



## Brighton Housing Authority

Monthly Newsletter

January/February 2024

.....

# BHA Spotlight

## A Year in Review

In this newsletter we will share with our many valued partners and community members the numerous successes we achieved in 2023. These accomplishments would not have been possible without the dedication and expertise of our incredibly talented team of 16 employees. Below are just a few of the numbers we are proud to share with our community regarding the preservation and creation of affordable housing in the city of Brighton.

- Four (4) Development Projects in Progress
- Two (2) Land Acquisitions (total of approx. 13 acres)
- Formalized Partnership in Brighton Ridge Apartments (264 units)
- Assumed Role of Developer for Hughes Station
- Awarded over \$1,700,000 in Development Funds

In addition, we are looking forward to the 2024 year which will include the development of our three-year strategic plan, completion of thirteen (13) units and the groundbreaking of two additional projects, and the continued expansion of services focused on the promotion of permanent housing solutions.

.....

# Development Updates

## Adams Point

The development team submitted a rezoning application to the City of Brighton and recently selected a Civil Engineer to begin analyzing the site for specific pre-development activities. The project is on target for a Low Income Housing Tax Credit 4% application submission in August 2024. We will be reaching out to stakeholders and community members over the next several months concerning the project.

### Next Steps:

- Water and Parking Analysis – 1<sup>st</sup> Quarter 2024

# First Presbyterian Church Property

BHA finalized the purchase of the approx. six (6) acres of land in December 2023. The team has officially brought on board an architecture firm, Collab Architecture, and are in the beginning stages of site planning, designing the community engagement process, and understanding the next potential City processes for the property. Density and parking studies are also underway.

## Next Steps:

- Community Engagement (Design Charrettes) - 1<sup>st</sup> Quarter 2024

# RAD Phase II Rehabilitation

Grant funds through Adams County have been finalized. Two (2) 30% AMI units will be available soon for leasing, and the final triplex on N. 5<sup>th</sup> Avenue will be completed in the coming months. BHA Staff is also in the final stages of securing funding through the State. In total the project will be receiving over half a million dollars from partners.

To date, the project has been awarded over half a million dollars in additional funding.

RAD Phase II continues to move forward with rehabilitation activities:

- Triplex units at N 5<sup>th</sup> – Work on plumbing, electrical, and mechanical continues
- Triplex units at S 18<sup>th</sup> – Completion of window wells and installation of new windows

## Next Steps:

- Colorado Division of Housing (DOH) Housing Development Grant Agreement finalized – Targeting March 2024
- Initial Lease-up for Completed Units – Feb/March 2024

# Hughes Station Apartments Rehabilitation

The Hughes Station development team successfully resubmitted to the Colorado Housing and Finance Authority (CHFA) in November 2023 and have been diligently working with the CHFA staff to get the project ready. The development team has also selected a Relocation Specialist.

## Next Steps:

- Design of Relocation Plan and Community Meetings – February 2024
- Targeted Closing – July 2024

**You can access information on each of BHA's development projects, including development stages, with this link [HERE](#).**

---

# Services Updates



In the holiday spirit, the BHA Services Department partnered with A Precious Child and the Adams County Probation Office on a joint initiative to facilitate a Toy Giveaway at our Hughes Station Community Room. This effort was intended to provide supplemental relief for the financial burden of purchasing holiday gifts for children, but also to achieve a larger goal: to foster a sense of normalcy and encourage community engagement for households facing housing instability. In total, forty-two (42) households were able to take home gifts and wrapping materials for their children.

BHA Services Department effectively implemented a Client Satisfaction Survey to gather feedback and ensure quality control for our Housing Navigation & Housing Stabilization services. Additionally, the implementation of a survey distribution plan has yielded 42 responses in the fourth quarter of 2023. Among the respondents, 97% reported feeling more empowered to secure housing after receiving housing navigation services and 94% reported feeling more stable in their housing situation after receiving housing stabilization services.

Looking ahead to 2024, the BHA Services Department aims to distribute emergency food vouchers, integrate financial empowerment into case management, streamline data collection, and expand professional development for staff. These goals collectively address immediate community needs, enhance service delivery, ensure efficient data management, and empower departmental staff for effective performance.

BHA's Services Department has been working diligently to assist members of the Brighton community with basic needs assistance following a crisis or hardship, ensuring that residents can maintain housing stability. Utilization of funds from Platte Valley Medical Center under the "CHIP" program has enabled BHA to fill the gaps with additional forms of assistance. So far, in this current round of funding

launched in September 2023, BHA has helped seventeen (17) Brighton-area households with expenses such as utility bills, groceries, and critical car repairs.

---

# Occupancy Updates

## 2023 Accomplishments

- Approved a new Move To Work (MTW) rent calculation methodology
- Introduced new rent burden flexibilities for elderly and disabled families
- Admitted forty (40) families into the Tenant-Based Rental Assistance (TBRA) program
- Admitted seventeen (17) new families into the Housing Choice Voucher (HCV) program
- Provided permanent housing for 2,623 months

### **Monthly Housing Assistance Program Numbers:**

Housing Choice Voucher (HCV) budget authority utilization for November 2023 was 103%, with unit months leased utilization at 86.7%. HUD considers a program with budget authority or unit months leased utilization rates at 95% or higher to be a fully utilized program. BHA's budget authority utilization of 103% meets that criterion and the program is operating effectively.

BHA's Tenant-Based Rental Assistance (TBRA) program, funded through Adams County, has been able to issue forty-three (43) TBRA coupons in 2023. We currently have forty (40) participants who are receiving this assistance.

---

# Operations Updates

## 2023 Accomplishments

### **Grants:**

- Expended \$356k~ in grant funds
- Awarded \$85k to be expended in 2024
- Fully expended and closed out three (3) grant programs

### **Operations:**

- Fully transitioned to a new payroll system, benefits offerings, and Employee Handbook
- Completed seven (7) Requests for Proposals/Qualifications (RFP/Q) and awarded six (6)
- Expanded BHA's availability to the public for walk-ins by an additional 10.5 hours per week
- Received and assisted an average of forty-seven (47) office visitors per month; answered an average of two hundred twenty-one (221) calls per month
- Hired an Administrative Assistant to provide dedicated service to visitors, calls, and other inquiries

The Operations Department had many successes in 2023 that are aligned with BHA's Strategic Plan. As we entered 2024, we began with transitions and promotions. Anneli Berube (formerly BHA's Operations Manager) has stepped into her new role as Manager of Special Projects, and Charlene Montoya (previously BHA's Executive Assistant) has been promoted to Operations Manager. Charlene

is thrilled to be stepping into the role of Operations Manager. She is passionate about people and processes, and is excited to bring her expertise in business, finance, and strategy to this team. She is looking forward to working together to achieve BHA's goals and drive success for the organization.

---

# Special Projects Updates

In this section we will discuss some of the special projects and activities BHA is taking on in 2024, including updating the Strategic Plan, developing a strategy for community outreach and resident engagement, and updating our Procurement Policies and Procedures.

In December 2023 BHA kicked off its Strategic Plan update with a Board retreat. Led by BHA consultant HR Choice, this strategic planning session reviewed the results of a survey sent to board and staff members before the meeting and began to put together preliminary goals and focus areas to be refined in future meetings. BHA plans to complete the Strategic Plan update in 2024 with a three-year scope. This document will be shared with the public and community partners.

---

# Housing Authority Data

**BHA staff have compiled housing, services, operations, and development statistics which can be accessed [HERE](#). Please feel free to provide feedback or request additional data.**

---

# Resources and Links

**2-1-1 Colorado:** In 1999, community leaders across the state of Colorado began working together to develop an integrated system of independent information and referral call centers. In 2002, the Public Utilities Commission approved the plan, and the 2-1-1 dial code was officially active in the state of Colorado. Today, 2-1-1 Colorado provides border-to-border coverage of Colorado, serving all 64 counties. [211colorado.org](http://211colorado.org)

**Proposition 123 - Colorado State Housing Fund:** Proposition 123 created the State Affordable Housing Fund, dedicating 40% of funds to the Affordable Housing Support Fund administered by the Department of Local Affairs (DOLA) and 60% to the Affordable Housing Financing Fund overseen by the Colorado Office of Economic Development and International Trade (OEDIT) to fund housing programs. OEDIT selected Colorado Housing and Finance Authority (CHFA) as the third-party administrator in a public process, defined by [Proposition 123 statute under CRS 29-32-104](#). To learn more about DOLA's Proposition 123 programs, visit [DOLA's Proposition 123 Implementation](#).

**State of Colorado Division of Housing (DOH)** Affordable Housing Toolkit for Local Officials: [officials-housing-toolkit.cdola.colorado.gov](http://officials-housing-toolkit.cdola.colorado.gov)

**Rocky Mountain Partnership** is “a local organization focused on bringing together community partners and community members who work together to solve difficult problems that stand in the way of economic and social mobility.” BHA is a member of the Partnership and is working to bring expertise to the table on discussions around Brighton’s affordable housing projects and programs. The Partnership has a Data Hub that provides insight into the current economic and social state of the region: [rmpartnership.org/the-pulse-data-hub](http://rmpartnership.org/the-pulse-data-hub)

**Colorado Housing Connects** was established in 2014 as a project of nonprofit organizations Brothers Redevelopment and the Denver Metro Fair Housing Center, Colorado Housing Connects is dedicated to providing Coloradans with reliable, trustworthy access to general housing and fair housing resources. Members of the Brighton community who have rental or homeowner needs and questions can connect with this resource. [coloradohousingconnects.org/about-us-2](http://coloradohousingconnects.org/about-us-2)

The **Adams County COVID-19 Response and Recovery Website** maintains a comprehensive list of resources and services that can be found across the county: [covidrecovery.adcogov.org](http://covidrecovery.adcogov.org)



Brighton Housing Authority  
22 South 4th Ave. Suite 202 Brighton, CO 80601  
[brightonhousingauthority.org](http://brightonhousingauthority.org)