

# 2022

## BOULDER HOUSING PARTNERS ANNUAL REPORT

*Artwork by MJ Lindo-Lawyer*

### MISSION

To provide quality, affordable homes, and foster thriving Boulder communities.

### VISION

To help create a diverse, inclusive, & sustainable Boulder.

### STRATEGIC PRIORITIES

1. Support Residents and Strengthen Communities
2. Increase Affordable Housing Opportunities
3. Steward our Resources Effectively
4. Cultivate an Outstanding Workplace

#### 3 FUTURE AFFORDABLE COMMUNITIES IN DEVELOPMENT

233 Units    350+ Community Members

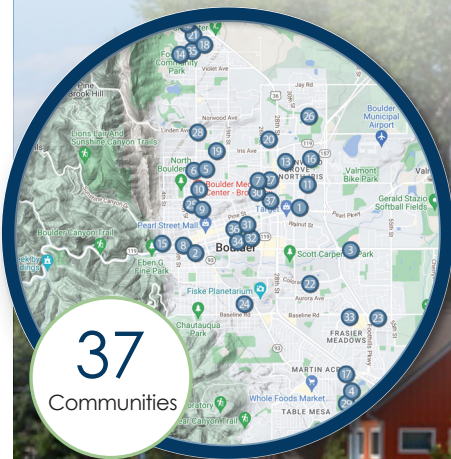
#### 23 COMMUNITIES WITH CAPITAL IMPROVEMENTS & UNIT RENOVATIONS

215 Units    \$11.5MM

\$ 574 MM IN ASSETS MANAGED

\$ 44.5 MM 2023 OPERATING BUDGET

99 STAFF MEMBERS



## OPERATIONS

### Facilities Maintenance

5.5 Day Average Work Order Turn Time

1.8 Day Average Emergency Work Order Turn Time

1000 Number of Work Orders per Month

### Community Management

310 Move-ins

1275 Annual Recertifications

96% Average Occupancy Rate

### Resident Services

145 "I Have a Dream" Scholars

35 Family Self-Sufficiency Participants

111 Residents Supported by Boulder Shelter for the Homeless

122 Bringing School Home Families

810 Residents with EcoPasses

1648 Households Eligible for Free Rec Center Membership

1146 Onsite Community Events

293K Pounds Boulder Food Rescue Delivered in 2022 (valued at \$1.5MM)



**INDIVIDUALS**  
Served Annually



**HOUSEHOLDS**  
Served, Including Voucher Holders



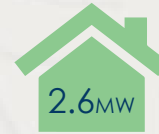
**HOMES**  
Total



**AVERAGE**  
Area Median Income



**ADMINISTERED**  
Housing Choice Vouchers



**SOLAR**  
Power



**ELECTRICITY**  
Produced by BHP Solar

### COMMITMENT TO CUSTOMER SERVICE

#### Elimination of Application Fees

BHP eliminated two fees from our application process: the \$19 application fee which was used to cover the costs of background checks and the \$65 holding deposit. Eliminating these two fees will reduce barriers and make it easier for applicants to apply for BHP housing.

#### Voucher Compliance Team

BHP created a Project-Based Voucher (PBV) Compliance Team in 2022 with a goal to improve our customer service by providing HCV participants/residents with one point of contact for their voucher and lease/renewal/recertifications. The PBV Team is responsible for application processing (voucher and property applications), lease renewals, and HCV and property program recertifications.

### SERVICES PROVIDED

12 COVID-19 Vaccination Clinics at BHP Community Centers

78% Properties with Free Wi-Fi

650+ Households Supported with Rent Relief Assistance

22% Free Wi-Fi in Progress



*Working with BHP has been nothing short of amazing. It's clear they make the extra effort to make their communities safe and residents comfortable. They incorporate community input into their future goals and are breaking ground in affordable housing. - Google Review*



# STEWARDED OUR RESOURCES EFFECTIVELY

## Madison - 1130 35th Street

BHP completed renovations on 69 units of affordable housing in 2022. Upgrades to Madison include full interior and exterior improvements, a new community center, and a new playground. Woodlands also received a new playground, an upgraded community center, and fresh paint.



## Woodlands - 2685 Mapleton Avenue



## Tantra Lake Apartments - 1000 Moorhead Circle (under construction)

BHP closed on the tax credit financial closing occurred in April 2022. Renovation of 185 units started in May 2022 with construction completion expected June 2023.



# INCREASING AFFORDABLE HOUSING OPPORTUNITIES

## Rally Flats - 2727 29th Street

BHP received an award of Competitive State Tax Credits from CHFA in November 2022. Rally Flats will be 100 units of deeply affordable housing with construction starting in 2023.



## Diagonal Plaza - 2850 Iris Avenue

BHP partnered with Trammel Crowe Residential to entitle & received approval to build 73 affordable units adjacent to BHP's Diagonal Court Apartments to create a campus of housing while improving pedestrian and vehicular connections in a blighted parking lot.



## Mt. Calvary - 3485 Stanford Court

BHP closed on the tax credit financing for Mt. Calvary in October 2022. Mt. Calvary will be 60 units of senior housing located in South Boulder.



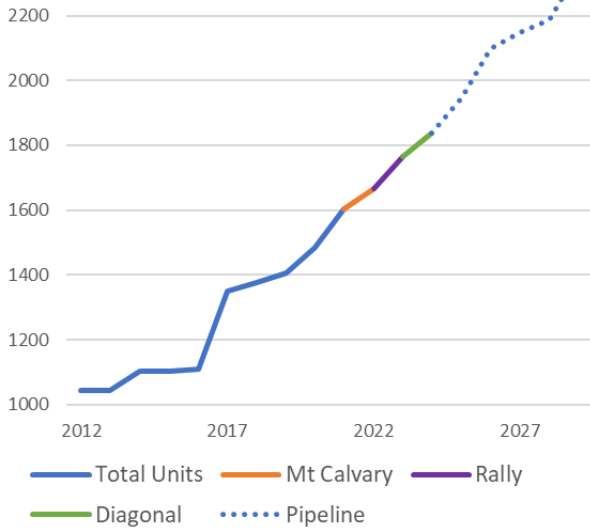
## 3300 Penrose Place

BHP purchased 4.3 acres of property located at 3300 Penrose in April 2022 and started working on plans to redevelop the site into a future 110 units of affordable housing.

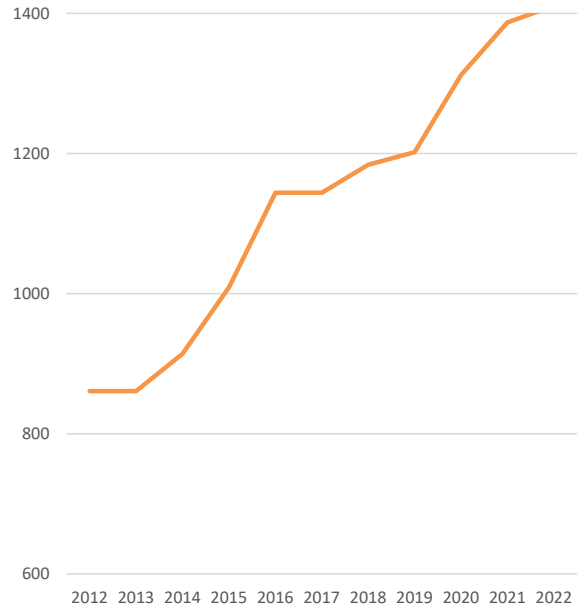


10-YEAR LOOK BACK

BHP Affordable Homes



BHP Vouchers



THANK YOU 75+ COMMUNITY PARTNERS



2022 Day of Caring:  
Hillman Group, Emerson, & BHP Residents



Bilingual Storytime with the  
Boulder Public Library



Street Wise Boulder

30PRL



As we reflect on the past year, we are grateful for the opportunity to be a part of such a vibrant and supportive Boulder. Together, we have been able to work towards a shared goal of creating welcoming, inclusive, and permanently affordable homes throughout the City of Boulder. As we move forward into the coming year, we remain committed to providing high-quality housing and services to our residents and participants and we look forward to continuing our partnerships with the community.

For more information about BHP, please visit:  
[www.boulderhousing.org](http://www.boulderhousing.org).

