

Boulder County Housing Authority (BCHA) 2016 Annual Plan and Attachments

2016 Annual Plan

Attachments:

- 1 – Significant Amendment to PHA Plan (PIH-2012-32 (HA), REV-2)
- 2 – PHA Certifications of Compliance (50077)
- 3 – Annual Statement/Performance and Evaluation Report (50075.1)
- 4 – Capital Fund Program – Five Year Action Plan (50075.2)
- 5 – Certification for a Drug-Free Workplace (50070)
- 6 – Certification of Payments to Influence Federal Transactions (50071)
- 7 – Certification of Consistency with the Consolidated Plan (50077-SL)
- 8 – Violence against Women Act (VAWA)
Memo regarding BCHA’s Activities Consistent with VAWA
Safehouse Progressive Alliance for Nonviolence (SPAN) Services
VAWA Lease Addendum
VAWA Training Materials (from SPAN)
BCHA’s VAWA Procedures
BCHA’s Certification of Domestic Violence, Dating Violence or Stalking
- 9 - Resident Advisory Board Meeting
Agenda
Attendance
Meeting Minutes
- 10 - Public Meeting
Results
Website Notice
Affidavits of Publication (Boulder Daily Camera and Longmont Times-Call)
- 11 - Board of County Commissioners Resolution Approving Amended Plan

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual or 5-Year submission:</p> <ul style="list-style-type: none"> ▪ BCHA’s newest development, Kestrel, is in the planning and financing stages. This property, which will be developed, owned and managed by BCHA is located in Louisville, CO. The community will consist of 200 units, including a 71-unit apartment building for Seniors, 129 multi-family units, and on-site amenities such as a community center and gardens. At this time, lease-up is anticipated for June 2017. BCHA also anticipates adopting tenant selection preferences for local (Louisville) residency and for flood-displaced residents. ▪ In April of this year, BCHA changed its HCV tenant selection policy from a waitlist to a lottery. The lottery, held in June, resulted in more than 1,000 applications received through an unprecedented online application submittal process. BCHA anticipates issuing approximately 50 vouchers by the end of the year. ▪ BCHA has been working with HUD on the RAD conversion of 13 public housing units to Project-Based Voucher units at its Hillside property in Louisville. Currently in the Financing Plan stage, BCHA anticipates completion in early 2016. A significant Amendment entitled Attachment , beginning on page , is required for this conversion. ▪ Adopted updates to our Smoking Policy, Illegal Drug Policy, and Reasonable Accommodate processes for residents and applicants of BCHA units and programs. ▪ Renewed Multi-Family contracts for two BCHA properties: Catamaran Court in Gunbarrel, and Bloomfield in Lyons. ▪ Finalized Reasonable Accommodations (RA) Policies and Procedures for the RA Committee to refer to in determining approvals/denials for applicant and resident requests. ▪ Collaborated with Boulder County’s Transportation Department and the local eGo Car Share to set up a pilot car share program at one of its multi-family housing properties in Longmont, Casa de la Esperanza. This program, funded to Transportation by CDOT, is designed to provide the residents with another resource to accommodate their family’s transport needs. ▪ Updated the Affirmative Fair Housing Marketing Plan for Walter Self Senior Housing in Lyons. ▪ Updated Management Plans for two of BCHA’s Rural Development properties: Casa de la Esperanza and Walter Self Senior Housing. ▪ Completed an assessment for a Transition Plan for a 504 Accessibility for all of our Rural Development properties. ▪ Implemented Tenant Rent Assistance and Home Rehab programs to support flood recovery efforts for individuals and households impacted by the 2013 nationally declared natural disaster in Boulder County. ▪ Converted Aspinwall LLC to permanent finance. ▪ Supported the Town of Lyons in their attempt to create replacement affordable housing for mobile homes and other structures occupied by low income residents and destroyed in the 2013 flood. ▪ Applied for Metro Denver Homelessness Initiative Continuum of Care funds for rapid rehousing for vulnerable families and youth. ▪ Created a capital plan to make over \$1million in modernization investments in our existing housing inventory in 2016. <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>BCHA will post its 2016 Annual Plan at 2525 13th Street, Ste. 204 in Boulder, CO and on the www.bouldercountyhhs.org website.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</p> <p>Hope VI – N/A</p> <p>Mixed Finance Modernization or Development</p> <p>Aspinwall conversion to perm financing completed in July 2015.</p> <p>BCHA’s newest development, Kestrel, is in the planning and financing stages. This property, which BCHA will develop and manage, is located in Louisville, CO. The community will consist of 200 units, including a 71-unit apartment building for Seniors, 129 multi-family units, and on-site amenities such as a community center and gardens. Funding for this project to date includes, but is not limited to, tax credits, State CDBG-DR funds, County funds, a grant by City of Boulder from the local HOME Consortium. Lease-up is currently anticipated for June 2017.</p> <p>Demolition and/or Disposition – N/A</p> <p>Conversion of Public Housing – BCHA is in the process of converting 13 units of public housing into Project-Based Units at its Hillside Square site, and is working with HUD, and the assigned RAD Program consultant to HUD.</p> <p>Homeownership Programs – In 2004, BCHA administered a homeownership pilot program for 4 families that have members with disabilities to purchase a home. The pilot did not result in an on-going homeownership program; however BCHA currently administers 3 homeownership vouchers from the initial pilot.</p> <p>Project-Based Vouchers – Currently, BCHA has a total of 148 Project-Based Vouchers. One hundred and four (104) of these are designated for Family Self-Sufficiency (FSS) Program participants: beginning with an initial 40 units in 2005, an addition of 40 units in 2007, and another approval for 24 units for our most-recent development, Aspinwall at Josephine Commons.</p>

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See attached for HUD form 50075.1.
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. N/A
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. N/A
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. N/A (5-Year Plan only)
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-ear Plan. N/A (5-Year Plan only) (b) Significant Amendment Substantial Deviation/Modification. As part of the Rental Assistance Demonstration (RAD), BCHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items: a) Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; and b) Changes to the construction and rehabilitation plan for each approved RAD Conversion; and c) Changes to the financing structure for each approved RAD conversion.
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

ATTACHMENT 1

**PHA SIGNIFICANT AMENDMENT TO PHA PLAN
Boulder County Housing Authority – Hillside Square RAD Conversion**

The **BOULDER COUNTY HOUSING AUTHORITY (BCHA)** is amending its PHA Plan. BCHA has received a Commitment to enter into a Housing Assistance Payments (CHAP) Contract with the U.S. Department of Housing and Urban Development (HUD) for the conversion of public housing units at Hillside Square to Project-Based voucher assisted units under the Rental Assistance Demonstration Program (RAD) in accordance with the guidelines of PHA Notice 2019-01, R-19-01 and any successor notices. Conversion under RAD is considered a Significant Amendment to the BCHA Annual Plan. Additionally, BCHA is currently compliant with all fair housing and civil rights requirements and is not under a Voluntary Compliance Agreement.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing BCHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, BCHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that BCHA may also borrow funds to address its capital needs. BCHA will also be contributing Operating Reserves in the amount of \$1,000,000 and Capital Funds in the amount of \$1,000,000 towards the conversion. Below, please find specific information related to the Public Housing Development selected for RAD:

Development

Name of Public Housing Development: Hillside Square	PIC Development ID: CO061000002	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) N/A
Total Units: 13 units	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$137,360
Bedroom Type 2, 3 and 4	Number of Units Pre-Conversion 13 units	Number of Units Post-Conversion 13 units	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.) N/A
Studio/Efficiency			
One Bedroom			
Two Bedroom	3		
Three Bedroom	8		
Four Bedroom	2		
Five Bedroom			
Six Bedroom			
(If performing a Transfer of Assistance): N/A	(Explain how transferring waiting list) N/A		

Resident Rights, Participation, Waiting List and Grievance Procedures under RAD

The following are Sections 1.6.c and 1.6.d from HUD PIH Notice 2012-32 Rev 2. pg. 52-62, outlining Residents Rights, Participation, Waiting List and Greivance Procedures under RAD.

C. PBV Resident Rights and Participation.

- 1. No Re-screening of Tenants upon Conversion.** Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households.²⁴ Once that remaining household moves out, the unit must be leased to an eligible family. MTW agencies may not alter this requirement.
- 2. Right to Return.** See section 1.4.A.4(b) regarding a resident’s right to return.
- 3. Renewal of Lease.** Since publication of the PIH Notice 2012-32 Rev 1, the regulations under 24 CFR § 983.257(b)(3) have been amended requiring Project Owners to renew all leases upon lease expiration, unless cause exists. MTW agencies may not alter this requirement.
- 4. Phase-in of Tenant Rent Increases.** If a tenant’s monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of “total tenant payment” (TTP)) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

²⁴ These protections (as well as all protections in this Notice for current households) apply when in order to facilitate repairs a household is relocated following the conversion and subsequently returns to the property, even if they are considered a “new admission” upon return.

The method described below explains the set percentage-based phase-in a Project Owner must follow according to the phase-in period established. For purposes of this section “standard TTP” refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the “most recently paid TTP” refers to the TTP recorded on line 9j of the family’s most recent HUD Form 50058. If a family in a project converting from Public Housing to PBV was paying a flat rent immediately prior to conversion, the PHA should use the flat rent amount to calculate the phase-in amount for Year 1, as illustrated below.

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP or flat rent and the standard TTP
- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 66% of difference between most recently paid TTP and the standard TTP
- Year 3: Year 3 AR and all subsequent recertifications – Full standard TTP

Five Year Phase in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP or flat rent and the standard TTP
- Year 2: Year 2 AR and any IR prior to Year 3 AR – 40% of difference between most recently paid TTP and the standard TTP
- Year 3: Year 3 AR and any IR prior to Year 4 AR – 60% of difference between most recently paid TTP and the standard TTP
- Year 4: Year 4 AR and any IR prior to Year 5 AR – 80% of difference between most recently paid TTP and the standard TTP
- Year 5 AR and all subsequent recertifications – Full standard TTP

Please Note: In either the three year phase-in or the five-year phase-in, once the standard TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward. MTW agencies may not alter this requirement.

- 5. Family Self Sufficiency (FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs.** Public Housing residents that are current FSS participants will continue to be eligible for FSS once their housing is converted under RAD, and PHAs will be allowed to use any remaining PH FSS funds, to serve those FSS participants who live in units converted by RAD. Due to the

program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the FY15 Appropriations Act), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD.

However, PHAs should note that there are certain FSS requirements (e.g. escrow calculation and escrow forfeitures) that apply differently depending on whether the FSS participant is a participant under the HCV program or a public housing resident, and PHAs must follow such requirements accordingly. All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR Part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100.²⁵ Further, upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future ROSS-SC grants, nor will its residents be eligible to be served by future ROSS-SC grants, which, by statute, can only serve public housing residents.

- 6. Resident Participation and Funding.** In accordance with Attachment 1B, residents of Covered Projects with converted PBV assistance will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.
- 7. Resident Procedural Rights.** The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner's lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

²⁵ The funding streams for the PH FSS Program and the HCV FSS Program were first merged pursuant to the FY 2014 appropriations act. As a result, PHAs can serve both PH residents and HCV participants, including PBV participants, with FSS funding awarded under the FY 2014 FSS Notice of Funding Availability (FSS NOFA) and any other NOFA under which the combination of funds remains in the applicable appropriations act. For PHAs that had managed both programs separately and now have a merged program, a conversion to PBV should not impact their FSS participants.

- i. **Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and eviction (which MTW agencies may not alter) the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall not be less than:
 - a. A reasonable period of time, but not to exceed 30 days:
 - i. If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - ii. In the event of any drug-related or violent criminal activity or any felony conviction;
 - b. 14 days in the case of nonpayment of rent; and
 - c. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

- ii. **Grievance Process.** Pursuant to requirements in the RAD Statute, HUD is establishing additional procedural rights to comply with section 6 of the Act.

For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:

- a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi),²⁶ an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
 - i. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
 - ii. For any additional hearings required under RAD, the Project Owner will perform the hearing.

²⁶ § 982.555(a)(1)(iv) is not relevant to RAD as the tenant-based certificate has been repealed.

- b. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.
- c. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
- d. The Project Owner provides opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

- 8. Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in section 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion e.g., due to loss of employment; tenants that move into the property following conversion, etc.) is covered by this waiver.

- 9. Jobs Plus.** Jobs Plus grantees awarded FY14 and future funds that convert the Jobs Plus target projects(s) under RAD will be able to finish out their Jobs Plus period of performance at that site unless significant re-location and/or change in building occupancy is planned. If either is planned at the Jobs Plus target project(s), HUD may allow for a modification of the Jobs Plus work plan or may, at the Secretary's discretion, choose to end the Jobs Plus program at that project.

- 10. When Total Tenant Payment Exceeds Gross Rent.** Under normal PBV rules, the PHA may only select an occupied unit to be included under the PBV HAP contract if

the unit's occupants are eligible for housing assistance payments (24 CFR §983.53(d)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 days because the family's TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent)) (24 CFR §983.258). Since the rent limitation under this Section of the Notice may often result in a family's TTP equaling or exceeding the gross rent for the unit, for current residents (i.e. residents living in the public housing property prior to conversion), HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP contract when TTP equals or exceeds than the Gross Rent. Further, HUD is establishing the alternative requirement that the rent to owner for the unit equal the family's TTP until such time that the family is eligible for a housing assistance payment. HUD is waiving as necessary to implement this alternative provision, the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR 983.301 as modified by Section 1.6.B.5 of this Notice.²⁷ In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP contract. Assistance may subsequently be reinstated if the tenant becomes eligible for assistance. The PHA is required to process these individuals through the Form- 50058 submodule in PIC.

Following conversion, 24 CFR §983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Further, a PHA must remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, HUD is imposing an alternative requirement that the PHA must reinstate the unit after the family has vacated the property; and, if the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR §983.207 or, where "floating" units have been permitted, Section 1.6.B.10 of this Notice.

²⁷ For example, a public housing family residing in a property converting under RAD has a TTP of \$600. The property has an initial Contract Rent of \$500, with a \$50 Utility Allowance. Following conversion, the residents is still responsible for paying \$600 in tenant rent and utilities.

11. Under-Occupied Unit. If a family is in an under-occupied unit under 24 CFR 983.259 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the Covered Project, 24 CFR 983.259 is waived. MTW agencies may not modify this requirement.

D. PBV: Other Miscellaneous Provisions

- 1. Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** PHAs must agree to any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.
- 2. Additional Monitoring Requirement.** The PHA's Board must approve the operating budget for the Covered Project annually in accordance with HUD requirements.²⁸
- 3. Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** This section has been moved to 1.4.A.13 and 1.4.A.14.
- 4. Establishment of Waiting List.** 24 CFR § 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program-wide, or site-based waiting list from which residents for the Covered Project will be admitted. These provisions will apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. The PHA shall consider the best means to transition applicants from the current public housing waiting list, including:
 - i.** Transferring an existing site-based waiting list to a new site-based waiting list. If the PHA is transferring the assistance to another neighborhood, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being

²⁸ For PBV conversions that are not FHA-insured, a future HUD notice will describe project financial data that may be required to be submitted by a PBV owner for purposes of the evaluation, given that PBV projects do not submit annual financial statements to HUD/REAC.

transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.

- ii. Informing applicants on the site-based waiting list on how to apply for a PBV program-wide or HCV program-wide waiting list.
- iii. Informing applicants on a public housing community-wide waiting list on how to apply for a voucher-wide, PBV program-wide, or site-based waiting list. If using a site-based waiting list, PHAs shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the converted project's initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Applicants on the agency's public housing community-wide waiting list who wish to be placed onto the newly-established site-based waiting list must be done so in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP).²⁹

A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies.

To implement this provision, HUD is specifying alternative requirements for 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA

²⁹ For more information on serving persons with LEP, please see HUD's Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732), published on January 22, 2007.

shall administer its waiting list for the converted project in accordance with 24 CFR § 983.251(c).

5. **Mandatory Insurance Coverage.** The Covered Project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed project property.
6. **Agreement Waiver.** This section has been moved to 1.6.(B)(7).
7. **Future Refinancing.** Project Owners must receive HUD approval for any refinancing or restructuring of permanent debt during the HAP contract term, to ensure the financing is consistent with long-term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)
8. **Administrative Fees for Public Housing Conversions during Transition Period.** For the remainder of the Calendar Year in which the HAP Contract is effective (i.e. “transition period”), RAD PBV projects will be funded with public housing funds. For example, if the project’s assistance converts effective July 1, 2015, the public housing Annual Contributions Contract (ACC) between the PHA and HUD will be amended to reflect the number of units under HAP contract, but will be for zero dollars, and the RAD PBV contract will be funded with public housing money for July through December 2015. Since TBRA is not the source of funds, PHAs should not report leasing and expenses into VMS during this period, and PHAs will not receive section 8 administrative fee funding for converted units during this time. .

For fiscal years 2014 and 2015, PHAs operating HCV program received administrative fees for units under a HAP contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Responsibility Act of 1998" and 24 CFR § 982.152(b). During the transition period mentioned in the preceding paragraph, these provisions are waived, and PHAs will not receive section 8 ongoing administrative fees for PBV RAD units.

After this transition period, the section 8 ACC will be amended to include section 8 funding that corresponds to the units covered by the section 8 ACC. At that time, the regular section 8 administrative fee funding provisions will apply.

- 9. Choice-Mobility.** One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

If as a result of participation in RAD a significant percentage of the PHA's HCV program becomes PBV assistance, it is possible for most or all of a PHA's turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant-based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing an alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP contract administered by the PHA exceeds 20 percent of the PHA's authorized units under its HCV ACC with HUD.

The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA's administrative plan.

To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) and 24 CFR part 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD. MTW agencies may not alter this requirement.

- 10. Reserve for Replacement.** The Project Owner shall establish and maintain a replacement reserve in an interest-bearing account to aid in funding extraordinary maintenance and repair and replacement of capital items in accordance with applicable regulations. The reserve must be built up to and maintained at a level determined by HUD to be sufficient to meet projected requirements. For FHA transactions, Replacement Reserves shall be maintained in accordance with the FHA Regulatory Agreement. For all other transactions, Replacement Reserves shall be maintained in a bank account covered under a General Depository Agreement (HUD-51999) or similar instrument, as approved by HUD, where funds will be held by the

Project Owner or mortgagee and may be drawn from the reserve account and used subject to HUD guidelines and as directed by HUD.

Site Selection and Neighborhood Standards Review

If Transferring Assistance to a new site, please list the applicable site selection and neighborhood review standards as explained in Attachment 1D, Table 2 of PIH Notice 2012-32, REV-1. If a new site has not been selected, please append no later than when submitting the Financing Plan. N/A

Relocation Plans

If relocating residents, please append the Accessibility and Relocation Plan Checklist here. If relocation plans have not been developed yet, please fill out the Accessibility and Relocation Checklist and submit with the Financing Plan. N/A

Significant Amendment Definition

If your PHA is changing its definition for substantial deviation to the PHA Plan, below find a suggested version:

As part of the Rental Assistance Demonstration (RAD), BCHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- c. Changes to the financing structure for each approved RAD conversion.

PHA Certifications of Compliance with PHA Plans and Related R e g u l a t i o n s
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Boulder County Housing Authority
 PHA Name _____

CO061
 PHA Number/HA Code _____

Annual PHA Plan for Fiscal Year 2016-2017

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 Deb Gardner	Title Chair
Signature 	Date 11/03/15

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary		FFY of Grant: 2015 FFY of Grant Approval: 2015	
PHA Name: Boulder County Housing Authority		Grant Type and Number Capital Fund Program Grant No: CO06P06150115 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant	<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)	
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹ Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	15,000	
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)	5,000	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement	69,653	
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary

PHA Name: Boulder County Housing Authority	Grant Type and Number Capital Fund Program Grant No: CO06F06150115 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant: 2015 FFY of Grant Approval: 2015
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Type of Grant Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	89,653			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director, Frank Alexander		Date 9/30/15	Signature of Public Housing Director		Date

Frank Alexander

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/30/2011

Part I: Summary					
PHA Name/Number CO061	Locality (City/County & State) Boulder County, CO		Revision No:		
Development Number and Name Hillside Square	Work Statement for Year 1 FFY 2014	Work Statement for Year 2 FFY 2015	Work Statement for Year 3 FFY 2016	Work Statement for Year 4 FFY 2017	Work Statement for Year 5 FFY 2018
A.	Annual Statement	20,000	56,328	69,653	
B.	Physical Improvements Subtotal				
C.	Management Improvements				
D.	PHA-Wide Non-dwelling Structures and Equipment				
E.	Administration			5,000	
F.	Other				
G.	Operations		8,000	15,000	
H.	Demolition				
I.	Development				
J.	Capital Fund Financing – Debt Service				
K.	Total CFP Funds				
L.	Total Non-CFP Funds				
M.	Grand Total	20,000	64,328	89,653	

Certification for a Drug-Free Workplace

Applicant Name

Boulder County Housing Authority

Program/Activity Receiving Federal Grant Funding

Section 8 Tenant-Based Assistance

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Attached, on next page

Check here if there are workplaces on file that are not identified on the attached sheets.

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)

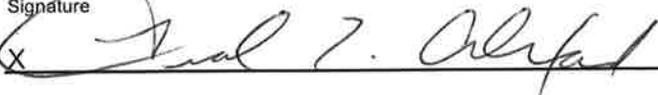
Name of Authorized Official

Frank Alexander

Title

Executive Director

Signature



Date

9/30/2015

Attachment to form HUD-50070 Certification for a Drug-Free Workplace Boulder County Housing Authority

BCHA Offices:

2525 13th Street, Suite 204, Boulder, CO 80304

3460 N Broadway, Boulder, CO 80304

1288 Alaska Ave, Longmont, CO 80501

BCHA Properties (some serves as offices for Property Managers):

Property Name		Location	# Units
NORTH PROPERTIES			
1	1327-1353 Emery	Longmont	4
2	1410 Emery Court	Longmont	4
3	902-904 Emery Court	Longmont	2
4	Bloomfield Place	Lyons	8
5	1816-1822 Cambridge	Longmont	6
6	Catamaran Court	Boulder (Gunbarrel)	12
7	Cottonwood Court	Longmont	36
8	146-148 East St. Clair	Longmont	6
9	Eagle Place	Niwot	12
10	Meadows	Longmont	12
11	721-723 Rees Court	Longmont	2
12	Sumner Properties	Longmont	8
13	Wedgewood Apartments	Longmont	20
Total - North Properties			132

SOUTH PROPERTIES

14	501 W Geneseo	Lafayette	4
15	503/515 W Geneseo	Lafayette	8
16	505 W Geneseo	Lafayette	4
17	506 E Geneseo	Lafayette	4
18	507 W Geneseo	Lafayette	4
19	509 W Geneseo	Lafayette	4
20	517 W Geneseo	Lafayette	4
21	602 E Geneseo	Lafayette	1
22	712-718 W Geneseo	Lafayette	4
23	608 E Chester	Lafayette	2
24	821 E Cleveland	Lafayette	4
25	W Cleveland	Lafayette	3

26	Acme Place	Louisville	4
27	Avalon	Lafayette	3
28	Beaver Creek	Nederland	12
29	Finch	Lafayette	3
30	Lilac Place	Louisville	12
31	Lydia Morgan	Louisville	30
32	Milo	Lafayette	7
33	Regal Court II	Louisville	10
34	Regal Court I	Louisville	30
35	Sir Galahad	Lafayette	1
36	Lafayette Villa West II	Lafayette	10
37	Regal Square	Louisville	30
38	Hillside Square	Louisville	13
39	East Street/Sunnyside	Louisville	17
40	Josephine Commons	Lafayette	74
41	Aspinwall Development	Lafayette	72
Total - South Properties			302

RURAL DEVELOPMENT

42	Casa de la Esperanza	Longmont	32
43	Prime Haven	Nederland	6
44	Walter Self	Lyons	12
Total - Rural Development			50

MULTI-FAMILY PUBLIC HOUSING

46	Bedivere	Lafayette	1
47	South Carr	Lafayette	2
48	Chester	Lafayette	2
49	Dover Court	Lafayette	8
50	Lafayette Villa West	Lafayette	28
51	Lucerne	Lafayette	1
52	Lyonnesse	Lafayette	1
53	Mountain Gate	Lyons	6
54	Rodeo Court	Nederland	6
55	Sagrimore	Lafayette	1
Total - Multi-Family Public Housing			56

PROPERTIES UNDER CONSTRUCTION

56	Kestrel	Louisville	200
Total - Properties Under Construction			200

TOTAL BCHA PROPERTIES

740

Boulder County Housing Authority

Applicant Name

Section 8 Tenant-Based Assistance

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

Frank Alexander

Title

Executive Director

Signature



Date (mm/dd/yyyy)

9/30/2015

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

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

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

I, Kate Masingale the Funding Administrator certify that the Five Year and
Annual PHA Plan of the Boulder County Housing Authority is consistent with the Consolidated Plan of
Boulder Broomfield Regional Consortium prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official



Department of Housing & Human Services

Housing Office: 2525 13th Street, Suite 204 • Boulder, Colorado 80304 • Tel: 303.441.1000 Fax: 720.564.2283

Human Services: Boulder Office • 3400 Broadway • Boulder, Colorado 80304 • Tel: 303.441.1000 Fax 303.441.1289
Longmont Office • 529 Coffman, Suite 100 • Longmont, Colorado 80501 • 303.678.6000

www.bouldercountyhhs.org

Date: April 8, 2015
To: Boulder County Board of Commissioners
From: Frank Alexander, Executive Director
Willa Williford, Housing Division Director
Re: BCHA's Activities consistent with the Violence Against Women Act

BCHA has taken a proactive approach to working with our clients who experience domestic violence. We provide the following services and collaborations to prevent domestic violence, to aid domestic violence victims to obtain or maintain housing, to promote safety, and partnerships we have with service providers:

1. BCHA has a partnership with Safehouse Progressive Alliance for Nonviolence (SPAN), a 501(c)3 non-profit in Boulder, CO. SPAN offers emergency services, counseling, groups, children's services, legal advocacy, transitional services, educational programs, and spiritual support, as outlined in the attachment from SPAN. Through this partnership, we master lease four units to SPAN for use by their clients, we provide referrals to SPAN, and collaborate with SPAN regarding their clients in our housing.
2. Willa Williford, BCHA Division Director, serves as a volunteer on the governing board of SPAN.
3. All BCHA-owned properties use a VAWA lease addendum (attached).
4. BCHA Housing and Property Management staff regularly receives updated training with regards to issues of domestic violence. Most recently these staff members attended a VAWA training with SPAN and The National Housing Law Project November 21, 2013 (training materials attached).
5. In 2013, Boulder County allocated \$85,000 in Worthy Cause funding to the Safehouse Progressive Alliance for Nonviolence to support additional housing opportunities.
6. BCHA works closely with legal counsel to support VAWA related issues such as bifurcation of leases.
7. In 2014, BCHA adopted an updated VAWA policy (attached).

Please contact Willa Williford at wwilliford@bouldercounty.org or 303-441-4529 if you have questions or comments regarding BCHA's VAWA activities.

SAFEHOUSE PROGRESSIVE ALLIANCE FOR NONVIOLENCE (SPAN)



Overview of SPAN's Supportive Services for Clients

For more detail information please visit our website at www.safehousealliance.org

Emergency Services

- ✓ 24hr Crisis Line: 303-444-2424
- ✓ Emergency Response Team ("DART")
 - 24hr on-call advocates during police involved cases.
 - Boulder County, excluding Longmont.
- ✓ Emergency Shelter
 - Up to a 6-week stay.
 - Access to food, clothing, short-term case management, advocacy, counseling and domestic violence education.
 - Direct partnership with Safe Haven to foster most pets for our current shelter residents.
- ✓ Safety Planning

Counseling

- ✓ Boulder Outreach Office and Tri-City Office
 - Short-term client defined counseling.
 - 6 to 8 sessions (does not need to be consecutive)
- ✓ Tri-City Office
 - Based in Lafayette: serves Louisville, Lafayette, Superior, and Broomfield.
 - Office hours are also held at the Broomfield FISH office one day per week.
To reach the Tri-City office, call 303-673-9000.
- ✓ Gay, Lesbian, Bisexual, Transgender and Queer Safe Relationship Outreach
 - Provides information, outreach and support regarding same sex relationship violence.
 - Works to ensure appropriate justice system response to cases involving same sex relationship violence.
- ✓ Support Groups
 - Opportunity for survivors to share their stories, for domestic violence education, to reduce feelings of isolation, and to receive support from other individuals who have had similar experiences.

Group Name	Location	Days	Time
Jail Group	Boulder County Jail	Mondays	9:30-10:30am
Skill Building Group**	Boulder Outreach Center	Mondays	5:00-6:30pm
Latina Group- Corazón de Mujer**	Tri-City Center	Mondays	5:00-7:00pm
Drop-in Support Group	Tri-City Center	Mondays	5:30-7:00pm
Children & Youth Playgroup	Tri-City Center	Mondays	5:00 - 7:00pm
Youth Support Group	Juvenile Assessment Center	Wednesdays	10:00-11:00am
Drop-in Group	Boulder Outreach Center	Wednesdays	12:00-1:30pm
Elder Support Group	Boulder West Senior Center	2nd & 4th Tuesdays	11:00- 12:30pm
Friends & Family Support Group*	Tri-City Center	Thursdays	12:00-1:30pm
English Classes by Intercambio**	Boulder Outreach Center	Thursdays	4:00-5:00pm
Latina Group- Mujeres al Frente**	Boulder Outreach Center	Thursdays	5:00-6:00pm
Drop-in Support Group	Boulder Outreach Center	Mondays	9:30-11am
Drop-in LGBTQ Support Group	Boulder Outreach Center	Sunday	6:30-8:00pm

*Indicates children's drop-in group available
 **Indicates group is hosted in Spanish or is bilingual

SAFEHOUSE PROGRESSIVE ALLIANCE FOR NONVIOLENCE (SPAN)



☞ Children's Services

- ✓ Individual & Group Counseling (children and youth)
 - Assists children and youth in understanding the dynamics of abuse.
 - Cultivates self-management of feelings and skills needed to build healthy relationships.
- ✓ Youth: Ages 14-18 clients who have experienced family violence and/or dating abuse.
 - SPAN counselors work to empower teen victims by discussing their needs and priorities.
 - Helps them to identify and cope with feelings, providing education about abusive relationships, offering information about resources, and making referrals to youth service agencies.
- ✓ Case Management / Counseling
 - Age-appropriate topics such as feelings, the dynamics of abuse, conflict resolution, and keeping safe.
 - SPAN counselors assist children in healing from their experiences of witnessing and/or receiving abuse, and in developing healthy communication skills and self-esteem.
- ✓ Parenting Support
 - Offers support regarding the unique challenges of raising a child who has experienced trauma.

☞ Legal Advocacy

- ✓ Immigration Advocacy
 - Support, information and assistance with immigration issues
 - Resources and referrals to appropriate community organizations
 - Immigration clinics
- ✓ Emergency Response Team (DART)
 - Victim support following an incident of domestic violence involving police
 - Jail support visits for arrestees
- ✓ Court Services
 - Protection Orders (temporary or permanent)
 - Accompanying victims to court for support
 - Court "readiness" for case in court
 - Boulder & Broomfield Courts: Protection Order Clinics *please call in advance for advocate availability*
 - **Boulder County Justice Center- 303-441-4867**
1777 Canyon Boulevard, at the corner of 6th and Canyon. First Floor, Conference Room #2
 - **Broomfield County Courthouse- 720-887-2179**
17 DesCombes Blvd. Broomfield, CO 80020

Please note that SPAN advocates are not attorneys and cannot provide legal advice. SPAN is not affiliated with law enforcement and would not disclose any client information unless authorized by the client

☞ Transitional Services

- ✓ Access to subsidized housing
- ✓ Long-term case management
- ✓ Skill building workshops
 - Skill Building Group @ Boulder: Mondays 5pm-6:30pm
- ✓ Supportive services for children
- ✓ Referrals to community resources
- ✓ Advocacy support with community organizations and county systems

☞ Education Program

- ✓ Nonviolence Elementary Education Program (Choices & Change Curriculum)
- ✓ Peers Building Justice
- ✓ Social Justice Community Presentations

☞ Spiritual Support

- ✓ Partnership with local faith communities

LEASE ADDENDUM

VIOLENCE AGAINST WOMEN AND JUSTICE DEPARTMENT REAUTHORIZATION ACT OF 2005

TENANT	LANDLORD BOULDER COUNTY HOUSING AUTHORITY	UNIT NO. & ADDRESS
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This lease addendum adds the following paragraphs to the Lease between the above referenced Tenant and Landlord.

Purpose of the Addendum

The lease for the above referenced unit is being amended to include the provisions of the Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA).

Conflicts with Other Provisions of the Lease

In case of any conflict between the provisions of this Addendum and other sections of the Lease, the provisions of this Addendum shall prevail.

Term of the Lease Addendum

The effective date of this Lease Addendum is _____. This Lease Addendum shall continue to be in effect until the Lease is terminated.

VAWA Protections

1. The Landlord may not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the lease or other "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse.
2. The Landlord may not consider criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.
3. The Landlord may request in writing that the victim, or a family member on the victim's behalf, certify that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or Stalking, Form HUD-91066, or other documentation as noted on the certification form, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA. Failure to provide the certification or other supporting documentation within the specified timeframe may result in eviction.

Tenant, Date

Landlord, Date

Tenant, Date

VAWA 2013: Housing Protections for Victims

1

CATHERINE BISHOP
KARLO NG
NATIONAL HOUSING LAW PROJECT
NOVEMBER 21, 2013



Violence Against Women Act (VAWA)

2

HOUSING AUTHORITIES, AND OTHER PROVIDERS OF FEDERALLY ASSISTED HOUSING OR HOUSING SERVICES, HAVE SPECIAL DUTIES UNDER FEDERAL LAW WHEN RENTING OR PROVIDING SERVICES TO DOMESTIC VIOLENCE SURVIVORS



VAWA: Congressional Findings

3

- Domestic violence is linked to homelessness. 44% of cities surveyed identified domestic violence as a primary cause of homelessness.
- 92% of homeless women have experienced severe physical or sexual abuse.
- Women and families are being discriminated against, denied access to, and evicted from public and subsidized housing because of their status as victims.
- A survey of legal service providers around the country found that these providers have responded to almost 150 documented eviction cases within a year where the tenant was evicted because of domestic violence committed against her. Nearly 100 clients were denied housing because of their status as victims.

VAWA: Congressional Findings (cont'd)

4

- Women who leave their abusers frequently lack adequate emergency shelter options. The lack of adequate emergency options for victims presents a serious threat to their safety and the safety of their children.
- Victims of domestic violence often return to abusive partners because they cannot find long-term housing.
- Because abusers frequently manipulate finances in an effort to control their partners, victims often lack steady income, credit history, landlord references, and a current address, all of which are necessary to obtain long-term permanent housing.

VAWA Reauthorized in 2013

5

- VAWA 2013 maintains VAWA 2005's housing safeguards, expands the housing programs to which the law applies and adds new protections.
- VAWA 2013's housing protections are effective now.
- HUD notice applying VAWA 2013 to HUD programs, 78 Fed. Reg. 47,717 (Aug. 6, 2013).
- HUD letter to PHAs (Sep. 30, 2013).
- HUD's final regulations implementing VAWA 2005, 75 Fed. Reg. 66,246 (Oct. 27, 2010), continue to apply.

Quick Summary of VAWA 2013 Protections

6

- VAWA 2013 continues the following:
 - Protections for survivors applying for HUD subsidized housing.
 - Protections against evictions and subsidy terminations.
 - Facilitates safety moves for survivors with Section 8 vouchers.
 - Permits lease bifurcation to remove the perpetrator from the unit.
 - Rules for proving domestic violence, dating violence, or stalking.
 - Obligates PHAs to have plans & goals and describe PHA programs to assist survivors.
- VAWA 2013's new provisions provide for:
 - Coverage of more federal housing programs.
 - Protections to survivors of sexual assault and LGBT survivors.
 - Rights for survivors remaining in housing after lease bifurcation.
 - Expansion of documentation rights to show abuse.
 - What landlords may do when there are conflicting certifications.
 - Development of model plans for use for emergency transfers.
 - Notification concerning VAWA housing rights at three critical junctures in multiple languages.

VAWA 2013: New Housing Safeguards

7

VAWA 2013 CREATES NEW
HOUSING PROTECTIONS FOR VICTIMS



VAWA 2005 & 2013: Housing Programs

8

Programs that were covered by VAWA 2005:	Programs added by VAWA 2013:
Public Housing	Other HUD programs
Section 8 vouchers	• § 236 Multifamily rental housing
Project-based Section 8	• § 221d3 BMIR (Below Market Interest Rate)
Section 202 Supportive Housing for the Elderly*	• HOME
Section 811 Supportive Housing for People with Disabilities*	• HOPWA (Hous. Opp. for Pple w/AIDS)
	• McKinney-Vento (Homelessness Programs)
	Department of Agriculture
	• Rural Development (RD) Multifamily
	Department of Treasury/IRS
	• Low-Income Hous. Tax Credit (LIHTC)

*Originally added by HUD regulations. Now provided for in the VAWA 2013 statute.

VAWA 2013: Coverage

9

Who is protected by VAWA?

Domestic violence: Survivors of abuse and/or violence committed by a current or former spouse, intimate partner, person with whom the victim shares a child, person who is or has cohabitated with the victim as an intimate partner

Dating violence: Survivors of violence committed by a person who is/was in a social relationship of intimate nature with victim as determined by consideration of 3 factors

Sexual assault: Any nonconsensual sexual act prohibited by law

Stalking: Any conduct directed toward a specific person that would cause a reasonable person to fear for safety or suffer substantial distress

“Affiliated individual” of the victim: Immediate family or any individual living in the household

VAWA: Evictions

10

- An incident of domestic violence is not a “serious or repeated lease violation” by the victim or “good cause” (reason) for evicting the victim
- Example:
 - A New York court found that a Section 8 tenant could not be evicted for nuisance after her abuser forced his way into her home and assaulted her.

VAWA: Criminal Activity Relating to Abuse

11

- Any person cannot be denied housing or assistance based solely on criminal activity that is related to abuse
- Exception: “Actual and imminent threat”
 - May evict if landlord or manager can show an “actual and imminent threat” to other tenants or employees at the property if the tenant is not evicted.
 - HUD’s definition: physical danger that is real, would occur within an immediate timeframe and could result in death or serious bodily harm
 - HUD considers four factors: duration of the risk, nature and severity of the potential harm, likelihood that the potential harm will occur, and length of time before the potential harm would occur
 - HUD indicates that eviction should occur only if there is no other action to be taken that would reduce or eliminate threat.

VAWA: Removing the Abuser

12

- A public housing authority or landlord may “bifurcate” or split a lease to evict a DV abuser while allowing the victim to stay
 - If the individual who is evicted is the sole tenant eligible to receive the housing assistance, the PHA or landlord must provide the remaining tenant an opportunity to establish eligibility or a reasonable time to move or establish eligibility for another covered housing program.
- The public housing authority or landlord must follow federal, state, and local law in evicting the abuser

VAWA: Removing the Abuser from the Voucher

13

- Additionally, PHA may terminate Sec 8 assistance to the abuser while preserving assistance to survivor
 - If a family breakup results from DV, dating violence or stalking, "the PHA **must** ensure that the victim retains assistance." 24 C.F.R. § 982.315(a) (emphasis added).
 - HUD regulation provides certain factors that may be considered in making this decision under PHA policy. 24 C.F.R. § 982.315(b).

Portability

14

- If a Section 8 family moves out in violation of a lease, PHA has grounds to terminate their subsidy. VAWA provides an exception for DV survivors who must move for safety.
- Many PHAs prohibit Sec 8 tenants from moving during the 1st year of their lease, or from moving more than once during a 12-month period. However, these policies do **NOT** apply when the move is needed for safety. See 24 C.F.R. § 982.314.

VAWA: Proving Domestic Violence

15

- Assume that you seek to evict because of a lease violation and the tenant says that the violation is related to domestic violence against her
- You are free to take the tenant at her word, or you can ask the tenant to give you proof of the DV
- You must ask for proof in writing.
- The tenant has 14 business days from your request to provide proof
- You are free to give the tenant more time to give you proof if she needs it

VAWA: Proving DV (cont'd)

16

- Adequate proof of domestic violence can be:
 - HUD certification forms 50066 or 91066 (available online) (include perpetrator's name if known and safe to provide); OR
 - Police, court record or administrative record; OR
 - Statement signed by victim **and** DV service provider, medical professional, mental health professional or attorney. Must be signed by third party and survivor under penalty of perjury.
- Documentation must be kept confidential
 - Exceptions: Unless the disclosure is consented to by the victim, is necessary to evict batterer, or is required by law
- Conflicting certification*
 - May require third-party documentation

(*Originally added by regulations. Now provided for in the VAWA 2013 statute.)

HUD Form 50066, Certification of Domestic Violence

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF ASSISTANT SECRETARY FOR POLICY DEVELOPMENT AND PROGRAMS
400 New York Avenue, Washington, DC 20013-4202

TO BE COMPLETED BY THE VICTIM OF DOMESTIC VIOLENCE:

Date Written Request Received by Family Member: _____

Name of the Victim of Domestic Violence: _____

Name(s) of other family members listed on the lease: _____

Name of the abuser: _____

Relationship to Victim: _____

Date the incident of domestic violence occurred: _____

Time: _____

Location of Incident: _____

17

Emergency Transfers

18

- Survivors living in federally assisted housing often need to move or "transfer" to another subsidized unit to protect their safety.
- The federal agencies administering the programs must adopt model emergency transfer policies for use by PHAs and landlords of covered properties that allow tenants who are victims of DV to transfer to another available and safe dwelling unit assisted under a covered program.
- HUD must establish policies and procedures under which a survivor requesting emergency transfers may receive a tenant protection voucher.

Notification and Language Access

19

- PHAs must provide notice to public housing and Section 8 tenants re: VAWA rights; PHAs must provide notice to owners and managers of VAWA rights and obligations. 24 C.F.R. § 5.2005.
- HUD must develop a notice that must be given to all tenants in covered developments advising them of their rights under VAWA, if they are denied housing, at the time of admission, or when notified of eviction or termination of assistance.
- HUD guidance prohibiting discrimination against persons with limited English proficiency, 72 Fed. Reg. 2732 (Jan. 22, 2007), applies to the notice.

The Fair Housing Act

20

THE FAIR HOUSING ACT COVERS MOST HOUSING AND PROHIBITS DISCRIMINATION ON THE BASIS OF SEVERAL PROTECTED CHARACTERISTICS, INCLUDING SEX.



VAWA and Fair Housing Act

21

- FHA, 42 U.S.C. § 3601 *et seq*, prohibits discrimination in the sale, rental, financing, or other housing-related transactions on the basis of: race, color, national origin, religion, **sex /gender**, familial status, and disability
- DV victims aren't a protected class under the FHA or most state fair housing laws. However, most victims are women and can covered under gender/sex.
 - **Disparate impact:** Has been used to challenge neutral policies that have the effect of treating DV victims more harshly.
 - **Disparate treatment:** Has been used to challenge actions that were taken against a tenant because of sex-based stereotypes regarding DV.

Common Discriminatory Policies

22

- Evictions under "zero tolerance" for crime policies
- Evictions for property damage
- Refusal to rent to an applicant because of a criminal history or poor credit history related to domestic violence
- Refusal to rent to an applicant because of stereotypes about survivors.
- Refusal to break a lease early in order to allow a person to escape an abusive situation.

HUD Memo: VAWA and Fair Housing Act

23

- A memo from HUD's Office of Fair Housing and Equal Opportunity sets forth the theories HUD will use to analyze discrimination against DV survivors.
 - HUD Memo: Assessing Claims of Housing Discrimination against Victims of DV under FHA and VAWA (2/9/11)
 - See <http://www.hud.gov/offices/fheo/library/11-domestic-violence-memo-with-attachment.pdf>

A PHA's Policy Regarding Domestic Violence

24



Issues to address in a PHA's policy regarding domestic violence

25

- Definitions of terms, such as
 - Domestic violence, dating violence, sexual assault or stalking (referred to below generally as DV) ; affiliated individual; actual and imminent threat to others at the property, etc.
- Certification/documentation of DV
 - Use of the HUD form, other permissible documents or discretion of the PHA and/or owner
 - Timeline for survivor to provide the information
 - Conflicting certification, including difficulty determining abuser and victim

Issues to address in a PHA's policy regarding domestic violence

26

- Confidentiality of information provided by the survivor
 - Protection regarding shared data bases and access by staff of PHA or owner, unless authorized
 - Under what circumstances may the information be revealed
- Admissions and Screening
 - Protections that prohibit an applicant from being denied admission to housing or housing assistance on the basis that the applicant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking
- Preference or set aside for survivors

Issues to address in a PHA's policy regarding domestic violence

27

- Termination of rental assistance by the PHA and/or termination of tenancy by the PHA or the voucher LL
 - An incident of actual or threatened domestic violence, dating violence, sexual assault or stalking will not be construed as a serious of repeated violation of the lease by the victim and will not be good cause for terminating the assistance or tenancy of the victim
- Consideration of mitigating circumstances
 - Prior to any denial, termination or eviction
 - Evidence in the hearing or grievance process

Issues to address in a PHA's policy regarding domestic violence

28

- **Family Breakup**
 - Of a family who is on the waiting list;
 - Of a family who is a tenant or program participant, the PHA must ensure that the victim retains assistance
 - PHA must honor court orders that determine the distribution of the property (leasehold or voucher)
- **Portability**
 - Survivor may move and if the move is needed to protect the health and safety of the family, the family may not be terminated for moving out in violation of the lease

Issues to address in a PHA's policy regarding domestic violence

29

- **Bifurcation of lease**
 - To allow PHA or owner to evict any tenant who engages in criminal acts of violence against survivor tenant or affiliated individual
- **Emergency transfer plan**
 - To allow survivor tenant to transfer to another available and safe dwelling unit within reasonable time period
- **Notification to tenants, applicants and landlords**
 - Timing of the notification
 - Language Access for individuals with limited English Proficiency

What If I Don't Know What to Do?

30

- DV can present complicated issues in rental housing
 - What if the victim tells me she must move immediately for her safety?
 - What if I am worried that the abuser will harm the victim if I try to help her?
- Consider getting permission in writing from the tenant to seek help from a domestic violence agency, such as SPAN.
- Proceed with caution and examine alternatives to termination/eviction in cases where the victim's lease violations are related to violence committed against her/him.

Thank You!

31

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BOULDER COUNTY HOUSING AUTHORITY VIOLENCE AGAINST WOMEN ACT PROCEDURE

I. Purpose and Applicability

The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 ("VAWA"), the Department of Housing and Urban Development ("HUD") 2010 Amendments, and more generally to set forth the policies and procedures of Boulder County Housing Authority Denver ("BCHA") regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to all BCHA federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by the VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence or stalking who are assisted by BCHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence, dating violence or stalking;
- D. Creating and maintaining collaborative arrangements between BCHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence, and stalking, who are assisted by BCHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence or stalking, affecting individuals assisted by BCHA.

III. Other DHA Policies and Procedures

This Policy shall be referenced in BCHA's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of BCHA's Admissions and Occupancy Terms and Conditions and BCHA's Section 8 Housing Programs Administrative Plan. BCHA's annual public housing

agency plan shall also contain information concerning BCHA's activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this Policy shall vary or contradict any previously adopted policy or procedure of BCHA, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

- A. *Actual and imminent threat*- means a physical danger that is real, would occur within an immediate time frame, and could result in death or serious bodily harm. In determining whether an individual would pose an actual and imminent threat, the factors to be considered include: The duration of the risk, the nature and severity of the potential harm, the likelihood that the potential harm will occur, and the length of time before the potential harm would occur.
- B. *Bifurcate* - means to divide a lease as a matter of law such that certain tenants can be evicted or removed while the remaining family members' lease and occupancy rights are allowed to remain intact.
- C. *Dating Violence* – means violence committed by a person:
 - (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
 - (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - (i) The length of the relationship.
 - (ii) The type of relationship.
 - (iii) The frequency of interaction between the persons involved in the relationship.

42 U.S.C. § 1437d (u)(3)(A).
- D. *Domestic Violence* – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of Colorado. 42 U.S.C. § 1437d (u)(3)(B).
- E. *Immediate Family Member* - means, with respect to a person:
 - (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or

- (B) any other person living in the household of that person and related to that person by blood or marriage.

42 U.S.C. § 1437d(u)(3)(D).

F. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

G. *Stalking* – means –

- (A)(i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- (B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
 - (i) that person;
 - (ii) a member of the immediate family of that person; or
 - (iii) the spouse or intimate partner of that person.

V. Admissions and Screening

A. *Non-Denial of Assistance.* BCHA will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence or stalking, provided that such person is otherwise qualified for such admission.

VI. Termination of Tenancy or Assistance

A. *VAWA Protections.* Under the VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by BCHA:

1. An incident or incidents of actual or threatened domestic violence, dating violence or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
2. In addition to the foregoing, tenancy or assistance will not be terminated by BCHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

(a) Nothing contained in this paragraph shall limit any otherwise available authority of BCHA or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither BCHA nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence, dating violence or stalking than that applied to other tenants.

(b) Nothing contained in this section shall be construed to limit the authority of BCHA or a Section 8 owner or manager to evict or terminate assistance to any tenant or lawful applicant if the owner, manager or BCHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or federal, state or local law to the contrary, BCHA or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by BCHA. With respect to the issue of whether two vouchers will be issued when a lease is bifurcated, one voucher will be issued to the victim. The perpetrator will be removed from the original voucher and will not receive a new voucher. Similarly, the perpetrator will be removed from a BCHA public housing lease and will not be provided with alternative BCHA public housing.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. *Requirement of Verification.* The law allows, but does not require, BCHA or a Section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this Policy. Subject only to waiver as provided in paragraph VII.C, BCHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by BCHA. Section 8 owners or managers receiving rental assistance administered by BCHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking must be accomplished by completing the Certification of Domestic Violence, Dating Violence or Stalking attached hereto as Exhibit A. The individual's Certification must include the name of the perpetrator.

- B. *Time allowed to provide verification/failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by BCHA, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally- recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under the VAWA and this Policy against a proposed adverse action.
- C. *Waiver of verification requirement.* The Executive Director of BCHA, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this Policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to BCHA or to a Section 8 owner or manager in connection with a verification required under section VII of this Policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing;
2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in the VAWA; or
3. otherwise required by applicable law.

B. *Notification of rights.* All tenants of public housing and clients participating in the Section 8 rental assistance program administered by BCHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

C. *Colorado Address Confidentiality Program.* This program is not affiliated with BCHA. The State of Colorado offers this program to victims of domestic violence. The Address Confidentiality Program ("ACP") consists of two parts:

1. **A Confidential Address.** The ACP provides participants with a legal, substitute mailing address. When presented with a current and valid authorization card, BCHA will accept the substitute address as a participant's mailing address.
2. **A Mail-Forwarding Service.** The ACP also provides participants with a first-class mail forwarding service. Participant's mail is received by the ACP and forwarded to their confidential home address. The ACP serves as a participant's agent for service of process and for receipt of mail.

For more information about Colorado's Address Confidentiality Program, please go to their website at www.acp.colorado.gov.

IX. Transfer to New Residence

- A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, BCHA may, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing tenant to a different unit in order to reduce the level of risk to the individual. BCHA is further notifying tenants of the following additional requirements regarding requests for emergency transfers that are the result of domestic violence, dating violence, or stalking:
1. Tenant initiated emergency transfers that are the result of domestic violence, dating violence, or stalking will only be approved if they are accompanied by documentation acceptable to BCHA substantiating the domestic violence, dating violence, or stalking.
 2. Whenever a tenant is granted an emergency transfer that is the result of domestic violence, dating violence, or stalking, the perpetrator of such violence or stalking will be automatically barred from the tenant's previous residence, the tenant's new residence, and all of the tenant's subsequent residences pursuant to the BCHA No Trespass/Barring Procedure.
 3. A tenant who is granted an emergency transfer that is the result of domestic violence, dating violence, or stalking who subsequently allows a barred perpetrator of such violence or stalking onto the property in violation of the BCHA No Trespass/Barring Procedure will be in violation of his/her lease and subject to possible eviction.
- B. *No right to transfer.* BCHA will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph IX.C below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of BCHA, and this Policy does not create any right on the part of any applicant to be granted a transfer.
- C. *Portability.* Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12

months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect a health or safety of an individual member of the household who is or has been the victim of domestic violence, dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

X. Court Orders/Family Break-up

- A. *Court orders.* It is BCHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by BCHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.
- B. *Family break-up.* Other BCHA policies regarding family break-up are contained in BCHA's Public Housing Admissions and Occupancy Terms and Conditions and its Section 8 Administrative Plan.

XI. Relationships with Service Providers

It is the policy of BCHA to cooperate with organizations and entities, both private and governmental that provides shelter and/or services to victims of domestic violence, dating violence or stalking. If BCHA staff becomes aware that an individual assisted by BCHA is a victim of domestic violence, dating violence or stalking, BCHA will endeavor to refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring BCHA either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence, dating violence or stalking or to make a referral in any particular case.

XII. Notification

BCHA shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under the VAWA relating to confidentiality, denial of assistance, and termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither the VAWA nor this Policy implementing it shall preempt or supersede any provision of federal, state or local law that provides greater protection than that provided under the VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment

This policy may be amended from time to time by BCHA, in its sole discretion, without prior notice.

CERTIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0249
Exp. (07/31/2017)

Purpose of Form: The Violence Against Women Reauthorization Act of 2013 (“VAWA”) protects qualified tenants, participants, and applicants, and affiliated individuals, who are victims of domestic violence, dating violence, sexual assault, or stalking from being denied housing assistance, evicted, or terminated from housing assistance based on acts of such violence against them.

Use of Form: This is an optional form. A PHA, owner or manager presented with a claim for continued or initial tenancy or assistance based on status as a victim of domestic violence, dating violence, sexual assault, or stalking (herein referred to as “Victim”) has the option to request that the victim document or provide written evidence to demonstrate that the violence occurred. The Victim has the option of either submitting this form or submitting third-party documentation, such as:

- (1) A record of a Federal, State, tribal, territorial, or local law enforcement agency (e.g. police), court, or administrative agency; or
- (2) Documentation signed by the Victim and signed by an employee, agent or volunteer of a victim service provider, an attorney, a medical professional, or a mental health professional from whom the Victim has sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse, in which the professional attests under penalty of perjury (28 U.S.C. 1746) that he or she believes that the incident of domestic violence, dating violence, sexual assault, or stalking is grounds for protection under 24 Code of Federal Regulations (CFR) § 5.2005 or 24 CFR § 5.2009.

If this form is used by the Victim, the Victim must complete and submit it within 14 business days of receiving it from the PHA, owner or manager. This form must be returned to the person and address specified in the written request for the certification. If the Victim does not complete and return this form (or provide third-party verification) by the 14th business day or by an extension of the date provided by the PHA, manager or owner, the Victim cannot be assured s/he will receive VAWA protections.

If the Victim submits this form or third-party documentation as listed above, the PHA, owner or manager cannot require any additional evidence from the Victim.

Confidentiality: All information provided to a PHA, owner or manager concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking relating to the Victim (including the fact that an individual is a victim of domestic violence, dating violence, sexual assault, or stalking) shall be kept confidential by the PHA, owner or manager, and such information shall not be entered into any shared database. Employees of the PHA, owner, or manager are not to have access to these details unless to afford or reject VAWA protections to the Victim; and may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) requested or consented to by the Victim in writing; (ii) required for use in an eviction proceeding; or (iii) otherwise required by applicable law.

TO BE COMPLETED BY THE VICTIM OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING:

Date Written Request Received by Victim: _____

Name of Victim: _____

Names of Other Family Members Listed on the Lease: _____

Name of the Perpetrator*: _____

***Note:** The Victim is required to provide the name of the perpetrator only if the name of the perpetrator is safe to provide, and is known to the victim.

Perpetrator’s Relationship to Victim: _____

Date(s) the Incident(s) of Domestic Violence, Dating Violence, Sexual Assault, or Stalking Occurred: _____

Location of Incident(s): _____

Description of Incident(s) (This description may be used by the PHA, owner or manager for purposes of evicting the perpetrator. Please be as descriptive as possible.):

[INSERT TEXT LINES HERE]

I hereby certify that the information that I have provided is true and correct and I believe that, based on the information I have provided, that I am a victim of domestic violence, dating violence, sexual assault or stalking. I acknowledge that submission of false information is a basis for denial of admission, termination of assistance, or eviction.

Signature _____ Executed on (Date) _____

Public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. Information provided is to be used by PHAs and Section 8 owners or managers to request a tenant to certify that the individual is a victim of domestic violence, dating violence or stalking. The information is subject to the confidentiality requirements of the HUD Reform Legislation. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

**Boulder County Housing Authority (BCHA)
Resident Advisory Board Meeting
October 20, 2015; 1:00-2:00PM; BCHA Office**

AGENDA

1. Introductions
2. Lottery Update
3. Updated Resident Policies – Smoking and Pets
4. New Housing Development, Kestrel
5. Topic Ideas for Future Meetings
6. Adjournment

Resident Advisory Board Meeting - Meeting Minutes

October 20, 2015, 1:00-2:00PM

Boulder County Housing Authority (2525 13th Street, Boulder)

1. Introductions

In attendance – David Cuyler, HCV participant; Joann Ortiz, HCV participant; Kelly Wilson, HCV participant; Bethany Hicks, Boulder County Housing Family Resource Coordinator; Leslie Gibson, BCHA Housing and Community Development Specialist (facilitator).

Note: Five other residents were invited to participate, but declined due to reasons including lack of transportation, medical issues and work commitments.

2. Lottery Update

- Leslie reminded the Board that BCHA held a lottery this past June to collect applicants for distribution of its Housing Choice Vouchers. More than 1,000 applications were received during the 2-day period. This year, BCHA moved from a date/time stamped waitlist to a lottery system, and also constructed an electronic application submission process. Approx. 50 vouchers are anticipated to be distributed over the next few years, with preference given to County residents who are elderly, disabled and have children in their household. Applications not chosen for this round will need to reapply in future years if/when additional vouchers are available.
- The group responded positively to this update. They had heard about it prior to the lottery, and were glad it went smoothly for residents and staff.

3. Updated Resident Policies – Smoking and Pets

- Leslie informed the group that BCHA is updating BCHA resident policies, including Smoking (completed) and Pets (in process), to clarify rules for residents, staff and guests.
 - BCHA's Smoke-Free Policy is designed to prevent fire hazards, protect people on-site from the health effects of secondhand smoke, and alleviate increased maintenance costs. The document, required to be signed by all tenants of BCHA properties, defines "smoking," states where smoking is (and is not) permitted, and describes the violation/enforcement process.
 - BCHA's Pet Policy, still in process, instructs pet (and confined animal) owners about keeping pets in BCHA units, including pet deposits; licensing requirements; cleaning, maintenance and safety rules, and the violation/enforcement process.
- The group supported BCHA's efforts in updating policies. They had some specific questions about the Smoking policies, specifically which related to which smoking materials were allowed and how the new marijuana law fits in (along with cigarettes), and their questions were answered.

4. New Development Update – Kestrel

- Leslie informed the group that Kestrel is BCHA's latest development. Kestrel, with an anticipated completion date of mid-2017, will be located in Louisville, north of South Boulder Road, south of Baseline, and east of Hwy 42 (95th Street). It will be made up of 200 units, including 71 senior units and 129 family (including live-work) units. The grounds will include many parks, commuting trails, possibly a butterfly garden and a community center.
- The residents support and are very excited about BCHA's development projects, especially after the lottery discussion about the (relatively) low number of vouchers available to distribute. They had taken a tour of one of latest developments a few years ago, and are excited about holding the next resident meeting at that site or another one of our sites.

5. Topic Ideas for Future Meetings

6. Meeting Adjourned: 2:00pm

2016 Annual Plan

PUBLIC HEARING

November 10, 2015, 3:00-4:00pm; 2525 13th St, Suite 204, Boulder, CO 80304

No residents attended, no public comments submitted.

Website Public Notice

on front page of BCHA website -<http://www.bouldercounty.org/family/housing/pages/default.aspx>

2015 Public Housing Authority Plan

The Boulder County Housing Authority (BCHA) hereby notifies the public of its proposed 2016 Annual Agency Plan. The Annual Plan is required by the U.S. Department of Housing and Urban Development (HUD) for all housing authorities that receive program funding.

The Plan (**BCHA Plan**) is also available for public review and comment through December 18.

A public hearing will be held on November 10, 2015 from 3:00 to 4:00 pm at BCHA, 2525 13th Street, Suite 204 in Boulder. Written comments may also be directed to Leslie Gibson at lgibson@bouldercounty.org, via fax at 720/564-2283, or by mail to BCHA, c/o Leslie Gibson, PO Box 471, Boulder, CO 80306-0471 and must be received by 4:30pm on December 18.

If you are a person with a disability and require assistance to fully participate in this review process, please call 303/709-3197 or Colorado Relay at 1/800-659-2656.

Come voice your support for BCHA's [Kestrel Development](#) (97 KB) at the next City of Louisville Planning Commission meeting on Thursday, May 14th at 6:30 p.m. The Planning Commission will be voting on the preliminary design for our next flagship affordable housing development, now known as Kestrel. The meeting will be held at City Hall, 749 Main Street, Louisville, CO 80027. *Boulder County, in accordance with the Fair Housing Act, prohibits discrimination on the basis of race, color, age, religion, sex, sexual orientation, disability, familial status or national origin. Equal Housing Opportunity.

Information on Gunbarrel - Twin Lakes

If you're looking for information on the potential housing development at Gunbarrel - Twin Lakes, please see our [Developments page](#).

2015 Public Housing Authority Plan

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The Plan ([BCHA Plan](#)) (3 MB) is also available for public review and comment through December 18th.

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Lyons Housing Collaborative

There no site currently active for a recovery housing project. However, BCHA will continue to hold an interest list in case a future recovery housing opportunity becomes available.

Visit our sign up page to add your name and information to the [Interest List](#) for Lyons recovery housing.

Louisville Housing Development

Community [Meetings](#) (117 KB) on April 29 to focus on Louisville Affordable Housing Development.

Visit our sign up page to add your name and information to the [Interest List](#) for Louisville Housing Development.

Gunbarrel Housing Development

Gunbarrel [Property Information and FAQs](#) (462 KB)

Visit our sign up page to add your name and information to the [Interest List](#) for Gunbarrel Housing Development.

2014 Draft Action Plan (2 MB)

Public Comment Opportunity City of Boulder/City of Longmont/Boulder County and City and county of Broomfield 2014 consolidated action plan.



Equal Housing Opportunity

The Housing Authority of the County of Boulder, Colorado does not discriminate on the basis of handicapped status in the admission or access to, or treatment or employment in, its federally assisted programs or activities.



AFFIDAVIT OF PUBLICATION

CAMERA

RECEIVED ON

NOV 09 2015

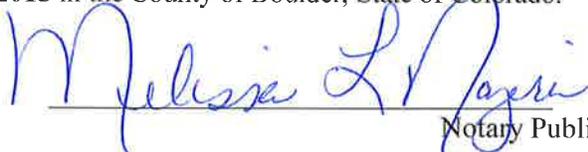
State of Colorado
County of Boulder

I, the undersigned agent, do solemnly swear that the CAMERA is a daily newspaper printed, in whole or in part, and published in the City of Boulder, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Broomfield counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **November 3, 2015**.


Agent

Subscribed and sworn to before me this 3rd day of **November, 2015** in the County of Boulder, State of Colorado.


Notary Public

Proposed Boulder County Housing Authority Plan for FY 2016 Public Comments Requested

The Boulder County Housing Authority hereby notifies the public of its proposed Amended 2016 Annual Agency Plan. This Plan is required by the U.S. Department of Housing and Urban Development (HUD) for all housing authorities that receive program funding.

A Public Hearing will be held on November 10, 2015 from 3:00-4:00pm at the Boulder County Housing Authority, located at 2525 13th Street, Suite 204 in Boulder.

The Plan will be also available for public review and comment from November 3 through December 18, 2015 at the following locations:

- www.bouldercountyhousing.org (News and Events section)
- Boulder County Housing Authority Main Office (address listed above)

Written comments may be directed to Leslie Gibson at lgibson@bouldercounty.org, via fax at 720/564-2283, or by mail to: PO Box 471, Boulder, CO 80306-0471 and must be received by 4:30pm on December 18. Please call 303/709-3197 with questions.

If you are a person with a disability and require assistance to fully participate in this review process, please call 303/709-3197 or Colorado Relay at 1/800-659-2656.

Published: Daily Camera November 3, 2015 -5659809

ACCOUNT #: 220242

AD # 5659809

FEE: \$32.56

MELISSA L NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064049936
MY COMMISSION EXPIRES DEC. 11, 2018

AFFIDAVIT OF PUBLICATION

TIMES-CALL

RECEIVED ON

NOV 09 2015

State of Colorado
County of Boulder

I, the undersigned agent, do solemnly swear that the LONGMONT TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **November 3, 2015**.

TERRY LOVE

Agent

Subscribed and sworn to before me this *3rd* day of November, 2015 in the County of Boulder, State of Colorado.

Melissa L. Najera
Notary Public

Account #220242
Ad #5659810
Fee \$12.41

MELISSA L NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064049936
MY COMMISSION EXPIRES DEC. 11, 2018

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If you are a person with a disability and require assistance to fully participate in this review process, please call 303/709-3197 or Colorado Relay at 1/800-659-2656.



Housing Authority

Street Address: 2525 13th Street, Suite 204, Boulder, Colorado 80304
PO Box 471, Boulder, CO 80306 • Tel: 303-441-3929 • Fax: 720-564-2283 • www.bouldercountyhousing.org

Boulder County Housing Authority (BCHA) Resolution 2015-23:

A RESOLUTION FOR THE PURPOSE OF APPROVING THE 2016 ANNUAL PLAN MANDATED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR BOULDER COUNTY HOUSING AUTHORITY

WHEREAS, the Department of Housing and Urban Development (HUD) mandates that all public housing authorities submit an Annual Plan; and

WHEREAS, the mandated Annual Plan has been reviewed and was presented at a public hearing for public comment on November 10, 2015 after being duly noticed according to HUD regulations in the Boulder Daily Camera and Longmont Times-Call; and

WHEREAS, the mandated Annual Plan must be reviewed and approved by the BCHA at a public meeting;

NOW THEREFORE, be it resolved that the Board of Commissioners of the Boulder County Housing Authority approves the Boulder County Housing Authority 2016 Annual Plan to be submitted for approval to HUD.

Passed and approved this 3rd day of December, 2015.

[SEAL]

HOUSING AUTHORITY OF THE COUNTY OF BOULDER,
COLORADO, ALSO KNOWN AS THE BOULDER
COUNTY HOUSING AUTHORITY

By 

Chair, Housing Authority Board

ATTEST:

By 
Assistant Secretary to BCHA

