



2023

Boulder Housing Partners Annual Report

Canopy at Red Oak Park | 2625 Valmont Road

Mission

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

Vision

To help create a diverse, inclusive, and 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 Affordable Communities in Development
233 Units Under Construction **1,000+** Units in Entitlement Process

24 Communities with Capital Improvements and Unit Renovations
199 Units **\$18.758MM**

\$721 MM In Assets Managed

\$46.6 MM Operating Budget

102 Staff Members



Newly Renovated | Tantra Lake Apartments

BHP Operations

Facilities Maintenance

- 4.5 Day Average Work Order Turn Time
- 0.9 Day Average Emergency Work Order Turn Time
- 1298 Number of Work Orders per Month



INDIVIDUALS
Served
Annually



HOUSEHOLDS
Served, Including
Voucher Holders



HOMES
Total



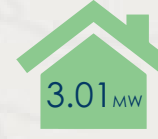
HOMES
Under
Construction



AVERAGE
Area Median
Income



ADMINISTERED
Housing Choice
Vouchers



TOTAL SOLAR
Power



ELECTRICITY
Produced by
BHP Solar

Community Management

- 292 Move-ins
- 1209 Annual Recertifications
- 96.3% Average Occupancy Rate

Commitment to Customer Service

Electronic Rent Payments: BHP is pleased to announce our complete transition to 100% electronic rent payments, enhancing security, accuracy, and resident support. This decision shaped by community feedback for more consistent on-site presence, underscores our commitment to continuous improvement. Our new streamlined process eliminates delays and errors associated with physical drop-offs, and the efficiency boosts our organizational capacity to better serve residents living in BHP Communities.

Resident Services

- 144 "I Have a Dream" Scholars
- 37 Family Self-Sufficiency Participants
- 111 Residents Supported by Boulder Shelter for the Homeless
- 135 Bringing School Home Families
- 709 Residents Eligible for EcoPasses
- 1805 Households Eligible for Free Rec Center Membership
- 1200+ Onsite Community Events
- 206K Pounds Boulder Food Rescue Delivered in 2023 (valued at \$1.5MM)

Services Provided

- 28 Community Meetings
- 84% Properties with Free Wi-Fi
- 614 Households Supported with Rent Relief Assistance
- 16% Free Wi-Fi in Progress

“



It is with deepest gratitude from the bottom of my heart that I write this letter of appreciation to [BHP]. Words cannot express sufficiently how much I love this community that provided the happiest 16 years of my life. BHP witnessed my personal growth from an isolated stay-at-home mom to a happy confident store trainer and watched my three children grow up to become contributing society members. BHP forever holds a special place in my heart. BHP brings the most uplifting, positive, empowering, warm, and loving feelings from me, it inspires me to be a better person and to do better for our community and beyond. I will forever be grateful for having you as the best, kindest landlord and the most supportive, trustworthy housing partner in my journey of life. - BHP Resident

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Stewarding Our Resources Effectively

Tantra Lake Apartments - 1000 Moorhead Circle

BHP successfully completed the renovation of 185 apartments at Tantra Lake by June 2, 2023. The project initiated in 2017, involved extensive interior and exterior enhancements, efficiency upgrades, and security improvements. The property transitioned to 100% affordable housing.



Increasing Affordable Housing Opportunities

Hilltop Senior Living - 3485 Stanford Court

BHP broke ground in 2023 on Hilltop, a site that will provide 60 permanently affordable homes for seniors ages 62 and older.



Rally Flats - 2727 29th Street

BHP broke ground in October 2023, creating 100 affordable housing units. The project, featuring studios, 1-bedroom, and 2-bedroom units, aims to provide \$785,000 in annual rent relief to eligible households.



Hawthorn Court - 2850 Iris Avenue

BHP broke ground on Hawthorn Court and is now underway on the construction of 73 affordable homes adjacent to BHP's Diagonal Court Apartments. This new development will enhance the existing housing campus and contribute to revitalizing the surrounding area.



3125 34th Street

The project will include 44 single-family style affordable homes. The site will maintain the existing wildlife corridor and significant open space. The site design includes amenities such as a new community center, playground, community gardens, a pollinator garden, and walking paths.



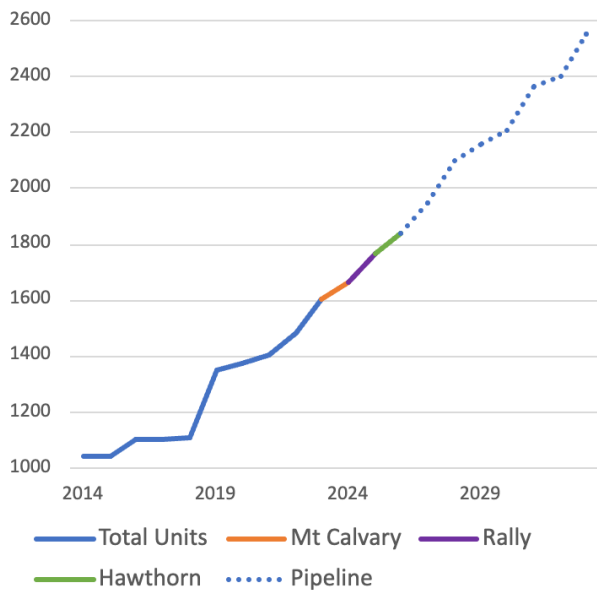
3300 Penrose Place

The 4.3-acres of property is located at 3300 Penrose adjacent to Foothills Highway and 34th Street. BHP started working on plans to redevelop the site into a future 114 units of affordable housing.

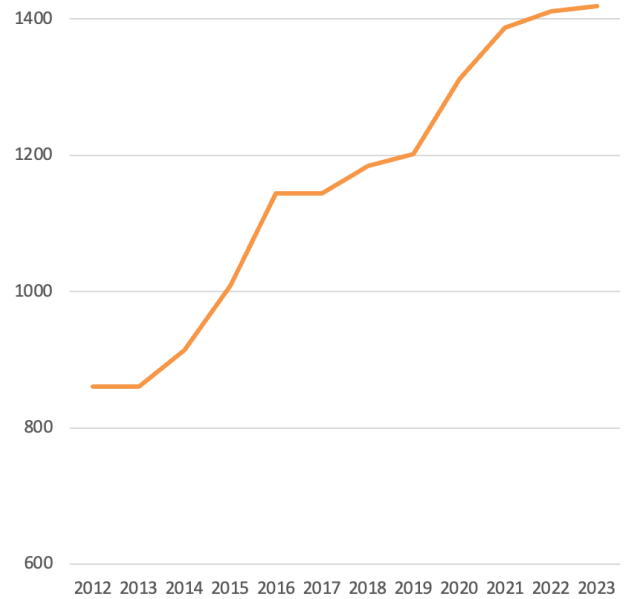


10-Year Look Back

BHP Affordable Homes



BHP Vouchers



Thank You 78+ Community Partners



Bicycle Class at BHP Community



Lil' Explorers Program



United Way of Caring

Expansion of the Family Self-Sufficiency (FSS) Program: In partnership with Boulder County, BHP is committed to community empowerment through the FSS program. BHP's Woodlands property has served as a cornerstone, providing a nurturing environment for low-income families dedicated to educational and career advancement. Now we're thrilled to announce the expansion of this initiative to serve more families living in deeply affordable housing communities. Together we're fostering a culture of growth and self-reliance, empowering families to achieve their dreams of self-sufficiency.



We extend our appreciation to the Boulder community for another year of collaboration and progress. In tandem with our mission, we have endeavored to enhance the fabric of our city by fostering welcoming, inclusive, and enduringly affordable homes. The past year's achievements underscore the strength of our partnerships and the resilience of our shared vision, and we are excited about the opportunities that lie ahead.