



COLORADO

Department of Local Affairs

Division of Housing

**2020 PUBLIC HOUSING AGENCY
(PHA) 5 YEAR PLAN AND
ANNUAL PLAN**



**COLORADO DEPARTMENT OF LOCAL AFFAIRS
DIVISION OF HOUSING
DIRECTOR – ALISON GEORGE**

COLORADO DEPARTMENT OF LOCAL AFFAIRS

DIVISION OF HOUSING (CO-911)

PHA 5 YEAR PLAN and ANNUAL PLAN

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Executive Summary

The Department of Local Affairs (DOLA) serves as the primary interface between the State and local communities. The Department provides financial support to local communities and professional and technical services (including training and technical assistance) to community leaders in the areas of local governance, housing, and property tax administration. While all state governments provide such services through various Departmental structures, Colorado's approach is unique in that these local community services are gathered into one Department of "Local Affairs" which has a central focus on strengthening those communities and enhancing livability.

DOLA's Division of Housing (DOH) was created by statute in 1970 to improve the access of all Coloradans to decent, affordable housing. The Division provides state and federal funding to private housing developers, housing authorities, and local governments to increase the inventory of affordable housing, offers Housing Choice Voucher and other rental assistance programs statewide through local housing authorities and non-profit service organizations and certifies all factory and manufactured structures built in or shipped to Colorado, and approves multifamily construction in counties with no construction codes.

The Housing Choice Voucher (HCV) Program is a major federal government program that assists very low-income families and Colorado's most vulnerable populations to afford decent, safe, and sanitary housing in the private market. DOH uses a preference system to ensure that its voucher programs are serving those Coloradans who are most in need. Over 80% of individuals served by DOH's rental assistance programs are persons with disabilities.

DOH is a statewide Public Housing Agency (PHA) designated to administer the HCV Program throughout Colorado. DOH currently administers **6,387** Housing Choice Vouchers (HCV), **647** Continuum of Care Permanent Supportive Housing (CoC PSH) Vouchers, **629** State Housing Vouchers (SHV), **388** Homeless Solutions Program (HSP) vouchers, **31** Section 811 subsidies, and **17** TBRA subsidies statewide. DOH also administers an HCV Homeownership Program for **138** families who formerly participated in the HCV rental program.

DOH must comply with the United States Department of Housing and Urban Development (HUD) requirements regarding activities as a Public Housing Agency (PHA), including the development of both a 5-year PHA Plan and Annual Plan. The statements and policies set forth in the Annual Plan all reflect the accomplishments of our 5-Year Plan goals and objectives. Taken as a whole, these policies and accomplishments outline a comprehensive approach consistent with the State's Consolidated Plan.

As part of the Agency Plan review process, DOH appoints a Resident Advisory Board which reviews and comments on components of the Agency Plan as well as the DOH Administrative Plan. DOH appoints all participants in the rental assistance programs (including the Housing Choice Voucher program) to the Resident Advisory Board (RAB). The Plan is posted on DOH's website for a 45-day public comment review period and is also available at the local housing provider's office. The Advisory Board's comments, if applicable, are included in the Final Plan.

In summary, DOH is continuously working to provide quality affordable housing for extremely low-income households in Colorado by operating high quality rental assistance programs, including the Housing Choice Voucher program.

Introduction to the PHA

Constitutional and Statutory Authority

Title 24, Article 32, Section 702, C.R.S.

Mission Statement

The Colorado Department of Local Affairs (DOLA) works in partnership with local governments and communities statewide to provide funding for projects and disaster recovery relief. We provide state and federal funding to private housing developers, housing authorities, and local governments to increase the inventory of affordable housing, and work diligently to help our state's most vulnerable population to remove them from homelessness. DOLA also provides expertise through robust technical assistance programs to help with community planning, property taxation, and tax appeals.

The Division of Housing collaborates with local communities to create housing opportunities for Coloradans who face the greatest challenges to accessing affordable, safe, and secure homes.

Vision Statement

The Department of Local Affairs is responsible for strengthening Colorado's local communities and building capacity by providing strategic training, research, technical assistance, and funding to localities.

The Division of Housing promotes affordable, safe, and secure homes for all Coloradans.

General Information

To assist in meeting the affordable housing needs within the State of Colorado, DOLA's Division of Housing (DOH) administers the following grant, loan, and bond authority, rental assistance, and manufactured housing programs:

- Colorado Housing Investment Fund (CHIF) Loans
- Community Access Team Voucher (CATV) Program (formerly Colorado Choice Transitions Program)
- Community Development Block Grant Program (CDBG)
- Community Development Block Grant Disaster Recovery (CDBG-DR)
- Consumer complaint service program for factory-built/manufactured structures
- Continuum of Care Permanent Supportive Housing (CoC PSH) Program
- Emergency Solutions Grant Program (ESG)
- Fort Lyon Supportive Housing Program
- HOME Investment Partnership Grant/Loan Program
- HOME MOD Program to include Host Homes, Home Mod Tax Credit, and Home Mod

- Expansion Program
- Homeless Prevention Tax Check Off Program
 - Housing Choice Voucher (HCV), Homeownership, and Family Self-Sufficiency (FSS) Program
 - Housing Development Grant (HDG) Program
 - Housing Development Loan Fund (HDLF)
 - Housing Opportunities for People with AIDS Grant Program (HOPWA)
 - Homeless Solutions Program (HSP)
 - Inspection and certification programs for all factory-built residential structures (modular homes), factory-built nonresidential structures, and manufactured homes
 - Manufactured Housing Installation Program
 - Manufactured Housing Seller Registration Program
 - National Housing Trust Fund (HTF) Grant/Loan Program
 - Neighborhood Stabilization Program (NSP) Funds
 - Private Activity Bonds Program (PAB)
 - Section 811 Mainstream Vouchers and Project Rental Assistance
 - State Housing Vouchers (SHV) – Mental Health Program
 - Tenant Based Rental Assistance (TBRA)

Preparation of the DOLA Housing Division Strategic Plan: The DOH develops two housing plans annually that assist in setting the strategic plan for the Division. The State Consolidated Plan and the Public Housing Agency (PHA) Annual Plan identify the DOH strategies and goals to address affordable housing needs in Colorado communities. DOH relies on a number of resources and publications to identify the greatest needs for affordable housing in Colorado. These sources include a quarterly vacancy survey report, foreclosure report, household income report, housing needs assessments, US census building permits, unemployment reports, economic growth report, public housing waiting lists, and the homeless vulnerability index. Information from these reports is supplemented by data from the DOLA demography department and outside sources. All of the information referenced above is utilized in preparing the DOH Strategic Plan.

DOH also has a Community Housing Assistance Team (CHATS) that works one-on-one with local communities statewide to identify housing needs, prepare housing strategies, identify potential housing projects, and create financing packages for new housing and to preserve existing housing. The team has staff in Denver and in three field offices across Colorado. The CHATS work with other affordable housing funders (Colorado Housing Finance Authority, Department of Housing and Urban Development, Rural Development, Mercy Housing, Enterprise Foundation, etc.) to identify and maintain a pipeline of potential affordable housing projects.

Livability Focus: DOLA, in partnership with local governments and the public and private sector, is strategically linking each of its programs to improve people’s lives in five areas: employment, housing, transportation, education, and environment. This is accomplished by leveraging program

dollars and staff consultation within DOLA for our partners and stakeholders as well as strengthening coordination of services and funding resources from other state agencies. DOH's leadership and participation in this effort is essential.

Because safe and affordable housing is fundamental to the ultimate success of all Colorado communities, DOH will target a number of key objectives with the greatest emphasis on providing housing to those earning less than 50% of the Area Median Income.

Division of Housing Customers

- Individuals experiencing chronic homelessness, persons with disabilities, and other vulnerable populations
- Colorado renters and homeowners
- Housing authorities
- Housing manufacturers
- Mental health agencies
- Nonprofit independent living agencies
- Owners of factory-built residential and non-residential structures
- Private for-profit and nonprofit housing organizations
- Nonprofit service agencies providing housing services

Fund Sources for Division of Housing – FY 2020-2021

State

General Fund

Marijuana Tax Cash Fund

Private Activity Bond Allocation Cash Funds

Homeless Prevention Activities Program Cash Funds

Building Regulation Cash Funds

Local Government Energy & Mineral Impact Funds

Local Government Severance Tax Funds

Federal

Community Development Block Grant Funds

HUD-VA Grant Funds

Department of Justice Grant Funds

Department of Housing and Urban Development Grant Funds

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																								
A.1	<p>PHA Name: <u>Colorado Division of Housing</u> PHA Code: <u>CO911</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2020</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="203 1270 1464 1675"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:											
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				PH	HCV																				
Lead PHA:																									
B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.																								

B.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.*

The Division of Housing partners with local communities to create housing opportunities for Coloradans who face the greatest challenges to accessing affordable, safe, and secure homes.

B.2 Goals and Objectives. *Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.*

5 Year Plan Goals (2015-2020):

Housing Goal #1: Expand the Supply of Existing Housing and House People Faster

Creation of additional affordable housing options for renters and homeowners, especially households in greatest need

Strategies:

- Apply for available funding opportunities to expand housing programs
- Consider opportunities for utilizing project-based vouchers when appropriate
- Provide permanent supportive housing through a combination of federal and state funding sources
- Increase and maintain landlord participation in the rental assistance programs
- Explore the creation of a flexible fund for Housing Choice Voucher participants to be used to assist with security deposits, application fees, moving costs, and other costs associated with housing

Housing Goal #2: Improve the Quality of Assisted Housing and Promote Self-Sufficiency

Strategies:

- Maintain “High Performing PHA” designation through the Section Eight Management Assessment Program (SEMAP) with HUD
- Ensure adequate training for rental assistance program staff, including staff at partner agencies
- Continue to administer the Family Self Sufficiency (FSS) program for interested participants

Housing Goal #3: Ensure Equal Opportunity and Further Non-Discrimination in Housing

Strategies:

- Ensure equal access to rental assistance programs
- Provide access to information on filing discrimination complaints on website and in applicant and participant paperwork
- Ensure equity in organizational values
- Ensure staff attend applicable fair housing, racial equity, social justice, and prohibited harassment training
- Display Fair Housing posters/media in public areas of DOH offices
- Ensure compliance with the DOH Affirmatively Furthering Fair Housing Plan within the rental assistance programs
- Maintain relationship with local supportive services agencies and advocacy groups who assist persons with disabilities

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its previous 5-Year PHA Plan.

5 Year Plan Goals (2015-2020):

Housing Goal #1: Ensure sufficient affordable housing for persons with the lowest incomes

Creation of additional affordable housing options for renters and homeowners, especially households in greatest need:

Strategies:

- *Application for and Development of HUD funded 811 Programs*

DOH successfully applied for and received 811 Program funds in the amount of \$6.7 million. The Division issued an RFA in 2017 to solicit developers who will set aside units within their developments for approximately 91 Section 811 eligible individuals. To date, DOH has a Rental Assistance Contract or Agreement to Enter into a Rental Assistance Contract for 7 projects totaling 91 units.

DOH has applied for additional 811 Program funds in the amount of \$6.9 million to create 82 new units through the 2020 NOFA. *Pending notification of award status as of the date this document posted (February 10, 2020).*

- *Continuation and expansion to other populations of the State Housing Voucher Program*

DOH worked in conjunction with the Department of Health Care Policy and Financing to expand the individuals eligible to receive Community Access Team Vouchers (CATV), formerly Colorado Choice Transitions (CCT) to individuals in an institution such as a nursing home or group home or to individuals in jeopardy of being placed in an institution due to the lack of access to an independent living option. To date, there are a total of 346 participants leased up across Colorado utilizing a CATV voucher with an additional 70 participants searching. This program continues to receive referrals from HCPF and will continue to expand.

- *Complete competitive grant applications for new resources including VASH, Mainstream, Family Unification Program (FUP), etc.*

Mainstream 811 Vouchers (MS811): Between 2015 and 2020, DOH applied for two Mainstream 811 Voucher NOFAs and received 238 MS811 Housing Choice Vouchers to serve non-elderly individuals with disabilities who are: homeless, at risk of homelessness, existing an institution, and/or at risk of institutionalization.

Veterans Affairs Supportive Housing (VASH): DOH received support from the Denver Regional Veterans Affairs Medical Center to apply for and subsequently received 288 VASH vouchers between 2015 and 2020.

Continuum of Care Permanent Supportive Housing (CoC PSH): DOH has been granted continuation of their existing grants and 590 CoC PSH vouchers. In 2019, HUD authorized the use of CoC grant funds to be used to pay the eligible costs of supportive services that address the special needs of the program participants.

Family Unification Program (FUP): With support from the Colorado Department of Human services and the three Colorado Continua of Care organizations, DOH applied for 75 FUP vouchers through the 2019 NOFA. *Pending notification of award status as of the date this document posted (February 10, 2020).*

- *Additional homeless beds and resources for service agencies*

DOH administers the Emergency Solutions Grant (ESG) funding for homeless service providers throughout Colorado. ESG components available for funding include: emergency shelter, street outreach, homelessness prevention, rapid re-housing assistance, and Homeless Management Information Systems (HMIS).

- *Establishing and applying funding priorities for developing housing for households with the lowest incomes*

DOH issues an annual request for applications for Permanent Supportive Housing Project-Based Vouchers (PBV). The use of HCV PBVs is strictly limited to individuals who meet the definition of permanent supportive housing - people experiencing homelessness with complex needs.

- *Resources for additional special needs housing*

The 2017 legislative session resulted in an additional \$15.3 million dollars annually from the state's marijuana tax cash fund to the DOLA/DOH budget to provide permanent supportive housing assistance for individuals with behavioral health needs, or who are at risk of or experiencing homelessness.

Targeted populations include homeless youth, veterans, and individuals exiting mental health institutions and/or correctional facilities into homelessness.

- *Resources for rental housing assistance*

The Division continues to apply for all housing resources available.

- *Educational activities (e.g. Section 8 trainings, etc.)*

DOH provides monthly trainings on various topics to all of its rental assistance contractors. DOH also provides bi-annual PHA database training to eligible rental assistance contractors.

DOH staff participate on the planning committees for the two largest statewide annual housing conferences – Colorado NAHRO and Housing Colorado, ensuring that topics related to the rental assistance programs and homeless prevention programs are covered.

Beginning in 2017, DOH has partnered with Housing Colorado and other agencies, such as the Denver Metro Fair Housing Center, on an annual basis to provide regional outreach sessions and training. This collaborative approach to training is expected to continue each summer.

Housing Goal #2: Fulfill Division’s regulatory role as a statewide housing authority.

Perform required housing authority functions to include:

Strategies:

- *Manage housing under its jurisdiction*
In 2019 DOH received a High Performer classification from HUD on its annual Section 8 Management Assessment Program (SEMAP).
- The HCV program was the subject of an onsite VMS review by HUD in 2018. DOH had no findings in that audit.
- *Manage lease rates to be most cost-effective based on HUD Section 8 performance measures and current budget allocation*
DOH was able to serve 589 more families in 2019 than in 2018 through strong program management and strategic use of program reserves. DOH was able to successfully utilize 100% of the funding received by HUD during the 2019 calendar year to serve a total of
- *Maximize the division’s voucher rate while serving households with the lowest incomes as well as those with disabled household members*
DOH was able to serve 589 more families in 2019 than in 2018 through strong program management and strategic use of program reserves.
- *Maintain a minimum reporting rate in Public Information Center (PIC) of 98%*
DOH maintained a 100% PIC reporting rate for 2019.

Housing Goal #3: Ensure that all consumers, service providers, and stakeholders receive professional, high quality, and respectful services.

Strategies:

- *Create and distribute a tenant and landlord newsletter*
DOH is currently publishing a quarterly landlord newsletter available through the Landlord Portal and the DOLA website.

DOH will introduce a program to increase landlord participation in 2020. DOH began a campaign to collect landlord e-mail addresses in order to more efficiently circulate publications.

The tenant newsletter remains a strategy in process.

- *Increase technical assistance and monitoring of contractors to include creation of a “troubled agency” plan.*

An updated monitoring plan was created and released in May 2017. In 2019, DOH restructured the administration of its rental assistance programs into one team, which includes a position strictly for training and quality assurance. In addition to auditing files at each agency, this position responds in-person to agencies identified as needing additional training or assistance based on an assessment from the DOH staff assigned to the caseload.

- *Increase training opportunities for current contractors on HCV rules and regulations*

DOH provides monthly trainings to all of its rental assistance contractors in addition to a variety of specialized trainings and 1:1 technical support. DOH utilizes an “Action Alert/Tip of the Day” system to provide immediate technical assistance to contractors via e-mail. DOH’s trainer/quality assurance staff provides immediate, in-person training to agencies who have new housing coordinators or who need extra support.

- *Continue providing Fair Housing Training sessions statewide*

DOH provides a Reasonable Accommodation and Fair Housing training to contractors via the monthly webinar series. This training is also available for viewing online.

DOH has also partnered with the HUD Regional Fair Housing and Equal Opportunity Office to present a Reasonable Accommodation training at the annual Colorado NAHRO conference scheduled in May 2020.

B.4 Violence Against Women Act (VAWA) Goals. *Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.*

In accordance with Notice PIH-2017-08 and the Violence Against Women Reauthorization Act (VAWA) of 2013 - HUD Final Rule (Federal Register, Vol. 81, No. 221, 11/16/2016), the Colorado Division of Housing (DOH) provides applicants and participants the Notice of Occupancy Rights under the Violence Against Women Act and has created an emergency transfer plan for victims. DOH provides a Housing Choice Voucher waitlist preference for families who experience domestic violence resulting in a need for their own, safe housing option.

DOH has a robust VAWA Plan, including details in the Administrative Plan and the DOH website. Chapters in the Admin. Plan in which VAWA policies are mentioned include: Fair Housing and Equal Opportunity (Ch. 2); Eligibility (Ch.3); Moving with Continued Assistance & Portability (Ch. 10); Termination of Assistance and Tenancy (Ch. 12); and Program Administration (Ch. 16). The template VAWA documents can be located on the DOH website as well as in Chapter 16 of the Rental Assistance Programs Administrative Plan. To review the Administrative Plan, visit DOH's website, <https://cdola.colorado.gov/publications-reporting>.

DOH understands that actions and behaviors of a participant may be related to, or the result of, domestic violence, dating violence, sexual assault, or stalking. DOH has incorporated VAWA protections into policy documents and procedures for all assisted housing programs, in order to serve the needs of both child and adult victims. VAWA protections shall be applicable to all of the federally-subsidized housing programs administered by DOH, as well as the state-subsidized programs when applicable, and shall be part of the Rental Assistance Programs Administrative Plan. VAWA protections are available to all victims regardless of sex, gender identity, or sexual orientation and will be applied consistent with all nondiscrimination and fair housing requirements.

B.5 Significant Amendment or Modification. *Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.*

The Colorado Division of Housing (DOH) defines a significant amendment or modification to the 5-Year Plan to be a change in its published policies included in the Administrative or Annual PHA Plan which significantly and substantially alter DOH's stated mission and the persons DOH serves with its rental assistance programs. Such changes include:

- changes made to the admissions policies
- organization of the waiting list
- changes affecting participant rent payments
- changes with regard to the homeownership program

Unless the change was made:

- to increase or decrease payment standards (PS) due to unforeseen increases in rents or inability of participants to locate units within the current PS due to widespread unforeseen circumstances; or in the case of reductions in the budget authority awarded by HUD
- to improve access to the rental assistance programs by applicants and participants
- to incorporate new procedures resulting from new regulations or clarification of regulations by HUD
- to make changes to the administrative plan if segments are found to be inconsistent with regulations

If a significant amendment and/or modification occur, the public process will include:

- consultation with the Resident Advisory Board
- public notification of where and how the proposed change can be reviewed
- a public comment period
- approval by the State Housing Board, if applicable

<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p><i>Public Hearing scheduled and held on Friday, March 27, 2020 at 1:30pm – 3:00pm</i></p> <p>Public Hearing was held virtually via Zoom in response to the Coronavirus pandemic. Notification of the change of venue (including the link and telephone number to join) was posted on the Division of Housing Website as well as posted at the front door of the building, the front door of the Division of Housing office suite, and at the door of the conference room where the hearing was originally scheduled to be held. The Division of Housing was staffed in-person on the day of the hearing. We did not receive any in-person comments to the PHA Plan nor did we receive any virtual comments. Additionally, there were no comments received at the email address provided in the public notice and posted in the Denver Post.</p> <p><i>Significant modification of the removal of the HCV homeownership program to new applicants was presented to the Colorado State Housing Board on June 9, 2020. The board passed the motion to end the HCV homeownership program to new applicants with a unanimous vote.</i></p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, “<i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>”, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See attached</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA’s mission, goals and objectives for serving the needs of low- income, very low-income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p>PHA Name: <u>Colorado Division of Housing</u> PHA Code: <u>CO-911</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Housing Choice Vouchers (HCVs) <u>6,292</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual</p>

<p>Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p>					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
	Lead HA:				
B. Annual Plan.					
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <ul style="list-style-type: none"> • Homeownership Program <ul style="list-style-type: none"> ○ Effective May 1, 2020, the Homeownership program will no longer be offered to new applicants. Current participants will continue to be assisted and current applications (received prior to May 1, 2020) will be honored. 				

Definition of Substantial Deviation and Significant Amendment

Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Substantial Deviation:

- A substantial change in a goal(s) identified in the Five-Year Plan. For example, adding or deleting a goal.

Significant Amendment/Modification:

- Significant modifications to major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities).

The following substantial amendments have been made to the DOH Housing Choice Voucher Administrative Plan:

Chapter 4: Applications, Waiting List and Tenant Selection

- Waiting List – Order of Selection
 - Preferences

Chapter 7: Applications, Waiting List and Tenant Selection

- Up-front Income Verification
 - Addition of the income validation tool (IVT) report to required income reports for annual and interim reexaminations (*Process to be determined*)

Chapter 11: Reexaminations

- Scheduling Annual Reexaminations
 - Guidance on timing of HMIS annual assessment (for programs required to data-enter into HMIS)

Chapter 12: Termination of Assistance and Tenancy

- Exhibit 12-1 – Statement of Family Obligations
 - HUD has expanded the definition (list of acceptable evidence) of serious and repeated violations of the lease

Chapter 15: Special Housing Types and Special Programs

- Homeownership Program
 - Effective May 1, 2020, the Homeownership program will no longer be offered to new applicants. Current participants will continue to be assisted and current applications (received prior to May 1, 2020) will be honored.

Chapter 16: Program Administration

	<ul style="list-style-type: none"> • Payment Standards <ul style="list-style-type: none"> ○ Change to annual effective date of payment standard change (January 1st of the year or within 3 months of the FMR effective date) ○ Clarification on how exception payment standards are calculated • Repayment Agreement <ul style="list-style-type: none"> ○ Significant change in debt responsibility in cases where agency fails to act on reported income increases • Reporting and Record Keeping for Children with Elevated Blood Lead Level <ul style="list-style-type: none"> ○ Reporting responsibility changed from PHA to Owner <p>Chapter 17: Project-Based Vouchers</p> <ul style="list-style-type: none"> • Updated current projects – New Exhibit per project coming soon! • Update to relevant Federal Registers and PIH Notices governing the PBV program • Clarification on the use of Small Area Fair Market Rents (SAFMRs) in the Project-Based Voucher Program <p>Chapter 20: Rapid Re-Housing Program (RRH)</p> <ul style="list-style-type: none"> • Addition of a new chapter to the Administrative Plan
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<p>B.2</p>	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>Project–Based Voucher (PBV) Program:</p> <p>DOH reserves the right to allocate up to 20 percent of its Housing Choice Vouchers for the potential use under the Project Based Vouchers Assistance Program. DOH reserves the right to allocate an additional 10 percent of its Housing Choice Vouchers to serve the housing needs of the following populations: individuals and families that meet the definition of homeless under section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302) and contained in the Continuum of Care Interim Rule at 24 CFR 578.3; families that are comprised of or include a veteran; persons with disabilities or elderly persons as defined in 24 CFR 5.403; and/or for units located in a census tract with a poverty rate of 20 percent or less, as determined in the most recent American Community Survey Five-Year Estimates.</p> <p>The proposed units may be located throughout DOH’s jurisdiction. This potential reallocation of the Project Based Assistance is consistent with DOH’s Agency Plan and goal of providing quality affordable housing to low income families and will increase housing choices for these families. The locations will be consistent with goals of de-</p>
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concentrating poverty and expanding housing and economic opportunities in accordance with HUD and the DOH Administrative Plan. Project basing is being pursued to compliment the goal to end homelessness and link supportive services to housing.

DOH currently has **833** active and approved units of project based voucher assistance for special needs populations statewide.

- **Current Projects:**

- 6 units in Larimer County for people exiting the prison system with mental health disabilities (AIIM)
- 4 units in Larimer County for persons with disabilities (SummitStone)
- 10 units in Denver for homeless youth (Urban Peak)
- 4 units in Pueblo for homeless individuals (Health Solutions)
- 186 units in Denver for homeless individuals (Colorado Coalition for the Homeless)
- 16 units for homeless veterans in Pueblo (VASH)
- 84 units for homeless veterans in Denver (VASH)
- 45 units for homeless veterans in Lakewood (VASH)
- 25 units for homeless veterans in Colorado Springs (VASH)
- 35 units for persons with disabilities in Longmont (Mental Health Partners)
- 18 units for persons with disabilities and individuals needing services in Lafayette (Imagine)
- 8 units for homeless individuals needing supportive services in Edwards (Garfield County Housing Authority)
- 23 units in Weld County for persons with disabilities. (North Range Behavioral Health)
- 93 units in Denver for persons with disabilities (Mental Health Center of Denver)
- 64 units in Lakewood for veterans permanent supportive housing (VASH)
- 20 units in Alamosa for homeless individuals (San Luis Valley Behavioral Health Group)
- 40 units in Boulder County for homeless youth and youth exiting the foster care system (Mental Health Partners)
- 30 units in El Paso County for homeless individuals needing supportive services in Colorado Springs (The Independence Center)
- 30 units for homeless individuals needing supportive services in Canon City (Upper Arkansas Area Council Of Governments)
- 9 units for homeless individuals needing supportive services in Durango (Housing Solutions for the Southwest)
- 10 units in Towaoc for natives or tribal members who are homeless individuals needing supportive services (DOH)
 - 49 units for justice involved homeless individuals needing supportive services (Aurora Mental Health Center)
 - 24 units for persons with disabilities needing supportive services in Denver (Atlantis)

	<ul style="list-style-type: none"> • Most recent RFA: DOH currently has an RFA for up to 150 PBVs for permanent supportive housing.
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><i>See attached</i></p>
B.5	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><i>See attached</i></p>

B.6 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

5 Year Plan Goals (2015-2020):

Housing Goal #1: Ensure sufficient affordable housing for persons with the lowest incomes

Creation of additional affordable housing options for renters and homeowners, especially households in greatest need:

Strategies:

- *Application for and Development of HUD funded 811 Programs*

DOH successfully applied for and received 811 Program funds in the amount of \$6.7 million. The Division issued an RFA in 2017 to solicit developers who will set aside units within their developments for approximately 91 Section 811 eligible individuals. To date, DOH has a Rental Assistance Contract or Agreement to Enter into a Rental Assistance Contract for 7 projects totaling 91 units.

DOH has applied for additional 811 Program funds in the amount of \$6.9 million to create 82 new units through the 2020 NOFA. *Pending notification of award status as of the date this document posted (February 10, 2020).*

- *Continuation and expansion to other populations of the State Housing Voucher Program*

DOH worked in conjunction with the Department of Health Care Policy and Financing to expand the individuals eligible to receive Community Access Team Vouchers (CATV), formerly Colorado Choice Transitions (CCT) to individuals in an institution such as a nursing home or group home or to individuals in jeopardy of being placed in an institution due to the lack of access to an independent living option. To date, there are a total of 346 participants leased up across Colorado utilizing a CATV voucher with an additional 70 participants searching. This program continues to receive referrals from HCPF and will continue to expand.

- *Complete competitive grant applications for new resources including VASH, Mainstream, Family Unification Program (FUP), etc.*

Mainstream 811 Vouchers (MS811): Between 2015 and 2020, DOH applied for two Mainstream 811 Voucher NOFAs and received 238 MS811 Housing Choice Vouchers to serve non-elderly individuals with

disabilities who are: homeless, at risk of homelessness, existing in an institution, and/or at risk of institutionalization.

Veterans Affairs Supportive Housing (VASH): DOH received support from the Denver Regional Veterans Affairs Medical Center to apply for and subsequently received 288 VASH vouchers between 2015 and 2020.

Continuum of Care Permanent Supportive Housing (CoC PSH): DOH has been granted continuation of their existing grants and 590 CoC PSH vouchers. In 2019, HUD authorized the use of CoC grant funds to be used to pay the eligible costs of supportive services that address the special needs of the program participants.

Family Unification Program (FUP): With support from the Colorado Department of Human Services and the three Colorado Continuum of Care organizations, DOH applied for 75 FUP vouchers through the 2019 NOFA. *Pending notification of award status as of the date this document posted (February 10, 2020).*

- *Additional homeless beds and resources for service agencies*

DOH administers the Emergency Solutions Grant (ESG) funding for homeless service providers throughout Colorado. ESG components available for funding include: emergency shelter, street outreach, homelessness prevention, rapid re-housing assistance, and Homeless Management Information Systems (HMIS).

- *Establishing and applying funding priorities for developing housing for households with the lowest incomes*

DOH issues an annual request for applications for Permanent Supportive Housing Project-Based Vouchers (PBV). The use of HCV PBVs is strictly limited to individuals who meet the definition of permanent supportive housing - people experiencing homelessness with complex needs.

- *Resources for additional special needs housing*

The 2017 legislative session resulted in an additional \$15.3 million dollars annually from the state's marijuana tax cash fund to the DOLA/DOH budget to provide permanent supportive housing assistance for individuals with behavioral health needs, or who are at risk of or experiencing homelessness.

Targeted populations include homeless youth, veterans, and individuals exiting mental health institutions and/or correctional facilities into homelessness.

- *Resources for rental housing assistance*
The Division continues to apply for all housing resources available.
- *Educational activities (e.g. Section 8 trainings, etc.)*
DOH provides monthly trainings on various topics to all of its rental assistance contractors. DOH also provides bi-annual PHA database training to eligible rental assistance contractors.

DOH staff participate on the planning committees for the two largest statewide annual housing conferences – Colorado NAHRO and Housing Colorado, ensuring that topics related to the rental assistance programs and homeless prevention programs are covered.

Beginning in 2017, DOH has partnered with Housing Colorado and other agencies, such as the Denver Metro Fair Housing Center, on an annual basis to provide regional outreach sessions and training. This collaborative approach to training is expected to continue each summer.

Housing Goal #2: Fulfill Division’s regulatory role as a statewide housing authority.

Perform required housing authority functions to include:

Strategies:

- *Manage housing under its jurisdiction*
In 2019 DOH received a High Performer classification from HUD on its annual Section 8 Management Assessment Program (SEMAP).
- The HCV program was the subject of an onsite VMS review by HUD in 2018. DOH had no findings in that audit.
- *Manage lease rates to be most cost-effective based on HUD Section 8 performance measures and current budget allocation*
DOH was able to serve 589 more families in 2019 than in 2018 through strong program management and strategic use of program reserves. DOH was able to successfully utilize 100% of the funding received by HUD during the 2019 calendar year to serve a total of
- *Maximize the division’s voucher rate while serving households with the lowest incomes as well as those with disabled household members*
DOH was able to serve 589 more families in 2019 than in 2018 through strong program management and strategic use of program reserves.
- *Maintain a minimum reporting rate in Public Information Center (PIC) of 98%*

DOH maintained a 100% PIC reporting rate for 2019.

Housing Goal #3: Ensure that all consumers, service providers, and stakeholders receive professional, high quality, and respectful services.

Strategies:

- *Create and distribute a tenant and landlord newsletter*

DOH is currently publishing a quarterly landlord newsletter available through the Landlord Portal and the DOLA website.

DOH will introduce a program to increase landlord participation in 2020. DOH began a campaign to collect landlord e-mail addresses in order to more efficiently circulate publications.

The tenant newsletter remains a strategy in process.

- *Increase technical assistance and monitoring of contractors to include creation of a “troubled agency” plan.*

An updated monitoring plan was created and released in May 2017. In 2019, DOH restructured the administration of its rental assistance programs into one team, which includes a position strictly for training and quality assurance. In addition to auditing files at each agency, this position responds in-person to agencies identified as needing additional training or assistance based on an assessment from the DOH staff assigned to the caseload.

- *Increase training opportunities for current contractors on HCV rules and regulations*

DOH provides monthly trainings to all of its rental assistance contractors in addition to a variety of specialized trainings and 1:1 technical support. DOH utilizes an “Action Alert/Tip of the Day” system to provide immediate technical assistance to contractors via e-mail. DOH’s trainer/quality assurance staff provides immediate, in-person training to agencies who have new housing coordinators or who need extra support.

- *Continue providing Fair Housing Training sessions statewide*

DOH provides a Reasonable Accommodation and Fair Housing training to contractors via the monthly webinar series. This training is also available for viewing online.

DOH has also partnered with the HUD Regional Fair Housing and Equal Opportunity Office to present a Reasonable Accommodation training at the annual Colorado NAHRO conference scheduled in May 2020.

B.7 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the PHA Plan?

Y N

(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

Public Hearing scheduled and held on Friday, March 27, 2020 at 1:30pm – 3:00pm

Public Hearing was held virtually via Zoom in response to the Coronavirus pandemic. Notification of the change of venue (including the link and telephone number to join) was posted on the Division of Housing Website as well as posted at the front door of the building, the front door of the Division of Housing office suite, and at the door of the conference room where the hearing was originally scheduled to be held.

The Division of Housing was staffed in-person on the day of the hearing. We did not receive any in-person comments to the PHA Plan nor did we receive any virtual comments. Additionally, there were no comments received at the email address provided in the public notice and posted in the Denver Post.

Significant modification of the removal of the HCV homeownership program to new applicants was presented to the Colorado State Housing Board on June 9, 2020. The board passed the motion to end the HCV homeownership program to new applicants with a unanimous vote.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

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

I, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

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

Signature

Connor Everson

Date

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

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, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency 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 by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Colorado Division of Housing

CO911

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)

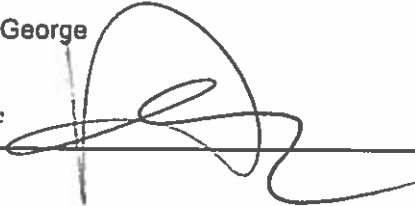
Name of Authorized Official

Alison George

Title

Division Director

Signature



Date

6-11-2020