Boulder County Housing Authority (BCHA)
2022 Annual Plan and Attachments

2022 HUD ANNUAL PLAN (HUD-50075-HP)

REQUIRED SUBMISSION ATTACHMENTS

Attachment	50075-HP
	50077-CR, Civil Rights Certification
	50077-ST-HCV-HP, Certification of Compliance
	50077-SL, Certification of Consistency with the Consolidated Plan
a	Progress Report
b	Resident Advisory Board – Agenda and Meeting Notes
c	Public Hearing Legal Ad Notice & Website Notice
d	Public Hearing – Meeting Notes
e	BCHA Board Resolution Approving the Plan
f	BCHA SEMAP Certification Score
g	List of Supporting Documents

Contact:
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Streamlined Annual PHA Plan *(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**

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

PHA Name: Boulder County Housing Authority **PHA Code**: CO061
PHA Type: ☐ Small ☒ High Performer
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2022
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units 0 **Number of Housing Choice Vouchers (HCVs)** 936
Total Combined 936
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 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.

☐ **PHA Consortia**: (Check box if submitting a Joint PHA 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	
				PH	HCV
Lead PHA:					

B.	Annual Plan Elements
B.1	**Revision of PHA Plan Elements.** (a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission? Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☒ Financial Resources. ☐ ☒ Rent Determination. ☐ ☒ Homeownership Programs. ☐ ☒ Safety and Crime Prevention. ☐ ☒ Pet Policy. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification (b) The PHA must submit its Deconcentration Policy for Field Office Review. (c) If the PHA answered yes for any element, describe the revisions for each element below:
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 ☐ ☒ Hope VI or Choice Neighborhoods. ☐ ☒ Mixed Finance Modernization or Development. ☐ ☒ Demolition and/or Disposition. ☐ ☒ Conversion of Public Housing to Tenant Based Assistance. ☐ ☒ Conversion of Public Housing to Project-Based Assistance under RAD. ☒ ☐ Project Based Vouchers. ☐ ☒ Units with Approved Vacancies for Modernization. ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (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. 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 88 authorized units of project-based voucher assistance. 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 currently underway with leasing planned for early 2022.
B.3	**Progress Report.** Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. **Please see attachment a.**

B.4.	**Most Recent Fiscal Year Audit**. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe:
	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** Form 50077-ST-HCV-HP, *Certification of Compliance with PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.2	**Civil Rights Certification.** Form 50077-ST-HCV-HP, *Certification of Compliance with PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) provide comments to the PHA Plan? Y N ☒ ☐ **See attachment b.** 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.
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.
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).
D.1	**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.

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).

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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.

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Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working 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.

Boulder County Housing Authority	CO061
PHA Name	PHA Number/HA Code

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)

Matt Jones	
Name of Authorized Official	Title Chair
Signature Matt Jones	Date November 2, 2021

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Certifications of Compliance with PHA Plan 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 3/31/2024**

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson 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, hereinafter referred to as" the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning **2022**, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 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.
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 public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);

- 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; and
- 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 903.7(o)(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. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. 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.
12. 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.
13. 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.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. 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.
16. 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.
17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
18. 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.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. 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.
21. 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

_**X**_ Annual PHA Plan for Fiscal Year 2022

_____ 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 Executive Director	Name Board Chairman
Norris Boyd	
Signature Norris Boyd Date October 28, 2021	Signature Matt Jones Date November 3, 2021

DocuSign Envelope ID: 9CDEB31F-C02F-4801-BF18-23441A318D8E

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

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 C. 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 Housing Authority's Annual Plan is consistent with the Consortium's Consolidated Plan and AI because it addresses and works toward the goals of preserving existing housing and increasing the number of units and affordability of rental housing for its lowest income residents, reducing homelessness within the region, revitalizing and investing in community and increasing residents' economic empowerment. All of their work has 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
Renee C. Gallegos	Community Investment Program Manager
Signature: Renée C. Gallegos	Date: October 29, 2021

form **HUD-50077-SL** (12/2014)

Attachment a

B.6 Progress Report

Below is a description of BCHA's progress in meeting its Mission and Goals described in the 5-Year Plan:

The following are BCHA's mission and goals as described in its 5-Year PHA Plan (2020), and BCHA's progress in meeting them:

BCHA's mission is to provide safe, decent and sanitary housing conditions for very low-income families and to manage resources efficiently. BCHA will promote personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing. BCHA fosters 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.

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 -

- As of yearend 2020 BCHA had 881 vouchers under lease and spent $977,182 in HAP expenses for December.
- BCHA utilized 104.6% of the 2020 year to date budget authority and 99.2% of unit months leased.
- In April of 2021 BCHA was awarded 40 Mainstream vouchers serving households that have a member between the ages of 18 and 62 with a disability.
- In May of 2021 BCHA was awarded 34 Emergency Housing Vouchers in order to assist individuals and families who are: homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.

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 currently has 835 homes in its portfolio, with the below projects that were recently completed or currently under construction.

Development Name	# Homes	Status
Tungsten Village (Nederland)	26	Completed 2020
The Spoke (Longmont)	73	Under construction to be completed in 2022
Willoughby Corner (Lafayette)	N/A	In development stage currently – construction not set to start until 2023.

		Proposed plan is 400 permanently affordable homes
TOTAL	**99**	

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

Progress – Between 2018-2020, an additional 1356 permanently affordable homes have been added to the region's supply through leveraging local, state and federal funds with and private debt and equity. The Partnership continues to build upon policy and regulatory changes, and to date nearly all jurisdictions have passed Inclusionary Housing ordinances including Longmont, Boulder, Superior, Louisville, and Erie is currently considering drafting an IH ordinance. The impacts of Covid 19 required the Partnership to pivot to focus on the immediate needs of serving the community with emergency rent assistance, CARES funding allocations, eviction prevention.

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 – In 2020 32 roofs within the BCHA portfolio were replaced. Additionally, the following upgrades occurred at the below listed properties:

- Wedgewood Apartments a 20-unit mixed housing site located in Longmont had the decks replaced and repaired as necessary.
- Aspinwall a 72-unit mixed housing site located in Lafayette received the following upgrades: painted exterior, sealcoat, stripe asphalt, and upgraded lighting.
- Josephine Commons a 74-unit elderly housing site located in Lafayette received the following upgrades: downspouts, balcony repair and coating, metal railing paint, stucco repair and paint, sealcoat/stripe asphalt, and upgraded lighting.
- Sunnyside a 17-unit mixed housing site located in Louisville received the following upgrades: siding and gutters, landscaping, window replacement, added A/C to all tenants' units, add security cameras, electrical upgrades, new roofs.

In 2021: 18 roofs within the BCHA portfolio were replaced at the following properties: 501, 515 & 517 W. Geneseo in Lafayette, 300, 350, 450, 525, 550, 490-492, 510-522, 556-558 S. Carr Avenue in Lafayette, 520-522, 550-552 Dover Court in Lafayette, 1403 Emery Street in Longmont, 146 E. St. Clair in Longmont, 1410 Emery Court in Longmont, 1816 Cambridge Drive in Longmont and 421 Rodeo Court in Nederland. Additionally, the properties located at 900 and 908 Avalon Avenue in Lafayette received new siding and A/C in the units.

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. BCHA's FSS program is made up of 75% of the families residing in BCHA owned units and 25% of the families residing in units owned by Boulder Housing Partners who through an intergovernmental agreement work with BCHA's FSS program.

Progress – In 2020, FSS served a total of 173 families between BCHA and BHP and had the following outcomes:

- 19 successful FSS graduates (14 BCHA, 5 BHP)
- Total escrow disbursed $191,839.97 ($153,303.29 BCHA, $38,536.68 BHP)
- 4 graduates purchased a home (2 BCHA, 2 BHP)
- 6 obtained professional certificates
- 3 Associate's degrees
- 2 Bachelor's degrees

In 2021 between 1/1/2021 and 8/31/2021, FSS served 150 families between BCHA and BHP and had the following outcomes:

- 150 families served
- 15 successful FSS graduates (12 BCHA, 3 BHP)
- Total escrow disbursed $103,238.20 ($75,550.84, $27,687.36 BHP)
- 3 graduates purchased a home (3 BCHA)
- At time of writing this report we do not have data yet on degrees completed for 2021

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 2020, Boulder County's Education program served 1644 clients (540 in 2020 & 1104 in 2021) through their workshops focusing on homeownership training, budgeting and money management, banking and investing, and debt.

In 2021 year to date as of August 25, 2021 the Personal Finance program has served 442 clients through individual counseling sessions, 7% of those families were referrals from the Family Self-Sufficiency Program.

Goal 4: Manage resources efficiently

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

Progress - In 2020, Property Management maintained occupancy of 94% or greater.

In 2021 from January through July, Property Management maintained occupancy goals of 93% or greater.

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

Progress - In 2020, Property Management ensured rent collection of 79% or greater.

In 2021 from January through August, Property Management ensured rent collection of 84% or greater.

BCHA has not met its stated goals as it related to occupancy or rent collection. This is directly related to the fiscal impacts of the COVID pandemic. Tenant's ability to make full, regular rent payments and the eviction moratorium are two significant, contributing factors. Occupancy rates have remained relatively flat over the last 2 years with both BCHA and BCHA/LIHTC's occupancy rate decreasing only 1% over 2020. This combined with BCHA's higher than typical TAR indicates BCHA has about the same about the same number of people occupying the units, but the tenants have struggled to make their rental payments as a result of financial instability from the pandemic. BCHA Property Management staff worked closely with residents to access internal, state and US Treasury funds. Delivery of payments from those sources were delayed at times due to the volume of processing, which impacted BCHA's TAR numbers.

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 – Casa de la Esperanza – help to youth/families during the pandemic: On March 11, 2021 Casa de la Esperanza, a BCHA community for agricultural families, had an article written about them by Kate Ruder which was published in U.S. News. The focus of the article was on how the pandemic threatened the community's learning programs – as it did educational offerings across the country – when kids could not meet in-person after school. Yet strong connections helped staff at Casa de la Esperanza find new ways to meet the needs of families through Wi-Fi and computers, supplies delivered to homes and new virtual classes.

The pandemic had exposed inequities in education and technology for low-income families across the United States, including in places like Casa de la Esperanza. Parents there struggled to help with online learning because they were working or because of the language barrier – or simply because they weren't tech-savvy.

When COVID-19 closed the Casa learning center, staff lent out a handful of computers and helped families get Wi-Fi through a City of Longmont program that provides internet connections for low-income families. Most middle and high school students already had iPads through their school, but it took several weeks for elementary students to get the devices for online learning.

Long-standing relationships with mentors who come from companies in the area like Seagate Technology, Ball Aerospace, IBM and Front Range Engineering have continued throughout the pandemic, and those companies help fund the Casa de la Esperanza robotics program. The robotics program is so strong because mentors have volunteered for five, eight or even 10 years. The robotics program is unique because at competitions the Casa teams are often the

only ones made up entirely of Latino students and these competitions exposes students to new ideas and collaboration.

Collaborations with community partners and mentors has allowed the Casa de la Esperanza learning center to continue to provide quality services to the families/youths during the pandemic.

Progress 2: Community Cycles and Thorne Nature Experience – provides bicycle orientation along with giving away bike helmets and bikes to families at Aspinwall and Kestrel:

On June 5, 2021 Community Cycles and Thorne Nature Experience partnered with the Resident Services program to give away 50 bike helmets and 16 bikes along with providing a bicycle orientation to families that live at the BCHA housing site Aspinwall in Louisville. On July 17, 2021, the Kestrel Housing site in Lafayette hosted an event with Community Cycles and Thorne Nature Experience in which 8 E-Bikes were given to residents who were considered essential workers. In addition to having fun, the benefits of this event included education around bike safety, learning about bike trails in the community, a good way to stay healthy and how bikes can help us to fight climate change.

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.

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. The results of that analysis and the Boulder Broomfield HOME Consortium 2020-2024 Consolidated Plan is available for review along with the Housing Needs Assessment stand-alone exhibit to the Consolidated Plan. Additionally, the HOME Consortium took advantage of the automatic renewal process in 2021 to requalify itself for the FY 2022-2024 period.

GOAL 7: Maintain compliance with Fair Housing laws

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 – In 2020 and 2021 BCHA has 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 several years 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 from 2020-2021. 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.

2020	**113**

2021	72 as of August 2021

Progress 2 - BCHA held a Fair Housing training for staff hosted by the Colorado Housing and Finance Authority (CFHA) on February 27, 2020. The training 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.

Attachment b

From:	Gonzalez, Kelly
To:	Gonzalez, Kelly
Bcc:	Gonzalez, Kelly; landon1799@gmail.com; kmgold001@yahoo.com; lcaparachini@gmail.com; gene.fullerstl@yahoo.com; gawrlyczik_michael@svvsd.org; maclaren@earthlink.net; paulpitetti@gmail.com; trochea152@aol.com; edominguez@gmail.com; rebecca@hungerfreecolorado.org; gnzeis@gmail.com; becaboo@gmail.com; ambermama2004@hotmail.com; boguslaw.gontar@gmail.com; Cmitch121767@yahoo.com; mydivastatus@gmail.com; godpod1054@hotmail.com; kathleenjohnston206@comcast.net; terribashans@gmail.com; cgrosshans4him@comcast.net
Subject:	Resident Advisory Board - Meeting & Comments
Date:	Friday, September 10, 2021 1:39:00 PM
Attachments:	image001.png image002.png Lobby Public Comment Notice & Plan.pdf image011.png image012.png image013.png

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Good Morning!

This is an invite for you to join or continue your participation in Boulder County Housing Authority's Resident Advisory Board (RAB)! The board is comprised of individuals who reside in our rentals or receive housing assistance from our agency. The role of the board is to assist us in developing our agency's annual and five year plans that are submitted to HUD and in making any significant amendments or modification to the plan(s). Additional information about the resident advisory board can be found on HUD's website.

The draft annual plan is now live on our website and accepting comments. We will be conducting the virtual meeting with the RAB on Thursday Oct. 21 from 1-2pm. Log in/call in information for the meeting is below and an invite will be sent as well.

Microsoft Teams meeting

Join on your computer or mobile app
Click here to join the meeting
Or call in (audio only)
+1 720-400-7859,,663460726# United States, Denver
Phone Conference ID: 663 460 726#
Find a local number | Reset PIN
Learn More | Meeting options

Please let me know if you have any questions about the board.

Thanks in advance for your participation!

For comprehensive resources during COVID-19: www.boco.org/COVID-19Resources
Para una lista comprensiva de recursos durante COVID-19 visite: www.boco.org/COVID-19Recursos

Kelly Gonzalez
Housing Choice Voucher Program Manager

Boulder County Housing & Human Services
Phone: 303.441.4944
Cell: 720.879.4805
3460 Broadway
Boulder, CO 80304
kegonzalez@bouldercounty.org
www.BoulderCountyHHS.org

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Notes from Resident Advisory Board Meeting 10/21/21 (conducted virtually due to COVID by TEAMS):

Present for meeting: Kelly Gonzalez- Housing Choice Voucher Program Manager, Amanda Guthrie- Housing Operations Manager, Kathi Gallagher-BCHA tenant,

Invited members not present for meeting: Heather Nelson, Kathyrn "Kat" Goldberg, Jane Ormsby, Larissa Caparachini, Eugene Fuller, Michael Gawrlyczik, Kitty Keaton, Marcelino Leija, Hamish MacLaren, Paul Pitetti, Gwendolyn West, Odie "Coyote" Youngblood, Ezekiel Dominguez, Effie Tattershall, Greg Zeis, Amber Duncan, Boguslaw Gontar, Chris Mitchell, Joann Ortiz, Kathy Johnston, Terri Bashans, Connie Grosshans

Introductions:

Staff and residents in attendance introduced themselves

Background of plan:

Purpose of resident advisory board is to seek feedback from households who are receiving services. Goal is to keep a consistent group (generally we have 15), that will continue to review the plan and feedback and provide updates on any revisions to our plan, outline of our goals, and our progress in meeting the goals.

Review of documents:

Kelly pulled up the plan and spoke briefly about each section of the plan and discussed the following areas:

- Discussed our progress in meeting regarding property improvements
- Format of plan is regulatory, and provides housing definitions
- Explained public comment period: Plan is available to public to make comments, and updates about BCHA's efforts
- Explained BCHA's proposed recruitment efforts for increasing RAB participation in the next year

Any changes, concerns or feedback:

- General feedback on improvements on Josephine Commons. Amanda discussed the plan for improved outdoor patio equipment at Josephine Commons in the next couple of months.
    - Inquired about expanding smoker area to have covering as she has noted that residents do not smoke outside in bad weather, and you can smell it in the hallways
- Free ride Lafayette bus has been a great resource for residents and a way to get to the Lafayette park and ride has been wonderful. Would like to see us incorporate this into future developments.
- Provided feedback about future developments regarding building access and roads, including a dedicated entry and exit way.
    - Dedicated back way for drop off's for packages, medical supply delivery
    - Dedicated lane for bus and car drop off
    - More covered wheelchair access
    - Josephine Commons currently has traffic jams because of all these issues
    - Loved Kestrel's underground parking, it was very beneficial to have the elevator to access parking in particular for bad weather days, would like to see us incorporate that in every development, or covered parking and covered parking walkways
- Expressed interest in joining a feedback group for the upcoming Willoughby development.

Attachment c

Proposed Boulder County Housing Authority HUD Plan 2022-2023
Public Comments Requested

The Boulder County Housing Authority (BCHA) hereby notifies the public of its proposed Annual Public Housing Authority Plan for the period between 2022-2023. This plan is required by the U.S. Department of Housing and Urban Development (HUD) for all housing authorities that receive program funding.

During the COVID-19 pandemic public hearing meetings are being conducted virtually using Zoom. To sign up for notices of meetings, agendas and to receive a link to view the Commissioners' meeting go to: https://boco.org/Meeting-Portal to subscribe. **This plan will be reviewed during the virtual public hearing scheduled on Thursday, October 28, 2021 from 11:00AM to 11:30AM**. For more information about Commissioners public meetings or to review upcoming meetings and past agendas please visit https://www.bouldercounty.org/government/elected-officials/commissioners/

This Plan will also be available for public review and comment from September 13 through October 28, 2021 at the following locations:

- On BCHA's website at www.BoulderCountyHousing.org
- Due to COVID-19 our main offices are open to the public on a limited basis, if you would like a hard copy of the plan mailed to you please contact Kelly Gonzalez.

Written comments may be directed to Kelly Gonzalez, Housing Choice Voucher Program Manager, at kegonzalez@bouldercounty.org, via fax at 720-564-2283, or by mail to: Boulder County Housing Authority, ATTN: Kelly, 3460 Broadway, Boulder CO 80304. Comments must be received by 4:30pm on October 28, 2021. Please call 303-441-4944 with questions.

If you are a person with a disability who requires assistance to fully participate in this review process, please call 303/441-1000 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 contact Sue Tiernan at 303.441.1004 or stiernan@bouldercounty.org.

Draft Boulder County Housing Authority HUD Plan 2022 Public Comments Requested

The Boulder County Housing Authority (BCHA) hereby notifies the public of its proposed Annual Public Housing Authority Plan for the period between 2022. This plan is required by the U.S. Department of Housing and Urban Development (HUD) for all housing authorities that receive program funding.

During the COVID-19 pandemic business meetings are being conducted virtually using Zoom. Sign up for notices of business agendas and to receive a link to view the Commissioners' business meeting. to subscribe. This plan will be reviewed during the business meeting scheduled on October 28, 2021 from 11:00AM to 11:30AM. For more information about Commissioners public meetings or to review upcoming meetings and past agendas please visit here.

This Plan will also be available for public review and comment from September 13 through October 28, 2021

- Due to COVID-19 our main offices are open to the public on a limited basis, if you would like a hard copy of the plan mailed to you please contact Kelly Gonzalez.

If you have feedback for the Boulder County Housing Authority HUD Plan Draft for 2022, please submit it using this form. Thank you!

From:	Gonzalez, Kelly
To:	#HHSFrontDesk
Cc:	Baker, Sharon K.; Watson, Leslie
Subject:	Posting in the lobby
Date:	Friday, September 10, 2021 12:58:00 PM
Attachments:	image001.png image002.png Lobby Public Comment Notice & Plan.pdf image011.png image012.png image013.png

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Hi All,

BCHA has a draft annual plan out right now that we are required to post in our lobby's for anyone who wishes to review it and make comments on it. Can you print out a copy and post one on a bulletin somewhere in 3460 and Coffman by Monday? It needs to stay up until 10/28/2021 and then can be removed.

Thanks,

For comprehensive resources during COVID-19: www.boco.org/COVID-19Resources
Para una lista comprensiva de recursos durante COVID-19 visite: www.boco.org/COVID-19Recursos

Kelly Gonzalez
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BOULDER COUNTY HOUSING & HUMAN SERVICES
Hope for the future, help when you need it.

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Attachment d

Public Hearing Held October 28,2021 Public Comments:

Annemaire Jensen:

On the goals on the regional plan it is very hard for citizens to ascertain how we are doing on our goals, it is hard to figure out how that accounts for regional growth and how we are doing as a county. I would ask for a better dashboard as it is not very transparent.

Permanently affordable housing is for an AMI of 30%-80% AMI and developments are being developed in the 60% and not necessarily in the low end. People on fixed incomes and are disabled only making $1500 a month in SSDI a 60-80%AMI is just not affordable to them. It would beneficial to look at our population in need as we look at building developments to look at that.

Norrie Boyd, Housing Division Director for BCHA response: 60% AMI is the benchmark for the Low-Income Housing Tax Credit program and we are targeting residents under lower incomes by utilizing the voucher program. In no case are we targeting everybody at 60% AMI, due to the compliance requirement determining x number at 30% x number of households at 40% or 50% AMI because too cumbersome to maintain compliance so we don't designate the units at that but we are targeting everyone up to 60% AMI.

Donna George:

Really excited about the preserving the permanent affordability of the existing housing stock and I think we should do more of that. Where will the new 500 be built? And where will the 1200 be built? Reminder about the 2015 BVSD land acquisition was acquired without a public meeting. I am glad to hear nothing will be happening in the Twin Lakes field as that was not mentioned in the plan. Commissioner Loachamin invited her to send her information in an email to get a better response before the end of the week, as the phone was a little hard to hear everything she was stating.

Norrie Boyd, Housing Division Director for BCHA response: This plan is mainly focused on the voucher program and benchmarks for the voucher program and we have exceeded all of those benchmarks. Anytime we can grow the program we attempt to do so by apply for additional vouchers and funding through HUD and then through our utilization records ensure that we are maximizing our utilization efforts in both spending and voucher issuance.

Donna later emailed her comments on 11/2/21:

Dear Boulder County Commissioners,

I understand it was hard for you to hear my public comments on the October 28th 2021 meeting concerning the Boulder County Housing Authority's (BCHA) PHA plan. I will try to address my comments here.

I had no real problem with how the plan was written but had a few questions. I had wanted to know where the 500 increase in the number of permanently-affordable homes will be built or acquired by BCHA (within Boulder County, outside Boulder) by year 2024? I also wanted to know where the $9 million that has been generated in local funding (under Objective 6.1 - progress) came from - what was the source of the $9 million?

My main concern is with the Twin Lakes property. Norrie Boyd mentioned the Willoughby Corner and Coffman sites in the plan but not the Twin Lakes site which was good since there is a lot of controversy concerning the Twin Lakes site and how it was acquired by BCHA. Also the Twin Lakes Action Group (TLAG) put in a request for land use change to Open Space for the Twin Lakes parcel in the 2020 Boulder Valley Comprehensive Plan (BVCP) midterm update. However, during that update, staff and commissioners said that the request would have to be deferred 5 years to the 2025 update. I wanted to make sure that the Twin Lakes parcel was not included in this PHA plan for fiscal year 2022 or upcoming years as the BVCP land use change request has not yet been put through the public process and has been delayed until 2025. Norrie did mention that this is the PHA plan and not the regional housing plan which is different from this plan. I also want to make sure that the Twin Lakes parcel is not in the regional housing plan for the same reasons as mentioned above. There is a lot of background information and education about the Twin Lakes property that would need to be reviewed concerning this property and the Gunbarrel community. I am sure you have received some e-mails in the past concerning the issues around the Twin Lakes property and there is much more that needs to be reviewed and discussed.

I also wanted to note that attention should be made on how private partnerships with BCHA in building affordable housing are done and making sure that the affordable housing is permanently affordable and not converted to market rate in the future. Also to make sure that the community needs and concerns outweigh the "need" for profits and a certain return of investment for the private LIHTC investor.

Thank you for your time in reading my comments and concerns. Sorry I did not get this out sooner. It was a very busy weekend and I remembered this morning that the business meeting was today.

Sincerely,

Donna George

Kelly Gonzalez, Housing Choice Voucher Program Manager for BCHA response: The 9 million is a source of GAP funding, and did not originate from one source, but rather many held at each individual entity level. It consists of any funding that Is not a loan or a tax credit. It is generally a combination of both State and Local dollars- examples include, but are not limited to: HOME consortium funds, Community Development Block Grant funds (including Disaster Recovery) and Worthy cause.

Scott Simkus:

I am in the director of the nonprofit Social Equity Economic Development for Sustainability (SEEDS) Our comments are geared to seeking assistance with land banking in Superior Colorado for developing an innovative affordable housing development in 2021-2022. Per Norrie Boyd suggestion our organization contacted the Colorado Division of Housing but have not been successful as securing funds to land bank these critical parcels that may be lost to other non-affordable development. I realize this might not be the right opportunity as my comment is not related to this plan but I would like to request $3million dollars to help get assistance in banking this land, as it is a short window to preserve land for this purpose.

No staff response was given to this comment.

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Housing Authority
3400 N. Broadway • Boulder, Colorado 80304 • Tel: 303.441.3929 Fax: 720.564.2283

www.BoulderCountyHHS.org

Boulder County Housing Authority
Resolution 2021-05:

A RESOLUTION FOR THE PURPOSE OF APPROVING THE ANNUAL PLAN, COVERING 2022, 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 2022 Annual Plan was reviewed by the BCHA Board and presented at a public hearing for public comment 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 2022 Annual Plan is approved for submission to HUD.

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:

ADOPTED this 2nd day of November, 2021

HOUSING AUTHORITY OF THE
COUNTY OF BOULDER, COLORADO

Matt Jones
Board 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:

Cecilia Lacey
Assistant Secretary to BCHA

CL

Attachment f

Get Help | Logoff / Return to Secure Systems

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Kelly Gonzalez (MAQ473)

PIC Main

SEMAP

Logoff

Assessment Profile | Reports | Submission

List | Summary | Certification | Profile | Comments

Field Office: 8APH DENVER HUB OFFICE

Housing Agency: CO061 BOULDER COUNTY

Housing Agency Details

PHA Fiscal Year: 2019 Select

FYE: 12/31

Status: Final Rating

Exec Director Approval Date: 6/12/2020

SEMAP Certification Due Date: 2/29/2020

Corrective Actions Required: 0

SEMAP Certification Details

New Appeal

FYE	Certification/Profile	Submission Status	Overall Rating	Reason	Date
12/31/2019	Profile1	Final Rating	High	New Certification	06-12-2020
12/31/2019	Certification	Certification Submitted	--	New Certification	02-19-2020

Pursuant to PIH Notice 2021-14(HA) 2020 SEMAP scores were carried over from 2019 ratings

SEMAP – Section Eight Management Assessment Program

Regulatory Authority: 24 CFR § 985.105

Description: Part 985 sets out the requirements by which Section 8 tenant-based assistance programs are assessed. For PHAs that have a SEMAP score pending as of the date of this Notice, and for any PHA with a fiscal year ending on or before December 31, 2021, HUD will not issue a new SEMAP score unless the PHA requests a that new SEMAP score be issued. HUD will instead carry forward the most recent SEMAP score on record.

Notwithstanding the utilization of the most recent SEMAP score of record, HUD will continue using all information available to it to identify and address critical deficiencies in a PHA's program(s) that may have a negative impact on resident health and safety and other programmatic deficiencies not reflected in the most recent SEMAP score carried over.

Period of Availability: HUD will carry forward the most recent SEMAP score on record for any PHAs with a fiscal year on or before December 31, 2021.

Attachment g

List of Supporting Documents Available for Local Review (*Applicable to All PHA Plan Types*) Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	Form HUD-50077, *Standard PHA Certifications of Compliance with the PHA Plans and Related Regulations*: *Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual PHA Plans*.	Standard 5-Year and Annual Plans Streamlined 5-Year Plans
X	Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*: *Board Resolution to Accompany the Streamlined Annual PHA Plan*, including required PHA certification and assurances for policy and program changes since last Annual Plan.	Streamlined Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5-Year and Annual Plans 5-Year Streamlined Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5-Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments (AI) to Fair Housing Choice); and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Streamlined Annual Plan: Housing Needs
N/A	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
N/A	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan (TSAP) and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. ☐ Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Public housing rent determination policies, including the methodology for setting public housing flat rents.☐ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
N/A	Schedule of flat rents offered at each public housing development. ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. ☒ Check here if included in the Section 8 Administrative Plan.	Annual Plan: Rent Determination
N/A	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
N/A	Results of latest Public Housing Assessment System (PHAS) assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-Up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary).	Annual Plan: Operations and Maintenance and Community Service and Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP).	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types ☒ Check here if included in Section 8 Administrative Plan.	Annual Plan: Management and Operations

List of Supporting Documents Available for Local Review

(*Applicable to All PHA Plan Types*)

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Public housing grievance procedures ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☒ Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
N/A	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement/Performance and Evaluation Report (form HUD-52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (form HUD-52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See Notice 99-52 (HA).	
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the U.S. Housing Act of 1937, or Section 33 of the U.S. Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section ___ of the Section 8 Administrative Plan).	Annual Plan: Homeownership
N/A	Public Housing Community Service Policy/Programs ☐ Check here if included in the public housing A & O Policy.	
N/A	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	
N/A	Most recent self-sufficiency (ED/SS, TOP, or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). ☐ Check here if included in the public housing A & O Policy.	
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Consortium agreements and certifications that agreements are in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint PHA Plans for Consortia
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)