

MEMO

To: Board of Commissioners
From: Karen Brunner and Frank Alexander
Date: May 6, 2026
Re: 2026 PHA Annual Plan - Draft

PHA Annual Plan

As of January 1, 2026, Boulder Housing Partners transitioned from the Legacy Moving to Work (MTW) Program, to the MTW Expansion Program. This transition requires different versions of an annual plan. HUD approved BHP's 2026 MTW Annual Plan (Form HUD-50900) in December 2025. As an Expansion Agency, we are required to submit the PHA Annual Plan (Form HUD-50075 HCV) and the MTW Supplement. The MTW Supplement will not be needed until we submit the 2027 PHA Annual Plan (in October 2026).

As an Expansion Agency, we have access to 230 Restore/Rebuild Vouchers at full voucher funding after placing the vouchers at a property, which are to be used to replace public housing units that were disposed of. HUD requires that Public Housing Authorities include information regarding the use of these vouchers in their Annual Plan. Because we transitioned to the MTW Expansion Program as of January 1, 2026, we need to submit a 2026 PHA Annual Plan which includes information on how we intend to use the Restore/Rebuild Vouchers.

Our development team is working on Harvest34, which will be a brand-new property consisting of 44 units. The timeline includes closing on this property in October 2026. The use of Restore/Rebuild vouchers needs to be included in our Annual Plan prior to closing on this property, which necessitates the creation and submission of the 2026 PHA Annual Plan.

The PHA Annual Plan has a 45-day public review period requirement, along with at least one public hearing. We are presenting the draft 2026 PHA Annual Plan to the Board today. We will release it for public review on May 8, 2026, with a public hearing to be held on May 20, 2026. It will be presented to the Resident Advisory Board on Tuesday, May 12, 2026. Comments received during the public review period will be incorporated into the final draft of the plan and return to the Board for final approval at the July 8, 2026, meeting. The plan will then be submitted to HUD for final approval.

In late August 2026, BHP will be releasing the 2027 PHA Annual Plan and MTW Supplement for public review. It will be presented to the board in draft format at the September 16, 2026, after release to the public as there is no board meeting in August. The final draft will be presented to the board on October 21, 2026, so it can be submitted to HUD on October 22, 2026.

Action Requested

Review draft plan and provide any feedback before July 4, 2026.