,026,137
Mechanical systems	\$641,066
Electrical	\$261,000
Interior, plumbing, and additional work	\$1,536,599
Total Project Cost	\$3,464,802

*This investment was made possible through funding from the American Rescue Plan Act (ARPA), BCHA sustainability funds, Energy Outreach Colorado, BCHA reserves, and the Worthy Cause program.*



“I see our residents every day. Watching them enjoy the new playground, the outdoor spaces, and a safer, more comfortable home — that is why this work matters.”

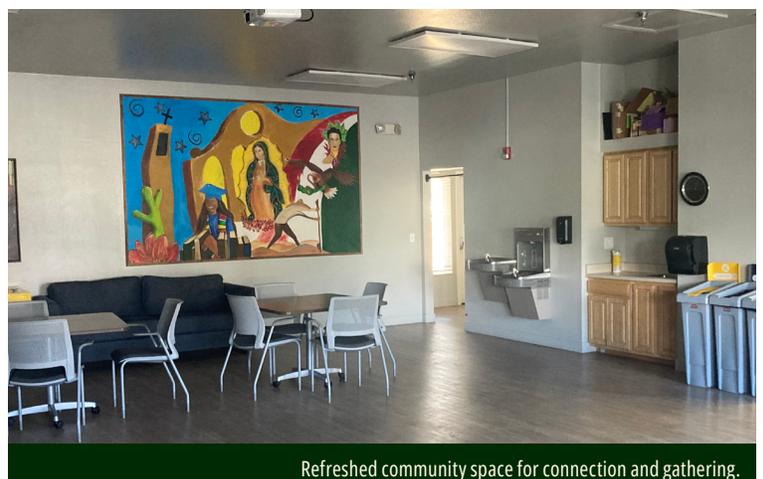
— Lizbeth Campuzano, Property Manager



Exterior updates.



New playground for the Casa de la Esperanza community.



Refreshed community space for connection and gathering.

# HOUSING CHOICE VOUCHER PROGRAM

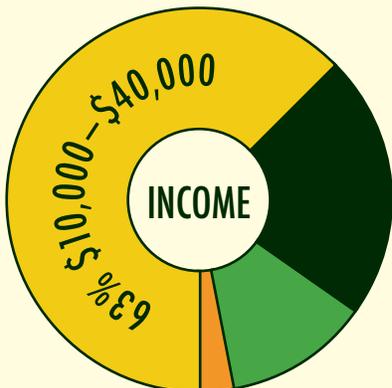
**1,033**  
voucher holders served

**\$2,015**  
average monthly cost of rental units

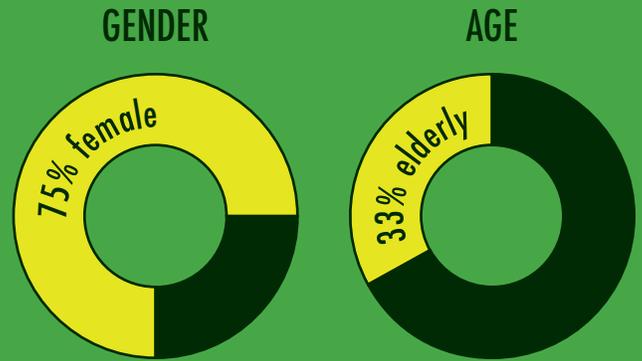
**\$1,546**  
average monthly amount of housing assistance paid per household

**\$469**  
average monthly amount of rent paid per household

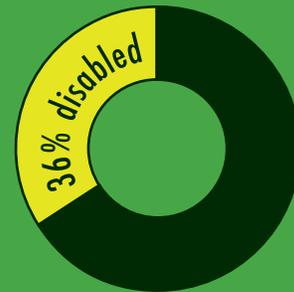
**95**  
households get a \$109 utility allowance on average



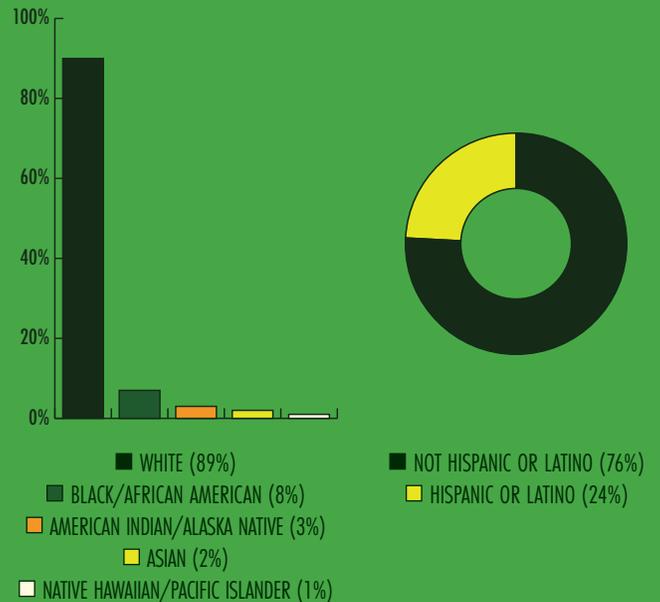
■ BETWEEN \$10,000–\$40,000 (63%) ■ UNDER \$10,000 (21%)  
■ BETWEEN \$40,000–\$70,000 (13%) ■ ABOVE \$70,000 (3%)



## DISABILITY STATUS



## RACE AND ETHNICITY\*



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

## COMPLIANCE

**627** tenant files were audited by BCHA staff for accuracy  
**21** BCHA audits by external funders  
**3** onsite audit visits by external funders at BCHA properties

# 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.

**12**  
**staff members**  
dedicated to  
resident services

**468**  
**seniors (55+)**  
supported to live safely  
and independently

**147**  
**households**  
of all ages helped with  
urgent case management  
and housing support

**122**  
**families enrolled**  
in the Family  
Self-Sufficiency (FSS) program

**37**  
**FSS graduates**  
earned a total of  
**\$480,000** in savings

**50**  
**community events**  
brought neighbors together

## 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



Community garden tour at Aspinwall in Lafayette.



Community Cycles hosts a bike giveaway at Willoughby Corner.

## PROGRAM SPOTLIGHTS

### Family Self-Sufficiency (FSS)

The Family Self-Sufficiency program helps low-income families build education and career skills to become financially independent. The two- to five-year program is open to BCHA and Boulder Housing Partners voucher holders. Participants set goals around school, work, and finances with support from a coach. As they earn more, money goes into a savings account they can use when they finish the program.

### Multi-Generational Events

BCHA brings neighbors of all ages together through community gardens, art classes, STEM programs, wellness activities, emergency preparedness talks, and holiday parties. These activities help residents build real friendships and make our communities a place where everyone feels at home. For residents over 55, our team also provides case management and support to help them live independently and comfortably in their communities.

# WILLOUGHBY CORNER RIBBON CUTTING

On Aug. 21, Boulder County Housing Authority celebrated the grand opening of Willoughby Corner, a new community of affordable rental homes in Lafayette. Phase 1 — 129 homes — is now complete and fully leased.

The event brought together community leaders, partners, and residents, including remarks from Commissioner Marta Loachamin, Colorado Department of Housing Director Alison George, Lafayette Mayor Pro Tem Brian Wong, and resident Kat Goldberg. Guests enjoyed tacos, appetizers, and Hawaiian shaved ice, toured the property, and took home a 16-month calendar featuring photos by Michael Lohr, whose work is displayed throughout Willoughby Corner. Attendees also received a Willoughby Corner dog bandana and custom cookies.

Michael Lohr was honored with the BCHA Legacy Award for the lasting impact his photography has had on Boulder County, including at Willoughby Corner and Kestrel.

Visit [WilloughbyCorner.org](http://WilloughbyCorner.org) to learn more about the community and stay up to date on Phases 2 and 3.



BCHA Executive Director Susana Lopez-Baker and Boulder County Commissioner Marta Loachamin.



A young resident enjoys a snow cone.



Guests congregate at the Community Center.



Michael Lohr awarded Legacy Award for his photography.



Staff snaps a quick picture before the party begins.



The lobby at Búho Place, Willoughby Corner's building for residents aged 55 and older.

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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.