

**Boulder County Housing Authority (BCHA)
2018 Annual Plan and Attachments**

ANNUAL PLAN

Attachments

- 1 - HUD-50077, Civil Rights Certification
- 2 - HUD 50077-SL, Certification by State or Local Officials
- 3 - Resident Advisory Board - Agenda and Meeting Notes
- 4 - Public Hearing - Notice and Comments
- 5 - Website Public Notice
- 6 - Violence Against Women Act (VAWA) Compliance

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by HCV-Only PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

A.	PHA Information.													
A.1	<p>PHA Name: Boulder County Housing Authority (BCHA) PHA Code: CO061 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2018 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) 834 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p>BCHA's PHA Plan, in full, was placed on its www.BoulderCountyHousing.org during the term of September 1, 2017 to October 15, 2017, which included information regarding the public hearing, requesting review and input, for the scheduled date of October 15, 2017. In addition, a legal notice was placed in the Boulder Daily Camera and the Longmont Times-Call, covering Boulder County jurisdictions, on Tuesday, August 29, 2017 and on the Housing Authority's website on Friday, August 24, 2017. Residents may also pick up a hard copy of the Plan at the BCHA Main Office, located at 2525 13th Street, Suite 204, in Boulder. Attached are copies/screenshots of notices.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" data-bbox="165 1050 1453 1144"> <thead> <tr> <th data-bbox="165 1050 381 1092">Participating PHAs</th> <th data-bbox="381 1050 521 1092">PHA Code</th> <th data-bbox="521 1050 823 1092">Program(s) in the Consortia</th> <th data-bbox="823 1050 1144 1092">Program(s) not in the Consortia</th> <th data-bbox="1144 1050 1453 1092">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td data-bbox="165 1092 381 1144">Lead HA:</td> <td data-bbox="381 1092 521 1144"></td> <td data-bbox="521 1092 823 1144"></td> <td data-bbox="823 1092 1144 1144"></td> <td data-bbox="1144 1092 1453 1144"></td> </tr> </tbody> </table>				Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:				
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Lead HA:														
B.	Annual Plan.													
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> X Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> X Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input checked="" type="checkbox"/> Financial Resources. Section 811 Rental Assistance. <input type="checkbox"/> X Rent Determination. <input type="checkbox"/> X Operation and Management. <input type="checkbox"/> X Informal Review and Hearing Procedures. <input type="checkbox"/> X Homeownership Programs. N/A <input type="checkbox"/> X Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> X Substantial Deviation. <input type="checkbox"/> X Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>In 2017, the Colorado Division of Housing awarded BCHA 20 project-based units at Kestrel to serve people with disabilities. The rental assistance does not pass through BCHA; it goes directly to subsidize the tenant's rent. For these residents, BCHA is partnering with Mental Health Partners as its primary service providers, with Imagine Colorado! and the Center for People With Disabilities (CPWD) as in-kind providers.</p>													

<p>B.2</p>	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N X <input type="checkbox"/> Project Based Vouchers</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>BCHA received an award of 20 project-based vouchers through the Colorado Division of Housing for the federal Section 811 Program, providing rental assistance to people with disabilities. Residents with Section 811 assistance will be housed at BCHA's newest development, Kestrel, in Louisville. The award was given in Fall 2016 and the first residents will move in during Fall 2017. Section 811 is consistent with its PHA Plan in that it supports increasing and expanding opportunities for subsidized housing within this affordable (below-market rate) tax credit property, and supports its goals for providing permanent supportive housing.</p>
<p>B.3</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A X <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>Essentially the finding relates to a journal entry not being recorded in a timely manner. The Authority passed through HOME Investment funding to a discretely presented component unit (Kestrel). The loan was appropriately recorded on the discretely presented component unit (Kestrel) but the pass through grant revenue on the Authority and associated receivable was not. Corrective action was taken in that the Authority will review all grant and loan agreements for both the primary government and discretely presented component units. The Authority will also reconcile the primary government to the discretely presented component units as part of year-end close procedures.</p>
<p>B.4</p>	<p>Civil Rights Certification</p> <p><u>Form HUD-50077</u>, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.5</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

B.6 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

The following are BCHA's mission and goals as described in its 5-Year PHA Plan (2015), and BCHA's progress in meeting them:

Mission. State the PHA's Mission for service the needs of low income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: To foster the availability of quality, affordable housing and related services for the residents of Boulder County, using broad community resources. Boulder County will accomplish its mission through:

Below are the ways in which BCHA is, and will continue to, meet its mission to serve low to extremely low income households:

- **Community collaboration** – BCHA's strong community collaboration is evident through its affiliation with the Boulder Broomfield Regional Consortium, to coordinate housing and community development planning with federal, state and local resources, and through a Regional Affordable Housing Strategic Plan, with the goal of providing up to 22,000 affordable housing units by 2035. In addition to collaborating within County departments, such as Community Services and Transportation, BCHA also works closely with (other) housing authorities in the region and maintains relationships with community agencies providing supportive services, housing for people who are homeless and/or are in transition, and emergency basic needs.
- **Effective services and programs** – BCHA's programs continue to be effective, particularly based on the increasing need for its services and programs, and especially under the umbrella of Boulder County Department of Housing and Human Services (BCDHHS). BCDHHS serves its residents as a one-stop shop through interdepartmental collaboration, such as providing human services benefits/programs for residents of its properties and voucher-holders, and by providing a client portal through which residents may upload documentation and all (authorized) staff may access it, lessening the need to provide duplicate documentation and allowing staff to maintain current and consistent information.
- **Professional organization** – BCHA and Department staff conduct themselves and represent the organization/County in a professional manner, responding to residents, partner organizations and investors promptly; providing comprehensive information; and delivering comprehensive, easeful access to resources and excellent customer service to County consumers through its philosophy that "Any Door is the Right Door."
- **Efficient resource management** – Staff remain conscious of conserving its resources by making the most use of staff's (and residents') time and funding sources, especially in a current federal climate which proposes drastic cuts to vital programs and services. This is exemplified by Departmental integration, collaboration with area housing and human services agencies for funding opportunities, strong budgeting processes which includes streamlining maintenance operations, and a focus on property rehabilitation in addition to constructing new developments.
- **Expansion of funding resources** – BCHA regularly seeks and responds to opportunities to expand its federal, state and local funding sources for its programs/services and housing developments. This was most recently exemplified by receipt of Section 811 rental assistance funding, CDBG funding from the State for disaster relief, HOME Consortium dollars for housing and community development, local funding (through a County tax) for construction, and an anticipated application for State funding to address countywide homelessness.

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

GOALS:

- **Expand the supply of assisted housing** – BCHA continues to seek opportunities to expand its housing supply. Currently, development projects, in various stages of design and completion, are in process in the following cities/towns: Louisville, Gunbarrel (unincorporated Boulder), Longmont, Nederland and Lafayette. BCHA is also a member of the Regional Affordable Housing Strategic Plan, which is working toward a collaborative goal of providing up to 22,000 affordable housing units by 2035. This year, BCHA will add 200 affordable housing units to its portfolio.
- **Improve the quality of assisted housing** – BCHA continually strives to improve the quality of its housing in construction and through rehabilitation. Currently, it is planning to rehabilitate at least 7 of its existing properties, and has recently reviewed its housing needs to design Project Needs Assessments for each of its 57 properties, taking into account work needed, costs required, and timelines so that staff can make the best use of resources to streamline improvements over a 15-year period. In addition, this year, BCHA added 20 newly-constructed project-based assistance units for people with disabilities through its Section 811 program.
- **Increase assisted housing choices** – BCHA takes into account existing (and continually changing) demographics and resident needs as it designs and acquires new units. With the influx of housing needs for residents age 55 and older, the last two housing projects have included an apartment building for seniors (one with 74 units and the other with 71 units). Staff also keep in mind residents' needs, such as ADA-designed units and modifications for people with disabilities, and a family-friendly site for households with children. This year, at Kestrel, BCHA will add 71 housing units for seniors, and 20 project-based units for people with disabilities.
- **Promote self-sufficiency and asset development of families and individuals** – BCDHHS, under which the Housing Authority sits, reinforces self-sufficiency and asset development in many of its programs and services. Fifteen (15) Family Self-Sufficiency Program participants will graduate this year under the program guidelines of supporting participants' employment and schooling goals, with an option (and encouragement) to create and contribute to a savings account. Boulder County's Tenant-Based Rental Assistance Program, with a current tenant base of 30 participants, also works toward this end.
- **Enhanced accounting controls over BCHA operations** – BCDHHS continues to be financially-diligent and -transparent in its operations, for the organization, and for its investors and residents. Over the years, and a specifically-defined goal this year, BCHA works to improve accounting systems, with an effort to track spending and needs to streamline processes (i.e., make bulk orders to replace heating systems). It is important to staff to be good stewards of funding, working to budget costs while maintaining and improving units.

B.7 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the PHA Plan?

Y N
X

(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Please see attached.

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA Five- Year and Annual PHA Plans**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ Five- Year and/or X Annual PHA Plan for the PHA fiscal year beginning **January 1, 2018** hereinafter referred to as "the Plan", 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 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.
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 to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (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.
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 Plan 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.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes 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 2006-24);
 - 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 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 waiting list is consistent with affirmatively furthering fair housing;
 - 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 part 903.7(c)(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. 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.
11. 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.

12. 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.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. 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.
15. 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.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. 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.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. 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.
20. 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.
21. 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.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Boulder County Housing Authority
PHA Name

CO061
PHA Number/HA Code

 Five-Year PHA Plan for Fiscal Years 20 - 20

 X Annual PHA Plan for Fiscal Years 2018

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 Deb Gardner	Title Chair, Housing Authority Board
Signature 	Date 08/24/17

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Kate Masingale, the Funding Administrator
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Boulder County Housing Authority (BCHA)
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

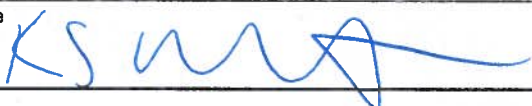
Boulder Broomfield Regional HOME Consortium
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

Boulder County's Annual PHA Plan is consistent with the Consortium's federal Consolidated Plan and Analysis of Impediments to Fair Housing by addressing and working toward its goal of preserving existing housing and increasing the number of affordability of rental housing for its lowest income residents, reducing homelessness within the region, revitalizing and investing in the community, and increasing residents' economic empowerment, always with an eye toward Fair Housing.

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

Name of Authorized Official	Title
Kate Masingale	Funding Administrator
Signature	Date
	08/22/2017



PHA Plan Resident Advisory Board Meeting Agenda

August 29, 2017, 11am– 12:30pm

BCHA Office - 2525 13th Street, Boulder, CO 80304, Aquarium Conference Room

1. Introductions
2. The Role of the Resident Advisory Board
3. Discussion Items
 - BCHA Annual Plan - Overview
 - Section 8 Voucher Distribution Update
 - New Housing Development – Kestrel/Section 811
 - Potential Upcoming Developments
4. Future Meetings and Scheduling – East County location options for next year



Boulder County Housing Authority PHA Plan Resident Advisory Board Meeting Notes

August 29, 2017, 11am– 12pm

BCHA Office - 2525 13th Street, Boulder, CO 80304, Aquarium Conference Room

Staff Attendees: Kelly Gonzalez, Domingo Garza, Amelia Groves, Annie Brashear, Leslie Gibson

Resident Attendees: 6 members attended, although names are not disclosed to the public.

1. Introductions

2. Brief Explanation of the Role of the Resident Advisory Board

A Resident Advisory Board, mandated by HUD, ensures that BCHA gets input and participation from residents and voucher-holders who represent populations BCHA serves. The main purpose of the Board is to provide input regarding BCHA's Annual and 5-Year Plans for the U.S. Department of Housing and Urban Development (HUD).

3. Discussion Items

BCHA Annual Plan - Staff presented the BCHA Annual Plan to the Board, and gave each a copy for review. Board members were encouraged to review the Plan and provide input by the end of the public comment period on October 15, 2017.

Section 8 Voucher Distribution Update – Staff told the group that the federal government is considering proposing cuts to the HUD budget, which provides funding for BCHA's tenant- and project-based vouchers. Current voucher-holders will continue to keep their subsidies; however, BCHA will freeze distribution of any new Housing Choice Vouchers until further information is received regarding the budget and the impact it may have on BCHA's vouchers. Project-based vouchers are not impacted at this time.

Comments/Questions:

In response to a question by a Board member regarding whether this was a temporary or permanent move, staff told the group that it is temporary until BCHA learns more information about the definitiveness and severity of the cuts, and the impact it may have on BCHA's budget.

In response to a question by a Board member regarding the impact to other local housing authorities, staff told the group that each housing authority is making their own decision regarding how to proceed with their voucher distribution.

In response to a question by a Board member regarding how we will advertise if/when we have another lottery to distribute vouchers, staff told the group that when BCHA chooses to distribute vouchers again, it will work from the Lottery list obtained from the previous lottery held in June 2015. It is anticipated, although not guaranteed, that another lottery will be held on or after 2020.

Kestrel Development – Staff told the group about Kestrel, its new affordable development in Louisville, and provided brochures. The group was informed about the set-up, the number and types of units (including ADA), timing of construction, the amenities, and the Section 811 rental assistance for people with disabilities that was awarded to BCHA by the Colorado Division of Housing.

Comments/Questions:

In response to a question by a Board member regarding Kestrel qualifications, staff told the group that households must have income at or below 60% of the Area Median Income, have income equal to 2x the

rent amount (with some flexibility taking into account assets and payment history), and pass a criminal background check for each adult household member, among other requirements.

In response to a question by a Board member regarding whether voucher-holders may live there, staff told the group that yes, people with housing choice vouchers will be able to use their voucher at Kestrel.

In response to a question by a Board member regarding the difference between Housing Choice Vouchers and Low-Income Housing Tax Credits, staff told the group that the vouchers are a subsidy, allowing them to pay only a portion of their income toward their rent. Tax credits are a form of financing a development which allows investors to receive tax breaks for their financial participation. The rules attached to tax credits include a specific income guidelines (such as households having income at or below 60% AMI), and others regarding applicant eligibility and resident requirements.

4. General Concerns by Board Members

Some Board members expressed concern that the payment standards for the Section 8 program are too low for Boulder County market rents. Staff explained that they are based on Fair Market Rents (FMR) published by HUD. In 2016, Boulder County experienced a decrease in the FMR, and based on BCHA's analysis, adopted a higher payment standard set at 110% of FMR, which was accepted by HUD. Additionally, BCHA requested an FMR change and understands the market rates are high. When 2018 FMR is published, anticipated in Fall 2017, staff will conduct the same analysis, although there is no guarantee the standards will match all local market rate rents. Staff also clarified that BCHA has 746 housing choice voucher-holders, the majority of whom live in rental units that fall within its payment standards. Therefore, while BCHA understands that market conditions are not ideal for voucher-holders at this time, it is still able to provide housing to its clients within the current rates.

Some Board members, including voucher-holders and property residents, expressed concern regarding their neighbors, and possible violations to local laws and program requirements. Staff let them know that those voucher-holders renting in the private market need to contact their landlord regarding these issues, as BCHA does not manage the property and their neighbors may not be (BCHA) voucher-holders. Staff told the group that if they have a concern about a BCHA property, they should inform their property manager. Otherwise, if they believe anything illegal is occurring and/or if they believe they are in danger, then they should contact the local police department. BCHA is concerned about the welfare of its residents, and if these situations occur on BCHA property and are brought to staff's attention, staff will investigate the issue and, as appropriate, contact the local authorities. This would be done confidentially, without feedback to the initial reporter.

Some Board members expressed concern that they have heard and have found that some landlords do not want to accept a resident with a Housing Choice Voucher. One Board member told us how when they approach a landlord, they present ("sell") themselves in a way that shows the landlord that they are responsible tenants. After that, they introduce the fact that they have a Housing Voucher and let the landlord know the positive qualities of having a tenant who has a voucher, including that a portion of their rent will automatically come from the Housing Authority each month. Board members agreed that this is a good way to promote good tenancy with a housing voucher, and dispel some stereotypes that landlords may/sometimes have.

Staff further introduced two people whose positions it is to respond to various residents' needs. One is a Senior Resource Coordinator, serving BCHA residents and voucher-holders age 55 and older, and the other is a Resident Services Coordinator, serving BCHA residents who have no other case management; i.e., who receive no case management from other programs, such as Section 8 or through community agencies. Both staff work with residents to help them navigate resources throughout the County and the community.

- 5. Future Meetings and Scheduling** – Staff proposed that next year's RAB meeting be held in East County, as opposed to central Boulder, to make it easier for other residents to participate.

Public Notice –Published in the Daily Camera and Times-Call on 8/29/2017

Affidavits of Publication to replace this page when received from newspapers

Proposed Boulder County Housing Authority Plan for FY2018 Public Comments Requested

The Boulder County Housing Authority (BCHA) hereby notifies the public of its proposed 2018 Annual Agency Plan. This Plan is required by the U.S. Department of Housing and Urban Development (HUD) for all housing authorities that receive program funding.

A Public Hearing will be held on August 30, 2017 from 8:30am to 9:30am at the Boulder County Housing Authority, located at 2525 13th Street, Suite 204 in Boulder.

This Plan will also be available for public review and comment from September 1 through October 15, 2017 at the following locations:

- On BCHA's website at www.BoulderCountyHousing.org (News and Events Section)
- Boulder County Housing Authority Main Office (address listed above)

Written comments may be directed to Leslie Gibson, Housing and Community Development Specialist, at lgibson@bouldercounty.org, via fax at 720/564-2283, or by mail to: Boulder County Housing Authority, ATTN: Leslie, PO Box 471, Boulder, CO 80306-0471. Comments must be received by 4:30pm on October 15, 2017. Please call 303/709-3197 with questions.

If you are a person with a disability and require assistance to fully participate in this review process, please call 303/709-3197 or Colorado Relay at 1/800-659-2656.

The Housing Authority of the County of Boulder, Colorado does not discriminate on the basis of Handicapped Initial Status in the admission or access to, or treatment or employment in, its federally-assisted programs or activities.

Website Posting 8/25/2017 through 10/15/2017 (www.BoulderCountyHousing.org)



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& LAW](#)

News & Events

Proposed Boulder County Housing Authority Plan for FY2018 Public Comments Requested

The Boulder County Housing Authority (BCHA) hereby notifies the public of its proposed 2018 Annual Agency Plan. This Plan is required by the U.S. Department of Housing and Urban Development (HUD) for all housing authorities that receive program funding.

A Public Hearing will be held on August 29, 2017 from 9am to 10am at the Boulder County Housing Authority, located at 2525 13th Street, Suite 204 in Boulder.

This Plan will also be available for public review and comment from September 1st through October 15th, 2017 at the following locations:

- On BCHA's website at BoulderCountyHousing.org (News and Events Section)
- Boulder County Housing Authority Main Office (address listed above)

Written comments may be directed to Leslie Gibson, Housing and Community Development Specialist, at lgibson@bouldercounty.org, via fax at 720/564-2283, or by mail to:

Boulder County Housing Authority,

ATTN: Leslie, PO Box 471, Boulder, CO 80306-0471.

Comments must be received by 4:30pm on October 15, 2017. Please call 303/709-3197 with questions.

If you are a person with a disability and require assistance to fully participate in this review process, please call 303/709-3197 or Colorado Relay at 1/800-659-2656.

The Housing Authority of the County of Boulder, Colorado does not discriminate on the basis of Handicapped Initial Status in the admission or access to, or treatment or employment in, its federally-assisted programs or activities.

BOULDER COUNTY HOUSING AUTHORITY
Notice of Occupancy Rights under the Violence Against Women Act¹

To all Tenants and Applicants

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women, but are available equally to all individuals regardless of sex, gender identity, or sexual orientation.² The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that oversees that **Boulder County Housing Authority Housing Choice Voucher Program and Rental Assistance Programs**, is in compliance with VAWA. This notice explains your rights under VAWA. A HUD-approved certification form is attached to this notice. You can fill out this form to show that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking, and that you wish to use your rights under VAWA.”

Protections for Applicants

If you otherwise qualify for assistance under **Boulder County Housing Authority Housing**, you cannot be denied admission or denied assistance because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Protections for Tenants

If you are receiving assistance under **Boulder County Housing Authority**, you may not be denied assistance, terminated from participation, or be evicted from your rental housing because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Also, if you or an affiliated individual of yours is or has been the victim of domestic violence, dating violence, sexual assault, or stalking by a member of your household or any guest, you may not be denied rental assistance or occupancy rights under **Boulder County Housing Authority**, solely on the basis of criminal activity directly relating to that domestic violence, dating violence, sexual assault, or stalking.

Affiliated individual means your spouse, parent, brother, sister, or child, or a person to whom you stand in the place of a parent or guardian (for example, the affiliated individual is in your care, custody, or control); or any individual, tenant, or lawful occupant living in your household.

Removing the Abuser or Perpetrator from the Household

BCHA may divide (bifurcate) your lease in order to evict the individual or terminate the assistance of the individual who has engaged in criminal activity (the abuser or perpetrator) directly relating to domestic violence, dating violence, sexual assault, or stalking.

If BCHA chooses to remove the abuser or perpetrator, BCHA may not take away the rights of eligible tenants to the unit or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under the program,

¹ Despite the name of this law, VAWA protection is available regardless of sex, gender identity, or sexual orientation.

² Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

BCHA must allow the tenant who is or has been a victim and other household members to remain in the unit for a period of time, in order to establish eligibility under the program or under another HUD housing program covered by VAWA, or, find alternative housing.

In removing the abuser or perpetrator from the household, BCHA must follow Federal, State, and local eviction procedures. In order to divide a lease, BCHA may, but is not required to, ask you for documentation or certification of the incidences of domestic violence, dating violence, sexual assault, or stalking.

Moving to Another Unit

Upon your request, BCHA may permit you to move to another unit, subject to the availability of other units, and still keep your assistance. In order to approve a request, BCHA may ask you to provide documentation that you are requesting to move because of an incidence of domestic violence, dating violence, sexual assault, or stalking. If the request is a request for emergency transfer, the housing provider may ask you to submit a written request or fill out a form where you certify that you meet the criteria for an emergency transfer under VAWA. The criteria are:

- (1) **You are a victim of domestic violence, dating violence, sexual assault, or stalking.** If your housing provider does not already have documentation that you are a victim of domestic violence, dating violence, sexual assault, or stalking, your housing provider may ask you for such documentation, as described in the documentation section below.
- (2) **You expressly request the emergency transfer.** Your housing provider may choose to require that you submit a form, or may accept another written or oral request.
- (3) **You reasonably believe you are threatened with imminent harm from further violence if you remain in your current unit.** This means you have a reason to fear that if you do not receive a transfer you would suffer violence in the very near future.

OR

You are a victim of sexual assault and the assault occurred on the premises during the 90-calendar-day period before you request a transfer. If you are a victim of sexual assault, then in addition to qualifying for an emergency transfer because you reasonably believe you are threatened with imminent harm from further violence if you remain in your unit, you may qualify for an emergency transfer if the sexual assault occurred on the premises of the property from which you are seeking your transfer, and that assault happened within the 90-calendar-day period before you expressly request the transfer.

BCHA will keep confidential requests for emergency transfers by victims of domestic violence, dating violence, sexual assault, or stalking, and the location of any move by such victims and their families.

BCHA's emergency transfer plan provides further information on emergency transfers, and BCHA must make a copy of its emergency transfer plan available to you if you ask to see it.

Documenting You Are or Have Been a Victim of Domestic Violence, Dating Violence, Sexual Assault or Stalking

BCHA can, but is not required to, ask you to provide documentation to “certify” that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking. Such request from BCHA must be in writing, and BCHA must give you at least 14 business days (Saturdays, Sundays, and Federal holidays do not count) from the day you receive the request to provide the documentation. BCHA may, but does not have to, extend the deadline for the submission of documentation upon your request.

You can provide one of the following to BCHA as documentation. It is your choice which of the following to submit if BCHA asks you to provide documentation that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

- A complete HUD-approved certification form given to you by BCHA with this notice, that documents an incident of domestic violence, dating violence, sexual assault, or stalking. The form will ask for your name, the date, time, and location of the incident of domestic violence, dating violence, sexual assault, or stalking, and a description of the incident. The certification form provides for including the name of the abuser or perpetrator if the name of the abuser or perpetrator is known and is safe to provide.
- A record of a Federal, State, tribal, territorial, or local law enforcement agency, court, or administrative agency that documents the incident of domestic violence, dating violence, sexual assault, or stalking. Examples of such records include police reports, protective orders, and restraining orders, among others.
- A statement, which you must sign, along with the signature of an employee, agent, or volunteer of a victim service provider, an attorney, a medical professional or a mental health professional (collectively, “professional”) from whom you sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse, and with the professional selected by you attesting under penalty of perjury that he or she believes that the incident or incidents of domestic violence, dating violence, sexual assault, or stalking are grounds for protection.
- Any other statement or evidence that BCHA has agreed to accept.

If you fail or refuse to provide one of these documents within the 14 business days, BCHA does not have to provide you with the protections contained in this notice.

If BCHA receives conflicting evidence that an incident of domestic violence, dating violence, sexual assault, or stalking has been committed (such as certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the abuser or perpetrator), BCHA has the right to request that you provide third-party documentation within thirty 30 calendar days in order to resolve the conflict. If you fail or refuse to provide third-party documentation where there is conflicting evidence, BCHA does not have to provide you with the protections contained in this notice.

Confidentiality

BCHA must keep confidential any information you provide related to the exercise of your rights under VAWA, including the fact that you are exercising your rights under VAWA.

BCHA must not allow any individual administering assistance or other services on behalf of BCHA (for example, employees and contractors) to have access to confidential information unless for reasons that specifically call for these individuals to have access to this information under applicable Federal, State, or local law.

BCHA must not enter your information into any shared database or disclose your information to any other entity or individual. BCHA, however, may disclose the information provided if:

- You give written permission to BCHA to release the information on a time limited basis.
- BCHA needs to use the information in an eviction or termination proceeding, such as to evict your abuser or perpetrator or terminate your abuser or perpetrator from assistance under this program.
- A law requires BCHA or your landlord to release the information.

VAWA does not limit BCHA's duty to honor court orders about access to or control of the property. This includes orders issued to protect a victim and orders dividing property among household members in cases where a family breaks up.

Reasons a Tenant Eligible for Occupancy Rights under VAWA May Be Evicted or Assistance May Be Terminated

You can be evicted and your assistance can be terminated for serious or repeated lease violations that are not related to domestic violence, dating violence, sexual assault, or stalking committed against you. However, BCHA cannot hold tenants who have been victims of domestic violence, dating violence, sexual assault, or stalking to a more demanding set of rules than it applies to tenants who have not been victims of domestic violence, dating violence, sexual assault, or stalking.

The protections described in this notice might not apply, and you could be evicted and your assistance terminated, if BCHA can demonstrate that not evicting you or terminating your assistance would present a real physical danger that:

- 1) Would occur within an immediate time frame, and
- 2) Could result in death or serious bodily harm to other tenants or those who work on the property.

If BCHA can demonstrate the above, BCHA should only terminate your assistance or evict you if there are no other actions that could be taken to reduce or eliminate the threat.

Other Laws

VAWA does not replace any Federal, State, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking. You may be entitled to additional housing protections for victims of domestic violence, dating violence, sexual assault, or stalking under other Federal laws, as well as under State and local laws.

Non-Compliance with The Requirements of This Notice

You may report a covered housing provider's violations of these rights and seek additional assistance, if needed, by contacting or filing a complaint with Boulder County Housing Authority or the Denver HUD field office.

For Additional Information

You may view a copy of HUD's final VAWA rule at
<https://portal.hud.gov/hudportal/documents/huddoc?id=5720-F-03VAWAFinRule.pdf>

Additionally, BCHA must make a copy of HUD's VAWA regulations available to you if you ask to see them.

For questions regarding VAWA, please contact **Boulder County Housing Authority Housing Program Manager at 303.441.3929.**

For help regarding an abusive relationship, you may call the National Domestic Violence Hotline at 1-800-799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY). You may also contact **Safehouse Progressive Alliance for Non-Violence at 303-449-8623 or St. Vrain Safe Shelter at 303-772-4422.**

For tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

For help regarding sexual assault, you may contact **Safehouse Progressive Alliance for Non-Violence at 303-449-8623 or St. Vrain Safe Shelter at 303-772-4422.**

Victims of stalking seeking help may contact **Safehouse Progressive Alliance for Non-Violence at 303-449-8623 or St. Vrain Safe Shelter at 303-772-4422.**

Attachment: Certification form HUD-5382

**CERTIFICATION OF
DOMESTIC VIOLENCE,
DATING VIOLENCE,
SEXUAL ASSAULT, OR STALKING,
AND ALTERNATE DOCUMENTATION**

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0286
Exp. 06/30/2017

Purpose of Form: The Violence Against Women Act (“VAWA”) protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

Use of This Optional Form: If you are seeking VAWA protections from your housing provider, your housing provider may give you a written request that asks you to submit documentation about the incident or incidents of domestic violence, dating violence, sexual assault, or stalking.

In response to this request, you or someone on your behalf may complete this optional form and submit it to your housing provider, or you may submit one of the following types of third-party documentation:

- (1) A document signed by you and an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional (collectively, “professional”) from whom you have sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse. The document must specify, under penalty of perjury, that the professional believes the incident or incidents of domestic violence, dating violence, sexual assault, or stalking occurred and meet the definition of “domestic violence,” “dating violence,” “sexual assault,” or “stalking” in HUD’s regulations at 24 CFR 5.2003.
- (2) A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency; or
- (3) At the discretion of the housing provider, a statement or other evidence provided by the applicant or tenant.

Submission of Documentation: The time period to submit documentation is 14 business days from the date that you receive a written request from your housing provider asking that you provide documentation of the occurrence of domestic violence, dating violence, sexual assault, or stalking. Your housing provider may, but is not required to, extend the time period to submit the documentation, if you request an extension of the time period. If the requested information is not received within 14 business days of when you received the request for the documentation, or any extension of the date provided by your housing provider, your housing provider does not need to grant you any of the VAWA protections. Distribution or issuance of this form does not serve as a written request for certification.

Confidentiality: All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking shall be kept confidential and such details shall not be entered into any shared database. Employees of your housing provider are not to have access to these details unless to grant or deny VAWA protections to you, and such employees may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

**TO BE COMPLETED BY OR ON BEHALF OF THE VICTIM OF DOMESTIC VIOLENCE,
DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING**

1. Date the written request is received by victim: _____

2. Name of victim: _____

3. Your name (if different from victim's): _____

4. Name(s) of other family member(s) listed on the lease: _____

5. Residence of victim: _____

6. Name of the accused perpetrator (if known and can be safely disclosed): _____

7. Relationship of the accused perpetrator to the victim: _____

8. Date(s) and times(s) of incident(s) (if known): _____

10. Location of incident(s): _____

In your own words, briefly describe the incident(s):

This is to certify that the information provided on this form is true and correct to the best of my knowledge and recollection, and that the individual named above in Item 2 is or has been a victim of domestic violence, dating violence, sexual assault, or stalking. I acknowledge that submission of false information could jeopardize program eligibility and could be the basis for denial of admission, termination of assistance, or eviction.

Signature _____ Signed on (Date) _____

Public Reporting Burden: The public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. The information provided is to be used by the housing provider to request certification that the applicant or tenant is a victim of domestic violence, dating violence, sexual assault, or stalking. The information is subject to the confidentiality requirements of VAWA. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget control number.