

Goals and Objectives. Continued...

Strategy 3: *Develop the staff and infrastructure necessary to manage a sustainable and viable portfolio with a focus on exemplary customer service*

Action:

1. Initiate a process improvement program to improve customer service at all levels, beginning with a review of all standard documents.
2. Develop both skills and partnerships that allow us to respond to resident problems with greater success and less strain.
3. Maximize the efficiencies from our operating software and fully engage in emerging technologies.
4. Increase our capacity to manage a complex and diverse portfolio by increasing our investment in staff training.

GOAL TWO:

To create new opportunities for affordable housing through the purchase of existing housing, construction of new homes, and increase in supply of vouchers that can be used in the private market.

Strategy 4: *Implement major redevelopments of public housing properties and other aging buildings in BHP's portfolio.*

Action:

1. At the completion of the BHP portfolio strategic plan (Goal 1, Strategy 2) begin the implementation phase by identifying the most appropriate redevelopment and/or repositioning strategy for each asset.

Strategy 5: *Adopt green-building strategies and efficiencies in all new construction and acquisition/rehabilitation projects.*

Action:

1. Implement energy conservation and sustainability criteria plan to improve or know building performance –energy use, comfort, marketability and value of BHP properties.
2. Continue to create partnerships with green builders

Strategy 7: *Pursue opportunities to grow the Housing Choice Voucher program*

Action:

1. Evaluate every notice of funding for new vouchers with the goal of making application to grow the program.

GOAL THREE:

Help our residents pursue successful, productive and dignified lives by mobilizing resources for supportive and service-enriched housing within BHP's portfolio

5.2

Strategy 1: *Increase communication and collaboration with existing service providers in Boulder to enhance the network of services and opportunities available to BHP residents.*

Action:

1. Actively participate in the implementation of the Boulder County Human Services Strategic Plan.
2. Begin work to develop partnerships that increase resident employment opportunities with a focus on green industry employment.

Strategy 2: *Begin to develop a model in which BHP is tracking and assisting residents to move through a continuum of housing choices.*

Action:

1. Develop a staff team with members from property management and resident services to identify how many BHP families, at which properties, are candidates for the continuum program.
2. Maximize the use of our operating software to develop an individualized housing plan for each resident.
3. Collaborate with the City to educate residents about the Affordable Home Ownership Program.

Strategy 3: *Identify funding sources and expand our resident services program to BHP's family sites.*

Action:

1. Continue to identify sustainable funding sources for additional resident services.
2. Work with the City to include services such as Eco-passes and recreation center passes at all of the family sites.

Strategy 4: *Support the developing capacity of Boulder Housing Partners Foundation as a viable and active contributor to BHP's resident services vision.*

Action:

1. Support the Foundation Board in its fund development goals.
2. Analyze viable options for continued funding of the Foundation by BHP.
3. Continue to identify and clarify the role of the Foundation in the stewardship of the resident services vision, advocacy with service providers in the community and fundraising and grant making to provide a sound financial support to the program.
4. Explore the benefits of gaining CHODO status for the Foundation.

GOAL FOUR:

Improve and expand our internal operations and our community outreach to attract more customers, qualified staff, additional revenue and opportunity.

	<p>Strategy 1: <i>Undertake a community outreach program to widen the community's understanding of our work.</i></p> <p>Action:</p> <ol style="list-style-type: none"> 1. Refine goals for and determine the capacity required to develop and maintain an overall BHP PR and marketing plan. 2. Initiate a website redesign to improve customer service and broaden community awareness of BHP. 3. Expand the advocacy role for BHP Board members and develop a regular program of speaking engagements and community contact for them. 4. Develop a program to recognize and reward excellent tenancy. 5. Identify strategic placement /engagement of staff members on local Boards, Commissions and industry associations. <p>Strategy 2: <i>Enhance our partnerships with the City and community in meeting the housing and service needs of Boulder.</i></p> <p>Action:</p> <ol style="list-style-type: none"> 1. Sponsor an annual event to exchange ideas with City Council and other elected and appointed officials about the housing needs of Boulder. 2. Continue regular meetings with the Department of Housing and Human Services, and other key City departments to help them understand our unique role, and challenges, as an affordable housing manager and developer. 3. Continue to collaborate with our neighboring housing authorities, beginning first with an analysis of a collaborative Section 8 program and continuing with the exploration of new fund sources. 4. Continue to collaborate with other non-profit housing providers, the University of Colorado and regional planning groups in regional planning discussions. 5. Convene a forum on energy efficiency best-practices in affordable housing. 6. Continue to develop Green Consortium Partnerships.
<p>6.0</p>	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Eligibility, Selection and Admissions Policies – For the public housing units, the Nan McKay version of the Admissions and Continued Occupancy Policy was fully reviewed, updated and adopted by the board of commissioners on June 4, 2009. No major revisions were made to actual policy, however the policy now references the CFR and various guidebooks and is much easier to understand and read. Financial resources – BHP received an award of 81 vouchers for the young/disabled that began in July 2009. All other financial resources remain the same.</p> <p>Fiscal Year Audit – BHP was required to have an audit concluded. The audit was submitted to HUD. There were findings and there are currently no unresolved findings.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Boulder Housing Partners – main office – 4800 Broadway, Boulder, CO 80304 Northport – development office – 1133 Portland Place, Boulder, CO 80304 Walnut Place – development office – 1940 Walnut Street, Boulder, CO 80302 Boulder Housing Partners – website – www.boulderhousing.org Resident Representative Council – copy provided to all members of the RRC and presented at the meeting on September 9, 2009.</p>
<p>7.0</p>	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>Mixed Finance Modernization or Development: BHP intends to apply for mixed financing in order to redevelop Walnut Place. Walnut Place, project number CO016777777, consists of 95 studio and 1-bedroom apartments and are designated for near-elderly only (age 50 and over). Intended application date is set for June 1, 2010. Northport, part of CO016777777, planned application is for June 2010, to include the total development of 50 units.</p> <p>Demolition and/or Disposition: The Annual Plan for 2009 included intended disposition applications to be submitted for all of the public housing properties owned by BHP. The intent is the same, however, the timeline has been extended. Iris Hawthorne, CO016333333, planned application for June 1, 2010, to include the total development of 14 units, projected start date is June 1, 2010. Diagonal Court, CO016333333, planned application is for 2011, to include the total development of 30 units, planned for 2011. Arapahoe Court, CO016333333, planned application is for 2011, to include the total development of 16 units, planned for 2011. Kalmia, part of CO016333333, planned application is for 2011, to include the total development of 55 units, planned for 2011. Madison, part of CO016333333, planned application is for 2011, to include the total development of 34 units, planned for 2011. Manhattan, part of CO016333333, planned application is for 2011, to include the total development of 44 units, planned for 2011.</p> <p>Project-based vouchers – BHP has project-based vouchers at 3 communities: - 35 at Woodlands Community (which also has a partnership with Boulder County Family Self-Sufficiency Program) - 10 at Holiday Neighborhood (which also has a partnership with the McKinney Vento grant for supportive services) - 44 at Broadway East Community (which also has a partnership with the I Have a Dream Foundation, City of Boulder Parks and Rec passes, Eco-passes)</p> <p>BHP currently has no HOPE VI, Conversion of Public Housing, or Homeownership Programs.</p>
<p>8.0</p>	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>

8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. The Consolidated Plan for the City of Boulder from 2005 continues to show that 80% of families earning less than 50% of AMI are in need of housing. The supply of housing which this group of families can afford remains the biggest obstacle for these families. (The city is currently in the process of updating their consolidated plan.) The Section 8 Housing Choice Voucher wait list for Boulder Housing Partners currently has more than 1,200 applicants. Of these applicants, the following statistics come forth: 92.9% are families earning less than 30% AMI, 540 families are one-person households, 423 are disabled households, 134 are elderly households, 530 are family households The Public Housing wait lists has 878 current applicants, of which: 825 families are under 30% AMI, 282 are disabled households, 65 are elderly households, 465 are family households. BHP has seen much less turnover for the year 2009 than in past year, due mainly in part to the economy. From January to July 2009, we have turned over 35 vouchers and 17 public housing units, which is less than our average in the past (80 vouchers and 70 public housing units).
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. BHP will continue to apply for any voucher funding that becomes available. In July 2009, we received an award of 81 vouchers for the young disabled, which will allow more families to participate in the voucher program. We continue to strive to reduce our turnover days in public housing units to house as many families as possible. In 2009, we implemented a plan to look at all the processes in place in order to improve the processes used, make them more user-friendly for the clients, and increase staff efficiency. We began with wait list opening and applications. This plan will continue with screening applicants and determining eligibility in the fall of 2009. In 2010, we plan on looking at the process of recertification, unit turnover, resident retention, etc.
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. Based on the goals and objectives in the 2009 Annual Plan, BHP reports the following progress: From Goal 1 Strategy 1: - a Capital Needs Assessment was conducted on all public housing properties in 2008. - work continues toward developing an asset that will offset the losses experienced in the public housing portfolio. Strategy 2: - new performance review has been implemented for entire organization and better ties individual performance to overall agency goals. - created the Boulder Housing Partners Foundation from the Community Housing Partners, and held the first fund raiser, which resulted in new picnic tables, trees and basketball hoops at some of the public housing sites. - Converted to new software system effective January 1, 2009 bringing more efficiency and better tracking to staff. - Resident Services Department was expanded in 2008 to include a director, coordinator and volunteer coordinator, expanding services offered to include the public housing family sites. From Goal 2 Strategy 3: Broadway was disposed from the PH program and renovated to include a new community center. The site is now project based vouchers with services from I Have a Dream Foundation, City of Boulder Parks and Recreation Department, Eco-pass, etc. Strategy 4: Received 44 replacement vouchers through Broadway disposition in March 2006 and award for 81 new vouchers for young disabled, began in July 2009, which resulted in overall voucher increase of 19%. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification". Boulder Housing Partners defines significant amendment and substantial deviation/modification anything that is not already addressed in this plan.

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none">(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.(g) Challenged Elements(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 12/01/10, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Boulder Housing Partners
PHA Name

C0016
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 10 - 20 14

Annual PHA Plan for Fiscal Years 20 10 - 20

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

Name of Authorized Official <u>James Toppins</u>	Title <u>Chairman of the Board</u>
Signature <u>James R. Toppins</u>	Date <u>8.28.09</u>

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

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

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

I, Jeff Yegian the Community Development Program Manager certify that the Five Year and
Annual PHA Plan of the Boulder Housing Partners is consistent with the Consolidated Plan of
City of Boulder prepared pursuant to 24 CFR Part 91.

 9/11/09

Signed / Dated by Appropriate State or Local Official

Jeff Yegian
Community Development Program Manager

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

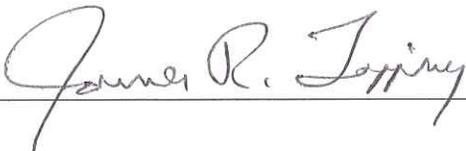
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Boulder Housing Partners

CO016

PHA Name

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)	
Name of Authorized Official	James Topping
Title	Chairperson
Signature	
Date	8-28-09

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Boulder Housing Partners

Program/Activity Receiving Federal Grant Funding

Public Housing, Section 8 Housing Choice Voucher Program and Capital Improvement Fund

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

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

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

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

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

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

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

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

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

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

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

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

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

Boulder Housing Partners, main office, 4800 Broadway, Boulder, CO 80304
Arapahoe Court, 951 9th Street, Boulder, CO 80302; Diagonal Court, 3265 30th Street, Boulder, CO 80303
Iris Hawthorne, 1620 Hawthorne Avenue, Boulder, CO 80304; Kalmia, 3500 Arthur Court, Boulder, CO 80303
Madison, 1130 35th Street, Boulder, CO 80303; Manhattan, 660 Manhattan Drive, Boulder, CO 80303
Northport, 1133 Portland Place, Boulder, CO 80304; Walnut Place, 1940 Walnut Street, Boulder, CO 80302

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Betsey Martens	Title Executive Director
Signature X 	Date 9.27.09

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Boulder Housing Partners

Program/Activity Receiving Federal Grant Funding

Public Housing, Section 8 Housing Choice Voucher Program and Capital Improvement Fund

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

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

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

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

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

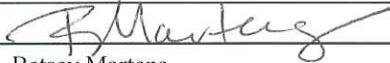
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Betsey Martens	Title Executive Director
Signature 	Date (mm/dd/yyyy) 9.27.09

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 2	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: HUD	7. Federal Program Name/Description: Public Housing, Section 8 Housing Choice Voucher Program CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Betsey Martens</u> Title: <u>Executive Director</u> Telephone No.: <u>720-564-4610</u> Date: <u>9.27.09</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.



*4800 N. Broadway, Boulder, CO 80304
Phone: (720) 564 - 4610
Fax: (303) 939 - 9569*

October 12, 2009

With this notation to file, I certify that the Annual Plan for 2010 was presented to the Resident Representative Council (RRC) at their meeting on September 9, 2009. A copy of the plan and a letter of introduction were sent to all members of the RRC prior to the meeting. There were no comments from the RRC regarding the Annual Plan.

A public notice was posted in the Daily Camera and on our website announcing the 45-day review period of the Annual Plan with an invitation to send comments directly to me. A public comment period was held on October 12, 2009 at 2:00 p.m. prior to the Board meeting at which time the resolution approving the plan was approved.

No comments were received or items challenged by Boulder Housing Partners at any time during the 45-day public review period.

Karen Kreutzberg
Federal Housing Programs Manager



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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name: Boulder Housing Partners		Capital Fund Program Grant No: CO06P0165110		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	85,829			
3	1408 Management Improvements	-0-			
4	1410 Administration (may not exceed 10% of line 21)	42,915			
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	12,000			
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	5,000			
10	1460 Dwelling Structures	283,402			
11	1465.1 Dwelling Equipment—Nonexpendable	-0-			
12	1470 Non-dwelling Structures	-0-			
13	1475 Non-dwelling Equipment	-0-			
14	1485 Demolition	-0-			
15	1492 Moving to Work Demonstration	-0-			
16	1495.1 Relocation Costs	-0-			
17	1499 Development Activities ⁴	-0-			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary		FFY of Grant: 2010	
PHA Name: Boulder Housing Partners	Grant Type and Number: Capital Fund Program Grant No: CO06P0165110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA	-0-	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-0-	
19	1502 Contingency (may not exceed 8% of line 20)	-0-	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	429,146	
21	Amount of line 20 Related to LBP Activities	-0-	
22	Amount of line 20 Related to Section 504 Activities	-0-	
23	Amount of line 20 Related to Security - Soft Costs	-	
24	Amount of line 20 Related to Security - Hard Costs	10,000	
25	Amount of line 20 Related to Energy Conservation Measures	190,902	
Signature of Executive Director		Signature of Public Housing Director	
Date		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 II: Supporting Pages									
PHA Name: Boulder Housing Partners					Federal FFY of Grant: 2010				
Grant Type and Number Capital Fund Program Grant No: CO06P0165110 CFPP (Yes/No): Replacement Housing Factor Grant No:									
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
CO016333333 Family sites Arapahoe	Concrete Exterior trim repairs Exterior paint Kitchen Rehabs	1450 1460 1460 1460		5,000 7,500 8,000 -0-					
CO016333333 Family sites Diagonal Court	Playground Renovation Bathroom Remodels Install oak floors	1450 1460 1460		-0- -0- -0-					
CO016333333 Family sites Iris Hawthorne	Replace east /1620 Hawthorne fences	1450		-0-					
CO016333333 Family sites Kalmia	Window/Siding Replacement	1460		180,902					
CO016333333 Family sites Madison	Replace remaining older furnaces Electrical-outlets, lights, etc.	1460 1460		10,000 20,000					
CO016333333 Family sites Manhattan	Electrical-outlets, lights, etc.	1460		-0-					
CO016777777 Senior Sites Northport	Replace call box Back flow preventor	1460 1460		3,500 3,000					
CO016777777 Senior Sites Walnut Place	Parking lot overlay Install deadbolts	1450 1460		-0- 5,500					

PHA Wide Dwelling Structures	Non-routine vacancy prep Non-routine pm repairs Pest Control Cabinet Replacement Re-finish/install oak floors Non-routine hazmat abatement Lighting Metering Water Conservation Devices Solar (renewable) Insulation	1460 1460 1460 1460 1460 1460 1460 1460 1460 1460 1460	10,000 -0- 15,000 -0- 20,000 -0- -0- -0- -0- -0- -0-					
Non-dwelling Equipment	Van	1475	-0-					
Dwelling Equip-Non-expendable	Appliances	1465.1	-0-					
Administration		1410						
Fee and Costs	Architect/Engineer	1430.1	42,915					
Operations		1406	12,000					
			85,829					

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages	Federal FFY of Grant:
PHA Name:	Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/No):

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-Wide Management Needs	9/30/12		9/30/14		
PHA-Wide Site, Dwelling Structures, Dwelling Equip.- Nonexpend, Non Dwelling Equip	9/30/12		9/30/14		
PHA-Wide Administration	9/30/12		9/30/14		
PHA-Wide Fees & Costs	9/30/12		9/30/14		
PHA-Wide Operations	9/30/12		9/30/14		
CO016333333 Family sites Arapahoe	9/30/12		9/30/14		
CO016333333 Family sites Diagonal	9/30/12		9/30/14		
CO016333333 Family sites Iris Hawthorne	9/30/12		9/30/14		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

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

Part III: Implementation Schedule for Capital Fund Financing Program							Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
CO016333333 Family sites Kalmia	9/30/12		9/30/14				
CO016333333 Family sites Madison	9/30/12		9/30/14				
CO016333333 Family sites Manhattan	9/30/12		9/30/14				
CO016777777 Senior Sites Northport	9/30/12		9/30/14				
CO016777777 Senior Sites Walnut	9/30/12		9/30/14				

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number	Locality (City/County & State)			<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:	
Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014	
B. Physical Improvements Subtotal	Annual Statement	300,402	300,402	300,402	300,402	300,402
C. Management Improvements						
D. PHA-Wide Non-dwelling Structures and Equipment						
E. Administration		42,915	42,915	42,915	42,915	42,915
F. Other						
G. Operations		85,829	85,829	85,829	85,829	85,829
H. Demolition						
I. Development						
J. Capital Fund Financing – Debt Service						
K. Total CFP Funds		429,146	429,146	429,146	429,146	429,146
L. Total Non-CFP Funds	unknown	unknown	unknown	unknown	unknown	unknown
M. Grand Total	429,146	429,146	429,146	429,146	429,146	429,146

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Part I: Summary (Continuation)

Boulder Housing Partners CO06P0165110		Locality: Boulder Colorado		Revision No:	
Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Original 5-Year Plan Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
CO016333333 Family sites Arapahoe	Annual Statement	Exterior trim repairs Exterior paint	Re-roof both buildings Replace north fence	Finish bathroom remodels Finish kitchen remodels	Replace existing windows Re surface deck – 951
CO016333333 Family sites Diagonal Court		Finish kitchen remodels Playground renovation	Replace landscape timbers, landscaping Bathroom remodels	Finish bathroom remodels New roofs all buildings	Rehab laundry room Repaint exterior
CO016333333 Family sites Iris Hawthorne		Replace east/1620 Hawthorne fences	Replace backyard fencing Rehab kitchens	Finish kitchen rehabs	None
CO016333333 Family sites Kalmia		Exterior paint Siding/Window Replacement Replace remaining older furnaces	Parking lot renovation Bathroom rehabs	New roofs Replace gutters/downspouts Replace stair tower	Kitchen rehabs Bathroom rehabs
CO016333333 Family sites Madison		Rehab kitchens	Replace south fence Replace stair towers	Rehab bathrooms Replace windows	Finish kitchen/bath rehabs
CO016333333 Family sites Manhattan		Electrical-outlets, lights, etc.	Bathroom rehabs Replace remaining older furnace	Kitchen rehabs Parking lot renovation	Replace windows
CO016777777 Senior Sites Northport		Replace apt. doors-south Install deadbolts Replace south roof	Finish kitchen rehab-south New backflow preventor	Replace common area carpet Bathroom remodels-south	Finish bathroom remodels- south
CO016777777 Senior Sites Walnut Place		Roof ventilator replaced HVAC units in common area replaced	Replace apt. doors-new jamb Put in full fire sprinkler system	Replace common area carpet Replace horizontal drains	Remodel bathrooms Rehab covered parking

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PHA-Wide Non-routine vacancy prep Non-routine PM repairs Appliances Pest Control Energy Saving Architect /Engineering Fees Refinish/install oak floors Tree Trimming	[Hatched area]				
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Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year 3 FFY 2012			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	CO016333333 Family sites Arapahoe Exterior trim repairs Exterior paint		7,000 7,000	CO016333333 Family sites Arapahoe Re-roof both buildings Replace north fence		30,000 5,000
Annual	CO016333333 Family sites Diagonal Court Finish kitchen remodels Playground renovation		-0- -0-	CO016333333 Family sites Diagonal Court Replace landscape timbers, landscaping Bathrooms remodels		5,000 25,902
Statement	CO016333333 Family sites Iris Hawthorne Replace east/1620 Hawthorne fences		10,000	CO016333333 Family sites Iris Hawthorne Replace backyard fencing Rehab kitchens		5,000 -0-
	CO016333333 Family sites Kalmia Exterior paint Siding/Window Replacement Replace remaining older furnaces		60,000 137,500 12,000	CO016333333 Family sites Kalmia Parking Lot renovation Bathroom rehabs		30,000 40,000
	CO016333333 Family sites Madison Rehab kitchens		-0-	CO016333333 Family sites Madison Replace south fence Replace stair towers		5,000 90,000

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	CO016333333 Family sites Manhattan Electrical-outlets, lights, etc.	-0-	CO016333333 Family sites Manhattan Bathroom rehabs Replace remaining older furnaces	-0- 12,000
	CO016777777 Senior Sites Northport Replace apts. doors- south Install deadbolts Replace south roof	2402 7,500 15,000	CO016777777 Senior Sites Northport Finish kitchen rehabs- south New backflow preventor	-0- 1,500
	CO016777777 Senior Sites Walnut Place Roof ventilator replaced HVAC units in common area replaced	-0- -0-	CO016777777 Senior Sites Walnut Place Replace apt. doors-new jamb Put in full fire sprinkler system	6,000 -0-
	PHA-Wide Non-routine vacancy prep	10,000	PHA-Wide Non-routine vacancy prep	10,000
	Non-routine PM Repairs	5,000	Non-routine PM Repairs	5,000
	Appliances	-0-	Appliances	-0-
	Pest Control	5,000	Pest Control	5,000
	Energy Saving	-0-	Energy Saving	-0-
	Architect/Engineering Fees	12,000	Architect/Engineering Fees	12,000
	Refinish/install oak flrs	10,000	Refinish/install oak flrs	10,000
	Tree Trimming	-0-	Tree Trimming	3,000
	Subtotal of Estimated Cost	\$300,402	Subtotal of Estimated Cost	\$300,402

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Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	CO016333333 Family sites Arapahoe Finish bathroom remodels Finish kitchen remodels		14,402 -0-	CO016333333 Family sites Arapahoe Replace windows Re-surface deck-951		20,000 10,000
Annual	CO016333333 Family sites Diagonal Court Finish bathroom remodels New roofs all bldgs.		-0- 24,000	CO016333333 Family sites Diagonal Court Rehab laundry room Repaint exterior		10,000 -0-
Statement	CO016333333 Family sites Iris Hawthorne Finish kitchen rehabs		-0-	CO016333333 Family sites Iris Hawthorne None		
	CO016333333 Family sites Kalmia New roofs Replace gutters/downspouts Replace stair tower		40,000 15,000 35,000	CO016333333 Family sites Kalmia Kitchen rehabs Bathroom rehabs		68,000
	CO016333333 Family sites Madison Rehab bathrooms Replace windows		-0- -0-	CO016333333 Family sites Madison Finish kitchen/bath rehabs		80,402

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	CO016333333 Family sites Manhattan Kitchen rehabs Parking lot renovation		30,000 40,000	CO016333333 Family sites Manhattan Replace windows		
	CO016777777 Senior Sites Northport Replace common area carpet Bathroom remodels- south		15,000 -0-	CO016777777 Senior Sites Northport Finish bathroom remodels-south		40,000
	CO016777777 Senior Sites Walnut Place Replace common area carpet Replace horizontal drains		30,000 15,000	CO016777777 Senior Sites Walnut Place Remodel bathrooms Rehab covered parking		30,000
	PHA-Wide Non-routine vacancy prep Non-routine PM Repairs Appliances Pest Control Energy Saving Architect/Engineering Fees		10,000 5,000 -0- 5,000 -0- 12,000	PHA-Wide Non-routine vacancy prep Non-routine PM Repairs Appliances Pest Control Energy Saving Architect/Engineering Fees		10,000 5,000 -0- 5,000 -0- 12,000
			10,000 -0-	Refinish/install oak flrs Tree Trimming		10,000 -0-
		Subtotal of Estimated Cost	\$300,402		Subtotal of Estimated Cost	\$300,402

