

Boulder County Housing Authority



2020-2025

5-Year Plan for the U.S. Department of Housing and Urban Development (HUD)

Boulder County, in accordance with the Fair Housing Act, prohibits discrimination in its programs and activities on the basis of race, color, age, religion, sex, sexual orientation, disability, familial status or national origin.

Reasonable accommodations and modifications may be requested to ensure equal access by people with disabilities to its programs and activities. To request an accommodation or modification, please call the Department of Housing and Human Services Call Center at 303/441-1000.



5-Year PHA Plan (for All 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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information

A.1 PHA Name: Boulder County Housing Authority (BCHA) **PHA Code:** CO061
PHA Plan for Fiscal Year Beginning (MM/YYYY): 01/2020
PHA Plan Submission Type: 5-Year Plan Submission Revised 5-Year Plan 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 on 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 each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

BCHA’s PHA Plan, in full, was placed on its website at www.BoulderCountyHousing.org during the term of September 1, 2019 through October 15, 2019 which included information regarding the public hearing and requesting review and input for the scheduled submission date of October 15, 2019. In addition, a legal notice was placed in the Boulder Daily Camera and Longmont Times-Call newspapers, covering Boulder County jurisdictions. The plan was also made available at the BCHA Main Office, located at 2525 13th Street, Suite 204, in Boulder. Attached are copies of the notices.

The following meetings were held September 18, 2019 at the BCHA’s Kestrel Community, in the “55 and Over” Building, located at 1130 S Kestrel Ln in Louisville, CO:

- Public Hearing – To be held September 19, 2019.
- Resident Advisory Board Meeting – To be held September 19, 2019.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

B. 5-Year Plan. Required for all PHAs completing this form.

B.1 Mission. State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years.

BCHA’s mission is to foster the availability of quality, permanently-affordable housing and related services for residents using broad community resources. It strives to accomplish its mission through community collaboration, effective services and programs, professional organization, efficient resource management, and expansion of funding sources.

B.2 Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.

Note: BCHA recently began to improve its metrics-tracking, specifically pertaining to the goals and objectives listed below. As such, some of the data are more reflective of only the past *few* years, as opposed to five years. Future PHA Plans will include more consistent data.

Goal 1: Increase affordable housing opportunities through subsidies and permanently-affordable homes

Objective 1.1 – Increase housing voucher utilization to greater than or equal to 800 voucher leased and/or \$800,000 investment per month.

Progress -

- **U.S. Department of Housing and Urban Development (HUD) Annual Contributions Contract** – In 2018, BCHA received an additional \$1.265 million in Housing Choice Voucher (HCV) funding in 2018, resulting in the ability to issue up to BCHA’s Annual Contributions Contract of 896 vouchers.
- **Voucher Distribution (2015 Lottery)** – After an initial distribution in 2015, 220 households were contacted to be screened for a voucher in 2018. In 2019, BCHA contacted 632 households for screening (432 of whom are currently in process). This resulted in the issuance of 15 Homeless Admissions Vouchers and 74 HCV to date. BCHA currently has 133 households scheduled for briefings to occur in August and September, and anticipates this to result in the issuance of nearly 100 vouchers or up to a total of 896, per BCHA’s contract with HUD.
- **Veterans Assisted Supportive Housing (VASH) Vouchers** – In 2018, through an award of \$59,847, BCHA received seven additional vouchers from HUD to support Veterans and their families who are homeless, which increased the total number of vouchers to 67.
- **Family Unification Program (FUP) Vouchers** – In 2019, BCHA was awarded 42 FUP vouchers, serving families with identified child welfare concerns and youth transitioning out of the foster care system, resulting in an additional annual allocation of \$611,000 for a total of 92 vouchers.
- **Vouchers for Homeless Families and Individuals** – In 2018, BCHA expanded local preferences to include 50 admissions by families who were homeless, and set aside vouchers to be comprised of 20% of HCV turnover for individuals who are homeless, as part of the Housing Exits work group/initiative.
- **Rental Assistance Demonstration (RAD) Conversion** – In 2016, BCHA completed a conversion of 13 public housing units at BCHA’s Hillside Square property in Louisville, which provided project-based subsidies.

Objective 1.2a – Increase the number of permanently-affordable homes built or acquired by BCHA (within Boulder County, outside Boulder) to a minimum of 500 (total) by year 2024.

Progress - BCHA has added 226 homes to its portfolio since 2015.

Development Name	# Homes	Status
Kestrel (Louisville)	200	Completed 2018
Tungsten Village (Nederland)	26	Under Construction – to be completed 2020
TOTAL	226	

Objective 1.2b - Land bank three parcels of land for new BCHA affordable housing developments within 5 years.

Progress – In 2017, Boulder County purchased a 24-acre site in Lafayette for affordable housing development. The acquisition and planning processes for this site, Willoughby Corner, developed from a partnership between BCHA, the City of Lafayette, and faith leaders in the community.

Objective 1.2c - In partnership with Boulder County Regional Housing Partnership, increase the number of homes in the County region (including Boulder) that are permanently-affordable to households with low- and moderate-income so that 12% of all housing inventory meet these criteria by year 2035.

Progress – Since 2017, an additional 526 permanently affordable homes have been added to the region’s supply, with 1,200 more planned for development over the next three years.

Goal 2: Preserve the affordability of existing affordable housing stock

Objective 2.1 – Make substantial capital improvements to 3 BCHA properties.

Progress – To date, 32 roofs within the BCHA portfolio have been replaced. Decks have been replaced and/or repaired, as necessary, at Wedgewood Apartments in Longmont. BCHA is in process of completing siding and gutter repairs/replacement at Sunnyside and Rodeo Court properties.

Goal 3: Continue to support the vision of the Boulder County Department of Housing and Human Services, to provide housing and wide-ranging supports for stability and moves toward self-sufficiency

Objective 3.1 – Support residents with human services and life skills training through the Family Self-Sufficiency (FSS) program, a 5-year academic, employment and savings initiative program designed to help families with low income gain education and career skills.

Progress - Since 2015, FSS has served a total of 657 clients. Within this period, 79 participants have graduated, and saved an average of \$549,897 in escrow accounts which were used for higher education, car purchases, and (15) home purchases.

Objective 3.2 – Provide counseling and education to clients in the areas of personal finance to help them build skills and increase their knowledge capacity in their move toward self-sufficiency.

Progress - Since 2015, Boulder County's Personal Finance program has served 2,875 clients through individual counseling sessions, and the Education Program served 6,621 clients through their workshops focusing on homeownership training, budgeting and money management, banking and investing, and debt.

Goal 4: Manage resources efficiently

Objective 4.1 - Meet or exceed an occupancy rate of 96% or greater for BCHA properties.

Progress - In 2018 and 2019, Property Management maintained occupancy goals of 96% or greater.

Objective 4.2 – Meet or exceed rent collection of 97% or greater for BCHA property residents.

Progress - In 2018 and 2019, Property Management ensured rent collection of 97% or greater in 2018 and 2019.

Goal 5: Continue collaboration with other agencies to provide supportive services, programs, and subsidies to BCHA clients with low- to moderate-income

Objective 5.1 – Through partnerships with at least one other program or through additional funding received by BCHA, provide supplemental support and subsidies for residents and voucher-holders for non-housing related expenses.

Progress 1 – Mobility for All (MFA), a County program, provides services and subsidies to increase access to transportation for many BCHA property residents, as it addresses mobility needs of those with low income, disabilities and/or who are older. Since 2015, MFA has provided bus passes and offered increased options to residents, particularly those without access to a vehicle or who live more than a mile from transit, through such initiatives as a carshare program, partnership with Lyft, coordination with RTD and local jurisdictions, a bike rodeo, transit training and a free Eco-Pass.

Progress 2 - In 2019, BCHA was awarded a one-time grant for \$4,500 from the County Resource Conservation division to work in partnership with Eco-Cycle's Hard-to-Recycle Materials (CHaRM) facility to pay the cost for residents to recycle electronic materials. In addition to paying residents' recycling costs, benefits include education about recycling guidelines and resource conservation, and work to ensuring safe and legal disposal of these materials. To date, BCHA has expended \$1,600 of those funds.

Goal 6: Collaborate with local and regional partners, as appropriate, to support community and regional affordable housing goals

Objective 6.1 – Act as administrator of the Boulder County Regional Housing Partnership, which began in 2016, to provide leadership and guidance to further long-term regional housing affordability for households with low- to moderate-income, with a goal of increasing inventory by 12% or 12,000 homes by 2035. These objectives are measured by 1) number of homes created, 2) amount of funding available for creation or preservation, and 3) policy and regulatory changes made possible through the Partnership.

Progress – Since 2017, an additional 526 permanently affordable homes have been added to the region’s supply with an additional 1,200 planned for development over the next three years; \$9 million has been generated in local funding, leveraging \$2.6 million in federal funding; and policy and regulatory changes include a reinstatement of Longmont’s Inclusionary Housing Program and expansion of Boulder’s, amended regulations supporting accessory dwelling units in Boulder, and implementation of a housing fee in Lafayette. In 2018, the Partnership was recognized with a National Association of Counties Best in Category award for Planning, which represents true innovation in multi-jurisdictional partnership striving to create housing solutions collaboratively with the entire community.

Objective 6.2 – Continue to play an active role in furthering the goals of the Boulder Broomfield Regional (HOME) Consortium, a regional planning group made up of the cities of Boulder and Longmont, the City and County of Broomfield and Boulder County. The Consortium’s guiding document, the Consolidated Plan, provides and analyzes market data and housing and community development needs, and designs a strategic plan, with input from the public, used to distribute federal, state and local sources.

Progress – Since 2015, the Consortium allocated more than \$5 million in federal HOME Investment Partnership Program (HOME) funding, which was split by the four jurisdictions on a rotating cycle. In 2019, the Consortium updated its intergovernmental agreement and hired a research consultant to begin collaboration on the upcoming 5-year Consolidated Plan to start in 2020.

GOAL 7: Maintain compliance with Fair Housing law

Objective 7.1 – Advertise for property and voucher vacancies in accordance with BCHA’s Affirmative Fair Housing Marketing Plan (AFHMP) to ensure applicants of all majority and minority groups, regardless of sex, disability, familial status, etc. are aware of BCHA’s housing opportunities.

Progress – Over the past five years, BCHA advertised its vacancies in accordance with the AFHMP by distributing information to close to 60 diverse local agencies.

Objective 7.2 – Design and distribute extensive marketing materials for properties, services and programs to potential clients, with information about BCHA’s non-discrimination policy and their right to request a reasonable accommodation for fair access to information and services.

Progress – In addition to maintaining a dedicated webpage for each of our new developments, BCHA provides regular social media advertising to more than 2,000 followers and members of many local Facebook groups. Topics include public support programs (eligibility information and program updates), housing opportunities (including waitlist openings, affordable rentals, and development updates) public meetings, upcoming financial counseling workshops and homeownership training opportunities, promoting community engagement (community design activities), newsletters and other publications, as well as relevant posts by our community-based partners. As appropriate, these communications include BCHA’s non-discrimination policy and reasonable accommodation clauses and were translated into Spanish.

Objective 7.3 – Continue to improve the administration of BCHA’s Reasonable Accommodation Committee, providing an opportunity for applicants, residents and program participants with a disability to request an accommodation and/or modification to be able to fully participate in a

program, take advantage of a service and have an equal opportunity to use and enjoy a dwelling, including public and common use spaces.

Progress 1 - The Reasonable Accommodation (RA) Committee experienced great improvement over the past 3 years, in particular, through streamlined processes, updated policies and request packets, and more oversight and coordination by County attorneys.

While BCHA is unable to influence requests, as it is based on client needs and initiative, the table below provides data regarding the number of requests and determinations over the past five years. Requests have included, but are not limited to, increase in bedroom size, increase in payment standard, addition of a live-in aide, addition of a companion animal or service animal (to be able to reside in a home), and various home modifications. Determinations were made based on information received and a connection between a person’s disability and their need for the accommodation.

Year	# Requests
2015	65
2016	53
2017	77
2018	114
2019 (through Aug)	65

Progress 2 - In 2018, HUD Fair Housing and Equal Opportunity Office (FHEO) provided continuing education to program staff, including the voucher program, property management, maintenance, resident services, and attorneys, in the areas of fair housing and reasonable accommodation/modification, to increase staff knowledge to help ensure continued inclusion and compliance.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Housing Vouchers

The following are the current (approx.) number of housing vouchers operated and distributed by BCHA per the HUD Annual Contributions Contract:

Voucher Type	# Subsidies
Housing Choice Vouchers	491
Project-Based Vouchers (including RAD Conversion)	161
Veterans Assisted Supportive Housing (VASH)	67
Family Unification Program (FUP)	92
Homeless Admissions	50
Non-Elderly Disabled	35
TOTAL	896

Housing Development

Kestrel - In 2018, BCHA completed construction of 200 home community in the dual-focused Kestrel development in Louisville, serving residents with income at or below 60% AMI. Kestrel is made up of 129 townhome style homes serving mixed age residents and 71 homes in a building for people age 55 and older. Within the mixed age portion specifically, BCHA also received an award of 20 project-based vouchers from the State Section 811 program, serving residents with significant and long-term disabilities.

Tungsten Village - In 2018, BCHA began the planning and design processes for its new property in Nederland, Tungsten Village. Tungsten began construction in June 2019 and is expected to begin leasing by the end of summer 2020. The property will consist of 26 homes in one building and will serve residents with income at or below 60% AMI, with six homes offering a project-based subsidy.

Coffman Street - In 2018, BCHA began work on Coffman Street, an upcoming development in Longmont. Coffman is a public-private partnership in Longmont's central business district and will provide 73 homes for households with low to moderate income, including 12 serving as permanent supportive housing, and will also include a workforce enterprise program, commercial space for management and resident services offices, and an attached parking structure for housing and area residents, businesses and the public.

Willoughby Corner - In 2017, BCHA acquired 24 acres of land in Lafayette. This community, to be called Willoughby Corner, will provide approx. 400 homes serving the needs of a variety of residents through rental and homeownership opportunities. Construction is anticipated to begin in 2021.

Copper Stone - In 2018, BCHA partnered with a private developer, Inland Group, by providing its property tax exemption status to support the affordability of Copper Stone, a 260-home development in Lafayette.

Property Management – BCHA continued to meet occupancy goals of 96% or greater and ensured rent collection of 97% or greater in 2018 and 2019. BCHA also adopted and updated resident policies, including those pertaining to smoking, illegal drugs, pets, and housekeeping.

Compliance - In 2018, BCHA created an internal compliance and program eligibility team in 2018 to assist with managing the increasing complexity of the BCHA housing portfolio and voucher programs, promoting adherence to layered financing requirements and mitigating risk. The team administers more than 20 successful property and voucher audits by various investors, including HUD, each year.

Flood Recovery - BCHA, through its Housing Rehabilitation Program, spent \$579,784 in CDBG-DR funds from HUD to administer recovery efforts related to the unprecedented 2013 Boulder County Flood. In particular, funding was used to replace nine mobile homes and repair four properties.

Homelessness Assistance – In 2016, Boulder County received \$680,000 in federal Continuum of Care (CoC) funding from the Metro Denver Homeless Initiative (MDHI) for rapid rehousing of vulnerable families and transition-aged youth, providing up to two years of tenant-based rental assistance with supportive case management services. The County also partnered with Boulder Housing Partners and the Boulder Shelter to apply for bonus funding serving individuals who are chronically homeless.

Housing Rehabilitation and Weatherization - Since 2015, 49 homes have been rehabilitated to address health and safety issues, correct code violations, make the home more energy-efficient, and undertake aesthetic improvements. Until BCHA discontinued its programs through the Longs Peak Energy Conservation division in mid-2018, 1,331 homes were weatherized for energy-efficiency. Due to administrative changes, both the rehabilitation and weatherization programs no longer operate through BCHA.

Resident Services – BCHA's team support residents of all ages through services and programming. These have included a Meals on Wheels program at Josephine Commons Senior Housing, financial grants for emergency rent assistance, a food pantry at the Kestrel development, recycling and compost presentations, a summer bike camp, a Scouts troop at the Aspinwall development, *Art for Social Change* summer program, senior reading program to toddlers, a homework club, and resident gardens for all ages, including one specifically for youth.

BCHA also provides services to residents of BCHA’s Casa de la Esperanza property, which houses migrant workers. The services specific to these residents focus on moving children (of parents who have an average maximum education level of education of 3rd grade) out of the poverty cycle by providing tutoring, recreational activities, art classes, and robotics. Over the last 10 years, 100% of the students graduated from high school, and a number went on to higher education.

Fair Housing and Reasonable Accommodation – In 2018, HUD Office of Fair Housing and Equal Opportunity (FHEO) provided continuing education to program staff, including from the voucher program, property management, maintenance, resident services, and attorneys, in the areas of fair housing and reasonable accommodation/modification, to increase staff knowledge to help ensure continued inclusion and compliance.

Regional Affordable Housing Strategic Partnership and Plan – Beginning in 2016, a cross-jurisdictional working group – the Boulder County Regional Housing Partnership – formed to provide collaborative leadership and guidance to further regional housing affordability in the long-term with a goal of increasing affordable housing inventory by 12% or 12,000 homes by 2035. To date, the work has led to community education and engagement, increased housing opportunities, and policy and regulatory gains, already making notable progress and significantly benefiting the regional community.

Boulder Broomfield Regional (HOME) Consortium – The Consortium continues to be a successful regional collaboration. In 2015, the group designed the Analysis of Impediments to Fair Housing Choice. In 2017, each jurisdiction provided information and data for the Fair Housing Assessment, which was subsequently halted by HUD. The Consortium is currently working on its next 5-Year Consolidated Plan, which will also include a Fair Housing Assessment, for the period of 2020-2024.

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. **Attachment 9.**

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. **N/A**

B.6 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N

(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. **Attachment 4.**

B.7 Certification by State or 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. **Attachment 3.**