

Boulder Housing Partners
Providing Homes, Creating Community, Changing Lives

Moving to Work

2017 ANNUAL PLAN



Boulder Housing Partners, 4800 Broadway, Boulder, CO 80304 | (720) 564-4610 | www.boulderhousing.org





Boulder Housing Partners (BHP) provides assistance to more than 2,000 households through five housing programs. The agency's portfolio represents one third of the affordable housing units in Boulder. In 2014, BHP's Board of Commissioners adopted a bold strategic plan which calls for doubling our portfolio in the next ten years, expanding our customer focus on children and making BHP the nation's first net-zero energy housing authority.

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Boulder Housing Partners

2017 MTW Annual Plan

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September 7, 2016	Draft released for public review
October 10, 2016	Approved by BHP Board of Commissioners
October 12, 2016	Submitted to HUD for approval

Section I: Introduction



Boulder Housing Partners (BHP) became part of the Moving to Work Demonstration Program in 2012. This 2017 plan describes our plans for our sixth year in the demonstration.

The objectives that defined the MTW demonstration program in 1996 continue to form the core of our program goals:

1. To reduce cost and achieve greater cost effectiveness in federal expenditures;
2. To give incentives to families with children whose heads of household are either working, seeking work, or participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and
3. To increase housing choices for low-income families.

In addition to these three mandatory goals, Boulder has adopted two additional goals that are unique to Boulder's needs:

4. Preserve, transform and revitalize our public housing; and
5. Maximize the ability of housing policy to disrupt the cycle of poverty with an intense and creative focus on children and their educational success.

In our short experience, we have come to understand that MTW flexibility will allow us to truly become a strategic organization by allowing us the flexibility to evaluate our opportunities and our challenges and respond.

2017 will be the first full year of occupancy at our preserved and transformed public housing. Renovations were completed in 2016 and Bringing School Home created and implementation began. Approximately 40 families applied and were accepted into this exciting new program which will focus on the breaking the cycle of poverty by focusing on the children.

Bringing School Home: Disrupting the Cycle of Poverty

The next ten years of Boulder's MTW program will center on a very big idea. We believe that **poverty continues to be a bar to learning and that quality affordable housing can change that.**

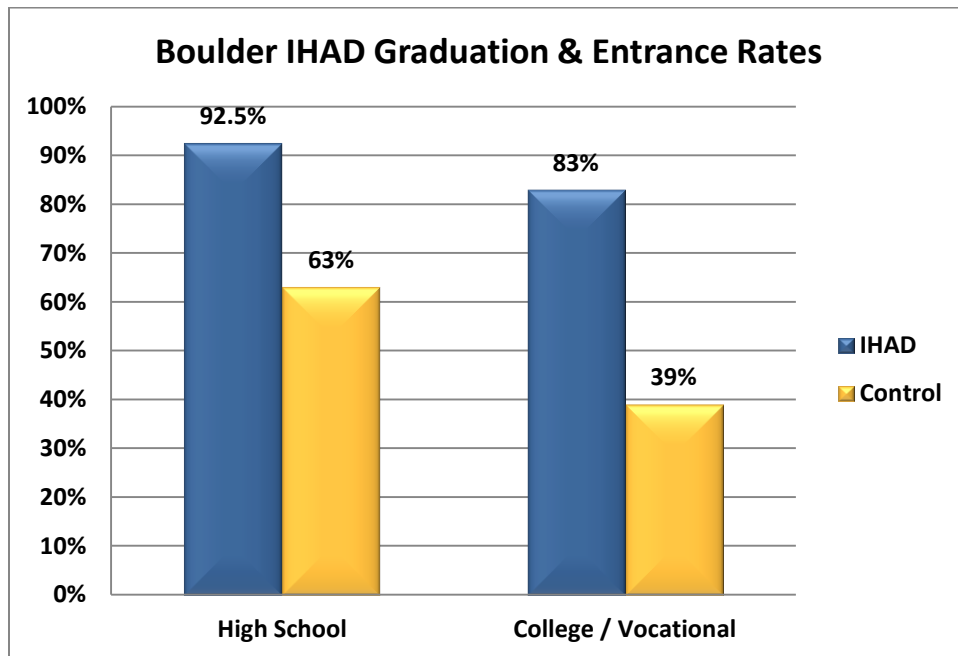
More than one million students drop out of high school every year in the United States. Most of those one million students come from low-income homes. Closing the achievement gap has been stubbornly resistant to massive amounts of experimentation, innovation, and investment. Schools alone cannot be responsible for the solution.

Much is already known about the essential role of housing quality, location, stability, and affordability on school performance. And, researchers are starting to zero in on that list with the suggestion that quality and stability matter the most.

Housing can be much more than stable and sound, however. **Housing can be a key partner for education reform.**

As an organization, BHP is fully committed to maximizing the ability of housing policy to enhance and extend educational opportunities available to the children living in our housing with the goal of ending poverty in two generations. Since 1997 BHP has been working with the Boulder County chapter of “I Have a Dream” Foundation (IHADF) in a program called **Bringing School Home** to assure that BHP’s kids graduate from high-school and continue post-secondary education. Ours is a long-term and seamless program beginning at age 6 and terminating at post-secondary completion. Boulder’s program targets children in 2nd grade, with the goal of beginning a formal relationship by the 3rd grade. The partnership is managed by a Program Director who follows and works with each cohort of students as they travel through their educational journey from elementary school through college. The Program Director’s job is to ensure that each student in every cohort is being guided and supported according to their goals and needs, advocating for them and coordinating the family, teachers and non-profit agencies in their efforts with each student.

The results, over 18 years, have been dramatic:



In the classes specific to Bringing School Home, the high school graduation rate is 92.5% compared to a control group graduating at 63% and post-secondary enrolment at 83% compared to a control group at 39%. There is something working quite powerfully in the housing and education relationship. BHP proposes to use MTW flexibility to continue to explore the policy levers that can create the same results at scale.

With this plan we are preparing to take Bringing School Home to the next level.

Our next phase involves four critical path activities:

1. **Facilities:** In 2017 we will use our newly built and renovated community centers at each of our subsidized affordable family sites as classrooms to offer Bringing School Home activities as well as staging grounds for delivery of a broad range of family services.
2. **Research:** In cooperation with the Affordable Housing Institute, our Bringing School Home project will examine the potential for innovative housing policy to impact school outcomes. One of the many culprits in creating an achievement gap is a systemic disconnect between families and schools, schools and community, community and family. The brilliance of the IHADF model is that it brings all of the players together, through the commonality of home and neighborhood and it does so *without interruption* throughout the entire school career, *to and through* college.

We will ask:

- What are the greatest points of leverage in housing policy to help schools produce world-ready employable adults?
- How does neighborhood and place contribute to school success?
- Can a program like I Have a Dream Foundation achieve its success without a housing component?
- What other systems need to conform and interact so that education becomes a true path out of poverty?
- What will it take to bring the existing two successful models to scale?

The evidentiary research program is straightforward. It will consist of:

- On-site analysis of the BSH model to understand program determinants for success
 - Review of the housing-education research with a focus on these key triads:
 - Stability-mobility-school performance
 - Quality-harm reduction-school attendance
 - Affordability-investment-success
 - Trust-confidence-parent engagement and buy-in
 - Place-connections-aspirational social networks
 - Commitment-dreams-achievement
3. **Expansion:** In addition to the evidentiary research, we will seek funding to increase Bringing School Home's capacity by scaling up from the current 80 children actively involved to all 564 children currently living with BHP. For this phase of the project we have involved the entire community in a broader discussion under the banner of Dream Big.
 4. **Focus:** In order to maximize the return on BHP's and the community's investment in the program, we will continue to work with a community partner to refer families who have two primary characteristics: vulnerability and children under the age of five.

Combined together with all our MTW activities, BHP has set the stage for a deep examination of the leveraging power of housing policy to disrupt the cycle of poverty.

Transforming Bureaucracy: *People, Not Paper*

With MTW flexibility, BHP plans to be able to:

- Accelerate the shift of staff focus from paper to people,
- Complete the transformation of a public agency from bureaucratic to entrepreneurial,
- Accelerate changes in outcomes for families from tepid to catalytic,
- Enhance our role in the industry from thinkers to doers, and
- Provide a more complete continuum of housing choices.

This list of aspirations will be achieved primarily through streamlining and efficiency, thereby allowing our Housing Choice team to spend more time coaching and helping voucher households to address barriers to greater self-sufficiency.

Increasing Housing Choice

BHP's strategic goal is to contribute 2,000 affordable units to Boulder's permanently affordable inventory in the next ten years. To meet this goal we will need to use maximum MTW flexibility. We will consider creative use of Replacement Housing Factor Funds (RHFF) and Demolition or Disposition Transitional Funding (DDTF); strategic use of project-based vouchers (PBV); consideration of shallow subsidies; experimentation with rapid re-housing; and creative partnerships with the private sector.

Section II: General Housing Authority Operating Information

The following tables describe Boulder Housing Partners housing options under the Public Housing and Housing Choice Programs. There are currently 49 total units in the public housing program and 891 total vouchers in the MTW voucher program. BHP added 148 Tenant Protection Vouchers and 135 Rental Assistance Demonstration Vouchers in 2015. At the beginning of 2017, BHP has 399 vouchers that are project-based vouchers, in 10 different sites (two which converted under Section 18 Disposition and four that converted under the Rental Assistance Demonstration Program in 2015).

(II) General Housing Authority Operating Information											
Annual MTW Plan											
II.1. Plan. Housing Stock											
A. MTW Plan: Housing Stock Information											
Planned New Public Housing Units to be Added During the Fiscal Year											
	Bedroom Size							Total Units	Population Type *	# of UFAS Units	
AMP Name and Number	0	1	2	3	4	5	6 +		Fully Accessible	Adaptable	
N/A	0	0	0	0	0	0	0	0	N/A	N/A	
Total Public Housing Units to be Added								0			
<p>* Select Population Type from: Elderly, Disabled, General, Elderly/Disabled, Other</p> <p>If Other, please describe: N/A</p>											

Planned Public Housing Units to be Removed During the Fiscal Year		
PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
N/A	0	N/A
Total Number of Units to be Removed	0	

New Housing Choice Vouchers to be Project-Based During the Fiscal Year			
Property Name	Anticipated Number of New Vouchers to be Project-Based *	Description of Project	
N/A	0	N/A	
Anticipated Total New Vouchers to be Project-Based	0	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	399

Anticipated
Total Number of
Project-Based
Vouchers
Leased Up or
Issued to a
Potential
Tenant at the
End of the Fiscal
Year

399

*New refers to tenant-based vouchers that are being project-based for the first time. The count should only include agreements in which a HAP agreement will be in place by the end of the year.

Other Changes to the Housing Stock Anticipated During the Fiscal Year

BHP is working with the Special Applications Center to determine an acceptable outcome for 34 units at our Madison site. The units are currently considered to be in a floodway which prohibits any additional Capital Fund investment in the units however according to the SAC, they are not currently eligible for a RAD or Section 18 conversion. At this time we are not certain what the potential outcome is for this property so we cannot predict the timeline for divestment.

Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation and potential plans for acquiring units.

General Description of All Planned Capital Fund Expenditures During the Plan Year

BHP closed on its disposition of Public Housing units in 2015 leaving only 15 units at Arapahoe Court and 34 units at Madison. We expect to spend the allocation associated with Arapahoe Court for general maintenance the property. No major capital expenditures are planned. The Madison allocation and any remaining allocation from previous years will be accumulated for potential unit acquisition.

II.2.Plan.Leasing

B. MTW Plan: Leasing Information

Planned Number of Households Served at the End of the Fiscal Year

MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/ Leased ***
Federal MTW Public Housing Units to be Leased	47	564
Federal MTW Voucher (HCV) Units to be Utilized	891	10,692
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs **	0	0
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs **	0	0
Total Households Projected to be Served	938	11256

* Calculated by dividing the planned number of unit months occupied/leased by 12.

** In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the PHA should estimate the number of households to be served.

***Unit Months Occupied/Leased is the total number of months the PHA has leased/occupied units, according to unit category during the fiscal year.

Reporting Compliance with Statutory MTW Requirements

If the PHA has been out of compliance with any of the required statutory MTW requirements listed in Section II(C) of the Standard MTW Agreement, the PHA will provide a narrative discussion and a plan as to how it will return to compliance. If the PHA is currently in compliance, no discussion or reporting is necessary.

Boulder Housing Partners is currently in compliance.

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
Federal MTW Public Housing	There are no anticipated issues related to leasing of the remaining 47 public housing units
Federal MTW Housing Choice Voucher	There are no anticipated issues related to leasing in the Housing Choice Voucher program.

II.3.Plan.WaitList

C. MTW Plan: Wait List Information

Wait List Information Projected for the Beginning of the Fiscal Year

Housing Program(s) *	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed ***	Are There Plans to Open the Wait List During the Fiscal Year
Federal MTW Public Housing	Wait List Type	590	Closed	Yes
Federal MTW Housing Choice Voucher	Program specific for HCVP only (BHP conducts a lottery)	275	Closed	No

Rows for additional waiting lists may be added, if needed.

* *Select Housing Program:* Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

**** Select Wait List Types:** Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

******* For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

N/A

If Local, Non-Traditional Housing Program, please describe:

N/A

If Other Wait List Type, please describe:

N/A

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

N/A

Section III: Proposed MTW Activities

Boulder Housing Partners is not proposing any new activities for 2017.

Section IV: Approved MTW Activities

Implemented

Activity 2012-1: Allow BHP to commit project-based vouchers to cover 100% of the units at converted public housing developments

This activity was first identified and approved for 2012. This activity includes the flexibility to waive the 20% cap on project-based vouchers, define excepted units, and create a local project-based voucher program for former public housing sites. In June 2014, BHP received approval for public housing conversion under Section 18 Disposition and the Rental Assistance Demonstration Program. No additional vouchers were project based in 2012, 2013, or 2014. With approval in 2014, this flexibility was used in 2015.

BHP does not anticipate any changes or modifications to this activity, nor are different authorizations needed from what was initially proposed.

Activity 2012-2: Rent simplification specifically for elderly households and people with disabilities

The main objective of this activity was to simplify the rent calculation for elderly households and persons with disabilities who are living on a fixed income. This activity focuses on four areas: 1) rent based on 26.5% of gross income; 2) triennial recertifications; 3) income disregard and 4) a limit on interim decreases. This activity was approved and implemented in 2012.

Activity 2014-3 limited interim decrease recertifications to one per year during the triennial recertification cycle and eliminated all interims for any increase in income, including new sources.

Activity 2016-2 added the ineligible family member fee to the rent calculation for mixed eligible families.

All other aspects of this activity remain in effect. No other significant changes are being made. BHP does not require a different authorization for this activity.

Activity 2012-3: Rent simplification specifically for family households

This activity simplified the rent calculation for family households by eliminating all interim increases, eliminating earned income disregard, and planning for a flat tiered rent system. This activity was approved and implemented for 2012.

Activity 2014-1 eliminated all interim recertifications. As part of Activity 2012-3, elimination of earned income disregard remains in effect. No other significant changes are being made. BHP does not require a different authorization for this activity.

Activity 2012-4: Rent simplification for all households

The goal of this activity was to implement a series of changes to simplify the income and asset verification process for all families. This activity was first identified and approved in 2012 and included allowing households to provide asset and income documentation; excluding income from assets and allowing for self-certification of assets that total \$50,000 or less; and limiting total household assets to \$50,000 or less upon admissions to the public housing and Housing Choice program. This activity was approved and implemented for 2012.

BHP does not anticipate any changes to the activity and a different authorization is not needed for this activity.

Activity 2012-5: Eliminate the 40% of income cap in the voucher program

Increasing housing choices for Housing Choice Voucher holders is the goal of this activity and is accomplished by eliminating the 40% of income towards rent cap when they initially lease up. This activity was approved and implemented in 2012.

BHP does not anticipate any changes to the activity and a different authorization is not needed.

Activity 2012-6: Implement a flat utility allowance for the voucher program

This activity's main objective was to increase voucher holder's ease of understanding of the rent calculation and how utilities affect the maximum contract rent allowed. This activity was approved and implemented in 2012.

BHP does not anticipate any changes to the activity. BHP does not require a different authorization for this activity.

Activity 2013-1: Housing Quality Standards (HQS) Inspection Schedule

This activity was written to replace Activity 2012-7. This activity aligns the HQS inspection with the recertification schedule. In 2013, for all households who are elderly or a person with disabilities, the inspection schedule now follows the recertification schedule which is conducted every three years. In 2014, inspections for the work-abled family households were aligned with the recertification schedule, which is every two years. This activity was approved and implemented in 2013.

BHP does not anticipate any changes to the activity, nor is a different authorization needed.

Activity 2013-2: Eliminate Utility Reimbursement Payments

The focus of this activity was to ensure that all public housing residents and Housing Choice participants are contributing towards their rental payment (or at a minimum to ensure that residents and

participants are not receiving payment to live on housing assistance). Households who had been receiving a utility reimbursement payment (URP) in April 2013 were grandfathered in for 12 months. No new instances of URP were allowed after April 1, 2013. This activity was approved and implemented in 2013.

BHP does not anticipate any changes to the activity. BHP does not require a different authorization for this activity.

Activity 2013-3: Local voucher program in partnership with Safehouse Progressive Alliance for Nonviolence

Partnering with Safehouse Progressive Alliance for Nonviolence (SPAN), this activity, which provides eight families who are victims of domestic violence with housing assistance through BHP and case management services through SPAN, allows BHP to use vouchers for transitional housing. This activity was approved and implemented in 2013.

BHP does not anticipate any changes to the activity. A different authorization is not needed for this activity.

Activity 2013-4: Use of Replacement Housing Factor Funds for other affordable housing

This activity allows BHP to use Replacement Housing Factor (RHF) Funds to build other affordable housing units. In 2014, BHP used RHF Funds at 1175 Lee Hill, a 31-unit community for chronically homeless using the Housing First model. These units were completed and fully leased by the end of 2014. This activity was approved in 2013 and first utilized in 2014.

BHP does not anticipate any changes to the activity. BHP does not require a different authorization for this activity.

Activity 2014-1: Rent reform for Housing Choice Work-Abled Families

All Housing Choice work-abled families (with the exception of those families participating in the Family Self-Sufficiency Program at Woodlands) were transitioned to a flat tiered rent effective August 1, 2014. This included an increased minimum rent (which was grandfathered in for 12 months), no interim recertifications unless there are extenuating circumstances surrounding the loss of income, a flat fee per ineligible family member, and biennial recertifications (the next regularly recertification was effective June 2016).

This activity was approved and implemented in 2014. Two changes to this activity were approved and implemented in 2016 as part of Activity 2016-1. The changes do not require different authorization or metrics for this activity.

Activity 2014-3: Limit of one interim decrease recertification per year for elderly households and persons with disabilities

This activity was implemented and written to allow for one decrease per year following the loss of an income source for elderly households and persons with disabilities. Under the current rent reform

structures, no interims are processed when there is an increase in income, and for work-abled families no interim recertifications are processed when there is a loss of income, except in cases of extenuating circumstances, as described in Activity 2014-1. This activity was approved and implemented in 2014.

BHP does not anticipate any changes to the activity or metrics. BHP does not require a different authorization for this activity.

Activity 2014-4: Removal of flat rent option for all public housing households

All public housing households now pay rent according to their income, and with this activity no longer have the option to choose the flat rent in cases where their rent based on income is higher. Households were given six months' notice of what their rent would be based on their income and the new rent went into effect at their next regularly scheduled recertification. This activity was approved and implemented in 2014.

BHP's inventory of public housing units was greatly reduced in 2015. However, this activity will remain in effect for the remaining public housing units at Arapahoe Court and Madison. No changes to the activity or metrics are anticipated. BHP does not require a different authorization for this activity.

Activity 2014-5: Changes in mobility options for the Woodlands Family Self-Sufficiency Program

This activity changed the mobility options for households living at Woodlands, a Project-Based Voucher community. Households must remain at the property for a minimum of three years, and a maximum of five years prior to requesting the next available voucher. The household must also be in good standing with the Family Self-Sufficiency Program in order to receive the next available voucher. This activity was approved and implemented in 2014.

BHP does not anticipate any changes to the activity. BHP does not require a different authorization for this activity.

Activity 2014-6: Rent limits and rent reasonableness for project-based vouchers

BHP now uses market studies to establish appropriate rent limits in project-based voucher projects and conducts its own rent reasonableness procedures for setting rents at Project-Based Voucher (PBV) Communities. This activity was approved and implemented in 2014.

BHP does not anticipate any changes to the activity. BHP does not require a different authorization for this activity.

Activity 2015-1: Affordable housing acquisition and development fund

BHP's Strategic Plan calls for adding 2,000 in the next 10 years. This activity will allow us to reach that goal by using MTW funds to support affordable housing acquisition and development in the city of Boulder. In 2016, this fund was used to supplement the purchase of one building (6 units) of affordable housing and also 4.597 acres of land to be used for future development. This activity was approved and implemented in 2015.

BHP does not anticipate any changes to the activity. BHP does not require a different authorization for this activity.

Activity 2015-2: Project-based voucher applicant process

Service partners and/or owner of the property where vouchers are project-based select the next applicant for available units with this activity. Service providers are allowed greater flexibility in choosing clients who will fit in the community and benefit from the services provided, while providing for a very quick turn around on a vacant unit. This activity was approved and implemented in 2015.

BHP does not anticipate any changes to the activity. BHP does not require a different authorization for this activity.

Activity 2016-1: Flat tiered rent for Housing Choice work-abled families

Two changes were made with this activity to the original flat tiered rent activity 2014-1. Rents in the tiers 2 – 15 were increased by approximately 5% and the flat fee per ineligible family member decreased to \$125. The recertification schedule was also updated to divide the work-abled families into two groups: tenant based versus project based. The tenant based work-abled families recertify every even year effective June 1. The project based work-abled families recertify every odd year effective October 1. Due to the two groups recertifying every other year, metrics will only reflect the group that was recertified in that year. This activity was approved and implemented in 2016.

BHP does not anticipate any changes to the activity. BHP does not require a different authorization for this activity.

Activity 2016-2: Rent reform for the elderly households and persons with disabilities

Adding to activity 2012-2, this activity allows BHP to treat all mixed citizen households the same. Instead of pro-rating assistance for these families, a flat fee per ineligible family member of \$125 is added to the total tenant payment for each household member who is not legally eligible to receive housing assistance. This activity was approved and implemented in 2016.

BHP does not anticipate any changes to the activity. BHP does not require a different authorization for this activity.

Activity 2016-3: Landing landlords

BHP operates in an exceptionally tight rental market. This activity aims to increase housing choices by providing an incentive for new landlords to participate in the program, establishing a revolving security deposit loan fund and a damage claim fund for landlord, and restricting moves for current participants who are not in program compliance. This activity was approved in 2016 and will be fully implemented in 2017.

BHP does not anticipate any changes to the activity. BHP does not require a different authorization for this activity.

Activity 2016-4: Bringing School Home referral process

By focusing on children younger than age 6, BHP is hoping to break the cycle of poverty through this activity. With the collaboration of a community partner, families who are vulnerable and have a child under the age of 6 are referred to BHP to receive housing and services at the sites where the Bringing School Home program is offered. This activity was approved and implemented in 2016.

BHP does not anticipate any changes to the activity. BHP does not require a different authorization for this activity.

Not Yet Implemented

BHP does not have any approved activities that have not yet been implemented.

On Hold

BHP does not have any approved activities that are on hold.

Closed Out

Activity 2012-7: Implement a landlord self-certification system for HQS inspections for the voucher program

This activity was not implemented. When the activity was written, the objective was to reduce the frequency of inspections for those participants and landlords who were in compliance with HQS inspections and had been for the past year or more. When it came time to implement the activity, it became apparent that the responsibility of certifying to the standards would put a burden on the landlords, as well as the agency to ensure that landlords were completing the forms and returning them. The activity was re-written and approved in the 2013 MTW Annual Plan under Activity 2013 – 1. The new activity allows the inspection cycle to follow the recertification schedule.

Activity 2014-2: Rent reform for public housing work-abled families

BHP received approval for conversion of the Public Housing units through the Section 18 Disposition and the Rental Assistance Demonstration program, therefore this activity was not implemented. Through conversion, the properties will be Project Based Vouchers and these families will fall under the rent reform structure laid out in Activity 2014-1: Rent reform for Section 8 work-abled families and Activity 2016-1: Flat tiered rent for Housing Choice work-abled families.

Section V: MTW Sources and Uses of Funds

Annual MTW Plan

V.1.Plan.Sources and Uses of MTW Funds

A. MTW Plan: Sources and Uses of MTW Funds

Estimated Sources of MTW Funding for the Fiscal Year

PHAs shall provide the estimated sources and amounts of MTW funding by FDS line item.

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$240,000
70600	HUD PHA Operating Grants	\$7,850,000
70610	Capital Grants	\$100,000
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$ -
71100+72000	Interest Income	\$ -
71600	Gain or Loss on Sale of Capital Assets	\$ -
71200+71300+71310+71400+71500	Other Income	\$15,000
70000	Total Revenue	\$8,205,000

Estimated Uses of MTW Funding for the Fiscal Year

PHAs shall provide the estimated uses and amounts of MTW spending by FDS line item.

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$480,000
91300+91310+92000	Management Fee Expense	\$240,000
91810	Allocated Overhead	\$ -
92500 (92100+92200+92300+92400)	Total Tenant Services	\$35,000
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$60,000
93500+93700	Labor	\$ -
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$130,000
95000 (95100+95200+95300+95500)	Total Protective Services	\$7,500
96100 (96110+96120+96130+96140)	Total insurance Premiums	\$28,500
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$24,000
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$ -
97100+97200	Total Extraordinary Maintenance	\$ -
97300+97350	Housing Assistance Payments + HAP Portability-In	\$7,200,000
97400	Depreciation Expense	\$65,000
97500+97600+97700+97800	All Other Expenses	\$ -
90000	Total Expenses	\$8,270,000

Describe the Activities that Will Use Only MTW Single Fund Flexibility

BHP plans to use Asset Repositioning Fee and Demolition Disposition Transitional Funding for the Kalmia and Walnut Place properties to acquire or development other local affordable housing.

V.2.Plan.Local Asset Management Plan

B. MTW Plan: Local Asset Management Plan

Is the PHA allocating costs within statute?

Ye s	o r	<input type="checkbox"/>
<input type="checkbox"/>	o r	N o

Is the PHA implementing a local asset management plan (LAMP)?

If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. The narrative shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix?

<input type="checkbox"/>	o r	N o
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PHAs should provide a brief summary of any changes in the Local Asset Management Plan in the body of the Plan.

Assumptions for sources of funds in 2017 include the following:

- Public Housing operating subsidy for Arapahoe Court and Madison based on 2016 YTD annualized
- Total Tenant Revenue equal to 2016 YTD annualized for Arapahoe Court and Madison
- Housing Choice Voucher funding based on 2016 YTD annualized for HAP and Admin fees
- Capital Grants – 2017 increment based on 2016 funding
- No asset repositioning fees for 2017

Section VI: Administrative

Board Resolution Submittal

**RESOLUTION #xx
SERIES OF 2016**

**ANNUAL MOVING TO WORK PLAN CERTIFICATIONS OF COMPLIANCE
U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

**Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work 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 Annual Moving to Work Plan for the PHA fiscal year beginning 2017, 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 PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
4. The PHA 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.
5. 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.
6. 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.

7. The PHA will affirmatively further fair housing by examining its 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. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

19. 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) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).

20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

21. All attachments to the Plan have been and will continue to be available at all times and all locations that the 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 Plan and will continue to be made available at least at the primary business office of the PHA.

Boulder Housing Partners
PHA Name

CO016
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Adopted this 10th day of October, 2016.

Karen Klerman
Chair, Board of Commissioners
Housing Authority of the City of Boulder

Attest:

Betsey Martens
Executive Secretary

*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

Public Review

This 2017 MTW Annual Plan was made public for review from September 7, 2016 through October 10, 2016. The Plan was posted to our website. One public hearing was held on September 21, 2016 at the main office of Boulder Housing Partners. xxx public housing residents and Housing Choice participants attended.

Agency-Directed Evaluation of the Demonstration

BHP is working in partnership with the University of Colorado (CU) to develop and implement the rent controlled study to evaluate the effects of the rent reform structures that were put into place in 2014. Questionnaires were sent to all work-abled families in both the Public Housing and Housing Choice Programs to gather baseline data in 2014. The results from the baseline data were shared in the 2014 MTW Annual Report. This study is designed to follow these families over the course of 10 – 12 years to measure progress towards self-sufficiency in ten different domains. The questionnaires will be administered every other year to provide comparison within each subject group, which will help determine the services that BHP will focus on offering. The details of the study can be found in BHP's 2014 MTW Annual Plan. The results for each year can be found in the MTW Annual Report.

BHP's work with respect to MTW Activity 2016 – 4 - Bringing School Home is sponsored and supported by the Affordable Housing Institute (AHI). AHI quickly recognized the potential for BHP to contribute to long-term public school system change using its MTW flexibility. Together the two organizations will examine the potential for innovative housing policy to impact school outcomes. One of the many culprits in creating an achievement gap is a systemic disconnect between families and schools, schools and community, community and family. The brilliance of the IHDF model is that it brings all of the players together, through the commonality of home and neighborhood and it does so *without interruption* throughout the entire school career, *to and through* college.

In July 2016, BHP signed an MOU with the Urban Institute. Urban will work with BHP to research what's working in Bringing School Home.

We will ask:

- What are the greatest points of leverage in housing policy to help schools produce world-ready employable adults?
- How does neighborhood and place contribute to school success?
- Can a program like I Have a Dream Foundation achieve its success without a housing component?
- What other systems need to conform and interact so that education becomes a true path out of poverty?
- What will it take to bring the existing two successful models to scale?

The evidentiary research program is straightforward. It will consist of:

- On-site analysis of the BSH model to understand program determinants for success
- Review of the housing-education research with a focus on these key triads:
 - Stability-mobility-school performance
 - Quality-harm reduction-school attendance

- Affordability-investment-success
- Trust-confidence-parent engagement and buy-in
- Place-connections-aspirational social networks
- Commitment-dreams-achievement

We are currently raising funds for this research project and hope to have an agreement by mid-2016.

Annual Statement/Performance and Evaluation Report (HUD 50075.1)

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 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CO016P016501-17 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2017 FFY of Grant Approval: 2017
Type of Grant		<input type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost Revised ² Obligated Total Actual Cost ¹ Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
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	\$258,372	0
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.

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 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
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Part I: Summary		FFY of Grant: 2017	
PHA Name: Boulder Housing Partners	Grant Type and Number Capital Fund Program Grant No: CO016P016501-17 Replacement Housing Factor Grant No: Date of CFFP: No	FFY of Grant Approval: 2017	
Type of Grant		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Total Actual Cost ¹	
Line	Summary by Development Account	Total Estimated Cost	Expended
		Original	Obligated
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)		
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		Signature of Public Housing Director	Date
<i>[Signature]</i>		<i>[Signature]</i>	9.7.2016
			7.7.16

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Part II: Supporting Pages		Federal FFY of Grant: 2017						
PHA Name: Boulder Housing Partners		Grant Type and Number Capital Fund Program Grant No: CO016P016501-17 CFFP (Yes/No): No Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Madison, Arapahoe Court,t	Move to Work Demonstration Activities	1492		258,372		0	0	

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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CO016R016502-17 Date of CFFP:	FFY of Grant: 2017 FFY of Grant Approval: 2017
Type of Grant		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Total Estimated Cost	Total Actual Cost ¹
Line	Summary by Development Account	Original	Obligated Expended
1	Total non-CFP Funds		
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3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
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	\$69,116	0
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

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Signature of Executive Director 		Signature of Public Housing Director 	Date 9.7.2016
		9.7.16	Date

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				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Madison, Arapahoe Court	Move to Work Activities	1492		\$69,116		0	0	

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