

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> PHA Name: <u>Boulder County Housing Authority</u> PHA Code: <u>CO061</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2021</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>896</u> Total Combined <u>896</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 25%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 5%;">PH</th> <th style="width: 5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>BCHA reserves the right to allocate up to 20 percent of its Housing Choice Vouchers for the potential use under the Project Based Vouchers Assistance Program. The proposed units may be located throughout BCHA's jurisdiction. The locations will be consistent with goals of de-concentrating poverty and expanding housing and economic opportunities in accordance with HUD and the BCHA Administrative Plan. BCHA currently has 167 active and approved units of project-based voucher assistance.</p> <p>In January of 2020 HUD approved BCHA to project base an additional 12 vouchers. The Coffman development in Longmont was awarded these PBV's and construction is to take place in 2021 with leasing planned for 2022.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>See Attachment 1</p>

B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/> RAB meeting will be held in November to review plan.</p> <p>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.</p>
C.4	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>D Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p>

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and 24 CFR §903.12(b).

Safety and Crime Prevention (VAWA). A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

Hope VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.4 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. (24 CFR §903.15)

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Attachment 1

- 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.
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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 vouchers leased and/or \$800,000 investment per month.

Progress -

- **U.S. Department of Housing and Urban Development (HUD) Annual Contributions Contract** – BCHA has increased its annual budget authority to approximately 1 million per month and leased up to BCHA's full ACC contract of 896 vouchers.
- **BCHA currently administers the following special purpose vouchers:**
 - **Veterans Affairs Supportive Housing (VASH) Vouchers** – 67 vouchers
 - **Family Unification Program (FUP) Vouchers** – 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 and couples who are homeless, as part of the Housing Exits work group/initiative.
 - **Rental Assistance Demonstration (RAD) Conversion** – 13 vouchers
 - **Non-Elderly Disabled Vouchers** - 35 vouchers
 - **Homeownership vouchers**- 3 vouchers

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	Completed 2020
The Spoke @ Coffman	73	Construction started September of 2020
TOTAL	299	

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 –

- Roof replacement completed on 32 properties within BCHA.
- Sunnyside: completed a substantial rehab with new siding, gutters and downspouts, upgraded energy efficient HVAC systems in all units, new energy efficient windows, and updated landscaping.
- Hillside: Energy efficient windows installed at Hillside along the roof replacement project.
- Rodeo Court completed a minor rehab with the replacement of fireplaces with energy efficient electric fireplaces.
- 5 buildings at Wedgewood received new decks.
- Josephine Commons: capital improvements to update decks, new parking lot striping, improved drainage at duplexes.
- Aspinwall: new parking lot and striping and painting.

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 815 clients. Within this period, 90 participants have graduated, and saved an average of \$688,853.09 in escrow accounts which were used for higher education, car purchases, and (16) 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 January of 2020, Boulder County’s Personal Finance program has served 625 clients through individual counseling sessions, and the Education Program served 302 clients through their workshops focusing on homeownership training, budgeting and money management, banking and investing, and debt. Currently all appointments are being conducted virtually due to COVID-19, and education programs are being conducted online.

Goal 4: Manage resources efficiently

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

Progress – in the wake of COVID-19, BCHA has been able to maintain 94% occupancy in it’s portfolio. BCHA has an average occupancy of 92% and LIHTC units are at 96%. BCHA considers this a success considering the financial impacts to our population during the pandemic.

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

Progress - In 2020, BCHA has carried a larger Tenants Accounts Receivables (TAR) balance than normal as a result of the Pandemic. This has been intentional in response to the pandemic to ensure that vulnerable residents of Boulder County are protected during this public health crisis. BCHA has adjusted it’s metrics regarding TAR and occupancy to account for the impacts of COVID-19. Prior to the CDC placing a moratorium on evictions, BCHA took the following action: ceased implementation of rent increases, waived all late fees, cleared any maintenance balances below \$150, and set up a rental assistance fund in the amount of \$200,000 to assist households who have been impacted by the pandemic. To date, BCHA has authorized the award of approximately \$65,000 to tenants directly impacted by the pandemic. the COVID Housing Assistance Funds which has been used to support tenants who could not pay their rents due to the pandemic. BCHA expects this support to continue through 2021.

DSCR BCHA met its DSCR ratio requirements for its largest bond groups and the LIHTC entities (combined 792 units out of 809 units). One property with an individual loan did not meet its DSCR in 2019 (Sunnyside property) in which BCHA received a waiver from the bank. Its FY2019 debt payment was made to the bank without issue. This property underwent a major rehab in 2020 and occupancy and revenue is expected to increase.

Fiscal stability BCHA creates annual budgets and uses monthly reports to monitor its fiscal stability and compliance with loans requirements. Since 2017, BCHA has added 226 units with the addition of Kestrel and Tungsten Village. BCHA is projected to add 73 units in 2021 with the completion of The Spoke at Coffman in Longmont. BCHA is fiscally strong and expects to continue to grow its portfolio into 2024.

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 (M4A), 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, M4A 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 at select BCHA Sites.

M4A promotes affordable living by providing affordable transportation options to BCHA residents through a variety of programs. Kestrel residents have access to unlimited transit through the RTD EcoPass contract that is administered by M4A. Of the current residents, 212 have EcoPasses. In 2020, M4A has expanded transit pass access to BCHA residents by offering RTD Mobile Tickets at sites where EcoPass is not cost effective. BCHA residents can sign up for the mobile pass support by attending virtual workshops in 2020 Quarter 4. Josephine Commons and Aspinwall residents have had access to a Lyft and GoGoGrandparent pilot, in which nearly 800 ride hailing trips were taken by BCHA residents. M4A continues to advocate for the continuation of the Ride Free Longmont Program, which benefits BCHA Longmont residents traveling on the local bus system. In July of 2020, the Boulder County Transit Program in partnership with M4A, launched a 2-year pilot of Ride Free Lafayette, an On Demand, free, transit service open to residents of Lafayette and BCHA Kestrel site. M4A is currently offering 50% off bike maintenance workshops with Community Cycles for all BCHA Residents. M4A continues to seek funding sources to expand transportation access for BCHA residents. Current grant proposals include seeking funding to expand car sharing services to BCHA sites.

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, a total of 6,909 permanently affordable homes have been added to the region's supply with an additional 1,473 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. The Town of Erie formally adopted a resolution to support the Regional Housing Plan's goal of 12% affordability by 2035. All ten jurisdictions in Boulder County are now part of the Regional Housing Partnership.

In 2020, BCRHP launched the Home Together campaign during the statewide Safer at Home executive order, to promote community cohesion, emergency housing-related assistance, and highlight the importance of accessing a safe and affordable home to wellbeing. This dual-language campaign included a Spanish language website and resources, Facebook page, Spanish-first community townhall and Spanish newsletters. Campaign received +60 multi-media submissions from across Boulder County.

BCRHP also responded to the COVID-19 pandemic by holding community meetings, strengthened education and communication partnership efforts with East County Housing Opportunities Coalition (ECHO), prioritized Latinx community organizing, participated in Together Colorado (statewide interfaith alliance) summit on mobile home advocacy and policy efforts; a provided free community education opportunities via the virtual Naturally Affordable Housing Solutions Summit

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 – In 2019 & 2020, the Regional Consortium completed its 2020-2024 Consolidated Plan, Citizen Participation Plan, and Housing Needs Assessment.

The Consortium received 1.55 million in Federal HOME Funds for 2020. These funds were allocated to the upcoming BCHA development, The Spoke.

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 since the 5 year plan submission. 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
2020 (through September)	87

Progress 2 - In 2020, Colorado Housing & Finance Authority (CHFA) 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 2020, BCHA completed construction on its new Development, Tungsten Village located in Nederland. The property consists 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. Lease up is anticipated to be completed no later than October 31, 2020.

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. This development is currently in the approval process. It is anticipated that the deal will seek financing in 2021 with construction anticipated to start in 2022.

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.

Boulder Day Nursery: BCHA purchased Boulder Day Nursery located at 1135 Cimarron in Lafayette. This property houses Head Start operations. Head Start is a Federal program that promotes the school readiness of children from birth to age five from low-income families by enhancing their cognitive, social, and emotional development. Head Start programs provide a learning environment that supports children's growth in many areas such as language, literacy, and social and emotional development. Head Start emphasizes the role of parents as their child's first and most important teacher. These programs help build relationships with families that support family well-being and many other important areas. Head Start was at risk of displacement due to the possible sale of the property by the previous owners. As a result, with support from the County Commissioners and an award of worthy cause funds, BCHA purchased the property in order to preserve the Head Start operations.

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 30 successful property and voucher audits by various investors, including HUD, each year. The compliance program will continue to expand to accommodate the growth and development of new LIHTC properties.

Flood Recovery - BCHA, through its Housing Rehabilitation Program, spent \$6.96 million in CDBG-DR and other funding sources from HUD to administer recovery efforts related to the unprecedented 2013 Boulder County Flood. In particular, funding was used to rehab 111 households including 29 mobile homes.

Homelessness Assistance – Each year Boulder County administers two federal grants to house literally homeless families, individuals and transition-aged youth with Rapid Rehousing assistance – up to two years of rental assistance coupled with intensive wrap-around case management services. To date in 2020, BCHA has provided \$472,544 in HUD Continuum of Care Rapid Rehousing (CoC-RRH) and \$131,786 in Emergency Solutions Grant Rapid Rehousing (ESG-RRH). The County also funds various efforts under the county-wide Homeless Solutions for Boulder County, including supports for Housing Focus Shelter, Coordinated Entry and permanent housing supports.

Housing Rehabilitation and Weatherization - in 2018, Longs Peak Energy Conservation was dissolved and absorbed in the BCHA Housing Maintenance Department. As a result, the staff have assisted with completing improvements on BCHA's existing property portfolio (in lieu of hiring an outside contractor). This includes furnace upgrades and other energy efficient improvements.

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. Since 2009, 100% of the students graduated from high school, and a number went on to higher education.

Fair Housing and Reasonable Accommodation – In 2020, Colorado Housing & Finance Authority (CHFA) 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. All ten jurisdictions in Boulder County have formally adopted resolutions in support of the 12% goal.

The Boulder County Regional Housing Partnership (BCRHP) produces an annual data report on the countywide progress related to the goal of 12% affordable homes in Boulder County by 2035. This data is shared with partner jurisdictions (which now includes all ten jurisdictions in Boulder County) and the Boulder County Consortium of Cities, to track progress and highlight promising practices. In 2019, BCRHP reported that a total of 6,909 affordable homes had been developed and/or preserved across the ten partner jurisdictions since 2016. An additional 1,473 affordable homes are in the development pipeline and more than \$125,824,500 of funding had been leveraged to produce more affordable homes in Boulder County. The BCRHP Steering committee and affiliated staff hold presentations and offer technical assistance to a wide range of stakeholders, including community groups, municipalities without dedicated housing staff, and other mission-driven partners. In addition to these efforts, BCRHP shares progress, highlights success, and provides calls to action to the broader community through the Home Wanted campaign. Communications tools include www.HomeWanted.org, as well as Facebook, Instagram (Home Together campaign), and a newsletter.

Boulder Broomfield Regional (HOME) Consortium – The Consortium continues to be a successful regional collaboration. The Consortium completed its next 5-Year Consolidated Plan in June 2020, which will also include a Fair Housing Assessment, for the period of 2020-2024.

**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, Renee Gallegos, the Community Investment Program Manager
Official's Name *Official's Title*

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

Boulder County Housing Authority

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

Boulder Broomfield Regional HOME Consortium

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

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

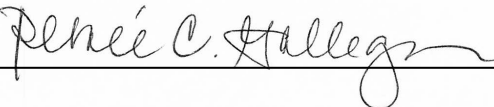
Boulder County's Annual Plan is consistent with the Consortium's Federal Consolidated Plan and
Analysis of Impediments to Fair Housing Choice by addressing and working towards its goals of
preserving existing housing and increasing the number of affordability of rental housing for its
lowest income residents, reducing homelessness within the region, revitalizing and investing in
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

Renee C. Gallegos

Signature



Title

Community Investment Program Manager

Date

October 22, 2020