

CO911



**COLORADO**

**Department of Local Affairs**

Division of Housing

# **2023 PUBLIC HOUSING AGENCY (PHA) ANNUAL PLAN**



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

**COLORADO DEPARTMENT OF LOCAL AFFAIRS**

**DIVISION OF HOUSING (CO-911)**

**2023 PHA 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 **6,971** Housing Choice Vouchers (HCV), **438** Emergency Housing Vouchers (EHV), **521** Continuum of Care Permanent Supportive Housing (CoC PSH) Vouchers, **203** State Housing Vouchers (SHV), **487** Homeless Solutions Program (HSP) Vouchers, **678** Community Access Team (CAT) Vouchers, , and **70** Section 811 subsidies statewide. DOH also administers an HCV Homeownership Program for **122** 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 Colorado Division of Housing (DOH) 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 Colorado Department of Local Affairs (DOLA) 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 (DOH) 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 Housing Voucher Program (EHV)
- Emergency Mortgage Assistance Program (EMAP)
- Emergency Rental Assistance Program (ERAP)
- Emergency Solutions Grant Program (ESG)

- Fort Lyon Supportive Housing Program
- HOME Investment Partnership Grant/Loan Program
- Home Modification Program including Home Modification Tax Credit, Home Modification Expansion Program, and Host Home Inspection Program
- Homeless Prevention Tax Check Off Program
- Homeless Solutions Program (HSP)
- Housing Choice Voucher (HCV), Homeownership, Mainstream, Project Based Voucher (PBV) and Family Self-Sufficiency (FSS) Programs
- Housing Development Grant (HDG) Program
- Housing Development Loan Fund (HDLF)
- Housing Opportunities for People with AIDS Grant Program (HOPWA)
- 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)
- Rental Assistance Demonstration (Mod Rehab) Program (RAD2)
- 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 Colorado Division of Housing (DOH) develops two housing plans annually that assist in setting the strategic plan for the Division. The Annual Action Plan that reports out on the progress made with the identified goals in the 5 year State Consolidated Plan and the Public Housing Agency (PHA) Annual Plan both which 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's Office of Housing Sustainability and Finance (OHFS) 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. OHFS works 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
- Disability service providing agencies (community mental health centers, intellectual and developmental disability agencies, etc.)
- 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

***Funding Sources for Division of Housing – FY 2023-2024***

**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  
Coronavirus Aid, Relief, and Economic Security (CARES) Act  
American Rescue Plan Act (ARPA)

<b>Streamlined Annual PHA Plan (HCV Only PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</b>
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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, including changes to these policies, 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.** The 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 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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> <b>PHA Name:</b> <u>Colorado Division of Housing</u>      <b>PHA Code:</b> <u>CO911</u>  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2023</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Housing Choice Vouchers (HCVs)</b> <u>7,873</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> 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 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"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 15%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 15%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <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	Lead HA:														
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<b>B.</b>	<b>Plan Elements.</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of 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 checked="" type="checkbox"/> <input 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 type="checkbox"/> <input checked="" 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> <p><b>Rent Determination</b> – The Colorado Division of Housing has modified several sections in the proposed 2023 Administrative Plan to the benefit of the participants:</p> <p><b>Chapter 9: General Leasing Policies</b></p> <ul style="list-style-type: none"> <li>• Changes in Lease or Rent <ul style="list-style-type: none"> <li>○ New approval to add the cost of required/mandated renter’s insurance in the unit rent if the lease specifies a flat-rate amount not subject to change during the term of the lease</li> </ul> </li> </ul> <p><b>Chapter 11: Reexaminations</b></p> <ul style="list-style-type: none"> <li>• Interim Reexaminations <ul style="list-style-type: none"> <li>○ Update to when an interim must be completed <ul style="list-style-type: none"> <li>▪ Income increases will be included at next annual reexamination unless: <ul style="list-style-type: none"> <li>• Family was at zero income at time the income increase occurred</li> <li>• Addition of family member with income if family was at zero income at the time of addition</li> </ul> </li> <li>▪ All changes in income must still be reported within 10 days <ul style="list-style-type: none"> <li>• A simplified income reporting form will be provided following the public hearing</li> </ul> </li> </ul> </li> </ul> </li> <li>• Recalculating Family Share and Subsidy Amount <ul style="list-style-type: none"> <li>○ Reminder of limited waiver allowing for families to receive the benefit of a higher payment standard if an increased payment standard is applicable to their unit through December 31, 2023</li> </ul> </li> </ul>

<b>B.2</b>	<b>New Activities.</b> – Not Applicable
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### **B.3 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:**

##### **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*

##### **Progress:**

The Colorado Division of Housing (DOH) applied for Stability Vouchers for 2023.

DOH received an award of Emergency Housing Vouchers (EHV) to be issued and leased by September 30, 2023.

DOH has partnered with Colorado Coalition for the Homeless (CCH) on their conversion of a Mod Rehab project (The Forum Apartments) to Project-Based Vouchers through the Rental Assistance Demonstration (RAD) 2 program. The Forum Apartments adds an additional 100 units of affordable housing to DOH's Housing Choice Voucher (HCV) Program.

DOH continues to publish an annual Request for Applications (RFA) for the creation of Supportive Housing to increase the production of affordable housing for extremely low-income people experiencing homelessness with complex barriers to housing stability. The Housing Choice Voucher (HCV) program has committed both Federal and State vouchers to the 2023 RFA.

DOH is exploring the use of American Rescue Plan Act (ARPA) funds to provide security deposit assistance and create a landlord incentive program for all rental assistance programs administered by DOH.

##### **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*

**Progress:**

The Colorado Division of Housing (DOH), as a result of COVID-19, was not required to submit a SEMAP Certification to HUD for FY22. As a result of an approved HUD waiver related to COVID-19, DOH was able to retain the prior year SEMAP score (which was a “High Performer” score).

DOH continues to offer monthly webinars to partner agencies and other interested stakeholders to provide training and updates to information, processes, and procedures. In November 2021, DOH provided a three-day training on Housing Quality Standards (HQS) Inspections. Internally, the Office of Rental Assistance is providing a bi-weekly training to internal staff on an important topic related to program administration to promote program understanding and consistency.

DOH continues to administer and promote the Family Self Sufficiency (FSS) program, specifically to participants in the Family Unification Program (FUP). Participation in the FUP FSS Demonstration Program continues to increase.

DOH is tasked with administering the Financial Literacy Exchange (FLEX) Program (House Bill 22-1389) to provide self-sufficiency supports to eligible participants in the State Housing Voucher program.

**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*

**Progress:**

The Colorado Division of Housing (DOH) continues to prioritize vouchers to individuals and families that include people with disabilities, people experiencing homelessness, and people who are victims of domestic violence. This is accomplished through partnerships with local disability and housing advocacy organizations across the state.

Applicants to and participants of DOH rental assistance programs receive access to information on how to file a discrimination complaint through the voucher briefing process. This information is also included on the DOH website along with other important Fair Housing resources. <https://cdola.colorado.gov/fair-housing-resources>

DOH Office of Rental Assistance offers a Reasonable Accommodation training to external stakeholders and internal staff on an annual basis. This training is critical as the majority of DOH’s rental assistance subsidy resources are prioritized to individuals with disabilities.

	<p>DOH displays the required Fair Housing posters in the office lobby. These posters are also required to be displayed at the offices of the DOH partner agencies. When DOH staff is able to complete in-person monitoring visits, they bring copies of Fair Housing posters in both English and Spanish for partner agencies to display if they are missing at the time of the monitoring visit. These posters are also made available on the DOH Fair Housing website for convenience. <a href="https://cdola.colorado.gov/fair-housing-resources">https://cdola.colorado.gov/fair-housing-resources</a></p>
<b>B.4</b>	<b>Capital Improvements.</b> – Not Applicable

<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: There were two findings following the FY 2021 Audit. One finding has been addressed and another is in-process.</p> <p><b>a. Finding: 2021-065</b></p> <p><i>The Department of Local Affairs (Department) should implement internal controls to ensure it complies with federal regulations for any new federal funds it receives, such as the Coronavirus Relief Fund. This should include developing and implementing policies and procedures that include a requirement that Department staff review and maintain records supporting the expenditures charged to the federal program.</i></p> <ul style="list-style-type: none"> <li><i>The Department of Local Affairs (Department) agrees with the recommendation. Effective September 2022, the Department implemented a “New Funds Management Policy” that stipulates the program manager responsible for managing any new federal funds received in the division will ensure the following procedures are completed to establish the framework for, and ongoing monitoring of, the effective and responsible funding award utilization. (1) Establish the program; (2) Collaborate with accounting staff; (3) Procurement and contracting; (4) Payment submission – structural determination and design; (5) Payment submission – procedures; and (6) Training and Monitoring.</i></li> </ul> <p><b>a. Finding: 2021-066</b></p> <p><i>The Department of Local Affairs (Department) should strengthen its internal controls to ensure it complies with waiting list requirements for the federal Section 8 Housing Choice Vouchers and Mainstream Vouchers programs. Specifically, this should include the Department developing and providing a training plan for its contractors that covers all of the programs’ requirements on an ongoing basis. In addition, the Department should ensure its new employees are trained and able to properly run the waiting list in accordance with the Department’s policies and procedures, which includes ensuring the waiting list is properly updated for new applicants and addressing unused vouchers prior to making waiting list selections.</i></p> <ul style="list-style-type: none"> <li><i>The Department of Local Affairs (Department) agrees with the recommendation. The Department will strengthen its internal controls through the development of an Onboarding Program that will include different modules a contractor must work through to receive certification. These modules will include all relevant steps associated with the waiting list process.</i></li> </ul>

C.	Other Document and/or Certification Requirements.
C.1	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 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 PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>
C.3	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations</i></p> <p><i>Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p><b>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) <b>Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart.</b> The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</b></p> <p><i>Not applicable for CO911 at this time.</i></p> <p><u>From the State of Colorado 2020-2024 Consolidated Plan:</u></p> <p>Actions Planned to Affirmatively Further Fair Housing</p> <p>The Colorado Department of Local Affairs (DOLA) completed an Analysis of Impediments to Fair Housing Choice (AI) to inform this Consolidated Plan. There are a number of Fair Housing goals identified and recommended actions listed, and DOLA believes it can take meaningful action on most items.</p> <ol style="list-style-type: none"> <li>1. Promote homeownership and rental opportunities in high opportunity areas/Promote publicly supported housing in high opportunity areas       <ol style="list-style-type: none"> <li>a. As a gap funder, the Division of Housing does not dictate where projects that submit applications for funding will be located; developers and housing authorities make those decisions based on a number of factors, often long before the state is aware of a project. However, the Division of housing is committed to evaluation each project and determining whether it is in a Racially/Ethnically Concentrated Area of Poverty (R/ECAP), or an area with greater access to opportunity. DOH is exploring strategies to incentivize affordable housing development in communities that foster greater upward mobility for their residents.</li> </ol> </li> <li>2. Promote Community and Service Provider Knowledge of ADA and UFAS/Increase outreach and education for housing providers in the state       <ol style="list-style-type: none"> <li>a. The Division of Housing provides training every year to the affordable housing community, both independently and at conferences or in conjunction with other events. In late 2019, DOH partnered with the Colorado Civil Rights Division (CCRD) to deliver a Fair Housing Act/Section 504/Reasonable Accommodation training, and hopes to continue that partnership each year to provide fair housing training that covers the additional requirements associated with federally-funded properties.</li> <li>b. CCRD currently offers Fair Housing training multiple times each month, throughout the state. DOH is willing to promote these training opportunities to housing agencies on our mailing lists.</li> </ol> </li> <li>3. Enhance community services in R/ECAPS       <ol style="list-style-type: none"> <li>a. This goal in the recommended actions within the AI would be difficult to accomplish, as it recommends that DOLA invest CDBG funds in R/ECAPs within the state. All R/ECAPs identified, however, are either completely or mostly in entitlement communities, where state CDBG funds are ineligible. DOLA will look for opportunities to invest its CDBG funds in low-income communities with higher populations of racial and ethnic minorities, however, even if those communities do not meet the R/ECAP definition.</li> </ol> </li> </ol> <p>The State of Colorado is firmly committed to equal housing rights and to affirmatively furthering those rights.</p>



**Resident Advisory Board Comments**

*Public Hearing occurred on Friday, March 24, 2023*

**No public comments received**

**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
**OMB No. 2577-0226**  
**Expires 3/31/2024**

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or \_\_\_ X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/01/2023, in connection with the submission of the Plan and implementation thereof:*

1. 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 (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. 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 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. The 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.
  12. The 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 135.
  13. The 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.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  16. With respect to public housing the 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.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. The 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 regulations and included in its Plan.
  21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA 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 PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Colorado Division of Housing

CO911

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2024

5-Year PHA Plan for Fiscal Years 20     - 20    

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 Executive Director

Name Board Chairman

Alison George, Division Director

Rick Garcia, Executive Director

Signature **Alison George** Digitally signed by Alison George Date: 2023.04.07 15:55:42 -06'00' Date

Signature **Rick M. Garcia** Digitally signed by Rick M. Garcia Date: 2023.04.10 08:09:32 -06'00' Date

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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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

**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 3/31/2024

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

I, Connor Everson, the Consolidated Plan Coordinator  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years \_\_\_\_\_ and/or Annual PHA Plan for fiscal  
year 2024 of the Colorado Division of Housing is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

State of Colorado

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

The PHA's goal to ensure sufficient affordable housing for persons with the lowest incomes is  
consistent with the State's consolidated plan. In addition, the PHA is taking a lead role on  
implementing the strategies outlined in the State's Analysis of Impediments to Fair Housing.

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:

Connor Everson

Title:

Analytics Manager and Consolidated Plan Coordinator

Signature:

**Connor Everson**

Digitally signed by Connor Everson  
Date: 2023.04.14 14:03:30 -06'00'

Date: **4/14/2023**

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