



City of Arvada

Housing Authority Agenda

JULY 21, 2026
ANNUAL MEETING

Councilmembers:

Lauren Simpson, Mayor
Randy Moorman, Mayor Pro-Tem
Shawna Ambrose, District 2
Sharon Davis, At large
Bob Fifer, District 4
Michael P. Griffith, At large
Rebecka Lovisone, District 3

Staff Members Usually Present:

Don Wick, City Manager
Linda Haley, Deputy City Manager
Allison Scheck, Deputy City Manager
Rachel Morris, City Attorney
Jacqueline Rhoades, Director of Infrastructure
Jessica Garner, Director of Community & Econ. Dev.
Bryan Archer, Chief Financial Officer
Gabriella Bommer, Director of Human Resources
Ryan Stevenson, Director of Vibrant Community & Neighborhoods
Rachael Kuroiwa, Director of Communications & Engagement
Ed Brady, Chief of Police
Kristen Rush, City Clerk

Info: 720-898-7550

CITY COUNCIL CHAMBERS **6:00 PM**

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
 1. February 3, 2026 Meeting
- IV. Public Comment
 1. Public Hearing on the Draft 2027 PHA Plan and Administrative Plan Updates
- V. Reports of Secretary
- VI. Reports of Committees
- VII. Unfinished Business
- VIII. New Business
 1. Arvada Housing Authority 2025-2026 Annual Report
 2. Arvada Housing Authority PHA Plan for 2027 Program Year
 3. Housing Choice Voucher Program 2026 Administrative Plan Updates
- IX. Adjourn

SUMMARY OF THE MINUTES OF THE ANNUAL MEETING OF THE ARVADA HOUSING AUTHORITY HELD FEBRUARY 3, 2026

I. CALL TO ORDER - by Chairperson Simpson at 6:00 p.m.

II. ROLL CALL OF MEMBERS

Those present: Chairperson Lauren Simpson, Chair Pro Tem Randy Moorman, Commissioner Shawna Ambrose, Commissioner Sharon Davis, Commissioner Bob Fifer Commissioner Mike Griffith, Commissioner Rebecka Lovisone.

Also present: Don Wick, City Manager, Linda Haley, Deputy City Manager; Rachel Morris, City Attorney; Carrie Espinoza, Housing and Homelessness Program Manager; Katie Patterson, Communications Manager, Infrastructure and Kristen Rush, City Clerk

III. APPROVAL OF MINUTES – October 7, 2025

The minutes stand approved.

IV. PUBLIC COMMENT – none

V. REPORTS OF THE SECRETARY - none

VI. REPORTS OF COMMITTEES – none

VII. UNFINISHED BUSINESS – none

VIII. NEW BUSINESS

1. R-HA-26-01 A Resolution Authorizing the Arvada Housing Authority to Approve a Partial Subordination of the Arvada Housing Authority's Loan to Legacy-Arvada Partners, LP as secured by a Deed of Trust, for the Development of the Legacy Senior Residences, to Certain Provisions of the Land Use Restriction Agreement Entered into Between the Colorado Housing and Finance Authority and Legacy-Arvada Partners, LP

Carrie Espinosa, Housing Manager, reviewed this resolution with the Authority.

Chair Pro Tem Moorman moved that R-HA-26-01, A Resolution Authorizing the Arvada Housing Authority to Approve a Partial Subordination of the Arvada Housing Authority's Loan to Legacy-Arvada Partners, LP as secured by a Deed of Trust, for the Development of the Legacy Senior Residences, to Certain Provisions of the Land Use Restriction Agreement Entered into Between the Colorado Housing and Finance Authority and Legacy-Arvada Partners, LP, be approved.

The following votes were cast on the Motion:

Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone

The motion was Approved.

IX. ADJOURN at 6:10 p.m.

Arvada Housing Authority Minutes
February 3, 2025
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Lauren Simpson, Chairperson

Carrie Espinosa, Secretary, Housing Authority



REPORT TO HOUSING AUTHORITY

AGENDA ITEM
IV.1.

TO: THE HONORABLE CITY COUNCIL

DATE: July 21, 2026

SUBJECT: Public Hearing on the Draft 2027 PHA Plan and Administrative Plan Updates

Report in Brief

Presenter: Carrie Espinosa

The Arvada Housing Authority is holding a public hearing on proposed changes to the Housing Authority's 2027 Public Housing Authority (PHA) Plan and the 2026 Housing Choice Voucher Program Administrative Plan.

Financial Impact

There is no financial impact related to this agenda item.

Background

The Arvada Housing Authority is required to submit a Public Housing Authority (PHA) Plan to HUD annually. The PHA Plan is a guide to PHA policies, programs, operations and strategies for meeting local housing needs and goals. The purpose of the Plan is to centralize key information for voucher participants and members of the public to access PHA policies and procedures governing the administration of HUD-funded affordable housing programs.

The Arvada Housing Authority's Housing Choice Voucher Program Administrative Plan establishes policies to carry out the program in a manner consistent with HUD requirements and the local goals and objectives set forth in the PHA Plan. The Arvada Housing Authority is required to comply with all changes in HUD regulations pertaining to the Housing Choice Voucher program making it necessary to revise the Plan as needed.

The Arvada Housing Authority offered a 45 day public comment period to the public regarding the proposed changes to the PHA and Administrative Plans. The Housing Authority is offering a public hearing on July 21, 2026 to interested members of the public wishing to comment on the proposed updates.

Discussion

A public hearing and 45 day public comment period is required prior to the Housing Authority's submission of the PHA Plan to HUD and implementation of the Administrative Plan updates.

Public Contact

Notice of the 45 day public comment period was published in the newspaper and on the City's website.

Commission Recommendation

N/A

Strategic Alignment

This agenda item supports the Housing goal identified in the 2025-2029 Arvada City Council Strategic Plan.

Alternative Courses of Action

N/A

Recommendation for Action

No action is needed for this item. Council will open the public hearing, accept testimony and close the hearing.

Suggested Motion:

N/A

Prepared by:

Carrie Espinosa, Manager of Housing Preservation and Resources

Reviewed by:

Approved by:

Carrie Espinosa, Manager of Housing Preservation and Resources	06/29/2026
Jessica Garner, Director of Community and Economic Development	06/29/2026
Bryan Archer, Chief Financial Officer	06/30/2026
Gail Walker, Legal Specialist-Contracts	06/30/2026
Janelle Strickler, Assistant City Attorney	07/01/2026
Rachel Morris, City Attorney	07/01/2026
Don Wick, City Manager	07/02/2026
Laura Hemler, Assistant City Attorney	07/02/2026

Enclosure, exhibits & attachments required to support the report

**Arvada Housing Authority
Housing Choice Voucher Program Public Notice
for year 2026 Administrative Plan Revisions and Fiscal Year 2027 Annual Plan**

Public Notice is hereby given that beginning May 25, 2026, through July 9, 2026, at 12:00 pm; The Arvada Housing Authority (AHA) will display for public review and comments a copy of proposed policy changes and revisions to the AHA Administrative Plan as well as a draft of the AHA annual plan for fiscal year 2027. Location for review will be the AHA website:
<https://www.arvadaco.gov/438/Arvada-Housing-Authority---Housing-Choice>

Comments on the agency's policy changes and revisions may be submitted in writing to Arvada Housing Authority, 8101 Ralston Rd., Arvada, CO, 80002; Attention: Dena Kothe, Housing Choice Voucher Program Supervisor or emailed to dkothe@arvada.org. Comments must be received by Thursday, July 9, 2026, by 12:00 pm. All comments will be reviewed prior to AHA Board of Commissioners meeting and public hearing on Tuesday, July 21, 2026, at 6:00 pm.

The Department of Housing and Urban Development (HUD) requires Public Housing Agencies to establish policies for carrying out the Housing Choice Voucher programs in a manner consistent with the HUD requirements and regulations (Code of Federal Regulations). The changes/revisions to the AHA Administrative Policy are in compliance with the current HUD regulations and requirements and are to be effective August 1, 2026. AHA's Public Hearing will be held at 6:00 pm on Tuesday, July 21, 2026, at 8101 Ralston Rd., Arvada, CO, 80002.

Arvada Housing Authority Administrative Plan August 2026

Proposed Changes

Location	Topic	Change Detail
Introduction	Intro-i - HOTMA Changes in the Administrative plan - HOTMA 102/104 Intro-ii - HOTMA VOUCHER FINAL RULE Intro-iv - NSPIRE and HQS in the Administrative Plan - HOTMA Sections 102 and 104 changes in the model policy Intro-vi - HOTMA Voucher Final rule changes in the model policy Intro-vii - Abbreviations	1) Revised to account for most recent HOTMA guidance and updated NSPIRE compliance date.
Chapter 1 Overview of the Program and Plan	1-III.B. Contents of the plan p. 1-13 through 1-17	1) Contains clarifications for the HOTMA Voucher Final Rule, particularly as relevant to the contents of the plan.
Chapter 2 Fair Housing and Equal Opportunity	Introduction p. 2-1 Part I: Nondiscrimination 2.1.A. Overview p. 2-3 2.1.B. Nondiscrimination p. 2-4 2.1.C. Discrimination Complaints p. 2-5,2-6 2-II.G. Physical Accessibility p. 2-13 Part III: Limited English Proficiency 2-III.A. Overview p. 2-15 2-III.B. Oral Interpretation p. 2-16 2 III.D. Implementation Plan p. 2-17	1) Revised equal access language to account for Executive Order 14168 2) Revised policy language on serving limited English proficient (LEP) person in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25

Chapter 3 Eligibility	Part I: Definitions of Family and Household Members 3-I.K. Foster Children and Foster Adults p. 3-8 Part II: Basic Eligibility Criteria 3-II. B Citizenship or Eligible Immigration Status - U.S. Citizens and Nationals p. 3-17 - Eligible Noncitizens p.3-17 - Ineligible Noncitizens p. 3-18 Part III: Denial of Assistance 3-III.A. Overview p. 3-29	1) Contains changes to the language regarding foster children and potential violation of the familial status provisions of the fair housing act. 2) Contains language regarding declaration of citizenship status and documents required to prove citizenship and how to handle situations in which an applicant is determined to be unlawfully present in the United States. 3) Contains clarifications on compliance of consent to release of information per Notice PIH 2024-38. 4) Revised to account for updated HUD guidance on use of arrest records set forth in Notice PIH 2025-26.
Chapter 4 Applications, Waiting List and Tenant Selection	Part I: The Application Process 4-I.A. Overview p. 4-3 4-I.C. Accessibility of the Application Process p. 4-5 Part II: Managing the Waiting List 4-II.C. Reopening the Waiting List p. 4-9 4-III.E. The Eligibility Determination Process	1) Revised policy language on limited English proficient (LEP) persons in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25. 2) Changes specific means of posting the Waiting List Opening to more general and added language regarding compliance with fair housing requirements. 3) Removed policy that AHA will allow an applicant to retain its place on the waiting list for 30 days if they fail to disclose or provide documentation of social security numbers. 4) Add preference for Arvada Residents holding an EHV voucher that will be ending in 2027.
Chapter 5 Briefings and Voucher Issuance	Part I: Briefings and Family Obligations 5-I.A. Overview p. 5-1 5-I.B. Briefing - In-Person Briefing p. 5-2 - Accessibility Requirements for Persons with Disabilities p. 5-3 5-I.C. Family Obligations p. 5-10	1) Revised language on limited English proficient (LEP) persons in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25. 2) Clarified language to reflect updated VAWA forms.
Chapter 6A Income and Subsidy Determinations (pre HOTMA)	Part I: Annual Income 6-I.E. Earned Income Disallowance p. 6-12 6-I.F. Student Financial Assistance p. 6-15, 6-17, 6-18 6-I.G. Periodic payments - Retirement Accounts p. 6-22 6-I.K. Civil Rights Settlements p. 6-25 6-I.L. Assets - Lump-Sum Additions to Net Family Assets p. 6-33	1) Removal of policy language regarding the Earned Income Disallowance, as this has now fully sunset. 2) Various policy clarifications on the treatment of income based on answers received from Hotmaquestions@hud.gov . 3) Revised language on treatment of student financial assistance as it was removed from 2026 HUD appropriations.

	▪ Determining Actual Anticipated Income From Assets p. 6-34 ▪ Trusts p. 6-39 ▪ Retirement Accounts p. 6-39 • 6-I.N. Periodic and Determinable Allowances • Alimony and Child Support p.6-43 Part II: Adjusted Income • 6-II.D. Health and Medical Care Expenses Deductions ▪ Definition of Medical Expenses p. 6-47, 6-48 ▪ Eligible Disability Expenses p. 6-51 ▪ Eligible Attendant Care p. 6-51 Part III: Calculating Family Share and PHA Subsidy • 6-III.C. Applying Payment Standards ▪ Decreases p. 6-63, 6-64 ▪ Increases p. 6-64 ▪ Changes in Family Unit Size (Voucher Size) p. 6-65	
Chapter 6B Income and Subsidy Determinations under HOTMA 102-104	Part I: Annual Income • 6-I.E. Earned Income Disallowance p. 6-12 • 6-I.F. Student Financial Assistance p. 6-15, 6-17, 6-18 • 6-I.K. Civil Rights Settlements p. 6-26 Part II: Assets • 6-II.C. Asset Inclusions and Exclusions p. 6-37 ▪ Checking and Savings Accounts p. 6-39 ▪ Investment Accounts p. 6-40 ▪ Trusts p. 6-43-6-44 • 6-II.D. Determining Income from Assets ▪ Actual Income from Assets p. 6-47 Part III: Adjusted Income • Overview p. 6-48 ▪ Anticipating Expenses p. 6-49 • 6-III.B. Dependent Deduction p. 6-49 • 6-III.C. Elderly or Disabled Family Deduction p. 6-49 • 6-III.D. Health and Medical Care Expense Deductions p. 6-50 & 6-51 • 6-IV.C. Applying Payment Standards ▪ Decreases p. 6-72, 6-73 ▪ Increases p.6-73, 6-74	1) Removal of policy language regarding the Earned Income Disallowance, as this has now fully sunset. 2) Updates for inflationary adjustments.

	Changes in Family Unit Size (Voucher Size) p. 6-74	
Chapter 7A Verification	Part I: General Verification Requirements 7-I.A. Family Consent to Release of Information - Consent Forms p. 7-1, 7-2 - Form HUD-9886-A p. 7-2, 7-3 - Penalties for failing to consent p. 7-3 7-I.B. Overview of Verification Requirements - Use of Other Program' Income Determinations p. 7-4, 7-5 7-I.C. Streamlined Income Determinations p. 7-7 Part II: Verifying Family Information 7-II.G. Citizenship or Eligible Immigration Status - U.S. Citizens and Nationals p. 7-24 - Eligible Immigrants 7-25, 7-26 Part III: Verifying Income and Assets p. 7-27 7-III.B. Business and Self Employment Income p. 7-27 7-III.C. Periodic Payments and Payments in Lieu of Earnings - Social Security/SSI Benefits p. 7-29 7-III.D. Alimony or Child Support p. 7-30 7-III.E. Assets and Income from Assets - Assets Disposed of for Less than Fair Market Value p. 7-31 Part IV: Verifying Mandatory Deductions 7-IV.B. Health and Medical Care Expense Deduction p. 7-39 7-IV.C. Disability Assistance Expenses p. 7-41 - Unreimbursed Expenses p. 7-42	1) Policy clarifications on the treatment of income based on answers received from Hotmaquestions@hud.gov. - Addition of a section on streamlined income determinations. - Clarifications on citizenship or eligible immigration status in accordance with HUD Secretary Letter 12/16/25. - Clarified language to reflect updated VAWA forms.
Chapter 7B Verification Under HOTMA 102-104	Part I: General Verification Requirements 7-I.A. Family Consent to the Release of Information - Consent Forms p. 7-1, 7-2 - Form HUD-9886-A p. 7-3 7-I.B. Use of Other Programs' Income Determinations p. 7-5 7-I.C. Streamlines Income Determinations p. 7-10 7-I.D. Verification Hierarchy p. 7-11, 7-12 7-I.E. Level 5 and 6 Verifications: Up-Front Verifications (UIV)	1) Policy clarifications on the treatment of income based on answers received from Hotmaquestions@hud.gov. 2) Updates for inflationary adjustments. 3) Clarifications on citizenship or eligible immigration status in accordance with HUD Secretary Letter 12/16/25. 4) Clarified language to reflect updated VAWA forms.

	▪ EIV Income Report p. 7-12, 7-13 ▪ Deceased Tenants Reports p. 7-15 • 7-I.F. Level 4 Verification ▪ EIV + Self Certification p. 7-16 • 7-I.H. Level 2: Oral Third-Party Verification ▪ Imputed Assets p. 7-21 Part II: Verifying Family Information • 7-II.G. Citizenship or Eligible Immigration Status ▪ U.S. Citizens and Nationals p. 7-32 ▪ Eligible Immigrants 7-33, 7-34 • 7-II.H. Verification of Preference Status p. 7-34 Part III: Verifying Income and Assets p. 7-36 • 7-III.C. Periodic Payments and Payments in Lieu of Earnings p. 7-38 • 7-III.F. Assets and Income From Assets ▪ Net Family Assets p. 7-40 • 7-III.J. Income From Excluded Sources p. 7-43 Exhibit 7-2: SAVE System Responses and Section 214 Eligibility for HUD Assistance p. 7-58, 7-59	
Chapter 8B National Standards for the Physical Inspection of Real Estate and Rent Reasonableness Determinations	Part I: NSPIRE Standards • 8-1.B. Affirmative Habitability Requirements p. 8-4 • 8-I.F. Owner and Family Responsibilities p. 8-10 Part II: The Inspection Process • 8-II.F. Inspection Results and Reinspections for Units Under HAP Contract p. 8-23 • 8-II.G. Enforcing Owner Compliance p. 8-26 • 8-II.H. Enforcing Family Compliance p. 8-29	1) Updated NSPIRE compliance date. 2) Updated citations related to life-threatening deficiencies. 3) Revised additional content to bring policies current to HAP contracts executed or renewed June 6, 2024 or later
Chapter 9 General Leasing Policies	Part I: • 9-I.E. PHA Leasing Assistance for Families p. 9-9 • 9-I.F. Lease and Tenancy Addendum ▪ Security Deposit p. 9-11 • 9-I.H. HAP Contract Execution p. 9-15	1) Added section on PHA Leasing Assistance for Families in accordance with Notice PIH 2022-18.
Chapter 10 Moving with Continued Assistance and Portability		1) This chapter contains only minor updates to bring the content current.
Chapter 11 A&B Reexaminations	Part I: Annual Reexaminations • 11-I.B. Streamlined Annual Reexaminations p. 11-2	1) Policy clarifications based on answers received from Hotmaquestions@hud.gov .

	• 11-I.B. Scheduling Annual Reexaminations ▪ Notification of and Participation in the Annual Reexamination Process p. 11-3, 11-4 • 11-I.C. Conducting Annual Reexaminations p. 11-6 Part II: Interim Reexaminations • 11-II.B. Changes in Family and Household Composition ▪ New Family and household members Requiring Approval p. 11-13, 11-14, 11-15 ▪ Changes in Family Unit Size (Voucher Size) p.11-17, 11-18 • 11-II.C. Changes affecting Income or Expenses ▪ PHA Required Interim Reexaminations p. 11-19 ▪ Family Initiated Interim Reexaminations p. 11-20 11B Part III: Non-interim Reexamination Transactions p. 11-24 Exhibit 11-1 p. 11-26, 11-27, 11-28, 11-29, 11-30, 11-31, 11-32, 11-33	2) Revised policy language on limited English proficient (LEP) persons in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25. 3) 11B only has had the last two sections reorganized for better subject flow with no substantive changes.
Chapter 12 Termination of Assistance and Tenancy	Part I: Grounds for Termination of Assistance • 12-I.D. Mandatory Termination of Assistance ▪ Eviction p. 12-3 • 12-I.E. Mandatory Policies and Other Authorized Terminations p. 12-6 ▪ Drug-Related and Violent Criminal Activity p. 12-8 ▪ Other Authorized Reasons for Termination of Assistance p. 12-9 Part II: Approach to Termination of Assistance • 12-II.D. Criteria for Deciding to Terminate Assistance ▪ Consideration of Circumstances p. 12-13 • 12-II.E. Terminations related to Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking • VAWA Protections against Termination p. 12-16	1) Contains clarifications on compliance of consent to release of information per Notice PIH 2024-38. 2) Revised to account for updated HUD guidance on use of arrest records set forth in Notice PIH 2025-26. 3) Change the amount of time allowed for a tenant to request their voucher to be reinstated after a voluntary relinquishment from 30 days to 10 days.
Chapter 13 Owners	Part I: Owners in the HCV Program • 13-I.A. Owner Recruitment and Retention p. 13-4	1) Added section on owner incentive/retention payments in accordance with Notice PIH 2022-18.

Chapter 14 Program Integrity	Part I: Preventing, detecting, and investigating errors and program abuse. 14-I.B. Detecting Errors and Program Abuse - Independent Audits and HUD Monitoring p. 14-4	1) Revised amount of federal awards required to have an independent audit.
Chapter 15 Special Housing Types	Part IV: Payment standard, Utility Allowance and HAP Calculation p. 15-13 Use of Exception Payment Standards p. 15-14	1) Added section on use of exception payment standards in line with Notice PIH 2025-12.
Chapter 16 Program Administration	Part II: Setting Program Standards and Schedules 16-II.B. Payment Standards - Reasonable Accommodation p. 16-9, 16-11 Part III: Informal Reviews and Hearings 16-III.B. Informal Reviews - Ensuring Accessibility for Person with Disabilities and LEP Individuals p. 16-19, 16-21 16-III.C. Informal Hearings for Participants - Ensuring Accessibility for Person with Disabilities and LEP Individuals p. 16-25, 16-26 - Attendance at the Informal Hearing p.16-30 16-III.D. Hearing and Appel Provisions for Noncitizens - Informal Hearing Procedures for Applicants-Evidence p. 16-36 Part IV: Owner and Family Debts to the PHA - General Repayment Agreement Guidelines for Families-No offer of Repayment Agreement p. 16-41 Part VI: Record Keeping 16-VI.B. Record Retention 16-51 16-VI.C. Records Management-Medical/Disability Records p. 16-52 Part IX: Violence Against Women Act (VAWA) 16-IX.B. Definitions p. 16-59, 16-61 16-IX.C. Notification to Program Applicants and Participants p. 16-63 16-IX.D. Documentation p. 16-65 16-IX.E. Confidentiality p. 16-69 Exhibit 16-1: Sample Notice of Occupancy Rights Under	1) Clarified reasonable accommodation language in line with Notice PIH 2025-12. 2) Revised language on language assistance in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25. 3) Clarified record retention language on equal access to account for Executive Order 14168. 4) Revised language on medical and disability records citing Notice PIH 2010-26) 5) Clarified language to reflect updated VAWA forms and included sample versions of new forms

	the Violence Against Women Act, FORM HUD-5380 p. 16-70 through 16-80 Exhibit 16-2: Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation, FORM HUD-5382 p. 16-82 through 16-87 Exhibit 16-3: Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking p. 16-88 through 16-96 Exhibit 16-4: Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking, FORM Hud-5383 p.16-97 through 16-104	
Chapter 17 Project-Based Vouchers	Part I: General Requirements • 17-I.A. Overview p. 17-3 • 17-I.B. Definitions p. 17-5 Part VI: Selection of PBV Program Participants • 17-VI.F. Offer of PBV Assistance or Owner's Rejection ▪ Acceptance of Offer-Family Briefing p. 17-73, 17-74 ▪ Acceptance of Offer-Persons With Limited English Proficiency p. 17-75 Part VII: Occupancy • 17-VII.B. Lease ▪ Form of Lease p. 17-79 Exhibit 17-1: PBV Development Information p. 17-105, 17-106, 17-107 Exhibit 17-2: Special Provisions Applying to TPV's Awarded as Part of a Voluntary Conversion to Public Housing Units in Projects that Include RAD PBV Units p. 17-110	1) Revised language on language assistance in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25. 2) Add At Risk of Homelessness as a qualifying factor for PBV eligibility.
Chapter 19 Special Purpose Vouchers	Part IV: Mainstream Voucher Program 19-IV.D. Waiting List Administration p. 19-4	1) Remove policy regarding separate waitlist for Mainstream Vouchers.
Glossary		1) Revised definitions to reflect updated VAWA forms
Appendix		1) Revised appendix to remove policies incorporated prior to the HOTMA full compliance date.

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 9/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA **do not** need to submit this form. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and 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 or 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	PHA Name: <u>Arvada Housing Authority</u> PHA Code: <u>CO050</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2027</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>562</u> Total Combined <u>562</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Public 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 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: The Arvada Housing Authority Annual Plan and the Arvada Housing Authority Administrative Plan are retained in the offices of the Housing Preservation and Resources Division of the City of Arvada located at 8101 Ralston Rd, Arvada, Colorado 80002. Both plans are made available to citizens or entities requesting to view the plan. Both will also be available in electronic format on the Arvada Housing Authority section of the City of Arvada's website at arvadaco.gov. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <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> </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						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
B.	Plan Elements														

B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission? Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☒ Financial Resources. ☐ ☒ Rent Determination. ☐ ☒ Homeownership Programs. ☐ ☒ Safety and Crime Prevention. ☐ ☒ Pet Policy. ☐ ☒ Substantial Deviation. ☒ ☐ Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each element below: Significant Amendment/Modification The Arvada Housing Authority Administrative Plan has been significantly amended as needed to bring existing policies into compliance with the HOTMA voucher final rule. Some of the changes will become effective 8/1/26. See attached list of proposed changes to the 2026 Arvada Housing Authority Administrative Plan. (c) The PHA must submit its Deconcentration Policy for Field Office Review.
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐ ☒ Choice Neighborhoods Grants. ☐ ☒ Modernization or Development. ☐ ☒ Demolition and/or Disposition. ☐ ☒ Conversion of Public Housing to Tenant Based Assistance. ☐ ☒ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. ☐ ☒ Homeownership Program under Section 32, 9 or 8(Y) ☐ ☒ Project Based Vouchers. ☐ ☒ Units with Approved Vacancies for Modernization. ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. A full summary of the Arvada Housing Authority's progress toward meeting its mission and goals in the 5- Year Plan is attached.
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.

	This section is not applicable to the Arvada Housing Authority.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☒ N ☐ (b) If yes, please describe: Yes, there were two findings on the City of Arvada 2025 financial report. The findings are not applicable to the Arvada Housing Authority operations.
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☒ (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.
C.2	Certification by State or Local Officials. 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.
C.3	Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. 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. (a) Did the public challenge any elements of the Plan? Y ☐ N ☒ (b) If yes, include Challenged Elements.

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 and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 5.26 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification:



REPORT TO HOUSING AUTHORITY

AGENDA ITEM
VIII.1.

TO: THE HONORABLE CITY COUNCIL

DATE: July 21, 2026

SUBJECT: Arvada Housing Authority 2025-2026 Annual Report

Report in Brief

Presenter: Carrie Espinosa

The Arvada Housing Authority Annual Report summarizes the Authority's activities and achievements from July 1, 2025 to June 30, 2026. The Housing team will provide a brief overview of the Annual Report. If you have any recommendations for revisions to the report, please share them during the meeting.

The Arvada team recommends that the Board of Commissioners approve the Arvada Housing Authority 2025-2026 Annual Report.

Financial Impact

The Arvada Housing Authority receives approximately \$9 million in HUD grant funds annually to provide rental assistance to low-income households.

Background

The Arvada Housing Authority receives grant funding from the U.S. Department of Housing and Urban Development (HUD) to provide rental assistance to very low and extremely low income households in Arvada. Each year, the Arvada Housing Authority prepares an annual report that summarizes activities and achievements. The report includes data on the number of households served, the amount of rental assistance paid, partnerships, and future goals.

Discussion

The 2024 Arvada Housing Needs Assessment identified the top housing needs in Arvada. One of the top needs was affordable housing options for households earning less than \$35,000 per year. The Arvada Housing Authority's Housing Choice Voucher Program along with partnerships with service providers and affordable housing developers target households at the extremely low income level, making the Housing Authority's program and partnerships a vital resource for the community.

Public Contact

Posting of the City Council agenda.

Commission Recommendation

N/A

Strategic Alignment

The Arvada Housing Authority supports the Housing goal identified in the City of Arvada Strategic Plan- Improve access to diverse, safe and affordable housing options and programs, providing residents with opportunities to obtain housing that meets their needs in all phases of life.

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada team recommends that the City Council approve the 2025-2026 Arvada Housing Authority Annual Report.

Suggested Motion:

I move that the 2025-2026 Arvada Housing Authority Annual Report be (approved) (rejected).

or

N/A

Prepared by:

Carrie Espinosa, Manager of Housing Preservation and Resources

Reviewed by:

Approved by:

Carrie Espinosa, Manager of Housing Preservation and Resources	06/29/2026
Jessica Garner, Director of Community and Economic Development	06/29/2026
Bryan Archer, Chief Financial Officer	06/30/2026
Gail Walker, Legal Specialist-Contracts	06/30/2026
Janelle Strickler, Assistant City Attorney	06/30/2026
Rachel Morris, City Attorney	07/01/2026
Laura Hemler, Assistant City Attorney	07/01/2026
Don Wick, City Manager	07/02/2026

Enclosure, exhibits & attachments required to support the report



Annual Report

7/1/2025 - 6/30/2026



Who we are

Our mission: We are dedicated to delivering superior services to enhance the lives of everyone in our community.

The Arvada Housing Authority was founded in 1975 to provide housing to all Arvadans, building a great community through safety and protection, essential services, recreational opportunities, and personal growth.

To achieve this, we offer the following types of rental assistance to residents:

- **The Housing Choice Voucher (HCV) Program** helps low-income families, elderly persons, veterans and disabled individuals afford housing in the private market.
- **The Project-Based Voucher (PBV) Program** attaches rental assistance to specific housing units.
- **Mainstream vouchers** assist non-elderly persons with disabilities who are homeless or at risk of homelessness upon admission.

Who we serve



522

households recieved
AHA-provided
rental assistance
in 2025 and 2026



\$17,361

the average annual
income of a household
in the Housing Choice
Voucher Program



26%

of families were
homeless before entering
the Housing Choice
Voucher Program



53%

persons with
disabilities



47%

elderly persons



\$9,156,375

rental assistance paid



\$1,502

average per-unit cost



74%
female head
of household
26%
male head
of household



66%
non-
Hispanic
34%
Hispanic



85%
white
10%
African
American
5%
other

Wait List

The HCV wait list opened in January of 2025. **3,118 applications** were accepted. The HCV waitlist is currently closed. **3,095 families** remain on the wait list.

The PBV wait list opened in December 2023 and was closed on Aug. 1, 2024. **245 families** remain on the wait list.

Arvada Housing Strategic Plan

The Housing Strategic Plan identifies, prioritizes, and recommends housing goals, policies, programs, and resources to address housing needs in Arvada. The Plan contains the following nine strategies that will be used to achieve the City's goals:

- Continue existing federal/state program partnerships
- Continue to allocate publicly owned land (and/or acquire properties) for affordable and mixed income housing
- Create a dedicated, sustainable revenue source to fund the Arvada Affordable Housing Fund (AAHF)
- Invest in the production of income-restricted housing
- Invest in the preservation of affordable housing
- Add staff capacity to support implementation of the Plan
- Incorporate additional incentives for income-restricted developments (and update definition of "affordable" in the Code)
- Implement land use recommendations from the Jeffco Housing Advocacy Steering Committee on workforce housing
- Explore affordable requirements in new developments

The AHA strongly supports the strategies identified in the Arvada Housing Strategic Plan. In the past year, AHA leased eight project based vouchers at Legacy Senior Residences to provide seniors experiencing homelessness with permanent housing. In support of the goal to preserve affordable housing, the team is enhancing an income-restricted property spreadsheet to include affordability restriction expirations, enabling monitoring of properties nearing the end of their income restrictions. The team continues to explore opportunities to partner with developers to include affordable units in new developments and to provide financial assistance to support the development and preservation of affordable housing.

Addressing homelessness

Working with organizations that specialize in addressing homelessness, as well as regional partners, the City is committed to supporting 65 homeless individuals that frequent Olde Town Arvada into housing outcomes by the end of 2026.

To support this goal, the Housing Authority team supports residents with eviction prevention resources such as landlord negotiation/mediation, rental assistance, budgeting/financial literacy classes, job placement, benefit application, crisis intervention, and other alternatives to formal eviction hearings. The team also provides assistance with security deposits and move-in fees to individuals experiencing homelessness moving into permanent housing.

Spotlight on service: Arvada's Housing

The City of Arvada is committed to helping residents thrive. In a collaborative effort, the Housing Manager, Housing Choice Voucher Supervisor, Housing Navigator, and Housing Specialists identify residents who could benefit from working with our newly hired Housing Case Manager, Natalia Carvajal.

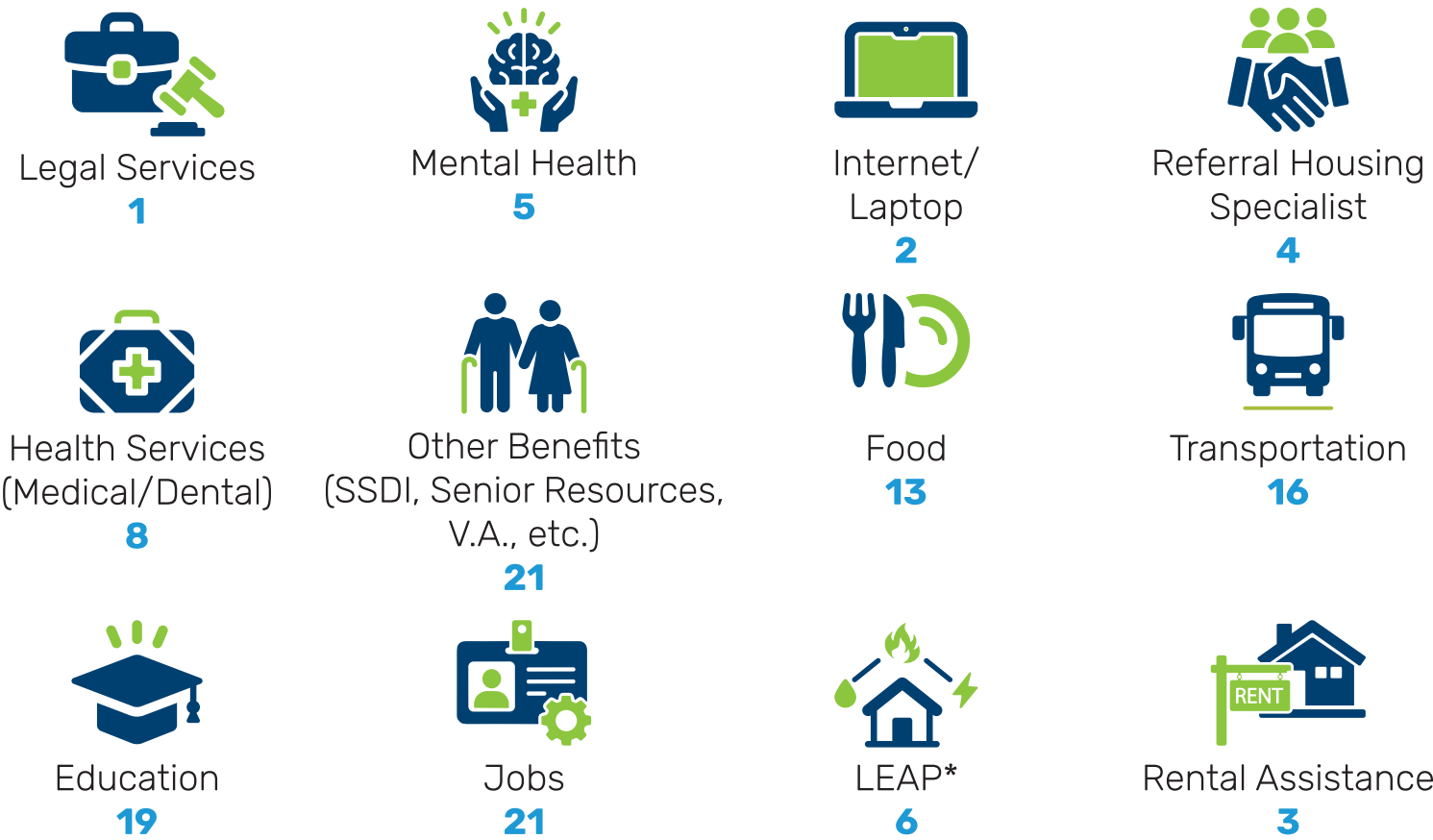
Natalia serves as the liaison between residents and the Arvada Housing Authority. Focusing on a whole-person approach, she supports residents not just with housing, but in preventing homelessness, promoting long-term independence, and improving quality of life.

Natalia connects residents with community resources based on each individual's needs. She works to build human connections with residents and provides mentorship and ongoing support, following up with residents regularly. Natalia learns each resident's plan/goals and provides resources specific to their situation.



Natalia Carvajal, Housing Case Manager

During the first quarter of 2026, the Housing Case Manager provided the following services to 34 residents:



*Colorado Low-Income Energy Assistance Program

Case Manager

Success stories

Michael

Michael was the first client to contact the AHA for case management services. He needed help getting a new eyeglasses prescription after his failing eyesight caused him to lose his job in the food industry, and his Medicaid didn't cover glasses. Natalia found a program through the Denver Lions Club that provided Michael with a free eye exam and two pairs of glasses. Michael is currently searching for a new job.

Debra

Debra lost her job as store manager in December and has been struggling with PTSD and finances. After meeting with Natalia, Debra began an active job search, attended more resource fairs, opened a bank account, and applied for Social Security Disability Insurance (SSDI). The hard work and persistence paid off: Debra recently started a job at a large retailer. She says Natalia's support, along with resources from the Jefferson Center and connections with her church, kept her going even on the days that she didn't want to leave her apartment.

Gwen

Gwen lives with fibromyalgia and other physical illnesses. While she doesn't want to leave her home very often, she keeps up with her appointments at the Jefferson Center and with her doctors and lends a hand to her neighbors, who often give her rides to the grocery store. She is looking for a part-time job while working on her SSDI application. Gwen says that staying in contact with Natalia gives her confidence when reaching out to other organizations for support, even when she feels very nervous about speaking with them. She is an example of persistence and overcoming her own fears.

Annie

Annie previously worked at a bakery that catered weddings in the mountains. One morning, she arrived at work and found the bakery had closed without notice. Annie immediately started looking for another job because she was worried about paying her medical bills and other expenses. At the same time, she was helping her father move into a nursing home in Denver. Annie continues to be his main support, spending most of her time checking on him and taking him to dialysis appointments. Her experience caring for her father led Annie to consider work as a caregiver. Annie shared this with Natalia, who helped Annie apply for caregiver positions and training to obtain the certifications needed. She enrolled in a CPR class and is waiting for clearance to start her new job as a caregiver.

Development pipeline

The AHA supported multiple affordable housing development projects in the City over the past few years through land donations, grants, loans, project-based vouchers, and Special Limited Partnerships. The AHA's efforts enabled the City to exceed its Proposition 123 commitment to increase its affordable housing stock by **9%** by December 2026. At the time of publication, Arvada is one of the few cities in the state to have met and exceeded this commitment.

Projects completed 2025/2026



Marshall Street Landing

- Located at 5549 Marshall Street
- **85 units** of permanent supportive housing
- **\$200,000** grant provided by AHA
- **85 units** will count toward Prop 123



Legacy Senior Residences

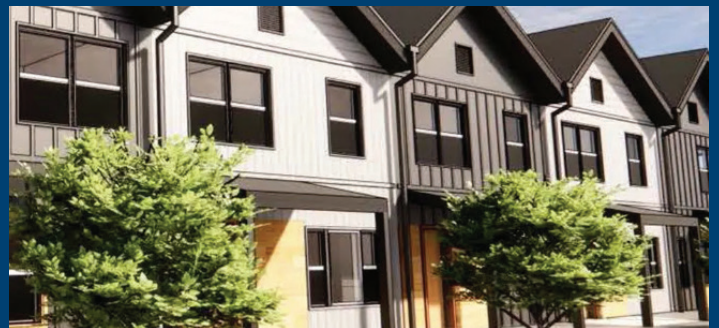
- Located at 5353 W. 63rd Place
- **72 units** of senior housing
- **\$840,000** loan and 8 PBVs
- Special Limited Partnership
- **72 units** count toward Prop 123

Projects under construction



Marshall Pointe Apartments

- Located at 5170 Marshall Street
- **260 units**
- **\$850,000** loan and 8 PBVs
- Special Limited Partnership
- **221 units** will count toward Prop 123
- Projected Opening: October 2027



Griffith Station Townhomes

- Located at W. 52nd Place and Carr Street
- **20** affordable homeownership units
- Land donation from AHA
- **20 units** will count toward Prop 123
- Applications Open: April 2026

Budget outlook

In 2025, the Arvada Housing Authority faced a budget shortfall due to increased expenses and a reduction in funding from the U.S. Department of Housing and Urban Development (HUD). The Housing Authority applied for and received additional funding from HUD to continue rental assistance for all existing households.

The Housing Authority will receive a total of \$9,180,926 from HUD to support the rental assistance program in 2026. This budget allocation is sufficient to cover the rental assistance needs for current program participants.

Recommended activities for 2026 and 2027

- Efficient operation of the Housing Choice Voucher Program
- Continue to work with private developers and nonprofit organizations to encourage and support the construction or rehabilitation of affordable housing in Arvada
- Explore new opportunities for funding and partnerships
- Continued support of the Arvada Housing Strategic Plan
- Implement the Housing Opportunities Through Modernization Act of 2016 (HOTMA) mandates. HOTMA makes numerous amendments to Sections 3, 8, and 16 of the United States Housing Act of 1937.
- Implement National Standards for the Physical Inspection of Real Estate (NSPIRE) prior to Feb. 1, 2027



Arvada
Housing Authority

8101 Ralston Road
Arvada, CO 80002
720-898-7494



REPORT TO HOUSING AUTHORITY

**AGENDA ITEM
VIII.2.**

TO: THE HONORABLE CITY COUNCIL

DATE: July 21, 2026

SUBJECT: Arvada Housing Authority PHA Plan for 2027 Program Year

Report in Brief

Presenter: Carrie Espinosa

The Arvada Housing Authority (AHA) must submit a 5-Year Public Housing Authority Plan once every 5th housing authority fiscal year and an Annual Plan every year. The Plans inform the U.S. Department of Housing and Urban Development (HUD), residents, and the public of strategies that address the needs of people serviced through the programs. The 5-Year Plan describes the Housing Authority's mission, goals and objectives and the Annual Plan covers policies and procedures. Both are official documents submitted to and reviewed by the local HUD office. The Arvada Housing Authority's 5-Year Plan was approved by HUD in 2025. It is time to submit the 2027 AHA Annual Plan, which has been drafted by the Housing team, and is recommending board approval.

Financial Impact

There is no financial impact related to this agenda item.

Background

The Arvada Housing Authority must comply with the U.S. Department of Housing and Urban Development (HUD) requirements regarding activities as a Public Housing Authority (PHA), including developing a 5-year PHA Plan and an Annual Plan. The statements and policies outlined in the Annual Plan all reflect the accomplishments of the 5-year plan goals and objectives. Taken as a whole, these policies and accomplishments outline a comprehensive approach consistent with the City of Arvada's Consolidated Plan and the Arvada Housing Strategic Plan. As part of the 5-Year and Annual Plan review process, AHA appoints a Resident Advisory Board that reviews and comments on components of both Plans and the AHA Administrative Plan. The current Annual Plan expires in December 2026. The Housing team drafted the 2027 Annual Plan for board approval.

Discussion

The 2020 and 2024 Arvada Housing Needs Assessment identified the top housing needs in the city. One of the top needs was affordable housing options for households earning \$35,000 or less. The Arvada Housing Authority's Housing Choice Voucher Program and partnerships with service providers and affordable housing developers target households at the very low and extremely low income levels, making the Housing Authority's programs and partnerships a critical resource for the community.

Public Contact

The 2027 Arvada Housing Authority Annual Plan was made available for public comment from May 25 through July 9, 2026. The Housing Authority Resident Advisory Board also had the opportunity to review and make comments.

Commission Recommendation

N/A.

Strategic Alignment

The Arvada Housing Authority Administrative Plan supports the Housing goal identified in the City of Arvada Strategic Plan-

Improve access to diverse, safe and affordable housing options and programs, providing residents with opportunities to obtain housing that meets their needs in all phases of life.

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada team recommends approval of the Arvada Housing Authority 2027 Annual Plan.

Suggested Motion:

I move that the Arvada Housing Authority 2027 Annual Plan be (approved) (rejected).

Prepared by:

Carrie Espinosa, Manager of Housing Preservation and Resources

Reviewed by:

Approved by:

Carrie Espinosa, Manager of Housing Preservation and Resources	06/29/2026
Jessica Garner, Director of Community and Economic Development	06/29/2026
Bryan Archer, Chief Financial Officer	07/01/2026
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Janelle Strickler, Assistant City Attorney	07/02/2026
Rachel Morris, City Attorney	07/02/2026
Laura Hemler, Assistant City Attorney	07/02/2026
Don Wick, City Manager	07/02/2026

Enclosure, exhibits & attachments required to support the report

**Arvada Housing Authority
Housing Choice Voucher Program Public Notice
for year 2026 Administrative Plan Revisions and Fiscal Year 2027 Annual Plan**

Public Notice is hereby given that beginning May 25, 2026, through July 9, 2026, at 12:00 pm; The Arvada Housing Authority (AHA) will display for public review and comments a copy of proposed policy changes and revisions to the AHA Administrative Plan as well as a draft of the AHA annual plan for fiscal year 2027. Location for review will be the AHA website:
<https://www.arvadaco.gov/438/Arvada-Housing-Authority---Housing-Choice>

Comments on the agency's policy changes and revisions may be submitted in writing to Arvada Housing Authority, 8101 Ralston Rd., Arvada, CO, 80002; Attention: Dena Kothe, Housing Choice Voucher Program Supervisor or emailed to dkothe@arvada.org. Comments must be received by Thursday, July 9, 2026, by 12:00 pm. All comments will be reviewed prior to AHA Board of Commissioners meeting and public hearing on Tuesday, July 21, 2026, at 6:00 pm.

The Department of Housing and Urban Development (HUD) requires Public Housing Agencies to establish policies for carrying out the Housing Choice Voucher programs in a manner consistent with the HUD requirements and regulations (Code of Federal Regulations). The changes/revisions to the AHA Administrative Policy are in compliance with the current HUD regulations and requirements and are to be effective August 1, 2026. AHA's Public Hearing will be held at 6:00 pm on Tuesday, July 21, 2026, at 8101 Ralston Rd., Arvada, CO, 80002.

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 9/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA **do not** need to submit this form. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and 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 or 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	PHA Name: <u>Arvada Housing Authority</u> PHA Code: <u>CO050</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2027</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>562</u> Total Combined <u>562</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Public 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 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: The Arvada Housing Authority Annual Plan and the Arvada Housing Authority Administrative Plan are retained in the offices of the Housing Preservation and Resources Division of the City of Arvada located at 8101 Ralston Rd, Arvada, Colorado 80002. Both plans are made available to citizens or entities requesting to view the plan. Both will also be available in electronic format on the Arvada Housing Authority section of the City of Arvada's website at arvadaco.gov. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <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> </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						
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	This section is not applicable to the Arvada Housing Authority.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☒ N ☐ (b) If yes, please describe: Yes, there were two findings on the City of Arvada 2025 financial report. The findings are not applicable to the Arvada Housing Authority operations.
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☒ (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.
C.2	Certification by State or Local Officials. 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.
C.3	Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. 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. (a) Did the public challenge any elements of the Plan? Y ☐ N ☒ (b) If yes, include Challenged Elements.

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 and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 5.26 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification:

Progress Report

Arvada's Comprehensive Plan (completed in 2014) outlines the City's vision for growth and change through 2034. The Plan includes the following vision for neighborhoods and housing:

- Plan for a range of neighborhoods and accessible housing of different tenure types to accommodate diverse incomes and all ages and abilities.
- Encourage development of workforce, affordable and assisted housing throughout Arvada.
- Maintain and improve the quality of the existing housing stock in Arvada and revitalize the physical and social fabric of neighborhoods that are in decline.
- Provide opportunities for special needs and senior housing in Arvada.

The Arvada Housing Authority will follow the goals and objectives identified in the City of Arvada Housing Strategic Plan and adopted by the Arvada City Council on May 20, 2024.

Housing Goal #1: Continue existing federal/state program partnerships

The City of Arvada Housing Division and the Arvada Housing Authority currently support affordable housing, community development, and homelessness prevention through grant partnerships. This includes the management of Community Development Block Grant funds (CDBG), as well as applying for other state and federal funds, including Proposition 123 Funds. This also includes the use of Housing Choice Vouchers to support very low income households and Project-Based Vouchers to support households in specific developments.

Progress:

Section 8 Project Based Voucher Deployment – Marshall Pointe

The Arvada Housing Authority awarded eight (8) Projected-Based Vouchers (PBVs) to the Marshall Pointe project. These vouchers will cover rent for eight extremely-low-income families. These families will also be eligible for additional supportive services at the project. The rental revenue generated by the vouchers for the project will be set at 120% Area Median Income.

Community Development Block Grant (CDBG) – BeyondHome

The City awarded \$480,000 of its 2024 CDBG allocation to BeyondHome for the rehabilitation of its transitional housing project.

Letters of Support for Upcoming Projects

An important function of the Housing Division and Housing Authority is to vet upcoming projects and provide letters of support to help developers demonstrate community buy-in when applying for grants and loans from Federal, State, and nonprofit organizations. While these letters do not indicate a contract or executed commitment, they can signal to grantors that the City has reviewed the project, is preliminarily supportive, and may offer some assistance at a later date.

This gives grantors confidence that if they were to grant funds to this project, its likelihood of coming to fruition is high.

The Arvada Housing Authority has provided these letters for a project for Beyond Home, a new expansion project in Arvada that will support homeless families.

Housing Goal #2: Continue to allocate publicly owned land (and/or acquire properties) for affordable and mixed income housing.

The Housing Authority has, in the past, donated land to affordable housing nonprofit organizations. To continue this initiative, it was recommended that the City create a land banking program where existing publicly owned land may be allocated to housing initiatives through a ground lease or donation. This may include a feasibility analysis of land already owned, as well as purchasing new properties to reserve them for housing.

Proposition 123 – Land Banking

The City and Housing Authority continue to pursue opportunities made available through Prop 123.

Denver Regional Council of Governments Livable Centers Small-Area-Planning Grant -\$140,000

In December of 2024, the City was awarded the Denver Regional Council of Governments Livable Centers Small-Area- Planning Grant to conduct a housing and development study targeted to Arvada's public transit corridors (i.e. a Transit Oriented Development (TOD) study). The resulting report will help the City identify appropriate parcels for TOD housing, recommend a type of housing for the areas, and project the necessary infrastructure needed to support this development. Such information will be crucial if the City is to acquire new land for housing development. The final report is expected August 2026.

Housing Goal #3: Create a dedicated, sustainable revenue source to fund the Arvada Affordable Housing Fund (AAHF).

The City formalized its monetary support for housing initiatives through the creation of the Arvada Affordable Housing Fund (AAHF), where it can provide gap financing to housing projects that align with the City's goals. Funding goals are reviewed annually by the Housing Advisory Committee (HAC). Currently, the fund is replenished through Special Limited Partnership Payments and interest generated on the loans. This is a financially unsustainable model. The AAHF is one of the most powerful tools the City has at its disposal to encourage and direct private sector development activities to provide what the City needs. As such, the AAHF may require an alternative source of income.

This is a high-priority strategy in terms of its potential impact on the City's ability to support, encourage, and exert control over the supply of the particular type of housing identified in the 2024 Housing Needs Assessment, but may require a long-term implementation plan. The Housing Division hopes to continue its positive track record of providing loans to targeted projects to demonstrate the importance of this initiative.

Housing Goal #4: Invest in the production of income-restricted housing.

The City will continue to encourage and support projects using resources from the AAHF, offering partnerships for grants, attaching PBVs to projects, and providing Special Limited Partnerships, where appropriate.

Marshall Pointe

In January 2025, the Housing Division brought the Marshall Pointe Affordable Housing Development Project to City Council to approve and finalize the conditional support offered to the project, closing the financing gap, and allowing it to begin construction. The 260 unit Low-Income-Housing-Tax-Credit (LIHTC) project will be income restricted to less than 80% Area Median Income (AMI), with an income average of 60% AMI for the next 30 years. These units fulfill the identified housing needs from the 2024 Housing Needs Assessment and complete the City's affordable housing unit commitment to the State as a requirement of opting into Proposition 123.

To make this development possible, the City provided: an \$850,000.00 subordinate gap financing loan from the AAHF, a grant partnership, eight PBVs, and a Special Limited Partnership (SLP), exempting the

property from state and local taxes in lieu of an SLP Fee. The project closed on February 6, 2025, and will take three years to construct and fully lease.

Housing Goal #5: Invest in the preservation of affordable housing.

The City will begin to examine and work on strategies to help preserve the low to moderate income market rate properties that already exist in Arvada. This will likely require a set of strategies, but will, preliminarily include:

partnerships with existing income-restricted properties that are reaching the end of their compliance period, housing acquisition/rehabilitation, partnerships with nonprofits who are already working in this space, and maintaining a database of known low to moderate income units. Naturally Occurring Affordable Housing (NOAH) Preservation is a widely discussed issue across the State and is one that is of particular importance to the residents of Arvada. In the coming year, the Housing Division plans to work with the HAC and other municipalities facing this challenge to develop a set of strategies for the City to pursue.

Housing Goal #6: Add staff capacity to support the implementation of the Plan.

The implementation of some of these strategies may require additional staffing at a later date.

Housing Goal #7: incorporate additional incentives for income-restricted development (and update definition of “affordable” in the Code).

The City is to create a fast-track review process for affordable residential projects within the City, both to satisfy Proposition 123 requirements and to reduce the predevelopment costs incurred with lengthy permitting processes. It was also recommended that the City include a definition of “affordable” in its code, and ensure it encompasses for-sale affordable properties as well. Once affordable is recognized as its own category of residential development, the City can extend aesthetic design alternatives, parking relief, and density bonuses to make affordable projects more financially feasible.

Housing Goal #8: Implement land use recommendations from the Jeffco Housing Advocacy Steering Committee on workforce housing.

When considering code and zoning changes, the City is advised to align itself, where appropriate, with the recommendations of the Jeffco Housing Advocacy Steering Committee. Some of these recommendations include additional land zoned for multi-family housing, lowering the minimum lot size for single family, increasing lot coverage limits, and allowing the conversion of commercial buildings to multi-family housing. This strategy cannot be implemented until the City Council decides on the adoption of LDC changes mandated by the state.

Housing Goal #9: Explore affordable requirements in new development (e.g, linkage fees and/or inclusionary zoning).

The City is advised to consider adding programs, fees, and inclusionary requirements to new development. More research would need to be undertaken to execute this step. Any new requirements will require a nexus study. The Housing Division is prepared to pursue this study but understands that it may not be a top priority for the coming year.



REPORT TO HOUSING AUTHORITY

AGENDA ITEM
VIII.3.

TO: THE HONORABLE CITY COUNCIL

DATE: July 21, 2026

SUBJECT: Housing Choice Voucher Program 2026 Administrative Plan Updates

Report in Brief

PRESENTER: Carrie Espinosa

The Housing team is proposing updates to the Housing Choice Voucher Program Administrative Plan, effective August 1, 2026. The team recommends a variety of updates to comply with new or revised HUD regulations. The proposed revisions are summarized in the attachments, with their locations referenced in the Administrative Plan. The Administrative Plan is not attached due to its volume; however, it is available for review by the Board and the public upon request.

Financial Impact

There is no financial impact related to this agenda item.

Background

The Arvada City Council established itself as the Arvada Housing Authority (AHA) in 1975. The goal of the AHA is to provide, through the use of Housing Choice Voucher (HCV) Program subsidies, safe, decent, sanitary and affordable housing for low income families. The HCV program is funded by the federal government and administered by the AHA. AHA enters into an Annual Contributions Contract with HUD to administer the program requirements on behalf of HUD. The AHA must ensure compliance with federal laws, regulations and notices and must establish policies and procedures to clarify federal requirements and to ensure consistency in program operation. The Arvada Housing Authority Housing Choice Voucher Program Administrative Plan contains the AHA's policies and procedures. The majority of the revisions in the AHA Administrative Plan are mandated by HUD to ensure compliance with new laws and federal standards.

Discussion

The administrative plan is a required document by HUD. The purpose of the administrative plan is to establish policies for operating the Housing Choice Voucher Program in a manner that is consistent with HUD requirements and local goals and objectives.

Public Contact

The AHA Administrative Plan revisions were made available for public comment from May 25 to July 9, 2026. The Plan was also made available to the Resident Advisory Board for comment.

Commission Recommendation

N/A

Strategic Alignment

The Arvada Housing Authority Administrative Plan supports the Housing goal identified in the City of Arvada Strategic Plan-Improve access to diverse, safe and affordable housing options and programs, providing residents with opportunities to obtain housing that meets their needs in all phases of life.

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada team recommends that the Board approve the Arvada Housing Authority 2026 Housing Choice Voucher Program Administrative Plan Updates.

Suggested Motion:

I move that the Arvada Housing Authority 2026 Housing Choice Voucher Program Administrative Plan Updates, be (approved) (rejected).

Prepared by:

Carrie Espinosa, Manager of Housing Preservation and Resources

Reviewed by:

Approved by:

Carrie Espinosa, Manager of Housing Preservation and Resources	06/29/2026
Jessica Garner, Director of Community and Economic Development	06/29/2026
Bryan Archer, Chief Financial Officer	06/30/2026
Gail Walker, Legal Specialist-Contracts	07/02/2026
Janelle Strickler, Assistant City Attorney	07/02/2026
Rachel Morris, City Attorney	07/02/2026
Laura Hemler, Assistant City Attorney	07/02/2026
Don Wick, City Manager	07/05/2026

Enclosure, exhibits & attachments required to support the report

**Arvada Housing Authority
Housing Choice Voucher Program Public Notice
for year 2026 Administrative Plan Revisions and Fiscal Year 2027 Annual Plan**

Public Notice is hereby given that beginning May 25, 2026, through July 9, 2026, at 12:00 pm; The Arvada Housing Authority (AHA) will display for public review and comments a copy of proposed policy changes and revisions to the AHA Administrative Plan as well as a draft of the AHA annual plan for fiscal year 2027. Location for review will be the AHA website:
<https://www.arvadaco.gov/438/Arvada-Housing-Authority---Housing-Choice>

Comments on the agency's policy changes and revisions may be submitted in writing to Arvada Housing Authority, 8101 Ralston Rd., Arvada, CO, 80002; Attention: Dena Kothe, Housing Choice Voucher Program Supervisor or emailed to dkothe@arvada.org. Comments must be received by Thursday, July 9, 2026, by 12:00 pm. All comments will be reviewed prior to AHA Board of Commissioners meeting and public hearing on Tuesday, July 21, 2026, at 6:00 pm.

The Department of Housing and Urban Development (HUD) requires Public Housing Agencies to establish policies for carrying out the Housing Choice Voucher programs in a manner consistent with the HUD requirements and regulations (Code of Federal Regulations). The changes/revisions to the AHA Administrative Policy are in compliance with the current HUD regulations and requirements and are to be effective August 1, 2026. AHA's Public Hearing will be held at 6:00 pm on Tuesday, July 21, 2026, at 8101 Ralston Rd., Arvada, CO, 80002.

Arvada Housing Authority Administrative Plan August 2026

Proposed Changes

Location	Topic	Change Detail
Introduction	Intro-i - HOTMA Changes in the Administrative plan - HOTMA 102/104 Intro-ii - HOTMA VOUCHER FINAL RULE Intro-iv - NSPIRE and HQS in the Administrative Plan - HOTMA Sections 102 and 104 changes in the model policy Intro-vi - HOTMA Voucher Final rule changes in the model policy Intro-vii - Abbreviations	1) Revised to account for most recent HOTMA guidance and updated NSPIRE compliance date.
Chapter 1 Overview of the Program and Plan	1-III.B. Contents of the plan p. 1-13 through 1-17	1) Contains clarifications for the HOTMA Voucher Final Rule, particularly as relevant to the contents of the plan.
Chapter 2 Fair Housing and Equal Opportunity	Introduction p. 2-1 Part I: Nondiscrimination 2.1.A. Overview p. 2-3 2.1.B. Nondiscrimination p. 2-4 2.1.C. Discrimination Complaints p. 2-5,2-6 2-II.G. Physical Accessibility p. 2-13 Part III: Limited English Proficiency 2-III.A. Overview p. 2-15 2-III.B. Oral Interpretation p. 2-16 2 III.D. Implementation Plan p. 2-17	1) Revised equal access language to account for Executive Order 14168 2) Revised policy language on serving limited English proficient (LEP) person in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25

Chapter 3 Eligibility	Part I: Definitions of Family and Household Members 3-I.K. Foster Children and Foster Adults p. 3-8 Part II: Basic Eligibility Criteria 3-II. B Citizenship or Eligible Immigration Status - U.S. Citizens and Nationals p. 3-17 - Eligible Noncitizens p.3-17 - Ineligible Noncitizens p. 3-18 Part III: Denial of Assistance 3-III.A. Overview p. 3-29	1) Contains changes to the language regarding foster children and potential violation of the familial status provisions of the fair housing act. 2) Contains language regarding declaration of citizenship status and documents required to prove citizenship and how to handle situations in which an applicant is determined to be unlawfully present in the United States. 3) Contains clarifications on compliance of consent to release of information per Notice PIH 2024-38. 4) Revised to account for updated HUD guidance on use of arrest records set forth in Notice PIH 2025-26.
Chapter 4 Applications, Waiting List and Tenant Selection	Part I: The Application Process 4-I.A. Overview p. 4-3 4-I.C. Accessibility of the Application Process p. 4-5 Part II: Managing the Waiting List 4-II.C. Reopening the Waiting List p. 4-9 4-III.E. The Eligibility Determination Process	1) Revised policy language on limited English proficient (LEP) persons in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25. 2) Changes specific means of posting the Waiting List Opening to more general and added language regarding compliance with fair housing requirements. 3) Removed policy that AHA will allow an applicant to retain its place on the waiting list for 30 days if they fail to disclose or provide documentation of social security numbers. 4) Add preference for Arvada Residents holding an EHV voucher that will be ending in 2027.
Chapter 5 Briefings and Voucher Issuance	Part I: Briefings and Family Obligations 5-I.A. Overview p. 5-1 5-I.B. Briefing - In-Person Briefing p. 5-2 - Accessibility Requirements for Persons with Disabilities p. 5-3 5-I.C. Family Obligations p. 5-10	1) Revised language on limited English proficient (LEP) persons in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25. 2) Clarified language to reflect updated VAWA forms.
Chapter 6A Income and Subsidy Determinations (pre HOTMA)	Part I: Annual Income 6-I.E. Earned Income Disallowance p. 6-12 6-I.F. Student Financial Assistance p. 6-15, 6-17, 6-18 6-I.G. Periodic payments - Retirement Accounts p. 6-22 6-I.K. Civil Rights Settlements p. 6-25 6-I.L. Assets - Lump-Sum Additions to Net Family Assets p. 6-33	1) Removal of policy language regarding the Earned Income Disallowance, as this has now fully sunset. 2) Various policy clarifications on the treatment of income based on answers received from Hotmaquestions@hud.gov . 3) Revised language on treatment of student financial assistance as it was removed from 2026 HUD appropriations.

	▪ Determining Actual Anticipated Income From Assets p. 6-34 ▪ Trusts p. 6-39 ▪ Retirement Accounts p. 6-39 • 6-I.N. Periodic and Determinable Allowances • Alimony and Child Support p.6-43 Part II: Adjusted Income • 6-II.D. Health and Medical Care Expenses Deductions ▪ Definition of Medical Expenses p. 6-47, 6-48 ▪ Eligible Disability Expenses p. 6-51 ▪ Eligible Attendant Care p. 6-51 Part III: Calculating Family Share and PHA Subsidy • 6-III.C. Applying Payment Standards ▪ Decreases p. 6-63, 6-64 ▪ Increases p. 6-64 ▪ Changes in Family Unit Size (Voucher Size) p. 6-65	
Chapter 6B Income and Subsidy Determinations under HOTMA 102-104	Part I: Annual Income • 6-I.E. Earned Income Disallowance p. 6-12 • 6-I.F. Student Financial Assistance p. 6-15, 6-17, 6-18 • 6-I.K. Civil Rights Settlements p. 6-26 Part II: Assets • 6-II.C. Asset Inclusions and Exclusions p. 6-37 ▪ Checking and Savings Accounts p. 6-39 ▪ Investment Accounts p. 6-40 ▪ Trusts p. 6-43-6-44 • 6-II.D. Determining Income from Assets ▪ Actual Income from Assets p. 6-47 Part III: Adjusted Income • Overview p. 6-48 ▪ Anticipating Expenses p. 6-49 • 6-III.B. Dependent Deduction p. 6-49 • 6-III.C. Elderly or Disabled Family Deduction p. 6-49 • 6-III.D. Health and Medical Care Expense Deductions p. 6-50 & 6-51 • 6-IV.C. Applying Payment Standards ▪ Decreases p. 6-72, 6-73 ▪ Increases p.6-73, 6-74	1) Removal of policy language regarding the Earned Income Disallowance, as this has now fully sunset. 2) Updates for inflationary adjustments.

	Changes in Family Unit Size (Voucher Size) p. 6-74	
Chapter 7A Verification	Part I: General Verification Requirements 7-I.A. Family Consent to Release of Information - Consent Forms p. 7-1, 7-2 - Form HUD-9886-A p. 7-2, 7-3 - Penalties for failing to consent p. 7-3 7-I.B. Overview of Verification Requirements - Use of Other Program' Income Determinations p. 7-4, 7-5 7-I.C. Streamlined Income Determinations p. 7-7 Part II: Verifying Family Information 7-II.G. Citizenship or Eligible Immigration Status - U.S. Citizens and Nationals p. 7-24 - Eligible Immigrants 7-25, 7-26 Part III: Verifying Income and Assets p. 7-27 7-III.B. Business and Self Employment Income p. 7-27 7-III.C. Periodic Payments and Payments in Lieu of Earnings - Social Security/SSI Benefits p. 7-29 7-III.D. Alimony or Child Support p. 7-30 7-III.E. Assets and Income from Assets - Assets Disposed of for Less than Fair Market Value p. 7-31 Part IV: Verifying Mandatory Deductions 7-IV.B. Health and Medical Care Expense Deduction p. 7-39 7-IV.C. Disability Assistance Expenses p. 7-41 - Unreimbursed Expenses p. 7-42	1) Policy clarifications on the treatment of income based on answers received from Hotmaquestions@hud.gov. - Addition of a section on streamlined income determinations. - Clarifications on citizenship or eligible immigration status in accordance with HUD Secretary Letter 12/16/25. - Clarified language to reflect updated VAWA forms.
Chapter 7B Verification Under HOTMA 102-104	Part I: General Verification Requirements 7-I.A. Family Consent to the Release of Information - Consent Forms p. 7-1, 7-2 - Form HUD-9886-A p. 7-3 7-I.B. Use of Other Programs' Income Determinations p. 7-5 7-I.C. Streamlines Income Determinations p. 7-10 7-I.D. Verification Hierarchy p. 7-11, 7-12 7-I.E. Level 5 and 6 Verifications: Up-Front Verifications (UIV)	1) Policy clarifications on the treatment of income based on answers received from Hotmaquestions@hud.gov. 2) Updates for inflationary adjustments. 3) Clarifications on citizenship or eligible immigration status in accordance with HUD Secretary Letter 12/16/25. 4) Clarified language to reflect updated VAWA forms.

	▪ EIV Income Report p. 7-12, 7-13 ▪ Deceased Tenants Reports p. 7-15 • 7-I.F. Level 4 Verification ▪ EIV + Self Certification p. 7-16 • 7-I.H. Level 2: Oral Third-Party Verification ▪ Imputed Assets p. 7-21 Part II: Verifying Family Information • 7-II.G. Citizenship or Eligible Immigration Status ▪ U.S. Citizens and Nationals p. 7-32 ▪ Eligible Immigrants 7-33, 7-34 • 7-II.H. Verification of Preference Status p. 7-34 Part III: Verifying Income and Assets p. 7-36 • 7-III.C. Periodic Payments and Payments in Lieu of Earnings p. 7-38 • 7-III.F. Assets and Income From Assets ▪ Net Family Assets p. 7-40 • 7-III.J. Income From Excluded Sources p. 7-43 Exhibit 7-2: SAVE System Responses and Section 214 Eligibility for HUD Assistance p. 7-58, 7-59	
Chapter 8B National Standards for the Physical Inspection of Real Estate and Rent Reasonableness Determinations	Part I: NSPIRE Standards • 8-1.B. Affirmative Habitability Requirements p. 8-4 • 8-I.F. Owner and Family Responsibilities p. 8-10 Part II: The Inspection Process • 8-II.F. Inspection Results and Reinspections for Units Under HAP Contract p. 8-23 • 8-II.G. Enforcing Owner Compliance p. 8-26 • 8-II.H. Enforcing Family Compliance p. 8-29	1) Updated NSPIRE compliance date. 2) Updated citations related to life-threatening deficiencies. 3) Revised additional content to bring policies current to HAP contracts executed or renewed June 6, 2024 or later
Chapter 9 General Leasing Policies	Part I: • 9-I.E. PHA Leasing Assistance for Families p. 9-9 • 9-I.F. Lease and Tenancy Addendum ▪ Security Deposit p. 9-11 • 9-I.H. HAP Contract Execution p. 9-15	1) Added section on PHA Leasing Assistance for Families in accordance with Notice PIH 2022-18.
Chapter 10 Moving with Continued Assistance and Portability		1) This chapter contains only minor updates to bring the content current.
Chapter 11 A&B Reexaminations	Part I: Annual Reexaminations • 11-I.B. Streamlined Annual Reexaminations p. 11-2	1) Policy clarifications based on answers received from Hotmaquestions@hud.gov .

	• 11-I.B. Scheduling Annual Reexaminations ▪ Notification of and Participation in the Annual Reexamination Process p. 11-3, 11-4 • 11-I.C. Conducting Annual Reexaminations p. 11-6 Part II: Interim Reexaminations • 11-II.B. Changes in Family and Household Composition ▪ New Family and household members Requiring Approval p. 11-13, 11-14, 11-15 ▪ Changes in Family Unit Size (Voucher Size) p.11-17, 11-18 • 11-II.C. Changes affecting Income or Expenses ▪ PHA Required Interim Reexaminations p. 11-19 ▪ Family Initiated Interim Reexaminations p. 11-20 11B Part III: Non-interim Reexamination Transactions p. 11-24 Exhibit 11-1 p. 11-26, 11-27, 11-28, 11-29, 11-30, 11-31, 11-32, 11-33	2) Revised policy language on limited English proficient (LEP) persons in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25. 3) 11B only has had the last two sections reorganized for better subject flow with no substantive changes.
Chapter 12 Termination of Assistance and Tenancy	Part I: Grounds for Termination of Assistance • 12-I.D. Mandatory Termination of Assistance ▪ Eviction p. 12-3 • 12-I.E. Mandatory Policies and Other Authorized Terminations p. 12-6 ▪ Drug-Related and Violent Criminal Activity p. 12-8 ▪ Other Authorized Reasons for Termination of Assistance p. 12-9 Part II: Approach to Termination of Assistance • 12-II.D. Criteria for Deciding to Terminate Assistance ▪ Consideration of Circumstances p. 12-13 • 12-II.E. Terminations related to Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking • VAWA Protections against Termination p. 12-16	1) Contains clarifications on compliance of consent to release of information per Notice PIH 2024-38. 2) Revised to account for updated HUD guidance on use of arrest records set forth in Notice PIH 2025-26. 3) Change the amount of time allowed for a tenant to request their voucher to be reinstated after a voluntary relinquishment from 30 days to 10 days.
Chapter 13 Owners	Part I: Owners in the HCV Program • 13-I.A. Owner Recruitment and Retention p. 13-4	1) Added section on owner incentive/retention payments in accordance with Notice PIH 2022-18.

Chapter 14 Program Integrity	Part I: Preventing, detecting, and investigating errors and program abuse. 14-I.B. Detecting Errors and Program Abuse - Independent Audits and HUD Monitoring p. 14-4	1) Revised amount of federal awards required to have an independent audit.
Chapter 15 Special Housing Types	Part IV: Payment standard, Utility Allowance and HAP Calculation p. 15-13 Use of Exception Payment Standards p. 15-14	1) Added section on use of exception payment standards in line with Notice PIH 2025-12.
Chapter 16 Program Administration	Part II: Setting Program Standards and Schedules 16-II.B. Payment Standards - Reasonable Accommodation p. 16-9, 16-11 Part III: Informal Reviews and Hearings 16-III.B. Informal Reviews - Ensuring Accessibility for Person with Disabilities and LEP Individuals p. 16-19, 16-21 16-III.C. Informal Hearings for Participants - Ensuring Accessibility for Person with Disabilities and LEP Individuals p. 16-25, 16-26 - Attendance at the Informal Hearing p.16-30 16-III.D. Hearing and Appel Provisions for Noncitizens - Informal Hearing Procedures for Applicants-Evidence p. 16-36 Part IV: Owner and Family Debts to the PHA - General Repayment Agreement Guidelines for Families-No offer of Repayment Agreement p. 16-41 Part VI: Record Keeping 16-VI.B. Record Retention 16-51 16-VI.C. Records Management-Medical/Disability Records p. 16-52 Part IX: Violence Against Women Act (VAWA) 16-IX.B. Definitions p. 16-59, 16-61 16-IX.C. Notification to Program Applicants and Participants p. 16-63 16-IX.D. Documentation p. 16-65 16-IX.E. Confidentiality p. 16-69 Exhibit 16-1: Sample Notice of Occupancy Rights Under	1) Clarified reasonable accommodation language in line with Notice PIH 2025-12. 2) Revised language on language assistance in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25. 3) Clarified record retention language on equal access to account for Executive Order 14168. 4) Revised language on medical and disability records citing Notice PIH 2010-26) 5) Clarified language to reflect updated VAWA forms and included sample versions of new forms

	the Violence Against Women Act, FORM HUD-5380 p. 16-70 through 16-80 Exhibit 16-2: Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation, FORM HUD-5382 p. 16-82 through 16-87 Exhibit 16-3: Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking p. 16-88 through 16-96 Exhibit 16-4: Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking, FORM Hud-5383 p.16-97 through 16-104	
Chapter 17 Project-Based Vouchers	Part I: General Requirements • 17-I.A. Overview p. 17-3 • 17-I.B. Definitions p. 17-5 Part VI: Selection of PBV Program Participants • 17-VI.F. Offer of PBV Assistance or Owner's Rejection ▪ Acceptance of Offer-Family Briefing p. 17-73, 17-74 ▪ Acceptance of Offer-Persons With Limited English Proficiency p. 17-75 Part VII: Occupancy • 17-VII.B. Lease ▪ Form of Lease p. 17-79 Exhibit 17-1: PBV Development Information p. 17-105, 17-106, 17-107 Exhibit 17-2: Special Provisions Applying to TPV's Awarded as Part of a Voluntary Conversion to Public Housing Units in Projects that Include RAD PBV Units p. 17-110	1) Revised language on language assistance in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25. 2) Add At Risk of Homelessness as a qualifying factor for PBV eligibility.
Chapter 19 Special Purpose Vouchers	Part IV: Mainstream Voucher Program 19-IV.D. Waiting List Administration p. 19-4	1) Remove policy regarding separate waitlist for Mainstream Vouchers.
Glossary		1) Revised definitions to reflect updated VAWA forms
Appendix		1) Revised appendix to remove policies incorporated prior to the HOTMA full compliance date.

