

1.0	PHA Information PHA Name: Boulder Housing Partners PHA Code: CO016 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 01/2011				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 337 Number of HCV units: 731 CO016333333 – 192 units, CO016777777 – 145 units				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <i>Our primary mission is to provide quality affordable housing that is developed and managed with respect for the dignity of all involved. We also seek to create a sense of community strength and spirit that supports resident efforts to realize success in their lives.</i>				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. The Goals and Objectives are an extract from Boulder Housing Partner's 2008 Strategic Plan. <u>GOAL ONE:</u> To protect and enhance the housing that we currently own and manage so that all of our housing is an asset to the community and a wonderful place to live for the residents. Strategy 1: Increase the quality, value, marketability and energy efficiency of all properties in the BHP portfolio. Action: <ol style="list-style-type: none"> 1. Identify funding sources to implement the BHP Conservation and Sustainability Plan, adopted September 2008, across all sites to conserve energy, water and waste, while improving indoor air quality and reducing green house gas emissions. 2. Increase the use of renewable energy sources on all properties and in BHP operations. 3. Begin work with HUD and a local lender to use an allocation of the annual Capital Fund dollars to finance a major renovation of one or more public housing sites. 4. Begin to refine and fund reserves to the target identified in each property's ten year capital improvement plan . 5. Adopt a policy defining which of BHP's properties will be managed as smoke-free and/or smoking permissible. Policy was adopted by Board on March 9, 2010 and will go into effect on September 30, 2011. 6. Develop a strategic approach to curb appeal and neighborhood integration. 7. Strive for excellence in all performance metrics areas. Strategy 2: Further develop and enhance a strategic portfolio plan and business model that protects BHP's investment while meeting the housing needs of our residents. Action: <ol style="list-style-type: none"> 1. Develop an intentional strategy for optimal portfolio size and composition in order to guide decisions about development, redevelopment, and acquisition; and to maximize rental income. 2. Create an asset plan for those properties that are performing off-budget or off-mission, including a schedule of disposition of under performing assets. 3. Find new revenue sources to support the organization. 4. Undertake process improvement analysis in order to achieve reductions in operating costs. 5. Address the specific needs of public housing in the context of the portfolio plan. 6. Analyze the impact of changing immigration laws on BHP's current and prospective customer base. 7. Analyze the impact of changing economic conditions on BHP's business model. 8. Develop a redevelopment plan to update our older housing product to better serve the needs of our residents and the community. 				

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. Application and eligibility determination process were completed in 2010. Goal in 2011 is to look at the recertification process for all federally subsidized programs.
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. We hired a Software Applications Specialist in 2010 and have made some advancement in this area. Will continue in 2011.
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. Energy Performance Contract was signed in 2010, with work beginning on Public Housing sites in the fall of 2010 and to continue into 2011.
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. BHP submitted an application for 100 vouchers under the 2009 NOFA for Rental Assistance for Non-Elderly Persons with Disabilities in July 2010. We should know in October if we have been awarded these vouchers.

5.2

GOAL THREE:

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

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.

Strategy 1: Undertake a community outreach program to widen the community's understanding of our work.

Action:

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. Website was re-designed and launched in early 2009.
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.

Strategy 2: Enhance our partnerships with the City and community in meeting the housing and service needs of Boulder.

Action:

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.

PHA Plan Update

(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 Section 8 Housing Choice Voucher Program, the Nan McKay version of the Administrative Plan was fully reviewed, updated and adopted by the board of commissioners on September 13, 2010. 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.

6.0

Fiscal Year Audit – BHP was required to have an audit concluded. The audit was submitted to HUD. There were no findings.

(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 8, 2010.

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.

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, 2011.

Northport, part of CO016777777, planned application is for June 2011, to include the total development of 50 units.

Demolition and/or Disposition: The Annual Plan for 2010 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, 2011.

7.0

Diagonal Court, CO016333333, planned application is for 2011, to include the total development of 30 units, planned for 2012.

Arapahoe Court, CO016333333, planned application is for 2011, to include the total development of 16 units, planned for 2012.

Kalmia, part of CO016333333, planned application is for 2011, to include the total development of 55 units, planned for 2012.

Madison, part of CO016333333, planned application is for 2011, to include the total development of 34 units, planned for 2012.

Manhattan, part of CO016333333, planned application is for 2011, to include the total development of 44 units, planned for 2012.

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 Recreation passes, Eco-passes)

BHP currently has no HOPE VI, Conversion of Public Housing, or Homeownership Programs.

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
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 2010 shows that 54% of renters in Boulder County are housing cost burdened under HUD's definition; 4.5% of families in the region are defined by HUD as a family with an income below the "poverty line"; 25% of households in Boulder County cannot afford the 2009 Fair Market Rent without being cost-burdened. There are currently 1,222 households on the wait list for a Section 8 Housing Choice Voucher and 675 households waiting for public housing. The waiting list data is not an accurate indication of need, however, since the waiting lists are open only one time each year (February) and were not opened in 2010 because the number of people remaining on the list was exceptionally long given the supply of units expected to turn over. A purge of the wait list is currently being conducted, to determine when the wait lists need to open again. BHP has seen an increase in turnover for the year 2010 in public housing, due mainly in part to the award of 81 vouchers we received in July 2009. Many of the applicants on the list who qualified lived in public housing and choose to go to the section 8 housing choice voucher program. From January to July 2010, we have turned over 52 vouchers and 33 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. In July 2010, we submitted an application for the 2009 NOFA for Rental Assistance for Non-Elderly Persons with Disabilities in July 2010. We should know in October if we have been awarded these vouchers. 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 and screening applicants and determining eligibility. In 2011, 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 2010 Annual Plan, BHP reports the following progress: From Goal 1 Strategy 1: BHP has signed an Energy Performance Contract for all of public housing and work began in August 2010 and will continue well into 2011. Part of the EPC includes installing solar panels on Walnut Place and Northport. Solar panels were installed on all of the public housing family sites in 2010. A no-smoking policy was adopted by the Board of Commissioners in March 2010, with full implementation by September 30, 2011. Strategy 2: Process improvement took place in 2010 on the screening applicants and determining eligibility, with new, updated, user-friendly forms created and put into use. Management plans were created for the family sites in public housing. Strategy 3: Created a new declaration of eligibility form for use in screening applicants. Created a new Software Applications Specialist position and filled the position in July 2010. From Goal 2 Strategy 2: Signed EPC contract for all public housing sites. Strategy 7: Submitted an application for 100 vouchers under the 2009 NOFA for Rental Assistance for Non-Elderly Persons with Disabilities in July 2010 From Goal 3 Created a family site resident services coordinator and hired for this position in 2010. Created a Health and Safety Education Coordinator and hired for this position in 2010. Main objective of this position is to assist residents with bed bug treatment and education for prevention, as well as housekeeping compliance, inspections and issues. (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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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: 2011	
PHA Name: Boulder Housing Partners		FFY of Grant Approval: 2011	
Grant Type and Number Capital Fund Program Grant No: CO06P016501-11 Replacement Housing Factor Grant No: CO06R16501-11 Date of CFFP:			
Type of Grant	<input checked="" type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)
Line	Summary by Development Account	<input type="checkbox"/> Performance Report for Period Ending:	<input type="checkbox"/> Final Performance and Evaluation Report
		Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
		Obligated	Expended
1	Total non-CFFP Funds	0	
2	1406 Operations (may not exceed 20% of line 21) ³	89,829	
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)	44,915	
5	1411 Audit	0	
6	1415 Liquidated Damages	0	
7	1430 Fees and Costs	22,457	
8	1440 Site Acquisition	0	
9	1450 Site Improvement	0	
10	1460 Dwelling Structures	291,944	
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

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

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<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"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Original	Revised ²	Total Estimated Cost	Obligated	Expended
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)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	449,145				
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	0				
24	Amount of line 20 Related to Security - Hard Costs	0				
25	Amount of line 20 Related to Energy Conservation Measures	0				
Signature of Executive Director		Date		Signature of Public Housing Director		Date
<i>[Signature]</i>		10.14.10		<i>[Signature]</i>		10/14/10

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number: Boulder Housing Partners	Locality (City/County & State)		Original 5-Year Plan		Revision No: Work Statement for Year 5 FFY 2015
	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	
A. Development Number and Name					
B. Physical Improvements Subtotal	Approved Statement	\$314,401	\$314,401	\$314,401	\$314,401
C. Management Improvements					
D. PHA-Wide Non-dwelling Structures and Equipment					
E. Administration		\$44,915	\$44,915	\$44,915	\$44,915
F. Other					
G. Operations		\$89,829	\$89,829	\$89,829	\$89,829
H. Demolition					
I. Development					
J. Capital Fund Financing -- Debt Service					
K. Total CFP Funds		\$449,145	\$449,145	\$449,145	\$449,145
L. Total Non-CFP Funds					
M. Grand Total		\$449,145	\$449,145	\$449,145	\$449,145

Part I: Summary (Continuation)

PHA Name/Number	Locality (City/county & State)					Revision No:
	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	
A.		Approved Statement				
	CO016333333 Family sites Arapahoe					-New Roof 953 Building -Kitchen Renovations -Window Replacement
	CO016333333 Family sites Diagonal Court			-Bathroom Renovations		
	CO016333333 Family sites Iris Hawthorne				-Bathroom and Kitchen Renovations -Electrical Upgrades	
	CO016333333 Family sites Kalmia					-Bathroom and Kitchen Renovations
	CO016333333 Family sites Madison					
	CO016333333 Family sites Manhattan					
	CO016777777 Senior Sites Northport					
	CO016777777 Senior Sites Walnut Place					

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year: 1 FFY: 2012			Work Statement for Year: 2 FFY: 2013		
	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			CO016333333 Family sites Arapahoe		
Annual	CO016333333 Family sites Diagonal Court			CO016333333 Family sites Diagonal Court Bathroom Renovations	30 Units	\$114,401
Statement	CO016333333 Family sites Iris Hawthorne			CO016333333 Family sites Iris Hawthorne		
	CO016333333 Family sites Kalmia			CO016333333 Family sites Kalmia		
	CO016333333 Family sites Madison Full Exterior Renovations	33 Units	\$314,401	CO016333333 Family sites Madison		
	CO016333333 Family sites Manhattan			CO016333333 Family sites Manhattan		
	CO016777777 Senior Sites Northport			CO016777777 Senior Sites Northport Bathroom and Kitchen Renovations	50 Units	\$200,000
	CO016777777 Senior Sites Walnut Place			CO016777777 Senior Sites Walnut Place		

Part II: Supporting Pages – Physical Needs Work Statement(s)		Work Statement for Year: 4 FFY 2014			Work Statement for Year: 5 FFY 2015		
Work Statement for Year 1 FFY	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			CO016333333 Family sites Arapahoe New Roof 953 Building Kitchen Renovations Window Replacement	1 15 Units 15 Units	\$25,000 \$120,000 \$40,000	
Annual	CO016333333 Family sites Diagonal Court			CO016333333 Family sites Diagonal Court			
Statement	CO016333333 Family sites Iris Hawthorne Bathroom and Kitchen Renovations Electrical Upgrades	14 Units 14 Units	\$94,401 \$20,000	CO016333333 Family sites Iris Hawthorne			
	CO016333333 Family sites Kalmia			CO016333333 Family sites Kalmia Bathroom Renovations	54 Units	\$129,401	
	CO016333333 Family sites Madison			CO016333333 Family sites Madison			
	CO016333333 Family sites Manhattan Bathroom and Kitchen Renovations	43 Units	\$200,000	CO016333333 Family sites Manhattan			
	CO016777777 Senior Sites Northport			CO016777777 Senior Sites Northport			

**RESOLUTION #19
SERIES OF 2010**

A RESOLUTION FOR THE PURPOSE OF APPROVING THE HUD PHA 5-YEAR AND 2011 ANNUAL PLAN SUBMISSION FOR BOULDER HOUSING PARTNERS AS REQUIRED BY THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT PASSED BY CONGRESS IN OCTOBER 1998.

WHEREAS, Boulder Housing Partners has created an PHA 5-Year and 2011 Annual Plan as required by the Quality Housing and Work Responsibility Act passed by Congress in 1998; and

WHEREAS, the Commissioners approved the full PHA 5-Year and Annual Plan on October 11, 2010 which explains to HUD how Boulder Housing Partners will conduct business for the next year; and

WHEREAS, HUD requires that Boulder Housing Partners make annual changes if necessary to the PHA 5-Year and Annual Plan; and

WHEREAS, the full PHA 5-Year and Annual Plan has been published for 45 days as required by HUD for public notice; and

WHEREAS, Boulder Housing Partners received no comments from residents regarding the plan; and

WHEREAS, Boulder Housing Partners submits this PHA 5-Year and Annual Plan to the Commissioners for approval;

NOW, THEREFORE, be it resolved that the Board of Commissioners does hereby approve the PHA 5-Year and 2011 Annual Plan for Boulder Housing Partners.

Adopted this 11th day of October, 2010



Angela McCormick, Chair
Boulder Housing Partners
Board of Commissioner

ATTEST:


BETSEY MARTENS
Executive Secretary

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 11/1/11, 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.

PHA Name

PHA Number/HA Code

- 5-Year PHA Plan for Fiscal Years 20 11 - 20 15
- Annual PHA Plan for Fiscal Years 20 11 - 20 11

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 <i>Angela McCormick</i>	Title <i>Board Chairperson</i>
Signature <i>Angela McCormick</i>	Date <i>10/13/2010</i>

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	Angela McCormick	Title	Chairman of the Board
Signature		Date	10/13/2010

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 and Section 8 Housing Choice Voucher Program

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

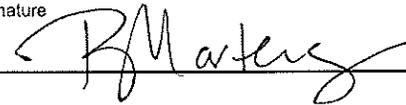
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

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

Public Housing Sites include: Arapahoe Court, 951-953 Arapahoe Court, Boulder, CO 80302; Diagonal Court 3265-3271 30th Street, Boulder, CO 80303; Iris Hawthorne 1620-1695 Iris and Hawthorne Avenues, Boulder, CO 80304; Kalmia 3500-3525 Arthur and Nottingham Courts, Boulder, CO 80304; Madison 1130-1190 35th Street, Boulder, CO 80303; Manhattan 660-690 Manhattan Drive, Boulder, CO 80303; Northport 1133 Portland Place, Boulder, CO 80302; Walnut Place 1940 Walnut Street, Boulder, CO 80302. Section 8 Vouchers are used throughout Boulder County.

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 10/12/2010

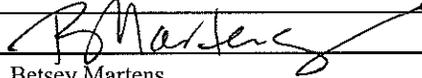
DISCLOSURE OF LOBBYING ACTIVITIES

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: Office of Public and Indian Housing - HUD	7. Federal Program Name/Description: Public Housing CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
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:  Print Name: <u>Betsy Martens</u> Title: <u>Executive Director</u> Telephone No.: <u>720-564-4610</u> Date: <u>10/12/2010</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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 and Section 8 Housing Choice Voucher

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	Title
Betsey Martens	Executive Director
Signature	Date (mm/dd/yyyy)
	10/12/2010

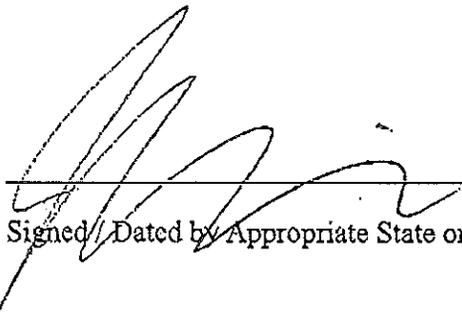
Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

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
the City of Boulder and _____ prepared pursuant to 24 CFR Part 91.

Boulder Branfield Regional Consortium



Signed / Dated by Appropriate State or Local Official

form HUD-50077-SL (1/2009)
OMB Approval No. 2577-0226

