

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan

for Fiscal Year: 2005

PHA Name: Boulder Housing Partners

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Boulder Housing Partners **PHA Number:** CO016

PHA Fiscal Year Beginning: (mm/yyyy) 01/2005

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: Number of S8 units: Number of public housing units:
Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Karen Kreutzberg Phone: 720-564-4631
TDD: 303-441-3150 Email (if available): kreutzbergk@ci.boulder.co.us

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or State government
 Public library PHA website Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

Main business office of the PHA PHA development management offices
 Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2005
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. No.

PINE ISLAND:
Betty Mullins
26853 SW 128 Avenue
Naranja, FL 33032
(305) 258-6293

Site-Based Waiting Lists

Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year? 2
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? 2

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? As many as are applicable.
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

1a. Disposition of Public Housing

Boulder Housing Partners intends to explore the disposition of the following public housing:

CO06P0 -

16002 Kalmia, Manhattan, Madison, Northport

16 04 Iris Hawthorne

16 07 Broadway

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below):**

We intend to project base vouchers at two sites where supportive services are being provided. The Woodlands site offers Family Self Sufficiency services to all of its residents and the Holiday site offers supportive housing and homeless services.

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): Woodlands – 35 units – census tract 122.02; and Holiday Neighborhood.

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: City of Boulder
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The PHA Plan, and more specifically, BHP's strategic plan, identifies the housing authority as the biggest implementer of the City's vision for housing. Our Plan addresses all of the components of the City's Consolidated Plan:

Housing

- **Housing is a basic need;** there is perhaps no issue as important or complex. The increasing cost of housing in our region is requiring more people to spend an increasing percentage of their income on housing or to move farther from their work in order to find housing that they can afford.
- **The range of housing opportunities defines a community.** It determines who will be able to live here and who will not. In Boulder, we cannot house everyone who would like to live here, nor can we prescribe exactly who should live here. On the other hand, we can make a definitive difference in the type, number and affordability of new and existing housing units and in the programs and assistance available to those who have limited resources.
- **A wide variety of actions are necessary, actions that reflect the diversity of issues and needs to be addressed.** In examining the possibilities for increasing choices and ensuring that the income diversity that has historically characterized Boulder is maintained, it became clear that there is no single solution, but rather a shifting and focusing of city-wide priorities toward affordable housing.

These are the major themes identified during the development of the City's Comprehensive Housing Strategy.

Comprehensive Housing Strategy

During 1998, the City's Department of Housing and Human Services collaborated with the Planning Department to develop a Comprehensive Housing Strategy for the City of Boulder. The development of a comprehensive housing strategy is one of four City Council goals for 1998 - 99.

The Strategy wraps up ten months of intensive effort to understand the underlying factors affecting the affordability of Boulder's housing; to identify those segments of today's relatively diverse populations that may need housing support; to describe the actions tools most likely to have an impact on housing diversity; and to involve the interested and impacted residents of our community.

It is organized around five themes.

1. Managing density and growth
2. Strengthening partnerships
3. Holding and gaining ground on our support for the low and very low income
4. Keeping the moderate income worker in Boulder
5. Helping special populations and seniors

The Year 2000 major update of the BVCP is focused on two themes:

- identifying opportunities to increase the amount and diversity of housing affordable to low, moderate and middle income households; and
- enhancing the character and function of the City's commercial areas.

These themes are based on two City Council goals: developing a comprehensive housing strategy and sustaining the city's economic base.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
Main office	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
Main office	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
Main office	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
Main office	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
Main office	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Housing Needs
Main office	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
Main office	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
Main office	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
Main office	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
Main office	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Main office	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
Main office	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
Main office	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
Main office	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
Main office	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
Main office	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
Main office	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
NA	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
Main office	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
Main office	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
NA	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
Main office	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
Main office	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
Main office	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
NA	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
Main office	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
NA	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
Main office	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
Main office	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
Main office	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
Main office	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
Main office	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
NA	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Boulder Housing Partners (Housing Authority of the City of Boulder)		Grant Type and Number Capital Fund Program Grant No: CO06P01650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$103,054			
3	1408 Management Improvements	\$2,000			
4	1410 Administration	\$51,527			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$12,000			
10	1460 Dwelling Structures	\$313,190			
11	1465.1 Dwelling Equipment—Nonexpendable	\$13,500			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$515,271			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Boulder Housing Partners			Grant Type and Number Capital Fund Program Grant No: CO06_01650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CO-016-05 Arapahoe	Bathroom Remodels Paint fence	1460 1450	1 Site	20,000 3,000				
CO-026-07 Broadway	Gutters/downspouts Replace interior doors Rehab bathrooms Rehab kitchens Exterior paint/repair Rehab playground/ replace equipment Landscaping	1460 1460 1460 1460 1460 1450 1450	6 300 60 46 6 Site Site	-0- -0- -0- -0- -0- -0- -0-				
CO-016-06 Diagonal Court	Reroof flat roof sections Kitchen rehabs Rehab laundry room Exterior paint Replace west fence Replace mailboxes	1460 1460 1460 1460 1450 1450	5 30 1 5 Site Site	30,000 -0- -0- -0- -0- -0-				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Boulder Housing Partners			Grant Type and Number Capital Fund Program Grant No: CO06_01650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CO-016-04 Iris/Hawthorne	None			-0-				
CO-0160-2 Kalmia	Repair/paint exterior	1460	10	-0-				
CO-016-02 Madison	Rehab kitchens Replace mailboxes Concrete porch replace.	1460 1450 1450	33 Site 4	60,000 -0- 4,000				
CO-016-02 Manhattan	Sand/refinish hardwood Floors Rehab kitchens	1460 1460	43 43	-0- -0-				
CO-016-02 Northport	Repair/repaint exterior Replace windows-south Replace siding-south Fence replacement	1460 1460 1460 1450	2 60 1 Site	40,000 -0- -0- 5,000				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Boulder Housing Partners			Grant Type and Number Capital Fund Program Grant No: CO06_01650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CO-016-02 Walnut Place	Replace exterior doors	1460	3	18,000				
	Kitchen rehabs	1460	17	70,000				
	Central air conditioning	1460	95	-0-				
PHA Wide-Dwelling Structures	Non-routine vac. prep.	1460		10,000				
	Non-routine PM repairs	1460		10,000				
	Cabinet Replacement	1460		15,000				
	Refinish/install oak Floors	1460		10,000				
	Replace sliding doors	1460		10,000				
	Exterior lighting	1460		10,000				
	Re-stripe parking lots	1460		10,190				
	PHA-Wide Site	Landscaping	1450		-0-			
Dwelling Equip. - Nonexpend.	Appliances	1465.1		13,500				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Boulder Housing Partners			Grant Type and Number Capital Fund Program Grant No: CO06_01650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations		1406		103,054				
Management Improvements	RRC Participation	1408		2,000				
	Staff Training	1408		-0-				
Administration		1410		51,527				
	CIP Planning Project	1410		-0-				
Fees and Costs	Architect/Engineer	1430.1		20,000				
	Energy Audit	1430.2		-0-				
Relocation		1495		-0-				
Contingency		1502		-0-				
Debt Service		1501		-0-				
Consulting	Hazmat Consulting	1430		-0-				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Boulder Housing Partners			Grant Type and Number Capital Fund Program Grant No: CO06_01650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total for CFP Annual Statement, Part II: Supporting Pages							
CO-016-05 Arapahoe	Page 12 of 24			23,000				
CO-016-07 Broadway	Page 12 or 24			-0-				
CO-016-06 Diagonal Court	Page 12 of 24			30,000				
CO-016-04 Iris/Hawthorn	Page 13 of 24			-0-				
CO-016-02 Kalmia	Page 13 of 24			-0-				
CO-016-02 Madison	Page 13 of 24			64,000				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Boulder Housing Partners			Grant Type and Number Capital Fund Program Grant No: CO06_01650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CO-016-02 Manhattan	Page 13 of 24			-0-				
CO-016-02 Northport	Page 13 of 24			45,000				
CO-016-03 Walnut Place	Page 14 of 24			88,000				
PHA Wide Mgmt. Need	Page 14-15 of 24			193,744				
PHA Wide Misc.	Page 15 of 24			71,527				
Amount of Annual Grant:				515,271				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Boulder Housing Partners			Grant Type and Number Capital Fund Program No: CO06P01650105 Replacement Housing Factor No:				Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide Management Needs	9/30/08			9/30/10			
PHA Wide Mgmt. Non-Dwelling Equip.	9/30/08			9/30/10			
PHA-Wide Administration	9/30/08			9/30/10			
PHA Wide Fees & Costs	9/30/08			9/30/10			
PHA-Wide Relocation	9/30/08			9/30/10			
PHA-Wide Contingency	9/30/08			9/30/10			
PHA-Wide Consulting	9/30/08			9/30/10			
Operations	9/30/08			9/30/10			
CO-016-02 Arapahoe	9/30/08			9/30/10			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Boulder Housing Partners			Grant Type and Number Capital Fund Program No: CO06P01650105 Replacement Housing Factor No:				Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CO-016-07 Broadway	9/30/08			9/30/10			
CO-016-06 Diagonal Court	9/30/08			9/30/10			
CO-016-04 Iris/Hawthorne	9/30/08			9/30/10			
CO-016-02 Kalmia	9/30/08			9/30/10			
CO-016-02 Madison	9/30/08			9/30/10			
CO-016-02 Manhattan	9/30/08			9/30/10			
CO-016-02 Northport	9/30/08			9/30/10			
CO-016-03 Walnut	9/30/10			9/30/10			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Boulder Housing Partners				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2006 PHA FY:	FFY Grant: 2007 PHA FY:	FFY Grant: 2008 PHA FY:	FFY Grant: 2009 PHA FY:
	Annual Statement				
CO-016-5 Arapahoe		None	Dwelling Units: paint interior walls/ceilings	Dwelling Units: re-roof both buildings	None
CO-016-7 Broadway		Dwelling Units: replace kitchen cabinets Exterior: town homes-front porch renovation	Site: landscaping Improvements Dwelling Units: repairs to walls/ceilings/paint interiors	Dwelling Units: replace finned tubes, etc. (heating systems) Dwelling Units: minor adjustments and repairs to windows/frames	None
CO-016-6 Diagonal Court		None	Dwelling units: rehab kitchens/bathrooms Dwelling units: repairs to walls/ceilings and paint interior	Site: minor repairs to stucco and apply protective coating Exterior: repair and paint trim	Site: fence replacement

8. Capital Fund Program Five-Year Action Plan

CO-016-4 Iris/Hawthorne		Dwelling Units: rehab kitchens	None	None	Dwelling Units: refinish hardwood floors Site: replace backyard fences
CO-016-2 Kalmia		Exterior: partial replacement/repair of Siding/Paint Dwelling Units: replace sliding doors and frames	Dwelling Units: repair around windows and caulk Dwelling Units: rehab bathrooms	Dwelling Units: minor repairs to walls/ceilings	Dwelling Units: refinish hardwood Floors Exterior: repair gutters and downspouts
CO-016-2 Madison		Site: parking lot and concrete walkway renovation Dwelling Units: rehab kitchens/baths	Exterior: steam clean and point bricks Dwelling Units: replace sliding doors and frames	None	Dwelling Units: minor repairs to walls/ceilings Interior paint
CO-016-2 Manhattan		Dwelling Units: sand and refinish wood floors	None	Exterior: steam clean and point bricks Dwelling Units: replace sliding doors and frames	Dwelling Units: minor repairs to walls/ceilings Interior paint Dwelling Units: rehab kitchens/baths
CO-016-2 Northport		None	Site: replace dumpster enclosure w/ concrete enclosure	Dwelling units: replace apartment doors in south building	Exterior: steam clean, clean surface and point bricks

8. Capital Fund Program Five-Year Action Plan

CO-016-3 Walnut Place		Dwelling Units: remodel 20% of kitchens/baths	Dwelling Units: remodel 20% of kitchens/baths Exterior: replace windows, west side	Dwelling Units: remodel 20% of kitchens/baths Exterior: replace windows, east side	Dwelling Units: Remodel 20% of kitchens/baths Exterior: rehab covered parking area
PHA Wide		Replace sliding glass doors Replace cabinets Non-routine PM repairs Non-routine vacancy prep Landscaping upgrade and repairs	Non-routine PM repairs Non-routine vacancy prep Replace sliding glass doors Landscaping upgrade and repairs	Non-routine PM repairs Landscaping upgrade and repairs Non-routine vacancy prep	Replace sliding glass doors Replace cabinets Non-routine PM repairs Non-routine vacancy prep Landscaping upgrade and repairs
CFP Funds Listed for 5-year planning	\$515,271 annually				
Replacement Housing Factor Funds	\$0				

