



Boulder Housing Partners
Providing Homes, Creating Community, Changing Lives

Manhattan

Moving to Work

2018 ANNUAL PLAN



BHP Residents:
Senior Community



BHP Residents:
Bringing School Home Community





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

2018 MTW Annual Plan

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Section I: Introduction

Boulder Housing Partners (BHP) became part of the Moving to Work (MTW) Demonstration Program in 2012. This 2018 plan describes the plans for our seventh 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 accordingly.

Bringing School Home: Disrupting the Cycle of Poverty

In 2015, we kicked off Project Renovate, the transformation and preservation of 279 of our public housing units. Renovations were completed in 2016 and implementation of the Bringing School Home Program began. In 2016, 23 families applied and were accepted into this exciting new program that aims to break the cycle of poverty by focusing on the children. The first full year of occupancy at our preserved and transformed public housing sites was 2017.

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

The first phase of the plan included the newly built and renovated community centers at our HUD subsidized affordable sites. To maximize the return on BHP's and the community's investment in the program, one of our 2016 MTW Activities allows us to work with a community partner that refers families to our Bringing School Home program. Families have two primary characteristics: vulnerability and at least one child under the age of six.

Our next phase involves two critical path activities:

1. **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 "I Have a Dream" Foundation model is that it brings all 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.

2. 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.

Combined 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.

Complete the transformation of Public Housing

After the completion of Project Renovate, BHP continues to own 49 units of public housing in two properties, Arapahoe Court and Madison. BHP will focus on a Section 18 Demolition and Disposition action for these two properties: Arapahoe Court is in an area that the city of Boulder wishes to redevelop, and Madison is currently located in a floodway which prohibits any Capital Fund investment or RAD conversion. We intend to eventually sell Arapahoe Court Apartments to the city in exchange for other units or funding to buy or build replacement units. We intend to preserve Madison as affordable housing into perpetuity. This will bring BHP another step closer to having one federal housing program to administer.

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 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. At the beginning of 2018, BHP has 399 vouchers that are project based at 10 sites.

II.1. Plan Housing Stock											
A. MTW Plan: Housing Stock Information											
Planned New Public Housing Units to be Added During the Fiscal Year											
AMP Name and Number	Bedroom Size							Total Units	Populati on Type *	# of UFAS Units	
	0	1	2	3	4	5	6 +			Fully Accessi ble	Adaptab le
N/A	0	0	0	0	0	0	0	0	N/A	0	0
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
<p>CO016333333</p> <p>Madison</p>	<p>34</p>	<p>BHP intends to apply for Section 18 Demolition and Disposition to the Special Applications Center for BHP's two remaining assets in its Public Housing portfolio. The Madison Apartments, comprised of 34 units, are currently in a floodway which prohibits any Capital Fund investment or RAD conversion. Therefore, we intend to apply for a Section 18 Disposition. We will determine additional details for the disposition with the SAC. BHP intends to preserve Madison as affordable housing in perpetuity. We anticipate that this process will take some time, so BHP intends to kick off the process for Madison in late 2017 or early 2018.</p>
<p>Total Number of Units to be Removed</p>	<p>34</p>	

New Housing Choice Vouchers to be Project-Based During the Fiscal Year

Property Name	Anticipate d Number of New Vouchers to be Project- Based *	Description of Project
<p>N/A</p>	<p>0</p>	<p>N/A</p>

**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 also plans to apply for a Section 18 disposition for the Arapahoe Court Apartments at some point in the future. The Arapahoe Court apartments are comprised of 15 units. These units are in an area to be redeveloped by the City of Boulder. We intend to eventually sell the Arapahoe Court Apartments to the City in exchange for other units or funding to buy or build replacement units. Timing on this disposition request will depend on the City of Boulder redevelopment process.

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

We expect to spend the allocation associated with Arapahoe Court for general maintenance on the property. No major capital expenditures are planned. The Madison allocation and any remaining allocation from previous years will be accumulated for potential unit acquisitions in accordance with Activity 2015-1.

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 **	6	72
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	944	11328

* 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.
Federal MTW Housing Choice Voucher	BHP continues to be over-leased in the voucher program through mid-2017. We will begin to issue vouchers when they become available. There are no anticipated issues with leasing up vacant vouchers.

II.3. Plan. Wait List

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	Site based	1881	Closed	If needed
Federal MTW Housing Choice Voucher	Program specific	200	Closed	If needed

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

Activity 2018 – 1: Project-Based Voucher Waivers

A. MTW Initiative Description

Since becoming a participating Moving to Work agency, Boulder Housing Partners has implemented several activities related to the Project-Based Voucher rules. With this new activity, we are combining all previously approved related activities into one activity (and closing out the original activities), as well as implementing three new elements.

The approved elements that will close out an activity include:

Waive the 20% cap on project-based vouchers – originally part of Activity 2012 – 1, this allows BHP to project base more than 20% of our voucher authority.

Definition of excepted units - originally part of Activity 2012 – 1, this allows BHP to project base vouchers at 100% of the units in advance of offering services.

Waive the competitive bidding process – originally part of Activity 2012 – 1, this requirement is waived when BHP is placing vouchers in a project owned by BHP.

Rent limits and rent reasonableness – originally Activity 2014 – 6, this allows BHP to establish appropriate rent limits and conduct our own rent reasonableness tests for our project-based voucher contracts.

Allow owner/service partner to hold wait list – originally Activity 2015 – 2, BHP allows the owner or the service partner at all project-based voucher sites to hold the wait list and refer participants to BHP's Housing Choice Voucher Department.

The three new elements to be added to this activity include the following:

Allow BHP staff to conduct Housing Quality Standards inspections at our PBV units: currently BHP has a tough time finding a contract inspector who is consistently available to conduct inspections. At times, this results in delays in leasing families up, or processing inspections. BHP is proposing to use in-house staff that has been certified in Housing Quality Standards to conduct inspections at our own properties.

Allow participants who are no longer receiving housing assistance payments to remain on the voucher: the contract rent at our voucher sites is lower than current fair market rents, especially at properties that have Rental Assistance Demonstration vouchers. The current rules require that once a family's income increases to the point where they are responsible for the full contract rent, they must leave the program within six months. At our RAD properties, the current contract rent for a two-bedroom unit is \$836. The current fair market rent is \$1,240. If a family were required to leave the PBV site, they would be unable to find affordable housing. And since they no longer qualify for assistance at the site, they would not be eligible to request the next available voucher with which to

move. We are proposing that we allow families to stay on the voucher program even when their portion of rent is higher than the contract rent.

Allow participant families to continue to pay rent according to their income: this element goes hand in hand with allowing families to stay on the voucher program once their income increases to the point where they no longer qualify for assistance under the contract rent set for the PBV site. We are proposing to allow families to stay, as well as continue to pay rent according to their income. In the example provided above, when a family's income results in their rent portion being greater than the contract rent of \$836, they would continue to live at the site and have a voucher, but their new rent would be based on their income. This allows for families to stay in place, continue to receive services, and retain the ability to request the next available voucher if they wish to move with continued assistance. (Currently this rule applies to residents who were in place at time of RAD conversion and we wish to extend the rule to all project-based voucher holders.)

B. MTW Statutory Objective

This activity will:

1. Reduce costs and achieve greater cost effectiveness in federal expenditures; and
2. Increase housing choices for low-income families.

C. Anticipated Impacts

BHP anticipates the newly proposed elements of this activity will:

- Allow BHP to quickly respond to inspection needs
- Allow families to remain in housing that is affordable, while continuing to receive services they qualify for
- Potentially allow BHP to serve more families, as those families who no longer qualify for HAP could stay in affordable housing, and allow dollars to be directed to new families needing assistance

Potential negative consequences include:

- Allowing BHP staff to inspect our own units invites the possibility of conflict of interest. However, BHP believes it may bring a higher standard due to this possibility and would not allow any staff with responsibility for the property to conduct the inspection.

D. Anticipated Schedule

BHP proposes to implement this activity upon approval of the 2018 MTW Annual Plan.

E. Activity Metrics Information

Metric	Baseline	Benchmark	Outcome
CE #1 - Total cost of task (decrease)	\$2,340 (90 hours per year x \$26 per hour)	\$0	To be provided in Annual Report
CE #2 - Total time to complete the task in staff hours (decrease)	90 hours	15 hours	To be provided in Annual Report
HC #1 – Number of new housing units made available for households at or below 80% AMI (increase)	Zero	Zero	To be provided in Annual Report
HC #2 – Number of housing units preserved for households at or below 80% that would otherwise not be available (increase)	34 in 2018	34 in 2018	To be provided in Annual Report
HC #3 - Average applicant time on wait list in months (decrease)	31.5 months	2 months	To be provided in Annual Report
HC #4 - Number of households at or below 80% AMI that would lose assistance or need to move (decrease)	Zero	Zero	To be provided in Annual Report

F. Data Source for Metric Data

BHP will use a variety of sources to collect data annually to measure this activity, including our internal financial and management reports using our in-house database and from partner agencies and owners of PBV properties.

G. Authorization Cited

From Standard MTW Agreement, Attachment C, Statement of Authorizations, Sections:

D. 1. e. The Agency is authorized to determine the percentage of housing voucher assistance it is permitted to project-base;

D. 2. a: The Agency is authorized to adopt and implement any reasonable policies to calculate

the tenant portion of the rent that differs from current program requirements

D. 2. b: The Agency is authorized to adopt and implement any reasonable policies to calculate the tenant portion of the rent that differs from current program requirements

D. 2. c: The Agency is authorized to develop to determine rent reasonableness that differs from the currently mandated program requirements

D. 4: The Agency is authorized to determine waiting list procedures, tenant selection procedures and criteria and preferences that differ from the currently mandated program requirements

D. 5: The Agency is authorized to certify that housing assisted under MTW will meet housing quality standards established or authorized by HUD

D. 7. The Agency is authorized to develop and adopt a reasonable policy and process for project-basing Section 8 tenant-based leased housing assistance; and

D. 7. a. The Agency is authorized to project-based Section 8 assistance as properties owned directly or indirectly by the Agency that are not public housing. Project-based assistance for such owned units does not need to be competitively bid.

H. *Explanation for Authorization*

MTW flexibility is needed to waive project-based voucher regulations.

Section IV: Approved MTW Activities

Implemented

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

Written to replace Activity 2012-7, this activity aligns the HQS inspection schedule 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 Voucher 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 2014-4: 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 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 2015-1: Affordable housing acquisition and development fund

BHP's Strategic Plan calls for adding 2,000 affordable units 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 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 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 for new participants and a damage claim fund for landlords, and restricting moves for current participants who are not in program compliance. This activity was approved in 2016 and will be fully implemented once BHP has vouchers to issue, hopefully by the end of 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 six, BHP is hoping to break the cycle of poverty. With the collaboration of a community partner, families who are vulnerable and have a child under the age of six 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 2012-1: Allow BHP to commit project-based vouchers to cover 100% of the units at converted public housing developments

All aspects of this activity are incorporated into MTW Activity 2018-1: Project-Based Vouchers Waivers and will be closed out upon approval of activity 2018-1.

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

Additional aspects were added to this activity with Activity 2014-3. All elements of this activity were consolidated into MTW Activity 2016-2. This activity was closed out in 2016.

Activity 2012-3: Rent simplification specifically for family households

Additional aspects were added to this activity with Activity 2014-1. This activity was incorporated into MTW Activity 2016-1. This activity was closed out in 2016.

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

This activity was never implemented and was re-written and approved in the 2013 MTW Annual Plan under Activity 2013 – 1, which allows the inspection cycle to follow the recertification schedule. This activity was closed out in 2012.

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

This activity was added to and re-proposed as Activity 2016-1. This activity was closed out in 2016.

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 never implemented. This activity was closed out in 2014.

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

This activity was incorporated into MTW Activity 2016-2 and closed out in 2016.

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. With the approval of Activity 2018-1, this activity will be closed out.

Activity 2015-2: Project-based voucher applicant process

All aspects of this activity are incorporated into MTW Activity 2018-1: Project-Based Vouchers Waivers and will be closed out upon approval of Activity 2018-1.

Section V: MTW Sources and Uses of Funds

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	\$ 415,000
70600	HUD PHA Operating Grants	\$ 12,100,000
70610	Capital Grants	\$ 200,000
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$ -
71100+72000	Interest Income	\$ 600
71600	Gain or Loss on Sale of Capital Assets	\$ -
71200+71300+71310+71400+71500	Other Income	\$ 25,000
70000	Total Revenue	\$ 12,740,600
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	\$ 825,000
91300+91310+92000	Management Fee Expense	\$ 365,000

91810	Allocated Overhead	\$ -
92500 (92100+92200+92300+92400)	Total Tenant Services	\$ 35,000
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$ 80,000
93500+93700	Labor	\$ -
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$ 220,000
95000 (95100+95200+95300+95500)	Total Protective Services	\$ 10,000
96100 (96110+96120+96130+96140)	Total insurance Premiums	\$ 50,600
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$ 55,000
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$ -
97100+97200	Total Extraordinary Maintenance	\$ -
97300+97350	Housing Assistance Payments + HAP Portability-In	\$ 11,000,000
97400	Depreciation Expense	\$ 100,000
97500+97600+97700+97800	All Other Expenses	\$ -
90000	Total Expenses	\$ 12,740,600

Describe the Activities that Will Use Only MTW Single Fund Flexibility

BHP plans to use DDT funds for Kalmia and Walnut Place to acquire or develop 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	
	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?

	o r	N o
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N/A

Assumptions for sources and uses of funds for 2018 are based on the previous 12 months (July 2016 through June 2017).

Section VI: Administrative

Board Resolution Submittal

RESOLUTION #14 SERIES OF 2017

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)

(SEAL)

Adopted this 9th day of October 2017.



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

ATTEST:



JEREMY DURHAM
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 8, 2017 through October 9, 2017. The Plan was posted to our website. One public hearing was held on September 25, 2017. No public housing residents and Housing Choice participants attended and no public comments were received.

BHP held two MTW Resident Advisory Committee meetings to discuss the proposed activity. These meetings were held on June 27 and 28, 2017. A total of 14 residents and participants attended. All were in support of the three new elements being added to Activity 2018-1.

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 based on a twenty-year partnership between BHP and the "I Have a Dream" Foundation of Boulder County. BSH is a comprehensive and partner-based education intervention that follows the cradle to career model. Our work to develop the theory of impact related to deploying housing as a platform for educational system change 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 a Bringing School Home 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.

BHP is actively seeking funding for research. Once obtained, the Urban Institute is committed to supporting BHP and "I Have a Dream" to research what's working in using housing as a platform to close the achievement gap, testing the Bringing School Home model.

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

Annual Statement/Performance and Evaluation Report (HUD 50075.1)

This report starts on the following page.

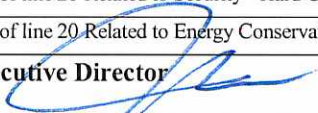
Part I: Summary						
PHA Name: Boulder Housing Partners \$266,340		Grant Type and Number Capital Fund Program Grant No: CO016P016501-18 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2018 FFY of Grant Approval: 2018	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	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	\$266,340		0	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.

Part I: Summary					
PHA Name: Boulder Housing Partners		Grant Type and Number Capital Fund Program Grant No: CO016P016501-18 Replacement Housing Factor Grant No: Date of CFFP: No		FFY of Grant:2018 FFY of Grant Approval: 2018	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> 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)				
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 		Date 8-18-17		Signature of Public Housing Director	
				Date	

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.

Part I: Summary		
PHA Name: Boulder Housing Partners \$71,031	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CO016R016502-18 Date of CFFP:	FFY of Grant: 2018 FFY of Grant Approval: 2018

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	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	\$71,031		0	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.

Part I: Summary						
PHA Name: Boulder Housing Partners		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CO016R016502-18 Date of CFFP: No			FFY of Grant:2018 FFY of Grant Approval: 2018	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
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Signature of Executive Director		Date 8-18-17		Signature of Public Housing Director		
				Date		

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