

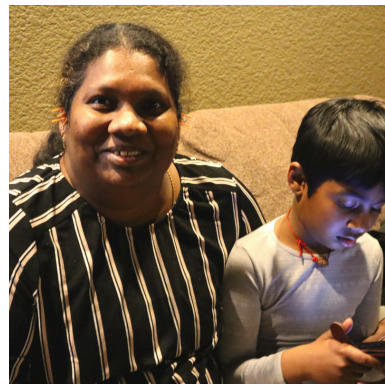
Moving to Work Annual Plan

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BOULDER
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HOUSING CHOICE VOUCHER



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Boulder Housing Partners (BHP) provides housing assistance to more than 2,600 households through five programs. The agency's portfolio represents one third of the affordable housing units in Boulder and nearly 5% of the city's housing stock.

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Boulder Housing Partners

2026 MTW Annual Plan

Table of Contents

Section I: Overview of Short- and Long-Term Goals..... 3

Section II: General Housing Authority Operating Information 5

Section III: Proposed MTW Activities 9

Section IV: Approved MTW Activities..... 17

Implemented..... 17

Not Yet Implemented 20

On Hold 20

Closed Out..... 20

Section V: Planned Application of MTW Funds..... 22

Section VI: Administrative 26

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Section I: Overview of Short-term and Long-term MTW Goals and Objectives

Boulder Housing Partners (BHP) became part of the Moving to Work (MTW) Demonstration Program in 2012. This 2026 Plan represents our fifteenth year participating in the program.

Over the last 14 years, BHP has accomplished many objectives, which line up with the statutory goals of the program, and are:

1. To reduce costs and achieve greater cost effectiveness in federal expenditures;
2. To give incentives to families with children whose heads of household are either working, seeking work, or participating in job training, educational, or other programs that assist in obtaining employment and becoming economically self-sufficient; and
3. To increase housing choices for low-income families.

Highlights of accomplishments so far:

- Simplified the rent calculation for households who are elderly or include a person with a disability, allowing them to recertify once every three years.
- Simplified the rent calculation for work-abled families, allowing them to keep any income increases received until the next regularly scheduled recertification that occurs every two years.
- Transformed 95% of our public housing units which included complete renovations on all the units both inside and out, added and/or upgraded community centers at six of the sites, all while maintaining the same level of deep affordability that allows BHP to continue to serve the same population.
- Created our Bringing School Home program which started at our transformed public housing sites and is being expanded to other sites.
- Purchased 26 units of local, non-traditional affordable housing units.
- Provided funding to create 15 units of new project-based voucher housing for formerly homeless seniors
- Continued our partnership with Safehouse Progressive Alliance for Nonviolence using vouchers as transitional housing to house and serving eight families impacted by domestic violence.

In our experience, we understand that MTW flexibility enables BHP to truly be a strategic organization by allowing us the flexibility to evaluate our opportunities and our challenges and respond accordingly.

Completing the transformation of Public Housing

At the beginning of 2026, BHP continues to own 15 units of public housing at Arapahoe Court. BHP did receive approval to dispose of the remaining units in July 2024. BHP hopes to complete the disposition process and sell the property in 2026.

Providing more services for residents

BHP is proposing to use MTW funds to support the strengthening of our internal Resident Services Department to enhance our delivery of services and expand resident engagement across all our work. Many of the funding sources to build affordable units, or provide rental assistance, do not come with money for supportive services. BHP hopes to provide the level of service needed to keep our elderly residents in their home where they can age in place with the services appropriate to their needs; assist persons with disabilities to receive the services they need to stay successfully housed and thrive; and provide families with options to increase their financial and social stability and support children to get the education they need to be successful. BHP will continue to focus on Bringing School Home, the local program that targets families with children under the age of 6. BHP will also

continue to increase the number of families receiving services through the Family Self-Sufficiency (FSS) Program.

Increasing Housing Choice

In 2013, BHP had a total of 1,066 units. In 2025, BHP added 486 units through one acquisition and construction of three properties. This brings our total unit count to 2,069 units. The development pipeline currently has two pieces of land banked for future development and plans for construction of an additional 700+ units in the pipeline, providing even more affordable units to our community.

In 2013, BHP administered 861 vouchers. As of 2026, BHP's voucher total has increased to 1,420. BHP has added 135 RAD Vouchers, 194 tenant protection vouchers, 22 Fair Share Vouchers, 35 Emergency Housing Vouchers (13 of which have already sunset), 138 Mainstream Vouchers, 48 households supported by the City of Boulder with rental assistance and supportive services and 22 households receiving rental assistance and supportive services through HUD's Continuum of Care Program.

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Section II: General Housing Authority Operating Information

The following tables describe housing options under the Public Housing and Housing Choice Programs. There are currently 937 total vouchers in the MTW voucher program.

A. HOUSING STOCK INFORMATION

i. Planned New Public Housing Units

New public housing units that the MTW PHA anticipates will be added during the Plan Year.

ASSET MANAGEMENT PROJECT (AMP) FILL IN NAME AND NUMBER	0/1 Bdm	2 Bdm	3 Bdm	4 Bdm	5 Bdm	6+ Bdm	TOTAL UNITS	POPULATION TYPE**	Section 504 Accessible Units* (Mobility)	Section 504 Units* (Hearing / Vision)
None	0	0	0	0	0	0	0	N/A	0	0
Total Public Housing Units to be Added in the Plan Year:							0			

* The federal accessibility standard under HUD's Section 504 regulation is the Uniform Federal Accessibility Standards (UFAS) for purposes of Section 504 compliance (24 CFR 8.32). HUD recipients may alternatively use the 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD's Notice on "Instructions for use of alternative accessibility standard," published in the Federal Register on May 23, 2014 ("Deeming Notice") for purposes of Section 504 compliance, <https://www.govinfo.gov/content/pkg/FR-2014-05-23/pdf/2014-11844.pdf>

** Select "Population Type" from: General, Elderly, Disabled, Elderly/Disabled, Other

If "Population Type" is "Other" please describe:

N/A

ii. Planned Public Housing Units to be Removed

Public housing units that the MTW PHA anticipates will be removed during the Plan Year.

AMP NAME AND NUMBER	NUMBER OF UNITS TO BE REMOVED	EXPLANATION FOR REMOVAL
CO016333333 AC	15	The Special Applications Center approved disposition of these units on July 12, 2024. All tenants were relocated at the beginning of 2025. Closing out the public housing units will take place once the property has been sold.
TOTAL: Public Housing Units to be Removed in the Plan Year	15	

iii. Planned New Project Based Vouchers

Tenant-based vouchers that the MTW PHA anticipates project-basing for the first time during the Plan Year.

These include only those in which at least an Agreement to enter into a Housing Assistance Payment (AHAP) will be in place by the end of the Plan Year. Indicate whether the unit is included in the Rental Assistance Demonstration (RAD).

PROPERTY NAME	NUMBER OF VOUCHERS TO BE PROJECT-BASED	RAD?	DESCRIPTION OF PROJECT
N/A	N/A	N/A	N/A
TOTAL: Planned new Project Based Units in Plan Year	0		

iv. Existing Project Based Vouchers

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP is already in place at the beginning of the Plan Year. Select one of the of the following to indicate the *Planned Status by the end of the Plan Year: "Committed," "Leased," or "Issued." In column three, indicate whether the unit is included in RAD.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
1175 Lee Hill	31	Leased	No	Permanent supportive housing for the chronically homeless
30Pearl	20	Leased	No	Housing for households with intellectual and development disabilities
Broadway East	44	Leased	No	Public housing units converted in 2006
Diagonal Court	30	Leased	Yes	Public housing units converted in 2015
Hawthorn Court	8	Leased	No	Permanent supportive housing for families
Hilltop	15	Leased	No	Permanent supportive housing for homeless age 62+
Holiday McKinney	10	Leased	No	Permanent supportive housing for the chronically homeless
Iris Hawthorn	14	Leased	Yes	Public housing units converted in 2015
Kalmia	49	Leased	No	Public housing units converted in 2015
Madison	33	Leased	No	Public housing units converted in 2020
Manhattan	41	Leased	Yes	Public housing units converted in 2015
Northport	50	Leased	Yes	Public housing units converted in 2015
Rally Flats	10	Leased	No	Permanently supportive housing for families
Walnut Place	95	Leased	No	Public housing units converted in 2015
Woodlands	35	Leased	No	Family Self Sufficiency Program
Total: Planned Existing Project-Based Vouchers	485			

v. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year

Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

PLANNED OTHER CHANGES TO MTW HOUSING STOCK ANTICIPATED IN THE PLAN YEAR
There are no other planned changes in 2026.

vi. General Description of All Planned Capital Expenditures During the Plan Year

Narrative general description of all planned capital expenditures of MTW funds during the Plan Year.

GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR
BHP will use capital funds to support the disposition of the remaining public housing units and administration of the MTW program.

B. LEASING INFORMATION

i. Planned Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA plans to serve at the end of the Plan Year.

PLANNED NUMBER OF HOUSEHOLDS SERVED THROUGH:	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED**
Public Housing Units Leased	0	0
Housing Choice Vouchers (HCV) Utilized	16,000	1,333
Local, Non-Traditional: Tenant-Based^	0	0
Local, Non-Traditional: Property-Based^	288	24
Local, Non-Traditional: Homeownership^	0	0
Planned Total Households Served	16,288	1,357

* "Planned Number of Unit Months Occupied/Leased" is the total number of months the MTW PHA plans to have leased/occupied in each category throughout the full Plan Year.

** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year.

*** "Housing Choice Vouchers (HCV) Utilized" includes all SPVs within the MTW PHA's portfolio.

^ In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the MTW PHA should estimate the number of households to be served.

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED*
Tenant-Based	N/A	0	0
Property-Based	Affordable housing acquisition and development fund/2015-1	288	24
Homeownership	N/A	0	0

* The sum of the figures provided should match the totals provided for each local, non-traditional category in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing

Discussions of any anticipated issues and solutions in the MTW housing programs listed.

HOUSING PROGRAM	DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS
MTW Public Housing	BHP no longer operates any public housing units.
MTW Housing Choice Voucher	Funding levels will impact the number of unit months leased.
Local, Non-Traditional	There are no anticipated issues with leasing the local, non-traditional units.

iii. Unique Households Served (Optional)

Number of unique households served annually through local, non-traditional rental services program such as short-term rental assistance, rapid rehousing, emergency housing, etc.

UNIQUE HOUSEHOLDS SERVED
N/A

C. WAITING LIST INFORMATION

i. Waiting List Information Anticipated

Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The “Description” column should detail the structure of the waiting list (indicating whether the waiting list is site-based or agency-wide for public housing) and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	PLANS TO OPEN LIST DURING THE PLAN YEAR
Housing Choice Voucher Lottery	Lottery	0	Closed	If funding allows

Please describe any duplication of applicants across waiting lists:

N/A

ii. Planned Changes to Waiting List in the Plan Year

Please describe any anticipated changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF PLANNED CHANGES TO WAITING LIST
HCV Lottery	The lottery is opened as vouchers become available each year.

Section III: Proposed MTW Activities

BHP is not proposing any new activities in 2026.

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Section IV: Approved MTW Activities

Implemented

Activity 2012-4: Rent simplification for all households

BHP amended this activity in 2025 to align the asset limit with the HUD requirement that came into effect with the implementation of the Housing Opportunities through Modernization Act (HOTMA), thereby removing the limit that this activity imposed. BHP will also follow the HOTMA rules for verifying assets.

BHP will continue to exclude income from assets when total net household assets are less than the HUD-published threshold. This activity is being applied to special purpose vouchers. No changes are anticipated in 2026.

Activity 2012-5: Eliminate the 40% of income cap in the voucher program

Increasing housing choices for Housing Choice Voucher holders is accomplished by eliminating the cap of 40% of income towards rent when voucher holders initially lease up. This activity was approved and implemented in 2012. This activity is being applied to special purpose vouchers, and no changes are anticipated to the activity in 2026.

Activity 2012-6: Implement a flat utility allowance for the voucher program

In 2025, BHP instituted a three-tiered utility allowance, separating out the three main utilities: gas and electricity; water and sewer; and trash. BHP updated the methodology for updating the utility allowance annually, which will go into effect January 1 each year. This activity is being applied to special purpose vouchers. BHP does not anticipate any changes to the activity in 2026.

Activity 2013-1: Housing Quality Standards (HQS) inspection schedule

This activity aligns the inspection cycle with the recertification schedule. Since 2013, for all households who are elderly or a person with disabilities, the inspection schedule follows the triennial recertification schedule. In 2014, inspections for the work-abled families were aligned with the biennial recertification schedule. This activity is being applied to special purpose vouchers. This activity was approved and implemented in 2013 and 2014. BHP does not anticipate any changes to this activity in 2026.

Activity 2013-2: Eliminate Utility Reimbursement Payments

To ensure all Housing Choice Voucher participants are contributing towards their rental payment, utility reimbursement payments were eliminated. No new instances of utility reimbursement payments were allowed after April 1, 2013. This activity was approved and implemented in 2013. This activity is being applied to special purpose vouchers. BHP does not anticipate any changes to the activity in 2026.

Activity 2013-3: Local voucher program in partnership with Safehouse Progressive Alliance for Nonviolence

Partnering with Safehouse Progressive Alliance for Nonviolence (SPAN), this activity, which provides eight families impacted by domestic violence with housing assistance through BHP and case management services through SPAN, allows BHP to use vouchers for transitional housing. This activity was approved and implemented in 2013. BHP does not anticipate any changes to this activity in 2026.

Activity 2013-4: Use of Replacement Housing Factor Funds for other affordable housing

This activity allows BHP to use Replacement Housing Factor (RHF) Funds to build other affordable housing units. In 2014, BHP used these Funds at 1175 Lee Hill, a 31-unit community for chronically homeless using the Housing First model. These units were completed and fully leased by the end of 2014. This activity was approved in 2013 and first utilized in 2014. BHP does not anticipate any changes to this activity in 2026. Once BHP has received and used all the RHF Funds, and the subsequent Demolition and Disposition Transitional Funding, this activity will be closed.

Activity 2015-1: Affordable housing acquisition and development fund

This activity allows BHP the ability to MTW funds to support affordable housing acquisition and development. In 2016, we supplemented the purchase of one building (six units) of affordable housing and 4.597 acres of land to be used for future development. In 2017, we purchased 4.4 units of affordable housing. In 2018, BHP used MTW funds to purchase an additional 10.6 units. In 2019, we used MTW funds to purchase five additional units. In 2020, MTW funds purchased an additional two units for a total of 28 units and land. In 2023, funds were used towards new construction of 15 units of project-based voucher assistance for the chronically homeless at the Hilltop property, which will be completed in 2024/2025. In 2024, funds were used to build 10 new units of project-voucher assistance for households who are experiencing or at risk of homelessness at the Rally Flats project, which was completed in April 2025. This activity was approved and implemented in 2015. BHP follows the rules and guidelines set forth in PIH 2011-45 Parameters for Local, Non-Traditional Activities under the Moving to Work Demonstration Program. BHP does not anticipate any changes to this activity in 2026.

Activity 2016-1: Flat tiered rent for Housing Choice work-abled families

BHP incorporated the original Activity 2014-1 into this activity in 2016. This activity applies to all work-able households and includes the following elements:

Flat tiered rent system: total tenant payment is calculated using a two-step process. Based on family size and gross income, the family is placed in an income tier. The income tier and the unit size determine the total tenant payment. From this amount, if applicable, the utility allowance is subtracted, assistance is pro-rated for mixed citizen households, and any amount the gross rent is above the payment standard is added.

Minimum rent: the minimum rent is based on bedroom size and ranges from \$120 – \$180.

Biennial recertification: households are recertified every two years.

No interim recertifications: all interim recertifications were eliminated except for family composition or status changes, or if the family moves. If the household is claiming income that places them in income tier one, all increases in income must be reported until the family falls into income tier two. BHP created a Safety Net Fund in partnership with Emergency Family Assistance for this element of the activity, which is still active.

BHP does not anticipate any changes in 2026 to this activity.

Activity 2016-2: Rent reform for elderly households and persons with disabilities

Activity 2012-2 simplified the rent calculation for elderly households and people with disabilities living on a fixed income. The activity focused on four areas: 1) rent based on 26.5% of gross income; 2) triennial recertifications; 3) income disregard and 4) limit on interim decreases.

Activity 2014-3 limited interim decrease recertifications to one per year during the triennial recertification cycle and eliminated all interims for any increase in income, including new sources (unless reported household income is less than \$6,000 annually).

Activity 2016-2 added the ineligible family member fee to the rent calculation for mixed eligible families. In 2025, BHP removed the fee and is pro-rating assistance for mixed citizen families.

All elements of these activities were incorporated into Activity 2016-2, which was approved and implemented in 2016. This activity is being applied to special purpose vouchers. BHP does not anticipate any changes to this activity in 2026.

Activity 2016-3: Landing landlords

BHP operates in an exceptionally tight rental market. This activity aims to increase housing choices by 1) providing an incentive for new landlords to participate in the program, 2) creating a landlord assurance fund for landlords, and 3) restricting moves for current participants who are not in program compliance. This activity was approved in 2016 and was fully implemented in 2018. The landlord assurance fund was decreased to a maximum of \$2,500.

This activity is being applied to special purpose vouchers. BHP does not anticipate any changes to the activity in 2026.

Activity 2016-4: Bringing School Home referral process

By focusing on children younger than age six, BHP is hoping to break the cycle of poverty. In collaboration with numerous community partners that work with families with young children, vulnerable families with at least one child under the age of six are referred to BHP to receive housing and services at the sites where the Bringing School Home program is offered. This activity was approved and implemented in 2016.

In 2025, the wait list is being held by the owner as per the HOTMA rules. BHP does not anticipate any changes to this activity in 2026.

Activity 2018-1: Project-Based Voucher waivers

This activity incorporates all the activities that have been approved and implemented since becoming a Moving to Work Agency. The approved elements include:

Waive the 20% cap on project-based vouchers: originally part of Activity 2012-1, this allows BHP to project base more than 20% of our voucher authority.

Definition of excepted units: originally part of Activity 2012-1, this allows BHP to project base vouchers at 100% of the units in advance of offering services.

Waive the competitive bidding process: originally part of Activity 2012-1, this requirement is waived when BHP is placing vouchers in a project owned by BHP.

Rent limits and rent reasonableness: originally Activity 2014-6, this allows BHP to establish appropriate rent limits and conduct our own rent reasonableness tests for our project-based voucher contracts.

Allow BHP staff to conduct Housing Quality Standards inspections at our PBV units: this was part of activity 2018-1, which was approved and implemented in 2018.

Move up strategy for project-based voucher households (formerly known as Allow participants at our project-based voucher sites who are no longer receiving housing assistance payments to remain on the voucher): this activity was amended and approved in 2024. Participating families can continue to live at the project-based voucher site and remain on the voucher until their income has reached 60% of Area Median Income for their family size. They will be placed on a six-month safety net during which time if their income decreases, they can stay at the property. If there is no loss of income they will need to move from the property with a tenant-based voucher. This allows new households the opportunity to benefit from a project-based voucher.

Allow participant families to continue to pay rent according to their income: this was part of activity 2018-1, which was approved and implemented in 2018.

Next available voucher rule: In 2024, HUD approved extending the timeframe that project-based voucher holders can request the next available voucher to move with from 12 months to 36 months after initial occupancy.

This activity is being applied to 20 Mainstream vouchers that are project-based. BHP does not anticipate any changes to this activity in 2026.

Activity 2020-1: FSS rent and escrow calculations

BHP received approval in 2020 to implement the same rent structures that are already in place under MTW Activity 2016-1 for the families living at our Woodlands Community who are receiving services through the Family Self-Sufficiency Program. In 2023, the FSS program was extended to all of BHP's project-based voucher properties. In 2024, BHP updated the amounts and goals achieved under the escrow calculation, which apply to all FSS participants with a BHP voucher. BHP does not anticipate any changes to this activity in 2026.

Activity 2025-1: Student financial assistance excluded from income

Under the Housing Opportunities through Modernization Act of 2016 (HOTMA), the rules for defining which types of student financial assistance are included or excluded from annual income are confusing and dependent on the wording in the appropriations language each year. BHP is now excluding student financial assistance as income. This activity is being applied to special purpose vouchers. BHP does not anticipate any changes to the activity in 2026.

Activity 2025-2: Security deposit and moving expenses loan fund

MTW Activity 2016 – 3 included a security deposit loan fund for newly issued voucher participants. BHP expanded this to all current voucher participants and includes an option to borrow money for moving expenses. Participants can borrow up to 10% of their annual gross income or the amount of the security deposit, whichever is less. A loan of up to \$500 can be requested for moving assistance. Both loans must be paid back within a 10-month period beginning the first day of the month after moving in. This activity is being applied to special purpose vouchers. BHP does not anticipate any changes to the activity in 2026.

Not Yet Implemented

BHP does not have any approved activities that have not yet been implemented.

On Hold

BHP does not have any approved activities that are on hold.

Closed Out

Activity 2012-1: Allow BHP to commit project-based vouchers to cover 100% of the units at converted public housing developments

This activity was approved in 2012, implemented in 2013. This activity was incorporated into MTW Activity 2018-1: Project-Based Vouchers Waivers to consolidate all the project-based voucher waivers into one activity. The elements of this activity are still active within the 2018 activity; this standalone activity was closed out in 2018.

Activity 2012-2: Rent simplification specifically for elderly households and people with disabilities

This activity was approved and implemented in 2012. Additional aspects were added with Activity 2014-3. All elements of this activity were consolidated into MTW Activity 2016-2. This activity was closed out in 2016.

Activity 2012-3: Rent simplification specifically for family households

This activity was approved and implemented in 2012. Additional aspects were added to this activity with Activity 2014-1. This activity was incorporated into MTW Activity 2016-1. This activity was closed out in 2016.

Activity 2012-7: Implement a landlord self-certification system for HQS inspections for the voucher program

This activity was approved in 2012 but not implemented, as it placed a greater burden on landlords to self-certify to HQS standards and was not the original intent of the activity. It was re-written and approved in the 2013 MTW Annual Plan under Activity 2013-1. This activity was closed out in 2012.

Activity 2014-1: Rent reform for housing choice work-abled families

This activity was approved and implemented in 2014. This activity was added to and re-proposed as Activity 2016-1. All the elements of this activity were included in 2016-1. This activity was closed out in 2016.

Activity 2014-2: Rent reform for public housing work-abled families

This activity was approved in 2014. BHP received approval for conversion of the Public Housing units in 2014, and conversion of more than 80% of the public housing to the voucher program occurred in 2015. As it would only affect a small group of families who eventually will be converting to the voucher program, the activity was never implemented and was closed out in 2014.

Activity 2014-3: Limit of one interim decrease recertification per year for elderly households and persons with disabilities

This activity was approved and implemented in 2014, incorporated into MTW Activity 2016-2 and closed in 2016.

Activity 2014-4: Removal of flat rent option for all public housing households

All public housing households now pay rent according to their income, and under this activity, no longer have the option to choose the flat rent when their rent based on income is higher. Households were given six months'

notice of what their rent would be based on their income, and the new rent went into effect at their next regularly scheduled recertification. This activity was approved and implemented in 2014.

BHP's total public housing units was greatly reduced in 2015 and 2020 after conversion of seven public housing sites. The final site has received approval for disposition. The population in the remaining 15 units rarely use this option so the activity was closed out in 2021.

Activity 2014-5: Changes in mobility options for the Woodlands Family Self-Sufficiency Program

This activity changed the mobility options for households living at Woodlands, a Project-Based Voucher community. Households must remain at the property for a minimum of three years, and a maximum of five years prior to requesting the next available voucher. The household must also be in good standing with the Family Self-Sufficiency Program to receive the next available voucher. This activity was approved and implemented in 2014. BHP closed out this activity in 2022 and reverted to the HUD rules, which allows FSS participants to keep their voucher even if their FSS contract of participation is terminated and allow project-based voucher holders to request the next available voucher to move with after one-year of residency in the project-based voucher unit.

Activity 2014-6: Rent limits and rent reasonableness for project-based vouchers

BHP uses market studies to establish appropriate rent limits and conducts its own rent reasonableness procedures. This activity was approved and implemented in 2014. This activity was incorporated into Activity 2018-1 and was closed out in 2018.

Activity 2015-2: Project-based voucher applicant process

This activity was approved and implemented in 2015. All aspects of this activity are incorporated into MTW Activity 2018-1: Project-Based Vouchers Waivers, which was closed out in 2018.

Section V: Planned Application of MTW Funds

A. PLANNED APPLICATION OF MTW FUNDS

i. Estimated Sources of MTW Funds

The MTW PHA shall provide the estimated sources and amount of MTW funding by Financial Data Schedule (FDS) line item.

Note: the information collected in this section is to fulfill MTW programmatic reporting requirements and does not replace the MTW PHA's obligation to annually complete its audited financial statements through HUD's Financial Data Schedule (FDS).

FDS LINE-ITEM NUMBER	FDS LINE-ITEM NAME	DOLLAR AMOUNT
70500 (70300+70400)	Total Tenant Revenue	0
70600	HUD PHA Operating Grants	16,316,108
70610	Capital Grants	0
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	0
71100+72000	Interest Income	0
71600	Gain or Loss on Sale of Capital Assets	0
71200+71300+71310+71400+71500	Other Income	69,095
70000	Total Revenue	16,385,203

ii. Estimated Application of MTW Funds

The MTW PHA shall provide the estimated application of MTW funding in the plan year by Financial Data Schedule (FDS) line item. Only amounts estimated to be spent during the plan year should be identified here; unspent funds that the MTW PHA is not planning on expending during the plan year **should not be** included in this section.

Note: the information collected in this section is to fulfill MTW programmatic reporting requirements and does not replace the MTW PHA's obligation to annually complete its audited financial statements through HUD's Financial Data Schedule.

FDS LINE-ITEM NUMBER	FDS LINE-ITEM NAME	DOLLAR AMOUNT
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	935,984
91300+91310+92000	Management Fee Expense	306,869
91810	Allocated Overhead	0
92500 (92100+92200+92300+92400)	Total Tenant Services	91,092
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	0
93500+93700	Labor	0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	40,232
95000 (95100+95200+95300+95500)	Total Protective Services	0
96100 (96110+96120+96130+96140)	Total Insurance Premiums	21,206
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	6,367
96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	0
97100+97200	Total Extraordinary Maintenance	0
97300+97350	HAP + HAP Portability-In	14,813,492
97400	Depreciation Expense	0
97500+97600+97700+97800	All Other Expense	0
90000	Total Expenses	16,215,241

Please describe any variance between Estimated Total Revenue and Estimated Total Expenses:

N/A

iii. Description of Planned Application of MTW Funding Flexibility

MTW agencies have the flexibility to apply fungibility across three core funding programs' funding streams – public housing Operating Funds, public housing Capital Funds, and HCV assistance (to include both HAP and Administrative Fees) – hereinafter referred to as “MTW Funding.” The MTW PHA shall provide a thorough narrative of planned activities it plans to undertake using its unspent MTW Funding. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (III) or Section (IV) of the Annual MTW Plan. The MTW PHA shall also provide a thorough description of how it plans to use MTW funding flexibility to direct funding towards specific housing and/or service programs and/or other MTW activity, as included in an approved MTW Plan.

PLANNED APPLICATION OF MTW FUNDING FLEXIBILITY

BHP plans to use DDT funds from Kalmia, Walnut Place and Madison to acquire or develop other local, non-traditional affordable housing.

iv. PLANNED APPLICATION OF PHA UNSPENT OPERATING FUND AND HCV FUNDING

Original Funding Source	Beginning of FY - Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP*	\$ 0	\$ 0
HCV Admin Fee	\$ 0	\$ 0
PH Operating Subsidy	\$ 0	\$ 0
TOTAL:	\$ 0	\$ 0

Description of Planned Expenditures of Unspent Operating Fund and HCV Funding

The MTW PHA shall provide a description of planned activities and/or use(s) for unexpended Operating Fund and HCV Funding. The original funding source is defined as the legacy MTW PHA's appropriated Section 8 and Section 9 funding source(s) (HCV HAP, HCV Admin Fee, and PH Operating Subsidy). The MTW agency receives this information in their Annual Renewal Allocation, which provides a breakdown of the annual obligations for HCV HAP. For HCV Admin Fee, the biannual cash management reconciliation includes the HCV Admin Fee that has been earned at two points during the year; midyear at June 30th and end-of-year at December 31st. For the public housing operating fund unspent balance, the MTW PHA may derive their unspent funds by subtracting current assets from current liabilities in the most recent FDS submission. Current assets are the sums of FDS lines 111, 114, 115, 120, 131, 135, 142, 144, and 145. Current liabilities are the sums of FDS line 310 and 343. Table XX below represents the applicable FDS lines with definitions that MTW PHA(s) should utilize to calculate public housing operating fund unspent funds. More information on FDS line items can be found at:

https://www.hud.gov/sites/dfiles/PIH/documents/FDSLLineDefinitionGuide_vJuly2020.pdf.

Table XX: FDS Line Items Used to Calculate Public Housing Operating Fund Unspent Funds

FDS Line Number	FDS Line Item	Definition
Current Assets		
111	Cash-Unrestricted	This FDS line represents cash and cash equivalents in any form available for use to support any activity of the program or project.
114	Cash-Tenant Security Deposits	This FDS line represents cash in the Security Deposit Fund.
115	Cash-Restricted for	This line represents restricted cash and cash

FDS Line Number	FDS Line Item	Definition
	Payment of Current Liabilities	equivalents that are only to be expended for specified purposes.
120	Total Receivables	This line represents the total of all receivables less the amounts established as allowances for estimated uncollectible amounts.
131	Investments-Unrestricted	This line represents the fair market value of all investments which can be used to support any activity of a program, project, activity, COCC, or entities.
135	Investments-Restricted for Payment of Current Liability	This line represents the fair market value of all investments designated for specific purposes that will be used to liquidate a current liability in the next fiscal year or offset unearned revenue.
142	Prepaid Expenses and Other Assets	This line represents all prepaid expenses. These are not expected to be converted.
144	Inter-program-Due From	This line represents amounts due from other PHA projects, programs, and activities of a temporary nature.
145	Assets Held for Sale	This line item represents assets that the entity expects to sell to qualified applicants. This line item is typically used as part of the homeownership program.
Current Liabilities		
310	Total Current Liabilities	This FDS line is the sum of lines 311 through 348 and represents the total of all current liabilities.
343	Current Portion of Long-Term Debt (Capital Projects/Bonds)	This line includes the current portion of debts acquired and debts issued for capital purposes of the PHA/entity.

For HCV funding, the biannual cash management reconciliation for HUD-held reserves includes both HCV and SPV reserves. MTW PHA(s)' accounting records should include sufficient detail to report on the amount that are HCV versus SPV reserves. Where possible, please identify the planned use, the estimated amount, to which funding source the planned use(s) is attributable, as well as the projected timeline or timeline update.

Note: the information collected in this section is to fulfill MTW programmatic reporting requirements and does not replace the MTW PHA's obligation to annually complete its audited financial statements through HUD's Financial Data Schedule.

N/A

* Unspent HAP funding should not include amounts recognized as Special Purpose Vouchers reserves.

** HUD's approval of the MTW Plan does not extend to a PHA's planned usage of unspent funds amount entered as an agency's operating reserve. Such recording is to ensure agencies are actively monitoring unspent funding levels and usage(s) to ensure successful outcomes as per the short- and long-term goals detailed in the Plan.

B. LOCAL ASSET MANAGEMENT PLAN

i. Is the MTW PHA allocating costs within statute?

Yes

ii. Is the MTW PHA implementing a local asset management plan (LAMP)?

No

iii. Has the MTW PHA provide a LAMP in the appendix?

No

iv. If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year.

N/A

C. RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION

i. Description of RAD Participation

The MTW PHA shall provide a brief description of its participation in RAD. This description must include the proposed and/or planned number of units to be converted under RAD, under which component the conversion(s) will occur, and approximate timing of major milestones. The MTW PHA should also give the planned/actual submission dates of all RAD Significant Amendments. Dates of any approved RAD Significant Amendments should also be provided.

RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION
BHP converted 283 units of Public Housing under RAD effective 10/1/2015.

- ii. Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval.

No

- iii. If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?

N/A

Section VI: Administrative

Board Resolution Submittal

Resolution starts on the following page.

DRAFT

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING

Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (01/01/2026), 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 MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-1), the Fair Housing Act (42 USC 3601 et seq.), section 504 of the Rehabilitation Act of 1973 (29 USC 794), title II of the Americans with Disabilities Act of 1990 (42 USC 12131 et seq.), the Violence Against Women Act (34 USC 12291 et seq.), all regulations implementing these authorities; and other applicable Federal, State, and local fair housing and civil rights laws.
- (5) 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.
- (6) The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
- (7) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150 et. seq, 24 CFR 903.7(o), and 24 CFR 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR 5.151). The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, which includes sexual orientation and gender identity, and 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not base a determination of eligibility for housing based on actual or perceived sexual orientation, gender identity, or marital status and will not otherwise discriminate because of sex (including sexual orientation and gender identity), will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing
- (10) The MTW 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 MTW 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 75.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment, 31 U.S.C. § 1352.
- (14) The MTW 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.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW 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.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.334 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), as applicable.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) The MTW 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 Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (23) All attachments to the Plan have been and will continue to be available at all times and all locations that the 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 MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA and should be made available electronically, upon request.

Boulder Housing Partners

MTW PHA NAME

CO016

MTW PHA NUMBER/HA CODE

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. § 3729, 3802).

Bob Walker

NAME OF AUTHORIZED OFFICIAL

Board of Commissioners Chair

TITLE

SIGNATURE

DATE

** Must be signed by either the Chairman or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*

Documentation of Public Process

The draft plan was presented to the Board of Commissioners on September 11, 2025. A public hearing was held on October 7, 2025. A meeting was held on September 11, 2025, with the Tenant-based Resident Advisory Board (TRAB) to present the draft plan. The draft 2026 MTW Annual Plan was posted to the BHP website on September 17, 2025. A total of xxx people attended the public hearing and TRAB meeting for the MTW Annual Plan.

BHP also created a webpage specific to voucher holders. This webpage includes upcoming HCV events (such as public hearings and HCV Educational Sessions), the Administrative Plan, HCV Newsletters, Process Overviews and Resources.

Planned and Ongoing Evaluation of the Demonstration

BHP partnered with the University of Colorado (CU) to develop and implement the rent-controlled study to evaluate the effects of the rent reform structures that started in 2014. Questionnaires were sent to all work-abled families in both the Public Housing and Housing Choice Programs to gather baseline data in 2014. The results from the baseline data were shared in the 2014 MTW Annual Report. This study followed these families until 2019 and measured progress towards self-sufficiency in ten domains. The details of the study can be found in BHP's 2014 MTW Annual Plan. The results for each year between 2015 and 2019 can be found in the corresponding MTW Annual Report.

BHP does not have any current plans for future evaluation of the demonstration.

Lobby Disclosures

Disclosure of Lobbying Activities (SF-LLL) and Certification of Payments (HUD-50071) can be found starting on the next page.