



Brighton Housing Authority

Monthly Newsletter

September 2023

Housing Choice Voucher Lottery

BHA Lottery Waitlist Will Be Open On September 26th, 27th, and 28th.

[Click here for more information.](#)

BHA Spotlight

Brighton Housing Authority Hosts Design Charrette for Adams Point

On August 8, 2023, the Brighton Housing Authority hosted a design charrette for the organization's future development project known as Adams Point. Adams Point is to be located at 19th and Bridge and is targeted to have as many as 100 units. Approximately thirty (30) community members participated in the charrette with the overall event goal being the creation of two site plans to be utilized for the project's rezoning process. Participants discussed barriers and opportunities for the site to produce conceptual site plans.

In the coming weeks, BHA staff and the project's development consultant, MGL Partners, will work with the project's architect to finalize site plans for submission to the city's planning department. Zoning is estimated to take up to six (6) months to complete and will include a community engagement process.



In partnership with the City of Brighton, the Brighton Housing Authority will host a local Affordable Housing Workshop on October 5th at 9:30 a.m. at the Adams County Government Center Conference Center. Please see the flyer for the event [HERE](#)

THIS MONTH'S TOP UPDATES

Development Updates

First Presbyterian Church Property

We are moving forward with due diligence items which this last month have included the completion of the land survey and environmental review in preparation for the platting process. BHA staff and project consultants are currently reviewing Request for Qualifications (RFQ) submissions for selection of an architect in the next thirty (30) days. Staff has also begun the review of the grant agreement for acquisition of land.

Next Steps:

Selection of Architect – September 2023

Due Diligence Period for Feasibility - May 2023 through October 2023

Review and Execution Grant Agreement - Prior to December 1, 2023

RAD Phase II Rehabilitation

RAD Phase II continues to move forward with rehabilitation activities:

Duplex units at N 5th - 3 bedroom 2 bath units are complete.

Triplex units at N 5th - Plumbing, framing, new windows, and basement egress windows have been completed. Sewer lines were replaced. Next phases to be started are electrical and mechanical.

Triplex units at S 18th – Demolition has been completed and sewer lines were replaced. Next phases are plumbing and framing.

Next Steps:

ADA review and implementation for final units – September 2023

Adams County HOME Agreement – October 2023

Hughes Station Apartments Rehabilitation

Hughes Station recently experienced delays in finance closing. Brighton Housing Authority has assumed role as developer for this project and is working diligently with the project's tax credit

investor and CHFA to secure a timeline that is ideal for the project. Hughes Station is now expected to close in first quarter 2024.

Next Steps:

Closing on financing and tax credits in Q1 of 2024.

You can access information on each BHA development project's current, previous, and next development stage with this link [HERE](#).

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Services Updates

Services Upcoming Events:

BHA's Youth Enrichment Program restarted on September 11 and is being held on Mondays from 2pm to 3:30pm. This program consists of K-5 activities like reading, exercise, games, and crafts and is hosted at the Hughes Station Apartments community room. [YEP Flyer](#)

BHA is partnering with the Early Childhood Partnership of Adams County (ECPAC) to provide a workshop for parents where are learning the five protective factors of a strong family and strategies to promote children's interest in reading. This is being held at the same time as the YEP program from September 11 through October 30. [Strengthening Families Class flyer](#)

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Occupancy Updates

Moving to Work Supplemental Plan

The 2023 Moving to Work ("MTW") Annual Supplement was approved by the Board of Commissioners on May 11, 2023, and the United States Department of Housing and Urban Development ("HUD") has given preliminary approval of the supplement. The next step is the public hearing for the revision of the Administrative Plan which is scheduled for October 2, 2023 at 11:00 A.M.

Monthly Housing Assistance Program Numbers:

Housing Choice Voucher ("HCV") budget authority utilization for August 2023 was 97.9% with unit months leased utilization at 85.5%. 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 97.9% meets that criteria and the program is operating effectively.

HCV and rental assistance programs: A total of 430 families on waiting lists have been contacted for eligibility determinations. A 4.7% increase in HCV utilization has been issued in 2023, but with Congress yet to determine the 2024 budget authority voucher issuance has been suspended.

BHA's Tenant-based Rental Assistance ("TBRA") Program, funded through Adams County, has been able to issue twenty-five (25) TBRA coupons in 2023. We currently have sixteen (16) participants who are receiving assistance.

2024 HCV Lottery:

We will be holding our 2024 HCV Lottery on September 26-28, 2023. This will be an online event with support in person at Libretto Apartments and Brighton Village Apartments. We will also have the support of Almost Home and the Anythink Library in town.

Operations Updates

Twenty-one architects responded to BHA's RFQ for the First Presbyterian Church development project. BHA staff and consultants are reviewing submissions and interviewing applicants and were pleased with the amount of interest in the project. More information about the First Presbyterian Church project can be found at the beginning of this newsletter.

Installations will begin in early October for the SmartBurners at BHA properties, being led by Brighton Fire in coordination with property managers and maintenance staff.

Housing Authority Data

BHA staff has compiled housing, services, operations and development information that is easily accessible to those who are interested in knowing more. You can access the data [HERE](#).

Please feel free to provide feedback on the data included, and to request additional data.

Information will be updated monthly.

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.

<https://www.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](#). DOH is working with CHFA to develop more information which will be available before the July 1, 2023 program launch date. To learn more about DOLA's Proposition 123 programs, [visit DOLA's Proposition 123 Implementation](#)

<https://cdola.colorado.gov/proposition-123-concepts>.

State of Colorado Division of Housing (DOH) - Affordable Housing Toolkit for Local Officials

<https://officials-housing-toolkit.cdola.colorado.gov/>

Information on Proposition 123 - Public Comment Portal

<https://oedit.colorado.gov/proposition-123-colorado-affordable-housing-financing-fund>

Rocky Mountain Partnership

“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 the Partnership’s 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

Colorado Housing Connects

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

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The Adams County COVID-19 Response and Recovery Website maintains a comprehensive list of resources and services that can be found across the county:

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