



## Boulder County Housing Authority (BCHA) 2023 Annual Plan

Table of Contents	
Page 2	HUD-50075-HP
Page 9	Progress report
Page 18	BCHA memo to board
Page 20	Public hearing legal ad notice & website notice
Page 27	Resident advisory board <ul style="list-style-type: none"> <li>• Meeting invitation</li> <li>• Agenda and meeting notes</li> </ul>
Page 31	Public comments received
Page 32	Public hearing – meeting notes
Page 34	BCHA SEMAP certification score
Page 35	List of supporting documents
Page 37	BCHA board resolution approving the plan
Certifications	50077-CR, civil rights certification 50077-ST-HCV-HP, certification of compliance 50077-SL, certification of consistency with the consolidated plan

**Contact:**

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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, including changes to these policies, 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.** The 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 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, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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> <b>PHA Name:</b> <u>Boulder County Housing Authority</u> PHA Code: <u>CO061</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2023</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>0</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>911 + 40 Mainstream and 34 EHV</u>  <b>Total Combined</b> <u>985</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> 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"/> <b>PHA Consortia:</b> (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: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">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. Plan Elements**

**B.1 Revision of Existing PHA Plan Elements.**

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

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| Y                                   | N                                   |  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs.                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Financial Resources.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Rent Determination.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Homeownership Programs.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Safety and Crime Prevention.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Pet Policy.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Substantial Deviation.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Significant Amendment/Modification   |

(b) If the PHA answered yes for any element, describe the revisions for each element below:  
 BCHA will be proposing to remove the local residency preference for admission into the HCV or PBV program. This change would go into effect January 1, 2023. Currently the BCHA administrative plan for the voucher program will provide 5 preference points to applicants who are considered Boulder County residents as defined as a head of household (HH) or spouse living in Boulder County; or a HH or spouse who works at least 20 hours per week within Boulder County; or a HH or spouse who attends school full-time within Boulder County; or a HH or spouse who is elderly (62+) and does not currently reside in Boulder County, although has an adult child, parent, or sibling who resides in Boulder County; or a HH or spouse who has a disability who does not currently reside in Boulder County, although has an adult child, parent, or sibling who resides in Boulder County. BCHA will be removing this preference, all other preferences identified in the administrative plan shall remain.

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

**B.2 New Activities.**

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

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| Y                                   | N                                   |  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Hope VI or Choice Neighborhoods.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Mixed Finance Modernization or Development.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Demolition and/or Disposition.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Conversion of Public Housing to Tenant Based Assistance.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Conversion of Public Housing to Project-Based Assistance under RAD.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project Based Vouchers.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Units with Approved Vacancies for Modernization.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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.

<p><b>B.3</b></p>	<p><b>Progress Report.</b></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>Please see attached progress report.</p>
<p><b>B.4.</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Please see attached progress report.</p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></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><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(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.</p> <p>Please see attached report with RAB comments.</p>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <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><b>C.3</b></p>	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><i>Form 50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>C.4</b></p>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>						
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing.</b></p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="181 520 1455 1199"> <tr> <td data-bbox="181 520 1455 562"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="181 562 1455 1199"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Please see attached memo, BCHA is proposing to remove the local residency preference for admission into the HCV or PBV program. This change would go into effect January 1, 2023. Currently the BCHA administrative plan for the voucher program will provide 5 preference points to applicants who are considered Boulder County residents as defined as a head of household (HH) or spouse living in Boulder County; or a HH or spouse who works at least 20 hours per week within Boulder County; or a HH or spouse who attends school full-time within Boulder County; or a HH or spouse who is elderly (62+) and does not currently reside in Boulder County, although has an adult child, parent, or sibling who resides in Boulder County; or a HH or spouse who has a disability who does not currently reside in Boulder County, although has an adult child, parent, or sibling who resides in Boulder County. BCHA will be removing this preference, all other preferences identified in the administrative plan shall remain.</p> </td> </tr> </table> <table border="1" data-bbox="181 1224 1455 1409"> <tr> <td data-bbox="181 1224 1455 1266"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="181 1266 1455 1409"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> </td> </tr> </table> <table border="1" data-bbox="181 1434 1455 1717"> <tr> <td data-bbox="181 1434 1455 1476"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="181 1476 1455 1717"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> </td> </tr> </table>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Please see attached memo, BCHA is proposing to remove the local residency preference for admission into the HCV or PBV program. This change would go into effect January 1, 2023. Currently the BCHA administrative plan for the voucher program will provide 5 preference points to applicants who are considered Boulder County residents as defined as a head of household (HH) or spouse living in Boulder County; or a HH or spouse who works at least 20 hours per week within Boulder County; or a HH or spouse who attends school full-time within Boulder County; or a HH or spouse who is elderly (62+) and does not currently reside in Boulder County, although has an adult child, parent, or sibling who resides in Boulder County; or a HH or spouse who has a disability who does not currently reside in Boulder County, although has an adult child, parent, or sibling who resides in Boulder County. BCHA will be removing this preference, all other preferences identified in the administrative plan shall remain.</p>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>
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# Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

## A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

**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. Plan Elements.

### B.1 Revision of Existing 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 and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

**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. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6) . ([Notice PIH 2011-47](#))

**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: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

**Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including 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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); 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 as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_disp/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_disp/index.cfm). ([24 CFR §903.7\(h\)](#))

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** 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\(j\)](#))

**Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

**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.

**Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

**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 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR §903.7 \(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

**B.5 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 Resident Advisory Board (RAB) comments.** If the RAB had comments on 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.2 Certification by State of 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](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ 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 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in

a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

#### **D. Affirmatively Furthering Fair Housing.**

##### **D.1 Affirmatively Furthering Fair Housing.**

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own 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 maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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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 7.02 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.



## 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 2021, BCHA had 853 vouchers under lease and spent \$948,764 in HAP expenses for December.
- BCHA utilized 97.2% of the 2021 year to date budget authority and 97.1% 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.
  - As of July 2022 16 EHVs were under HAP contracts with an additional 4 issued searching.
- In December of 2021 BCHA opened several subsidized and nonsubsidized waiting lists and received 5,104 total applications.
  - The Housing Choice Voucher Lottery waitlist received 736 applications.
- In April 2022 BCHA ran the lottery and selected 242 numbers to be contacted to receive either a Mainstream voucher or a Housing Choice Voucher. 125 households attended a voucher orientation eligibility meeting in May/June and as of July of 2022, BCHA had 38 new HCV admissions under HAP contracts with another 41 out searching and 8 Mainstream vouchers under HAP contracts with an additional 20 Mainstream Vouchers out searching.
- In April 2022 BCHA leased up 12 new Project Based Vouchers at BCHA's newest development the Spoke on Coffman in Longmont.

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

Development Name	# Homes Completed	Status
Tungsten Village (Nederland)	26	Completed 2020
The Spoke (Longmont)	73	Construction completed April 2022
Willoughby Corner (Lafayette)	N/A	In development stage currently – construction not set to start until quarter one of 2023. Proposed plan is a mixture of 400 permanently affordable homes for rent and purchase
<b>TOTAL</b>	<b>99</b>	

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

**Progress** – BCHA completed the construction of two affordable housing communities and has made significant progress with entitlements for a future affordable housing community since 2020 in Boulder County.

In Q3 2020, BCHA completed construction of Tungsten Village, adding 26 affordable rental homes in the Town of Nederland, Colorado. The development was constructed with high-quality and energy efficiency intentions to provide long-term affordability in a remote and resource-limited mountain community.

In Q2 2022, BCHA added an additional 73 permanently affordable homes with the completion of The Spoke on Coffman in Longmont, Colorado. The Spoke on Coffman also includes a 262-space parking deck with bike and electric vehicle charging for residents and downtown employees, a commercial space with an enterprise café, and office space. In 2017, The City of Lafayette, Boulder County, and Boulder County Housing Authority (BCHA), partnered to purchase the vacant industrial-zoned land to provide much needed affordable housing in the City of Lafayette, Colorado. BCHA proposes 400 permanently affordable homes in a variety of building types, including duplexes, townhomes, apartments, and community amenity spaces. In Q2 2022, the Lafayette City Council voted unanimously in support of Willoughby Corner’s rezoning application. BCHA intends to begin construction activities for site work and Phase 1 (192 affordable homes) in Q1 2023.

**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 2018, an additional 1,058 permanently affordable homes have been added to the region’s supply. There are 1,320 more permanently affordable homes in the pipeline to be built or acquired in Boulder County.

**Goal 2:** Preserve the affordability of existing affordable housing stock

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

**Progress** - Significant upgrades were conducted at seven of our property’s community rooms to ensure our residents' continued health and safety when gathering. These upgrades included finishes that are easily sanitized items including laminate flooring, painting, cabinets, laminate

countertops, and furniture upgrades. The furniture upgrades will allow for an easier social gathering with lighter movable furniture.

The Fire Alarm Control Panel system at Prime Haven in Nederland was antiquated requiring an upgrade to the new panel to ensure the safety of the six units at this location.

In partnership with a local grant, BCHA has identified prime sites for Electric Vehicle charging stations across the portfolio. With these installs, we are aiming to improve equity, mitigate air pollution and offer access for long-distance commuters. We are aiming to have two dual-port stations and one single port station installed by the end of 2022.

Josephine Commons in Lafayette- The Domestic Hot Water Storage Tank is near the end of its useful life due to sediment build-up and improving access to the storage tanks. BCHA will be rerouting the distribution from and to the water heaters. This complex modification will appear seamless to the 74 senior units located at this property.

The playground at Aspinwall in Lafayette experienced drainage issues causing unhealthy conditions for the communities' children. The surface of the playground was removed allowing for the installation of additional drainage added to ensure proper drainage.

**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 2021, FSS served a total of 154 families between BCHA and BHP and had the following outcomes:

- 23 successful FSS graduates (18 BCHA, 5 BHP)
- Total escrow disbursed \$214,855.58 (\$172,603.80 BCHA, \$42,251.78 BHP)
- 3 graduates purchased a home ( BCHA)
- 1 High School Diploma
- 6 obtained professional certificates
- 2 Associate's degrees
- 2 Master's degrees

In 2022 between 1/1/2022 and 5/31/2022, FSS served 137 families between BCHA and BHP and had the following outcomes:

- 5 successful FSS graduates (2 BCHA, 3 BHP)
- Total escrow disbursed \$40,359.92 ( BCHA \$19,306.62, BHP \$21,053.30)
- 1 MA Certificate
- 1 Bachelors in Biology

**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** – In the fund year of 2021, Boulder County’s Education Personal Finance Program served 1556 households through their individual counseling appointments or workshops focusing on homeownership training, budgeting and money management, banking and investing, and debt.

22% of households meeting with Personal Finance Program staff for individual counseling appointments came from internal Boulder County referrals. From January 2022 until May of 2022 the program has met with 224 households addressing concerns in the areas of increased cost of living with stagnant wages, housing insecurity and debt management.

**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 Property Management maintained occupancy goals of 93% or greater.
- From January to May of 2022 Property Management has maintained occupancy goals at 94% or greater.
- The reasons BCHA has not been able to maintain the goal for a 96% occupancy in 2020 and 2021 have to do with a variety of factors including:
  - Covid-19 Pandemic affecting the ability to perform maintenance work to turn and re-lease vacant units.
  - Shortage of property management staff, BCHA had been understaffed since 2019 and going into the pandemic made recruiting and hiring efforts difficult, additionally BCHA experienced a turnover at the leadership level that contributed with the inability to post vacant positions as well as undergoing a compensation study and department wide reorganization to ensure staffing levels were adequate.
  - The Casa de la Esperanza agricultural Housing site has 32 units, and qualified tenants must meet HUD’s Rural Development eligibility guidelines for active farm labor employment. BCHA currently has 11 vacancies at this property due to the lack of qualified applicants. Despite multiple recruitment efforts and work with local qualifying employers BCHA has been unable to fill these vacancies. BCHA is in the process of exploring loan conversion or payoff options with HUD’s Rural Development in order to be able to modify the eligibility requirements for applicants to fill these units. Until that occurs the vacancies at this site will have affect on BCHA’s total occupancy rate.

**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, Property Management ensured rent collection of 84% or greater.
  - BCHA did not met its stated goals as it related to occupancy or rent collection in 2020 and 2021 due to the fiscal impacts of the COVID pandemic as well as staffing shortages. 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.

- From January to May of 2022 Property management ensured rent collection of 89% or greater.
  - Boulder County continues to offer Emergency Rental Assistance to households experiencing a financial hardship related to COVID-19 or during the pandemic, this resource is still offered to tenants who have struggled or continue to struggle to make their rental payments as a result of financial instability from the pandemic. BCHA Property Management staff continue to work closely with tenants to access these funds.

**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 –:** Casa de la Esperanza is a 32-unit residential community dedicated to helping agricultural workers. The community is owned and operated by the Boulder County Housing Authority in the City of Longmont. The first migrant families moved in during the fall of 1993. The Casa de la Esperanza program was initiated to serve the 100+ children and youth living on site. Partnerships with local agencies and groups provided many resources and services that have greatly benefitted the community for several years. Hundreds of volunteers from the local universities, corporations and the community have contributed thousands of hours of service to the Casa community annually as tutors, robotics mentors, teaching classes, organizing activities and events. For over 30 years this center has provided educational and recreational services to Casa residents, including an onsite “after-school” program and academic center.

The Casa de la Esperanza program also focuses on helping the families thrive by referring families to local organizations like Intercambio, Finance Program in Boulder County, Citizenship classes and homeowner's education program. In the last 7 years, 15 families have purchased homes in Colorado. Some of those families bought homes near the Casa de la Esperanza site and continue participating in the program. An example of a program that most families continue participating in is the twice per month food distribution offered by Community Food Share. In 2021, the Casa program also partnered with Bridge House to offer “Mission Meals” which includes frozen, pre-cooked meals in a bag to help food-insecure households. The mission meals were offered the majority of 2021 and then again in 2022 the program received a grant for

\$21,000 to continue mission meals for one more year. The grant was through the Sustainable Food and Agriculture Fund which is supported financially by the Sustainability Tax Revenue.

**Progress 2: Community summer program and giving fund:**

4H Summer Program: Boulder County 4H will be hosting a 3 weeklong summer program to Sunnyside and Kestrel students ages 8-12. The program will begin in June and 15 students will participate and explore different topics including science, technology, engineering, art, and math. Activities will include sewing with technology, solving mysteries, imperfect art energy, space, and more!

Cooke Charitable giving fund: The Kestrel community has an on-site food pantry. Partnerships with Sister Carmen and Community Food Share help keep the pantry stocked with non-perishable foods. In 2021 we identified a need to provide fresh produce and other healthy foods that we don't receive from Sister Carmen Community Center or Community Food Share. Renee Cooke, an Erie resident expressed an interest in helping Kestrel residents and other BCHA residents in the Louisville area get access to fresh produce. Renee began donating fresh produce, dairy, and other healthy foods in June of 2021. In 2021, Renee donated over 1,700 pounds of food. Renee continues to donate food on a bi-weekly basis and residents are grateful for her donations.

**Progress 3: Senior Services collaboration with Community Partners, Public Safety agencies and COVID Vaccination Clinics:**

The Senior Services program regularly works with community partners to offer programming of interest to our residents. Over the past year we have held several programs. In February and March 2021 our staff assisted the county's Public Health Department in offering COVID-19 vaccination clinics on site for our residents. During this time access to vaccinations was limited. The public in general faced barriers to access due to limited supply and many had to travel great distances to find pharmacies that could provide it. The online sign-up process was burdensome. Public Health staff and King Soopers pharmacists came to four separate housing sites and provided both shots to our residents. Our staff assisted in scheduling residents, setting up the sites, coordinating with pharmacy staff and completing paperwork with residents. Over 120 residents received vaccinations through this program.

Circle Talk is a structured conversation program designed for older adults. It encourages participants to share meaningful events and insights from their lives with the goal of decreasing feelings of isolation. This year we offered two of these groups to residents at different sites. Both were well attended and received positive feedback from the participants after they ended.

We work closely with public safety agencies as well. The Louisville Fire Protection District provides monthly on-site blood pressure checks at the Kestrel 55+ building. The Lafayette Fire Department attended a resident meeting to provide information about emergency preparedness and fire safety. The Lafayette Police conducted a drug take back program on site at Josephine Commons to help residents dispose of old medications safely.

Boulder County's Mobility For All program, part of the Transportation department, regularly includes BCHA sites as a focus of their program. When Kestrel in Louisville opened in 2017, they partnered with BCHA in offering all residents a free Eco Pass allowing residents to use all RTD busses and Flex Ride programs free of charge. They expanded their partnership with CarShare to offer discounts to BCHA residents and have cars parked at Kestrel and Josephine Commons. The Ride Free Lafayette program is an on-demand shuttle service that provides door-to-door service for all Lafayette residents and includes service to Kestrel.

The Boulder County Area Agency on Aging provided a "Matter of Balance" class at Josephine Commons and taught participants methods to improve their mobility and balance. Coal Creek Meals on Wheels continues to provide on-site dining at Josephine Commons, as well as providing meal delivery to many BCHA residents. Residents at Kestrel and Josephine Commons have access to on-site community garden plots and every spring they can receive free vegetable plants from the Growing Gardens program.

**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 the beginning of the COVID-19 pandemic in March 2020, Regional Housing Partnership activities, particularly related to coordination with jurisdictions and outreach to and engagement with the community, have slowed. Boulder County Housing and Human Services (HHS) continued to provide leadership through this time in two areas:

1. Boulder County HHS developed a campaign known as "Home Together" that highlighted the importance of housing stability during the pandemic in terms of the healing and protective supports it provides. This campaign helped promote the Partnership's purpose and expanded the Regional Housing Partnership's reach through its Home Team sign ups. This expanded contact list will be helpful for upcoming outreach as the Partnership enters its next phase of leadership in the community (see next item).
2. The Boulder County Regional Housing Partnership launched discussions around a regional approach to Inclusionary Housing across multiple jurisdictions that have been passing or considering Inclusionary Housing ordinances over the past two years. In the latter half of 2021 and the first half of 2022, in particular, significant progress has been made in terms of jurisdictional participation in Regional Housing Partnership planning sessions. As of late May 2022, the Partnership is poised to present for consideration an Intergovernmental Agreement to help guide potential coordination by the Partnership of Inclusionary Housing policy implementation and regulation across the County. There is also discussion around use of some American Rescue Plan Act (ARPA) funding to help support some of this coordination, given the excellent potential for leveraging significant additions to affordable

housing across all communities in the County through effective and efficient implementation of Inclusionary Housing ordinances.

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

**Progress** – Since 2015, the Consortium allocated more than \$7 million in federal HOME Investment Partnership Program (HOME) funding, which was split by the four jurisdictions, including Boulder County, City of Boulder, City of Longmont, and City and County of Broomfield, 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.

**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, 2021 and to date in 2022 BCHA has advertised its vacancies in accordance with the AFHMP by distributing information to close to 60 diverse local agencies.

Additionally, BCHA also completed the following advertising for the Spoke on Coffman:

- Regular Constant Contact message to those on the interest list
- Reached out to underserved populations in partnership with Longmont Downtown Development Authority
- Software application uses Google translate, allowing the content to be accessible in many languages
- Posted vacancies in Colorado Housing Search

**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 4,000 followers (English Facebook page, Spanish Facebook page, Twitter, and Instagram. We also utilize LinkedIn for employment opportunities) and members of many local Facebook groups. Topics include public support programs (eligibility information and program updates), housing opportunities (including application openings, 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. We also post available housing opportunities on Craigslist and our [www.BoulderCountyHousing.org](http://www.BoulderCountyHousing.org) website. As



appropriate, these communications include BCHA’s non-discrimination policy and reasonable accommodation clauses and were translated into Spanish. The non-discrimination policy statement is printed on all of our housing-related marketing materials.

**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.

<b>2020</b>	<b>113</b>
<b>2021</b>	<b>107</b>
<b>2022</b>	<b>78 as of July 2022</b>

**Progress 2** - BCHA held a Fair Housing training for staff hosted by the Colorado Housing and Finance Authority (CHFA) 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. Basic Fair Housing trainings are available to all of our staff through our contract with Tschetter Sulzer, P.C.; additionally we are members of the Colorado Housing and Finance Authority and staff are also able to register for on demand trainings in basic and advanced Fair Housing, Reasonable Accommodations, Assistance Animals, HUD Section 504 Requirements, VAWA and Limited English Proficiency Plans. Due to COVID-19 large in person trainings were suspended during 2021. BCHA will be holding an in-person Fair Housing training for staff hosted by CHFA on October 25, 2022.

## MEMO

To: Board of Commissioners  
From: Kelly Gonzalez, HCV Program Manager  
Date: September 15, 2022  
Re: **Local Residency Preferences Voucher Program**

### Background

The Administrative Plan for the Housing Choice Voucher Program contains the policies that explain how Boulder County Housing Authority (BCHA) administers the Housing Choice Voucher Program. Chapter four discusses admissions policies for the various special voucher types BCHA administers along with standard housing choice vouchers and project-based vouchers. Currently BCHA offers a local preference as permitted by federal regulation 24 CFR 982.207 “PHAs are permitted to establish local preferences, and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits the PHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with the PHA plan and the consolidated plan, and must be based on local housing needs and priorities that can be documented by generally accepted data sources.”

BCHA currently has two local preferences in place that affect an applicant’s selection order on our subsidized waiting lists.

For all project-based voucher and housing choice voucher waitlists applicants will receive 5 preference points for being a Boulder County resident as defined as:

- a head of household (HH) or spouse living in Boulder County
- a HH or spouse who works at least 20 hours per week within Boulder County
- a HH or spouse who attends school full-time within Boulder County
- a HH or spouse who is elderly (62+) and does not currently reside in Boulder County, although has an adult child, parent, or sibling who resides in Boulder County
- a HH or spouse who has a disability who does not currently reside in Boulder County, although has an adult child, parent, or sibling who resides in Boulder County

Applicants will receive an additional 5 preference points where one or more of the following are true:

- the HH or spouse is elderly (age 62+)
- the HH or spouse is an individual with disabilities
- the household contains children under the age of 18

Housing restrictions in favor of local residents have long been a concern of civil rights advocates and the Fair Housing Act is legitimately concerned with local-resident preferences, particularly those whose justifications are old or not well considered. Local preferences imposed may reflect intentional discrimination. But even if they do not, such preferences invite Fair Housing Act disparate-impact claims; which require the agency to be able to prove that its challenged policy is necessary to achieve a valid interest and that its justification “must be supported by evidence and may not be hypothetical or speculative.

Boulder’s neighboring counties include Gilpin, Grand, Jefferson, Larimer, and Weld. Currently any applicants to BCHA’s waitlists from these neighboring counties would have to be working 20 hours a week within the county limits or qualify as an elderly and/or disabled household, trying to relocate closer to their relatives who live in Boulder County. The relative makeup of the larger counties (Jefferson, Larimer, and Weld) compared to Boulder are all similar in population size and reported race and ethnicity data per the 2021 Census Data as well as number of persons in poverty.

Race and Hispanic Origin	Grand County, Colorado	Gilpin County, Colorado	Larimer County, Colorado	Weld County, Colorado	Jefferson County, Colorado	Boulder County, Colorado
Population Estimates, July 1 2021, (V2021)	15,860	5,873	362,533	340,036	579,581	329,543
<b>PEOPLE</b>						
<b>Race and Hispanic Origin</b>						
White alone, percent	95.0%	92.3%	92.2%	91.9%	91.1%	89.9%
Black or African American alone, percent (a)	1.1%	1.5%	1.3%	1.8%	1.6%	1.2%
American Indian and Alaska Native alone, percent (a)	1.0%	1.6%	1.1%	1.8%	1.2%	0.9%
Asian alone, percent (a)	0.9%	1.5%	2.4%	1.9%	3.2%	5.0%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.1%	0.3%	0.1%	0.2%	0.1%	0.1%
Two or More Races, percent	1.8%	2.8%	2.9%	2.5%	2.7%	2.9%
Hispanic or Latino, percent (b)	9.9%	7.8%	12.4%	30.6%	15.9%	14.1%
White alone, not Hispanic or Latino, percent	86.5%	85.8%	81.4%	63.9%	77.2%	77.3%

Income & Poverty	Grand County, Colorado	Gilpin County, Colorado	Larimer County, Colorado	Weld County, Colorado	Jefferson County, Colorado	Boulder County, Colorado
Population Estimates, July 1 2021, (V2021)	15,860	5,873	362,533	340,036	579,581	329,543
<b>PEOPLE</b>						
<b>Income &amp; Poverty</b>						
Median household income (in 2020 dollars), 2016-2020	\$71,769	\$90,547	\$76,366	\$74,332	\$87,793	\$87,476
Per capita income in past 12 months (in 2020 dollars), 2016-2020	\$39,547	\$59,076	\$38,142	\$32,399	\$45,581	\$48,776
Persons in poverty, percent	6.8%	6.6%	9.9%	8.9%	6.1%	9.5%

Based upon the similar characteristics among the counties, it is my recommendation that we remove our local preferences related to residency status. There is no justification that a local preference for the voucher program would serve additional minority groups. Additionally, in order to receive housing assistance households still have to income qualify at no more than 50% of the area median income for their household size. The populations meant to be served under the voucher program, lower-income, elderly, disabled, and households with minor children, will still be served by eliminating the residency preference.

In December of 2021 BCHA received 773 applications for the Housing Choice Voucher Lottery list, 582 or 75% came from current Boulder County residents who lived in the county, an additional 64 households that did not live within Boulder County limits claimed the residency preference for either working in the county or having relatives that currently reside in the county. In total that meant 646 households out of 773 were considered local residents. By removing this local preference it would allow the additional 127 households an opportunity to be considered for housing assistance within the county limits.

In the event that a household who is not a county resident is selected to receive voucher assistance would have to utilize their housing assistance within the county limits for their initial 12 month lease before being able to exercise the portability option.

BCHA’s annual plan is currently out for public comment and a portion of the annual plan asks if there have been any changes to the agency’s policies that govern eligibility, selection, and admissions. BCHA has proposed the removal of the local residency preference in the draft plan that is out for public comment. If approved this change would go into effect January 1, 2023.



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## Proposed Boulder County Housing Authority HUD Plan for 2023 Public Comments Requested

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To request a paper copy of the plan to be mailed to you, or to submit written comments and feedback please contact Kelly Gonzalez, Housing Choice Voucher Program Manager, at [kegonzalez@bouldercounty.org](mailto:kegonzalez@bouldercounty.org), via fax at 720-564-2283, or by mail to: Boulder County Housing Authority, ATTN: Kelly, 515 Coffman Street, Longmont CO 80501. Comments must be received by 4:30pm on September 29, 2022. Please call 303-441-4944 with questions.

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- On BCHA's website at [www.BoulderCountyHousing.org](http://www.BoulderCountyHousing.org)
- Housing & Human Services Office at 515 Coffman Street in Longmont 80501
- Housing & Human Services Office at 3460 N. Broadway in Boulder 80304

Written comments may be directed to Kelly Gonzalez, Housing Choice Voucher Program Manager, at [kegonzalez@bouldercounty.org](mailto:kegonzalez@bouldercounty.org), via fax at 720-564-2283, or by mail to: Boulder County Housing Authority, ATTN: Kelly Gonzalez, 515 Coffman Street Longmont, CO 80501. Comments must be received by 4:30pm on Thursday, September 29, 2022. Please call 303-441-4944 with questions.

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🏠 / Families & Adults / Housing / Housing & Energy



Pre-leasing for the Boulder County Housing Authority's (BCHA)'s newest neighborhood of affordable homes will begin [online](#) [🔗](#) December 14, with [The Spoke on Coffman](#) [✕](#) in Longmont offering quality apartment-style rental homes in a mixed-use re-development just one block west of downtown. Construction is expected to finish in spring 2022, with move-ins soon after.

EN ESPAÑOL

## Housing & Energy

The Boulder County Housing Authority (BCHA) is the housing authority for all areas of Boulder County outside the city limits of Longmont and Boulder, including the cities of Lafayette and Louisville, and the towns of Superior, Nederland, and Erie, and all unincorporated areas of the county. BCHA's mission is to foster the availability of quality, affordable housing and related housing services for the residents of Boulder County. BCHA also works in partnership with the cities of Boulder and Longmont to help increase the supply and availability of affordable homes throughout these communities.



On this page you will find information about BCHA's affordable homes -including past, current, and future developments, affordable rentals, housing assistance vouchers, and more - as well as contact information for property managers and maintenance, and information about energy efficiency and other related housing supports. Please contact BCHA at [hofrontdesk@bouldercounty.org](mailto:hofrontdesk@bouldercounty.org) if you have questions or need assistance finding information.

The Boulder County Housing Authority Board meets bi-monthly. Agendas and meeting packets are posted on [this page](#) prior to meetings, and past and upcoming meetings can be viewed on the county's [Public Meetings, Hearings, Records & Video Archives page](#).



## Expanding Access to Diverse Housing for Our Community

Created in collaboration with nine jurisdictions in Boulder County, our regional housing plan *Expanding Access to Diverse Housing for Our Community* recognizes that many interconnected issues and opportunities are important elements of the discussion around solutions to the housing affordability crisis we face. Therefore, local jurisdictions and essential partners in the private sector, housing authorities, and non-profit organizations will collaborate to develop and preserve diverse and affordable housing options.

In addition to helping advance a region-wide goal, every city and town has the opportunity to help inform the solutions advanced by this plan and then use them to meet their own goals. Addressing Boulder County's housing needs has required and will continue to require numerous community collaborations and partnerships. For more information, [see the plan](#) or visit [www.HomeWanted.org](http://www.HomeWanted.org)

## Draft Boulder County Housing Authority HUD Plan 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 January 2023 and December 2023. [This plan](#) is required by the U.S. Department of Housing and Urban Development (HUD) for all housing authorities that receive program funding. \*

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The plan is also posted in the Housing and Human Services lobby at 515 Coffman Street in Longmont CO 80504 and 3460 N. Broadway in Boulder CO 80304. To request a paper copy of the plan to be mailed to you please contact [Kelly Gonzalez](#).

If you have feedback for the Boulder County Housing Authority HUD Plan Draft for YEAR, please submit it using [this form](#).



### Affordable Rentals

- [Available Rentals](#)
- [Eligibility Requirements](#)
- [Housing Developments](#)
- [How to Apply](#)
- [Staff](#)





**Proposed Boulder County Housing Authority HUD Plan for 2023  
Public Comments Requested**

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Published: Colorado Hometown Weekly August 10, 2022-1911459

**Prairie Mountain Media, LLC**

**PUBLISHER'S AFFIDAVIT**

**County of Boulder  
State of Colorado**


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

1. He/she is the legal Advertising Reviewer of **Prairie Mountain Media LLC**, publisher of the **Colorado Hometown**.
2. The **Colorado Hometown** is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the **Colorado Hometown** in Boulder County on the following date(s):

Aug 10, 2022

  
Signature

Subscribed and sworn to me before me this  
10<sup>th</sup> day of August 2022

  
Notary Public

(SEAL) 

<b>SHAYLA NAJERA</b> <b>NOTARY PUBLIC</b> <b>STATE OF COLORADO</b> NOTARY ID 20174031965 MY COMMISSION EXPIRES July 31, 2025
--

Account: 1063825  
Ad Number: 1911459  
Fee: \$41.47



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Public Comments Requested**

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Published: Longmont Times Call August 10, 2022-1911457

**Prairie Mountain Media, LLC**

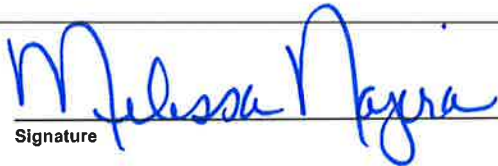
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Aug 10, 2022

  
Signature

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10th day of August 2022

  
Notary Public

(SEAL) 

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Account: 1063825  
Ad Number: 1911457  
Fee: \$41.47

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Published: Boulder Daily Camera August 10, 2022-1911464

**Prairie Mountain Media, LLC**

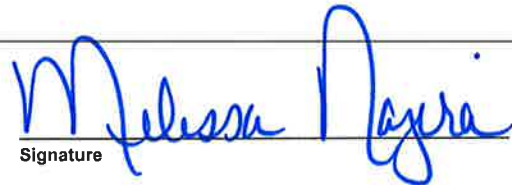
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**County of Boulder  
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---

Account: 1063825  
Ad Number: 1911464  
Fee: \$62.92

**From:** [Gonzalez, Kelly](#)  
**To:** [Gonzalez, Kelly](#)  
**Subject:** Resident Advisory Board  
**Date:** Tuesday, September 13, 2022 7:18:23 AM  
**Attachments:** [BCHA 2023 Annual Plan - Draft for Public Comment.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)

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Hi All,

Thank you for your interest in being a part of the Resident Advisory Board. Based on the responses we will be hosting the meeting in person at the BCHA offices located in the Kestrel Senior Building at 1130 Kestrel Lane in Louisville, the conference room is on the first floor and parking is open anywhere outside the building.

The meeting will be on Wednesday September 21, 2022 from 10:30AM to 11:30AM. Attached is the latest draft copy of BCHA's annual plan. The meeting will allow you an opportunity to make any comments or suggestions to the plan before it is finalized.

Thanks,

**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](mailto:kegonzalez@bouldercounty.org)  
[www.BoulderCountyHHS.org](http://www.BoulderCountyHHS.org)



*Please note my work hours are Tuesday – Friday 6 a.m. - 4:30 p.m.*

*New: Boulder County has a new website: [BoulderCounty.gov](http://BoulderCounty.gov)!*

*Bookmark it today. Email addresses will transition at a later date.*



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CAUTION: This email or attachments from the Boulder County Department of Housing & Human Services may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you are not the intended recipient (or authorized to act on behalf of the intended recipient) of this message, you may not disclose, forward, distribute, copy, or use this message or its contents. If you have received this communication in error please notify the sender immediately by return email and delete

## Gonzalez, Kelly

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**Subject:** RAB Meeting -  
**Location:** Kestrel Senior Building 1130 Kestrel Lane Louisville

**Start:** Wed 9/21/2022 10:30 AM  
**End:** Wed 9/21/2022 11:20 AM

**Recurrence:** (none)

**Meeting Status:** Meeting organizer

**Organizer:** Gonzalez, Kelly

**Required Attendees:** HHS Kestrel 55+ Community Room (1st Floor, 1130 Kestrel Ln, Louisville)

**Optional Attendees:** bobcatremodel@gmail.com; phnmex@gmail.com; ruth.simplynumbers@gmail.com; honeyofcompassion@gmail.com; bromero062014@gmail.com; jen2sundance@comcast.net; ckw713@sbcglobal.net; barbarabock8@gmail.com; kathleenjohnston206@comcast.net; vllabres3@gmail.com; stiller.ambrosha@gmail.com; jortiz5276@gmail.com; ervinerika607@gmail.com; johnreller132@gmail.com; kathimg68@gmail.com; rgiraldo1108@me.com; atlwy1674@gmail.com

Hi All,

Here is the meeting invite for the Resident Advisory Board (RAB) meeting next week. The purpose of the meeting will be to review and discuss any feedback about BCHA's proposed annual agency plan. Attached is a copy of the latest draft of the plan.

The meeting will be held in the first floor community room of the Kestrel Senior Building at 1130 Kestrel Lane in Louisville. You may park anywhere on the property. If you have trouble finding the place feel free to contact me on my cell at 720.879.4805.

Thanks,  
Kelly Gonzalez



**Resident Advisory Board Meeting Minutes**  
**Meeting held at Kestrel 1130 S Kestrel Lane Louisville, CO 80027**  
**September 21, 2022 10:30AM-11:40AM.**

- Several attendees expressed concerns about incoming tenant and new tenant issues – regarding understanding the rules about the properties – accepting what it is and not being able to change items. Residents don’t always feel heard by management, and want to understand why some properties have different features such as cameras and gardens and others don’t and how can they request those items.
  - Kelly explained capital needs assessments, budget requests to the County and BCHA’s future development plans.
- Overall comment from residents at Josephine Commons “I am blessed to live here” but the little things do drive them “nuts”, and there is frustration that many residents voice complaints amongst themselves but in broader group meetings with management will not speak up.
  - Kelly advised attendees to continue to express their concerns with management during resident meetings, and or upper management as appropriate. Also explained new structure of the housing authority and staff turnover.
- At Aspinwall one attendee expressed issues – with parents parenting their kids, and alleged drug use. The question was brought up question can’t Boulder County drug test applicants and residents on a regular basis. We discussed what BCHA’s illegal substance policy is, how it is enforced and what goes into investigating offenses, file documentation and the legal process for terminating housing assistance and/or lease. Attendees did express thanks to the new property manager Holly D. she has been working hard to enforce lease compliance and is very good at her job.
  - Kelly advised that if residents are concerned about illegal activity and drug use they need to be contacting the police. BCHA receives copies of police reports for our properties and would take appropriate action as warranted once police reports are received.
- Attendees also shared positive feedback regarding BCHA Maintenance staff – grounds are looking better, maintenance is more timely with the work orders being completed and things are overall going well.
- Attendees liked the fact that BCHA property managers do 30 day visits after new move in’s to check in on any questions, follow up on keep points of the lease and make themselves known. Some attendees were disappointed that they did not receive these visits, but it happened during a transition of staff members.
- Attendees agree that more supportive services for people receiving housing is needed – especially for populations that were previously homeless, having mental issues, advocates to help clients through the lease signing process to understand rules and regulations.
  - Kelly discussed future voucher opportunities and how those don’t often come with supportive service dollars, but multiple agencies have started advocating on the federal level for more supportive service dollars. Kelly also talked about BCHA’s resident services efforts and plan to engage more with vulnerable residents before actions escalate and result in evictions.
- Attendees would like to see more resident services programs onsite – activities to bring the community neighbors together. Pre-covid really enjoyed Kestrel programming. Expressed a desire for raised garden beds for seniors at senior properties.
- All attendees were in support of BCHA’s plan to remove the local residency requirement – comments included that this would “bring more diversity into our buildings and programs.” It would help build a more representative and inclusive community. Attendees would like to see a preference for homeless seniors, they expressed that they see this population growing and being out priced.
  - Kelly explained current voucher options specific to currently homeless or previously homeless populations that BCHA has in place.
- One attendee who is a resident at Kestrel wanted to know what happened to composting and would BCHA bring that back, they view that as an important environmental activity.

## Public Comments Received on BCHA's 2023 Annual Plan

45 Day Comment Period 8/15/22-9/29/22

- I agree with the plan and I just hope that the amount that we receive every single month for rent is also meeting the housing market . It's hard to find a home that meets all the criteria and at the end of trying to find a home or an apartment you simply feel defeated because the rates of our rent don't meet the new prices for the housing market. if they increase the housing prices, I believe our voucher should increase with it .
- I feel that there needs to be more background on participants coming in the programs.
- Some of the residents that stay in low income houses treat the other tenants that are different ethnic background Very uncomfortable For example( By telling their children not to play with your children by spreading discord to other neighbors to not talk to you Even if just say Hi or goodbye They will just stop talking to you because they will feed on the negative instead of the positive.) The best advice is just to stay positive they are beautiful homes; beautiful management and the maintenance is awesome.
- I really appreciate this opportunity to have a chance to give recommendations for improvement in the Boulder area affordable housing properties; particularly in the Kestrel area where I have lived since December 2017.

## Public Hearing Held September 29, 2022 Public Comments

Due to the hearing room remodel project, public meetings and hearings are being conducted virtually. Meeting was conducted via zoom from 11:30AM until 12:15PM.

No members of the public were present or opted to sign up to speak during the meeting. No additional comments came in during the meeting.

### **Kelly Gonzalez provided overview of proposed changes of plan:**

- Called attention to the misprint in the agenda- to clarify that the plan is for CY 2023, not 2022
- Comprehensive guide for policies, procedures, and strategies guiding HA's work
- Current 5-year plan is in effect until 2024
- Requesting public comments for 2023 1-year plan
- Noted the plan is in draft form to allow any comments received from the RAB and Public Hearing meeting be incorporated in order prior to final submission to HUD
- Final plan will be presented on the 10/11 business meeting
- Presented an overview of the plan and the required documents
- Specifically noted PBV can be applied to 20% of the units. Can go up to 190. For 2023 we don't anticipate additional PBV units. It is an option available should BCHA chose to exercise it.
- Also, discussed the 2 Local preferences are currently established: residency and demographics served (elderly, disabled and/or families with children)
- Reasoning- recently, scrutiny from oversight agencies and funders has been expressed regarding local preferences, specifically the residency preference because it *can* contribute to issues regarding segregation. In the past, this preference was applied to ensure you were meeting the local needs of the community. However, many households may have been priced out of BOCO, and then it creates a barrier to return to the community they want to live in. BCHA reviewed census data prior to making this recommendation.
- Census data supported removal of the preference based on the demographic makeup.
- To receive housing assistance, households still have to household qualify, and the populations intended to serve, will still be served (elderly, disabled and/or families with children)
- Received 773 applications from the HCV lottery, 646 out of 773 were already BOCO residents.
- If a person is selected for a voucher and doesn't reside in the County, they are required to live in the County for 12 months.
- Presented this plan at the Resident Advisory Board (RAB) (comprised of individuals who either live in in BCHA properties or are voucher holders in BOCO). Received several positive comments- support to see the local preference removed. The RAB also expressed interest in learning more about a preference for folks experiencing homeless that are elderly.
- No dissent with plan or concern with removal of the preference, and support was received with the understanding that it may expand housing options and access as it relates to equity, inclusion, and diversity in the community.
- Kelly also provided a brief update on the progress towards goals in the 5 year plan.

### **Commissioner Levy:**

- Compliment on the heavy lift on the work completed to meet the HUD requirements and appreciate the consideration and spirit in approaching the preference removal- I concur it is the right choice.

### **Kelly Gonzalez:**

- Provided overview to the board on the next steps/process for the approval of the annual plan which will also trigger a response on the

### **Commissioner Lochamin:**



- Requested additional clarification about the “local” preferences
- She also requested additional information about the makeup of the resident advisory board

**Kelly Gonzalez:**

- Clarified that “local” preferences are specific to the HA, but we are requesting to eliminate the local preferencing, but will keep the population served: elderly, disabled, families with children
- ALL BCHA residents and BCHA voucher holders received notification of the opportunity to participate in the RAB. Outreach was conducted via email, text, and website. Folks were able to provide comments and were also invited to the meeting. BCHA received interest from 17 residents, and 11 stated they would attend. Actual in person meeting attendance was 6, but was a robust, and active group.
- Equal split of BCHA tenants and the balance were BCHA tenants were also receiving the voucher

**Commissioner Lochamin:**

- Commented that it will be interesting to see what the feedback is from the community about removing the residency preference, and if there will be any way to see the impact in a 1-2 year period.
- **Asked a question around the occupancy information and how ARPA funds will contribute to increasing occupancy**

**Amanda Guthrie**

- Discussed the factors that are impacting occupancy- which can be attributed to Casa and Aspinwall CDOH contract/regulatory requirements that are limited. Provided information about how the demographic had changed and BCHA was seeing a decline in Ag workers due to a change in the area
- Discussed that the Aspinwall Tenant Selection Plan was put in place prior to the CDOH contract and the clients that CDOH serves has changed and they are not meeting Aspinwall’s eligibility.
- **ARPA funds- Amanda indicated she was not familiar enough with the plans for the ARPA funds to determine if/how it would impact the Occupancy.**

**No public comment or requests from the public, resulting in move to meeting being adjourned.**

**Commissioner Lochamin:**

- Requested Kelly recap next action steps and deadlines regarding the plan

**Kelly Gonzalez:**

- Kelly provided updates on where the plan can be accessed via website and physical locations (HUB and N. Broadway).
- After today’s meeting, Kelly will finalize the plan, incorporating comments from RAB and anything received through the public comments process.
- Plan will be presented to the Board on 10/11 to approve submission to HUD.
- Proposed changes outlined in the plan will go into effect on 01/01/2023.



- Assessment Profile
- Reports
- Submission

List

Summary

Certification

Profile

Comments

Kelly  
Gonzalez  
(MAQ473)  
PIC Main

Field Office:  
Housing Agency:  
Housing Agency Details

**8APH DENVER HUB OFFICE**  
**CO061 BOULDER COUNTY**

SEMAP

PHA Fiscal Year:

2021

Logoff

FYE:

12/31

Status:

Final Rating

Exec Director Approval Date:

5/10/2022

SEMAP Certification Due Date:

3/1/2022

Corrective Actions Required:

0

SEMAP Certification Details

[New Appeal](#)

FYE	Certification/Profile	Submission Status	Overall Rating	Reason	Date
12/31/2021	<a href="#">Profile1</a>	Final Rating	High	New Certification	05-10-2022
12/31/2021	<a href="#">Certification</a>	Certification Submitted	--	New Certification	03-01-2022

## 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, <i>Standard PHA Certification 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</i> .	Standard 5-Year and Annual Plans Streamlined 5-Year Plans
X	Form HUD-50076, <i>PHA Certification of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual PHA Plan</i> , 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 jurisdiction 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. <input type="checkbox"/> 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. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Rent Determination
N/A	Schedule of flat rents offered each public housing development. <input type="checkbox"/> 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. <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> 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 <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> 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 HOPEVI applications or, if more recent, approved or submitted HOPEVI 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 home ownership 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 <input type="checkbox"/> 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 residents services 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). <input type="checkbox"/> 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 result 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)

**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 3/31/2024

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

I, Eli Urken, the Housing Investment Manager  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years and/or **Annual PHA Plan** for fiscal year  
2023 of the Boulder County Housing Authority CO061  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of  
Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to  
The Boulder Broomfield Regional HOME Consortium  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

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:

Eli Urken

Title:

Housing Investment Manager

Signature:



Date: September 30, 2022

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 consistency with the consolidated plan or state consolidated plan.

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.