



Brighton Housing Authority

Monthly Newsletter

October/November 2023

BHA Spotlight

Brighton Housing Authority Hosts Affordable Housing Workshop



In partnership with the City of Brighton, the Brighton Housing Authority (BHA) hosted a local Affordable Housing Workshop on October 5th in the Adams County Government Center Conference Center. The event introduced the housing authority's key partners, including Colorado Housing Finance Authority (CHFA), U.S. Department of Housing and Urban Development (HUD), State of Colorado Division of Housing (DOH), and Adams County's Community & Economic Development Department. Representatives of these organizations presented on basic principles of affordable housing and how collaborative partnerships with organizations, such as the housing authority, are crucial for affordable housing development. Approximately eighty (80) community members were in attendance. We also received significant feedback from attendees across the community and Adams County regarding involvement for future affordable housing events. A recording of the event is . We look forward to hosting events in the future and furthering education on affordable housing complexities and opportunities.

Development Updates

Adams Point

Adams Point is in the beginning stages of the rezoning process. BHA, MGL Partners, and the Parcher Group hosted a community meeting on November 8th at Anythink Library, presenting on the proposed zoning. An application to the City of Brighton will be soon follow. The development team is also in the process of procuring a civil engineer for the project and hopes to have one awarded in December 2023.

Next Steps:

Rezoning Application Submission – December 2023

Selection of Civil Engineer – December 2023

First Presbyterian Church Property

Our closing date is fast approaching, with December right around the corner. We are in the final stages of our administrative plat through the City of Brighton and are finalizing the agreement for acquisition funds in the coming weeks. The project team is in contract negotiations with Collab Architecture, and the team is gearing up for next steps in the pre-development process.

Next Steps:

Selection of Architect – October 2023

Acquisition Closing – estimated for the first week in December 2023

RAD Phase II Rehabilitation

BHA is just weeks away from finalizing our agreement with the Adams County for HOME grant funding. The project is currently working on the installation of the fire sprinkler system and coordinating with the City of Brighton for final system approval. This is required to be completed before the project can move forward in the construction process.

RAD Phase II continues to move forward with rehabilitation activities:

- Triplex units at N 5th - Work on plumbing, electrical, and mechanical continue.
- Triplex units at S 18th - Completion of window wells and installation of new windows.

Next Steps:

Adams County HOME Agreement Finalized – December 2023

Hughes Station Apartments Rehabilitation

Hughes Station rehabilitation continues to move forward. As the project's developer, BHA has been working with Pinkard Construction, Cuningham Architects, and GLDA Consultants to ensure rehabilitation remains on track for the 2024 year. BHA is currently in the process of selecting a Relocation Consultant and engagement of the Hughes Station community will quickly follow.

Next Steps:

Resubmission to CHFA – November 2023

Selection and Contracting with Relocation Consultant – December 2023

Application to Division of Housing and Adams County for Gap Financing – December 2023

Closing on financing and 4% tax credits in Q2 of 2024.

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

Services Updates

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.

Current programs:

BHA's Youth Enrichment Program (YEP) continues on Mondays from 2pm to 3:30pm. The program consists of K-5 grade activities involving reading, physical activity, social-interactive games, and art/crafts. YEP is hosted at our Hughes Station Apartments in the community room. [YEP Flyer](#)

BHA's partnership with the Early Childhood Partnership of Adams County (ECPAC) has enabled them to provide workshops for parents & caregivers as part of a series exploring the five protective factors of a healthy family and strategies to promote children's interest in reading. This program was held at the same time as the YEP program (see above) through October 2023. [Strengthening Families Class flyer](#)

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. A public hearing was held for the revision of the Administrative Plan on October 2, 2023 at 11:00 A.M.

Monthly Housing Assistance Program Numbers:

Housing Choice Voucher (HCV) budget authority utilization for September 2023 was 97.9% with unit months leased utilization at 85.1%. 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 wait 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 forty three (43) TBRA coupons in 2023. We currently have nineteen (19) participants who are receiving this assistance.

2024 HCV Lottery:

BHA held the 2024 Lottery sign up on September 26, 2023 through September 28, 2023. This event was online with additional in-person assistance offered at Libretto and Brighton Village Apartments for seniors. In-person assistance was additionally provided for the public at Anythink Library and Almost Home. BHA received 3,070 applications for the year 2024 Lottery.

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Operations Updates

BHA recently expanded the hours that we are open to the public, coinciding with the hiring of a full time Administrative Assistant to enable us to better serve the Brighton community. Starting on October 30th, BHA has been open for walk-ins from 8:30a.m. to 4:30p.m. Monday, Tuesday, and Thursday, and on Wednesday from 1:00p.m. to 4:30p.m. Our new office schedule means that we are open an additional 10 hours per week, including during the lunch hour. We look forward to seeing you soon!

Installations continue for the SmartBurners at BHA properties, led by Brighton Fire in coordination with property managers and maintenance staff. So far, 167 burners installations across 2 BHA properties have been completed.

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Housing Authority Data

BHA staff have compiled housing, services, operations, and development statistics that is easily accessible. The data can be accessed [HERE](#)

Please feel free to provide feedback or request additional data.

Data will be updated on a regular basis.

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

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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