



Boulder County Housing Authority (BCHA) 2019 Annual Plan and Attachments

2019 ANNUAL PLAN

REQUIRED SUBMISSION ATTACHMENTS

Attachment 1	HUD-50077, Civil Rights Certification
Attachment 2	HUD-50077-ST-HCV-HP, Certifications of Compliance
Attachment 3	HUD-50077-SL, Certification by State and Local Officials
Attachment 4	Resident Advisory Board – Agenda and Meeting Notes
Attachment 5	Public Hearing – Notice and Comments
Attachment 6	Website Public Notice
Attachment 7	Affidavits of Publication – Boulder Daily Camera and Longmont Times Call newspapers
Attachment 8	BCHA Board Resolution Approving the Plan
Attachment 9	Violence Against Women Act (VAWA) Compliance

Contact:

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lgibson@bouldercounty.org, 303/709-3197

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 PHA Name: Boulder County Housing Authority (BCHA) **PHA Code:** CO061
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2019
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Housing Choice Vouchers (HCVs) 854
PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission

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.

BCHA’s PHA Plan, in full, was placed on its www.BoulderCountyHousing.org during the term of August 27, 2018 through October 10, 2018 which included information regarding the public hearing, requesting review and input, for the scheduled submission date of October 15, 2018. In addition, a legal notice was placed in the Boulder Daily Camera and the Longmont Times-Call newspapers, covering Boulder County jurisdictions, and on the Housing Authority’s website on August 27, 2018. The plan will also be available at the BCHA Main Office, located at 2525 13th Street, Suite 204, in Boulder. Attached are copies of notices.

The following meetings were held September 18, 2018 at the Kestrel Community, in the “55 and Over” Building, located at 1130 S Kestrel Ln in Louisville, CO:

- Public Hearing - There were no attendees at the public hearing.
- Resident Advisory Board Meeting – Attached please find an agenda and meeting notes.

☐ **PHA Consortia: (Check box if submitting a joint Plan and complete table below)**

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program

B. Annual Plan.

B.1 Revision of PHA Plan Elements

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y N

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Housing Needs and Strategy for Addressing Housing Needs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Financial Resources. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Rent Determination. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Operation and Management. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Informal Review and Hearing Procedures. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homeownership Programs. N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Substantial Deviation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Significant Amendment/Modification. |

(b) If the PHA answered yes for any element, describe the revisions for each element(s): N/A

B.2 New Activities

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project Based Vouchers – Not at this time, although there is potential for an increase in the future. |
|--------------------------|-------------------------------------|---|

(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. N/A

B.3 Most Recent Fiscal Year Audit

(a) Were there any findings in the most recent FY Audit?

Y N N/A

- | | | |
|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|-------------------------------------|--------------------------|

(b) If yes, please describe: N/A

B.4 Civil Rights Certification

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

B.5 Certification by State and Local Officials

Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

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

- **Community collaboration** – BCHA's strong community collaboration is evident through its affiliation with the Boulder Broomfield Regional (HOME) Consortium, to coordinate housing and community development planning with federal, state and local resources and the Regional Affordable Housing Partnership/Strategic Plan, with the goal of adding at least 12,000 below-market homes throughout Boulder County by 2035.

Another regional effort by BCHA is its membership in the Metro Denver Homeless Initiative (MDHI) HUD Continuum of Care. Through this partnership, BCHA is one member of a 7-county team, working toward advanced collaboration to end homelessness in the Denver metro area. One beneficial result of this collaboration has been the implementation of OneHome, a metro area coordinated system for people experiencing homelessness with the goal of identifying permanent housing for homeless individuals, families and transition-age youth.

Countywide, 1,983 people have been screened for Homeless Solutions for Boulder County services, within its coordinated entry system, between Oct 2017 and June 2018. This program connects people to shelter, basic needs supports, and employment/skills training.

Locally, BCHA staff, under the Dept. of Housing and Human Services (BCDHHS), work closely with other County departments, (other) housing authorities within the county, and maintains relationships with community agencies that provide supportive services for diverse groups of residents, including those with low income, older adults, and those who are homeless and residents with special needs.

- **Effective services and programs** – BCHA's programs continue to remain impactful, particularly due to the increasing need for services and coordination under the umbrella of BCDHHS. BCDHHS serves its residents as a one-stop shop through interdepartmental collaboration, such as providing wraparound supports (human services benefits/services) for its property residents and voucher-holders, and by providing a client portal through which residents may upload documentation and all (authorized) staff may access, lessening the need for clients to provide duplicate documentation and allowing staff to maintain current and consistent information.
- **Professional organization** – BCHA and Department staff represent the organization/County in a professional manner, responding to residents, partner organizations and investors promptly; providing comprehensive information; and delivering easeful access to resources and excellent customer service to County consumers through its philosophy that "any door is the right door."
- **Efficient resource management** – BCHA remains conscious of conserving resources by making the most use of staff's (and residents') funding sources and time, especially in a current federal climate which has proposed drastic cuts to vital programs and services. This is exemplified by departmental integration and technological advances, 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 and acquisition 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 the housing authority's \$1.6 million increase in its HUD Annual Contributions Contract for public housing in 2018. In recent years, BCHA has received Section 811 rental assistance funding, State CDBG funding for disaster relief, federal HOME Consortium dollars for housing and community development, regional Continuum of Care and State funding to address homelessness, and local Worthy Cause funding (through a County tax) for capital improvement and development.

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.

- **Expand the supply of assisted housing** – BCHA continues to seek opportunities to expand its housing supply. Currently, its development projects, in various stages of design and completion, are in process in the following cities/towns: Longmont, Nederland and Lafayette, and are anticipated to generate more than 600 below market-rate homes over the next three to four years. This is in addition to the 200-home development in Louisville, Kestrel, which was completed last year, and won an award this year for Program Innovation from the National Association of Housing and Redevelopment Officials (NAHRO). These goals also align with the Boulder County Regional Strategic Housing Partnership, which works toward a collaborative goal of increasing the number of affordable homes throughout Boulder County by 12% by 2035, and also received a 2018 Achievement Award from National Association of Counties (NACo).
- **Improve the quality of assisted housing** – BCHA continually strives to improve the quality of its housing in construction and through preservation. New developments are built with sustainable materials; energy-efficient heating and cooling systems (such as geothermal); environmentally-friendly paint, carpet and cabinets; and Energy Star-rated appliances.

Over the past few years, staff have focused on updating its project needs assessments for each of the 58 properties in its portfolio. This will help to identify current and future property needs, potential sales and acquisitions; coordinate purchases of appliances and unit systems, and anticipate costs for staff to make the best use of resources in streamlining its improvements over a long term.

- **Increase assisted housing choices** – This year, BCHA was grateful to receive an increase of \$1.6 million to its HUD Annual Contributions Contract. Through this, an additional (approx.) 100 Housing Choice Vouchers will be distributed, serving more than 850 total households. Currently, staff are preparing to distribute the vouchers to applicants who are on the existing lottery list with the potential to hold another lottery, as needed. This increase has been a boon to the program and the community, as the need for increasing affordable housing options for the most vulnerable residents in our communities continues to rise.

In April, BCHA was awarded \$59,847 to support 7 Veterans Affairs Supportive Housing (VASH) vouchers. In partnership with the Veteran's Affairs Office (VA) for screening and case management, VASH is one of BCHA's most successful voucher programs. BCHA welcomes the opportunity to serve additional Veteran households within its existing effective structure.

In August, staff applied for 50 additional Family Unification Program (FUP) vouchers from HUD. If approved, the housing authority will increase its supply for this program to 100 vouchers. This program continues to be a successful collaboration between the Housing Authority, and its Family and Children Services partner within the Department of Housing and Human Services.

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, BCHA has added 143 new homes specifically for seniors within two of its most recent properties. Staff also keep in mind

residents' needs, such as ADA-designed units, reasonable accommodations and modifications for people with disabilities, and family-friendly sites for households with children.

- **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. Seventeen (17) 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.

At the initiative of the Boulder County Mobility for All Program Manager, through Transportation, all (146) residents who live at two adjacent developments in Lafayette are offered a subsidy for Lyft on-demand transportation services. These adjacent properties, Josephine Commons Senior Housing (serving Seniors age 55+), and Aspinwall at Josephine Commons (serving mixed aged families and individuals) are located close to one mile from public transportation, leaving many residents without a car with limited mobility options. Staff and residents are currently being trained to access the system, including the designation of some resident "ambassadors," to assist their fellow residents in accessing a smart phone and scheduling rides. This pilot project is designed to help bring more transportation options to residents, encouraging increased self-sufficiency.

- **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.

B.7 Resident Advisory Board (RAB) Comments

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

Y N

☒ ☐ Attached

- (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.

Attachment 1

PHA Certifications of Compliance with PHA Plans and Related Regulations

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan

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 5-Year and/or ☒ Annual PHA Plan for the PHA fiscal year beginning January 1, 2019, 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

CO061


PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

X Annual PHA Plan for Fiscal Years 20¹⁹ - 20²⁰

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
Cindy Domenico	Chair, Housing Authority Board
Signature	Date
	8/1/18

Attachment 2

Certifications of Compliance with PHA Plans 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 02/29/2016

PHA Certifications of Compliance with the PHA Plan and Related Regulations including Required Civil Rights Certifications

*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 ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning **January 1, 2019** 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 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 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.
5. 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.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing 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 by maintaining records reflecting these analyses and actions.
7. For PHA Plans 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 2010-25);
 - 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;
 - 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).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. 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).
18. 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.
19. 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 2019

☐ 5-Year PHA Plan for Fiscal Years 20____ - 20____

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
Cindy Domenico	Chair, Housing Authority Board
Signature 	Date 08/28/18

Attachment 3

**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

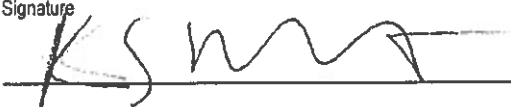
**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Kate Masingale, Funding Administrator for City of Boulder Dept of Planning, Housing + Sustainability certify that the 5-Year PHA Plan and/or Annual PHA Plan of the Boulder County Housing Authority is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of Impediments (AI) to Fair Housing Choice of the Boulder Broomfield HOME Consortium 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, City of Boulder Dept of Planning, Housing and Sustainability
Signature 	Date 7/17/18



ATTACHMENT 4

Boulder County Housing Authority (BCHA) PHA Plan Resident Advisory Board Meeting Notes

September 18, 2018, 3:15pm – 4:45pm
Kestrel “55 and Over” Building – Community Room
1130 S Kestrel Ln, Louisville, CO 80026

Staff Attendees: Kelly Gonzalez (Occupancy Supervisor), Domingo Garza (Housing Eligibility Specialist), Annie Brashear (Housing & Community Support Specialist), Ann Harris (Resident Services Program Administrator), Amelia Groves (Senior Services Support Specialist), Jessica Spurr (Family Self-Sufficiency Support Specialist), Casie Stokes (Boulder County Assistant Attorney) and Leslie Gibson (Housing and Community Development Specialist, meeting facilitator)

Residents, Voucher-holders, Program Participants, and Formerly-Homeless Attendees: Four members attended, however their names, affiliations and backgrounds are not disclosed to the public.

1. Introductions

2. Brief Explanation of the Meeting Purpose and RAB Role by Leslie Gibson

The purpose of the meeting, held one time per year, is to review the BCHA’s Annual and 5-Year Plans as required by the U.S. Dept. of Housing and Urban Development (HUD), share accomplishments and current/anticipated projects, and receive feedback for programs and services. A Resident Advisory Board, mandated by HUD, ensures that BCHA receives input and participation from residents, voucher-holders and program participants who represent populations BCHA serves.

3. Discussion Items

- **BCHA Annual Plan – Overview**
- **Family Self-Sufficiency (FSS) – Program Overview by Jessica Spurr**

FSS is a 5-year housing program which provides Project-Based Voucher assistance (which is tied to the unit) for participants to live in various BCHA properties and receive a subsidy so that they pay no more than 30% of their income toward rent. The intent of the program is for families to set self-sufficiency goals, particularly in relation to employment and schooling. At the end of the term, when families are anticipated to be in a better place, they move out of the home and allow the voucher to be used by another family. In return, they are provided with a non-term-limited Housing Choice Voucher (tied to the person), which they may use toward housing in another BCHA property or through a private landlord. Forty-seven (47) participants will graduate this year.

To be eligible, households are required to meet income guidelines, have a child under 18 in the household, and be employed (at minimum, the head of household). This is a voluntary program; participants may and do choose to leave the program for a number of personal reasons, and if/when they do, they relinquish their housing assistance. To apply for the program, interested households must complete an application and participate in an informal interview with FSS staff. The current waitlist for the program is approx. 12 months.

One distinguishing factor of this program is the requirement that participants maintain and contribute to an escrow account, which is, in essence, a forced savings account. This account, specifically holding funds for participants, receives monetary contributions from the program. These contributions are based on the difference between the household’s rental subsidies and their employment income. As employment income increases, the subsidy decreases, and the increased income is placed into the escrow account. This is an

effective incentive to the program, especially as staff have seen participants with escrow accounts as high as \$40,000. These funds may be used at the discretion of a household participant, is not taxed and does not affect any federal benefits they may receive. Participants tend to use the money to purchase a home or a car, pay off a loan, etc.

All participants work with a support specialist, who meets with them at least 1x month or more, as needed. Through this partnership, participants develop long-term self-sufficiency goals, which includes financial well-being and health focus, in addition to shorter-term goals leading to that progress, to help ensure that they are earn a higher wage (i.e., more financially secure) and/or are thriving in school and learning new skills by the end of the program.

Comments/Questions:

An attendee asked if medical help is offered, to which Jessica answered “no” and explained that the program has emergency funds that may sometimes be able to be used to help with such expenses as rent, child care, or utilities, as needed. In addition, staff are well-connected with local basic needs organizations which can also offer additional assistance.

▪ **Voucher Increases (and Anticipated) – Section 8, Veterans Affairs Supportive Housing, Family Unification Program by Kelly Gonzalez**

BCHA was recently awarded additional \$1.6 million in funding from the U.S. Department of Housing and Urban Development (HUD), which will serve up to an additional 100 households. In 2015, BCHA held a lottery for Housing Choice Vouchers. With these funds, BCHA will distribute an additional 25+ vouchers to applicants on the existing lottery list and will hire another case manager.

BHCA also applied for funding by HUD to request additional vouchers for the Family Unification Program. This program is reserved for families involved the child welfare system, to keep them housed or reunify them if the child(ren) have been removed or if they have “aged out” of the foster care system. Staff applied for 50 vouchers - in addition to the existing count of 50 - and should hear about award approval in October.

BCHA holds 67 vouchers for the Veterans Assisted Supportive Housing (VASH) program, including an additional 7 awarded by HUD this year. This program, a collaboration between BCHA and the Veterans Affairs Office (VA), provides a Housing Choice Voucher to homeless Veterans and their families. Referrals to the program are made by the VA, which also provides strong supportive services, while BCHA provides the housing subsidy.

BCHA is also expanding its Tenant-Based Rental Assistance (TBRA) program, which serves families who are homeless or are at risk of homelessness and whose children attend school in the local school districts. BCHA has recently taken on the administration in-house, from the Colorado Division of Housing, and if awarded, will serve up to 50 additional households. These additional vouchers will require BCHA to hire another case manager.

Comments/Questions:

An attendee asked how a VASH voucher is different than a (general) Housing Choice Voucher. Kelly explained that the voucher-holders follow the same rules; however, the VASH voucher comes with supportive services.

An attendee asked if the voucher could be transferred outside of Boulder County. Kelly explained that the VASH voucher, similar to other Housing Choice Vouchers, may be transferred anywhere in the country.

An attendee thanked Kelly for the valuable information, and wanted to know how long the vouchers will be available. Kelly responded that participants may keep their vouchers as long as they continue to meet the requirements. Continued funding is not guaranteed, as it comes from the federal government, although Kelly stated that during her tenure with the program, vouchers have never been terminated due

to lack of funding. Staff are diligent in making sure that we can continue to support existing voucher-holders before distributing new vouchers.

An attendee asked about turnover among voucher-holders. Kelly mentioned that vouchers become available when participants graduate from the program when their income increases (“pricing” them out of the program), by those who voluntarily give up their voucher, and by those who pass away. Lottery applicants are held for up to 5 years, and BCHA uses applicants from that list so they don’t need to re-apply each year. BCHA may hold another lottery in 2020.

▪ **Upcoming Housing Developments – Nederland, Longmont and Lafayette by Leslie Gibson**

Upcoming housing developments are planned for the following communities: Nederland, Longmont and Lafayette, and are all in various aspects of the design, planning and financing processes.

The first property anticipated to be built is in Nederland, named *Tungsten Village* (by the community through a contest). If funded, this property will be located just off Nederland’s central business district, located near the community center, public library and transit center. This property will have approx. 26 homes for people of mixed ages, with the potential to hold up to four homes for people who work in the school district. This development is anticipated to begin in 2019.

Comments/Questions:

An attendee asked why we are building in Nederland. Leslie responded by saying that the Town Board is very supportive of this development (and may have even requested it), in addition to the majority of residents who spoke out about the high need for affordable housing in Nederland. In particular, the Town and residents noted that they were having trouble sustaining school teachers in Nederland, as many have to commute from other towns, farther away, in which they are more able to afford to live. She also stated that BCHA currently owns and manages 3 properties in Nederland, with a total of 24 homes, serving a blend of residents within the general population, including some that are specific to people who are age 62 and older and/or who have a disability. This would allow BCHA to offer a newer and larger community to Nederland, which would include a designated property management office to serve all BCHA Nederland properties.

An attendee asked why landlords are not accepting as many Housing Choice Vouchers as they have previously. Kelly explained that landlords may choose whether they want to accept a voucher, although due to the increased demand for housing throughout Boulder County, landlords aren’t as reliant on voucher-holders as they used to be. Kelly also told us that Boulder City Council passed an ordinance disallowing landlords to discriminate against voucher-holders (i.e., refuse to rent to a voucher-holder) within the city limits of Boulder.

Another upcoming development, slated for approx. 2020, will be in Longmont. This will be located downtown, at 6th and Coffman Streets, east of the St. Vrain Community Hub, where BCHA’s main human services offices are located and in close proximity to municipal services, shopping and restaurants, parks and public transportation. There are approx. 70-80 units planned at that site, which will be linked to a parking structure. The make-up of the tenants to be served hasn’t yet been defined, although some options, such as housing clients of Workforce Boulder County, and providing them with a potential skills training opportunity to operate a commercial business on the ground floor of the building, have been discussed.

The last development on schedule is on Emma Street in Lafayette, which could hold up to 600 homes. Emma Street (as it is currently known) is in the community engagement process, and BCHA has hired an outside firm to help ensure that comprehensive input is received from the community, as a first step, prior to implementing any planning or design strategies.

An attendee commented that they are very pleased with the manner in which BCHA designs its properties, as they are aesthetically-pleasing (no high-rises or “projects”), well laid-out, and offer good amenities for children.

- **Boulder County Regional Strategic Housing Partnership by Leslie Gibson**

Boulder County has initiated a Regional Strategic Housing Partnership with jurisdictions in the County. All jurisdictions have agreed to participate in this effort to increase affordable housing options dramatically over the next 15+ years. The Plan calls for increasing the number of affordable homes by 12%, or 12,000 homes, by 2035. This is a successful collaborative effort between the City of Boulder, Boulder County (and all city/town jurisdictions within) and the City of Longmont to work together to help address and work toward meeting a goal to better serve our residents.

- **Lyft Program for Aspinwall at Josephine Commons and Josephine Commons Residents by Leslie Gibson**

Boulder County Mobility for All Coordinator, Angel Bond, has initiated a program to provide more transportation options for Aspinwall and Josephine Commons residents by entering into a contract with Lyft, an on-call transportation service, to provide a subsidy to all residents at these properties to access Lyft services. Public transportation is not easily accessible for these residents, as the closest bus stop is almost 1 mile from the site. This subsidy will allow all household residents to use Lyft to help with transportation to medical appointments, leisure activities, etc. In addition, several residents will act as an “ambassador” to help fellow residents access the service. BCHA is very excited about this program, as it will provide a necessary service for these residents and encourage more community interaction.

- **Other Questions by Attendees**

An attendee asked if BCHA provides legal services for Seniors, especially in situations of fraud. Kelly responded that BCHA does not provide legal services to residents, however services may be accessed through the Boulder County Consumer Affairs Office, which has a special unit for Seniors, or Boulder County Legal Aid, a private organization. Amelia mentioned that the Area Agency on Aging (AAA), with representatives serving Seniors from a number of jurisdictions in the County, also offers a voluntary respite program. Amelia can be contacted for more information.

Attachment 5

Boulder County Housing Authority 2019 Annual Plan

PUBLIC HEARING

September 18, 2018, 11:30am – 12:30pm

Kestrel “55 and Over” Building, 1130 S Kestrel Ln, Louisville, CO 80027

There were no attendees at the meeting.

Attachment 6



Proposed Boulder County Housing Authority Plan for FY2019 Public Comments Requested

The Boulder County Housing Authority (BCHA) hereby notifies the public of its proposed 2019 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 September 18, 2018 from 11:30am to 12:30pm at the Kestrel Community, in the "55 and Over" Building, located at 1130 S Kestrel Ln in Louisville in the Community Room.

This Plan will also be available for public review and comment from August 27 through October 10, 2018 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 10, 2018. Please call 303/709-3197 with questions.

If you are a person with a disability who requires assistance to fully participate in this review process, please call 303/709-3197 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. If you have questions or concerns, please call the Department of Housing and Human Services Information Call Center at 303/441-1000.

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Published: Longmont Times-Call August 27, 2018 - 1501535

Attachment 7

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado

The undersigned, Elizabeth Maes, 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 *Longmont Times Call*.
2. The *Longmont Times Call* 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 *Longmont Times Call* in Boulder County on the following date(s):

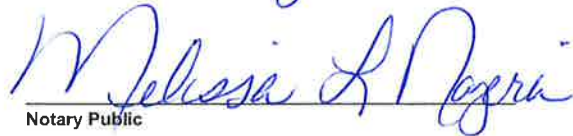
Aug 27, 2018



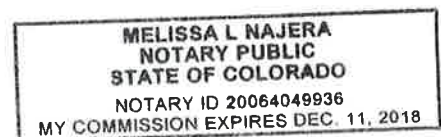
Signature

Subscribed and sworn to me before me this

27th day of August, 2018.



Notary Public



(SEAL)

Account: 1050751
Ad Number: 1501535
Fee: \$28.29

**Proposed Boulder County Housing Authority Plan for FY2019
Public Comments Requested**

The Boulder County Housing Authority (BCHA) hereby notifies the public of its proposed 2019 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.

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Published: Daily Camera August 27, 2018 - 1501534

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

**County of Boulder
State of Colorado**

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

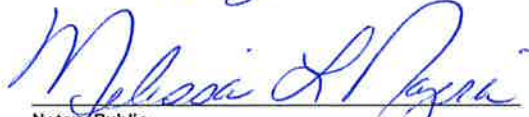
1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Daily Camera*.
2. The *Daily Camera* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites 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 27, 2018

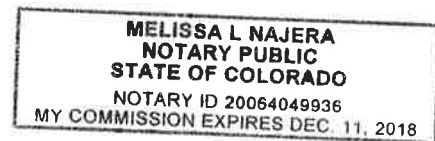

Signature

Subscribed and sworn to me before me this

27th day of August, 2018


Notary Public

(SEAL)



Account: 1050751
Ad Number: 1501534
Fee: \$28.29



Attachment 8

Boulder County Housing Authority

3460 North Broadway, Boulder (Mail: PO Box 471, Boulder, Colorado 80306-0471) • Tel: 303.441.3929 Fax: 720.564.2283
www.bouldercountyhhs.org

Boulder County Housing Authority Resolution 2018-07:

A RESOLUTION FOR THE PURPOSE OF APPROVING THE 2019 ANNUAL PLAN MANDATED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE BOULDER COUNTY HOUSING AUTHORITY

Recitals

- A. The Department of Housing and Urban Development ("HUD") mandates that all public housing authorities submit an Annual Plan.
- 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 Annual Plan was reviewed by the BCHA Board and presented at a public hearing for public comment on September 18, 2018, after being duly noticed in local newspapers pursuant to HUD regulations, and in addition to being posted on the BCHA website.

Therefore, the BCHA Board resolves:

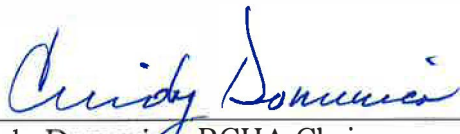
1. The Annual Plan is approved for submission to HUD.

Passed and approved this 18th day of October, 2018.

[SEAL]

HOUSING AUTHORITY OF THE COUNTY
OF BOULDER, COLORADO

By:


Cindy Domenico, BCHA 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:


Assistant Secretary to BCHA



Attachment 9

NOTICE OF OCCUPANCY RIGHTS UNDER
THE VIOLENCE AGAINST WOMEN ACT

U.S. Department of Housing and Urban Development
OMB Approval No. 2577-0286
Expires 06/30/2017

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.

