

City of Boulder, Colorado and Regional HOME Consortium

**FY 2008
Consolidated Plan Action Plan Update**



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Purpose of the Consolidated Plan

Beginning in fiscal year 1995, the U.S. Department of Housing and Urban Development (HUD) required local communities and states to prepare a Consolidated Plan in order to receive federal housing and community development funding from four programs: the Community Development Block Grant (CDBG), the HOME Investments Partnership Program (HOME); the Emergency Shelter Grant (ESG); and Housing Opportunities for People with AIDS (HOPWA).

The Purpose of the Consolidated Plan is:

1. To identify a community's or state's housing and community development needs, priorities, goals and strategies; and
2. To stipulate how funds will be allocated to housing and community development activities.

This report is the FY2008 Action Plan Consolidated Plan for the City of Boulder and the Boulder County/Broomfield County Regional HOME Consortium. It covers the CDBG funding to be received by the two entitlement cities, Boulder and Longmont. Additionally, it covers the HOME dollars expected to be received by the Consortium in 2008, an estimated \$1.3 million. These dollars will be used to address the housing and community development needs of low- and moderate-income residents in the Consortium area.

This Consolidated Plan represents the comprehensive efforts of the Consortium cities and counties in addressing the housing and community development needs for the entire Consortium. To that end, the strategic plan and objectives outlined in this Consolidated Plan also represent the goals and objectives of the City of Boulder and the City of Longmont for their respective CDBG programs. However, as required by HUD, the tables attached to this Plan that outline the specific projects to be carried out represent only the HOME dollars from the Consortium. The individual Action Plans for the City of Boulder and the City of Longmont contain a listing of projects that will be used by these communities' respective CDBG allocations.

The City of Boulder's Department of Housing and Human Services (HHS) developed the 2008 Annual Plan with input from members of the Regional HOME Consortium and a number of for-profit and non-profit housing and human service providers.

I. Executive Summary

The City of Boulder, Boulder County, Longmont and Broomfield function as a single housing market. People may live in one community, work in another and shop in yet another part of the region. Childcare and schools may be in a different place than the neighborhood where children live. In some areas there are not enough affordable housing options for the workforce. This means employers must increasingly find workers who live outside a community who must drive to their jobs, using time and fuel while increasing congestion and pollution.

The communities recognized that affordable housing is difficult to address locally in a regional housing market. The efforts of one city or town to provide housing for lower wage residents or special populations are enhanced if neighboring communities make similar efforts. The shortage of housing affects a wide variety of residents in our region, particularly households earning less than the HUD low-income limit (\$53,650 in 2007 for a three-person household). The businesses that fuel the region's economy and quality of life depend on workers in a range of occupations and incomes.

The January 2005 Regional Affordable Housing Needs Assessment suggests that both the number and percentage of low-income households in the region is increasing and will likely continue to do so in the near future. Additional financial resources (public, private and nonprofit sectors) will be required to address the housing needs of these households. Spreading the responsibility and financial burden for serving the region's low- and moderate-income households through cooperative efforts could lessen the burden on communities like Boulder, Longmont and Lyons which have a relatively high presence of low-income households, and provide increased opportunities in other parts of the region, where relatively few low-income households now live.

In February 2005, the Boulder County Civic Forum hosted a Regional Housing Summit. This summit brought together 200 participants with a range of interests and expertise about housing in the region: local governments, nonprofit housing agencies, realtors, homebuilders, residents, advocates for special populations, financial institutions, academics, human service providers, urban planners and others. Participants heard the results of the Regional Housing Analysis and worked together to develop ideas for improved regional cooperation and strategies. One strategy identified to address the region's affordable housing needs was development of a Regional HOME Consortium.

The Boulder County/Broomfield County Regional HOME Consortium was formed in June 2006 with execution of the HOME Consortium Intergovernmental Agreement (IGA).

One of the primary obstacles to producing affordable housing is the high cost of land in the Consortium area, along with the limited availability of land. The Regional Housing Assessment conducted for the Consortium estimated that there are a little less than 40 acres of publicly owned land in the Consortium which could be used to produce between 550 and 700 housing units. The publicly owned land is located in Boulder (potential for 370 units), Lafayette (127 to 285 units) and Longmont (up to 270 units). (Broomfield has not yet identified the amount of publicly owned land that may be used to produce housing units.) As these units are produced they will certainly alleviate some of the unmet demand for affordable housing in the Consortium area. However, much more land would need to be available to address the full range of needs.

The Consortium's public housing authorities (PHAS) face growing constraints as their budgets are tightened, coupled with increased needs of the populations they serve. The Consortium's lowest income renters often require social supports, ranging from substance abuse counseling to mental health services to job training, which the PHAS are inadequately staffed and/or trained to provide. Finally, the aging PHA housing stock and rehabilitation needs put even more pressure on budgets.

The primary obstacle to meeting the underserved needs is insufficient financial resources. All potential funding resources will be pursued by the Consortium and funding applications for other resources from other agencies will be supported. Funding resources will continue to be leveraged when possible by the Consortium. When appropriate, funds provided to projects and programs will be in the form of loans and repayments will revolve to serve the greatest possible number of households over time.

Combining the top findings from the qualitative and quantitative assessments conducted for the Regional HOME Consolidated Plan produced the following overall top housing needs in the Consortium:

A need for more affordable rental units or tenant-based rental assistance for renter households earning less than \$15,000 per year. These units should be prioritized for persons with special needs, single parents and families.

Affordable, accessible housing, including assisted living for persons with disabilities and elderly persons.

Affordable housing with supportive services for persons with mental illnesses and developmental disabilities.

Transitional housing to serve persons transitioning out of homelessness.

Affordable homes to purchase for renters earning less than \$50,000.

Geographic Area of Focus

This Consolidated Plan encompasses the geographic area of Boulder County and Broomfield County and the incorporated and unincorporated areas within these two counties.

Summary Findings

Housing market conditions. Summary findings from the Housing Market Analysis conducted for the Regional HOME Consolidated Plan include the following:

- The Boulder/Broomfield Counties HOME Consortium is home to about 330,000 people and 128,000 households. Residents in the Consortium have higher incomes than other counties in the Denver Metro area—but they also face higher housing costs.
- As of March 2006, the median rent for a one-bedroom apartment in the Boulder/Broomfield County area was \$780. This was the second-highest rent level of any county in the seven-county Denver Metro area. About half of the Consortium’s renter population can afford to pay the median rent without being cost burdened.
- Although affordable rental units are fairly easy to come by for many renters in the Consortium, renters with the lowest incomes have a very limited supply of units from which to choose. In addition, the vouchers available to assist these renters with rent payments are inadequate to help the many renters who need assistance. Indeed, in 2005, about 7,500 renter households—20 percent of all renter households—earned less than \$15,000. There are approximately 2,500 affordable units and rental assistance vouchers available to households in this income range, leaving a shortage of 5,000 rental units.
- In addition, renters who earn less than \$50,000 per year have a very difficult time finding an affordable home to purchase in the Consortium area. Sixty-five percent of renters earned less than \$50,000 per year, but only 8 percent of the for-sale market (around 1,000 units) was affordable to them in 2005. The

median price of an attached unit for sale in Boulder County was \$200,000 in 2005; the median price of a detached unit was \$362,450. In Broomfield County, the median price of an attached unit was \$206,054; the median price of a detached unit was \$282,250.

- Homeowners who make less than \$50,000 per year would have a tough time selling their home and finding an affordable replacement home within the Consortium boundaries, unless they had substantial equity in their existing home.
- As many as 1,500 of the Consortium's lowest-income households could be living in units built before 1960 and, as such, have some risk of lead-based paint exposure. On the upper end, as many as 14,100 low- to moderate-income households could be at risk of exposure if all of the Consortium's oldest units are occupied by low- to moderate-income households.

Housing needs. In general, the populations identified as having the most critical affordable housing needs included low-income households, seniors, people with disabilities and families. Focus group attendees agreed that these groups are the most typical types of households that have difficulties securing affordable housing, whether for rent or to own.

Special-needs populations. Organizations serving populations with special needs each considered the population they serve to have critical affordable housing needs. All of the participating organizations had closed waiting lists for the affordable units the organizations manage. For people with physical disabilities there is a lack of affordable *accessible* housing for rent or ownership. For people with HIV/AIDS there are an insufficient number of affordable units with wraparound services such as counseling. For people with mental disabilities, there are an insufficient number of affordable units with attendant supportive services. Participants also believe that a number of people with disabilities of any type are "housed" in nursing homes because they have no place else to go.

Homeless and at-risk. Organizations serving the currently homeless, households at risk of homelessness and formerly homeless entering transitional housing consider the populations they serve to have acute affordable housing needs. Longer term, participants identified a need for increasing permanently affordable units. In the short term, there is a need for increasing single room occupancy (SRO) and other transitional housing units.

Solutions to meeting needs. Rather than proscribing a singular initiative for HOME dollars, the majority of focus group participants spoke generally

about undertaking a blend of activities that would have the greatest impact on the greatest number of people for the longest period of time.

Top needs. Combining the top findings from the qualitative and quantitative assessments conducted for this Consolidated Plan produces the following overall top housing needs in the Consortium:

- A need for more affordable rental units or tenant-based rental assistance for renter households earning less than \$15,000 per year. These units should be prioritized for persons with special needs, single parents and families.
- Affordable, accessible housing, including assisted living for persons with disabilities and elderly persons.
- Affordable housing with supportive services for persons with mental illnesses and developmental disabilities.
- Transitional housing to serve persons transitioning out of homelessness.
- Affordable homes to purchase for renters earning less than \$50,000.

Strategic Plan and Action Items

Based on the research conducted for the FY2007–2009 Consolidated Plan, the Boulder County/Broomfield County Regional HOME Consortium has developed the following plan for addressing current and future housing and community development needs:

Draft Three-year Strategic Goals

The goals reflect the purposes of the various federal housing and community development funds covered by this Consolidated Plan, including:

- Development and maintenance of safe, decent, affordable housing;
- Developing and maintaining a suitable living environment; and
- Creating economic opportunities for low- and moderate-income households.

The Plan establishes desired outcomes, with measurable outcome indicators. The desired outcomes are impacted by many factors, including the local and regional economy, and the stability of federal funds including CDBG, HOME and the Section 8 program. The goals are beyond the

capacity of the Consortium to accomplish alone. In addition, each community may focus on these goals in a different order than shown depending on their individual priorities.

The three-year strategic goals for FY2007 through FY2009 are:

1. Increase and maintain the supply of affordable housing units for low- to moderate-income homebuyers.
2. Increase affordability of rental housing for the Consortium's lowest-income renters.
3. Preserve existing affordable housing stock.
4. Work to reduce homelessness in the Consortium.
5. Maintain and/or improve a suitable living environment and expand economic opportunities for low- and moderate-income persons.
6. Eliminate impediments to housing choice while providing education, training and information on fair housing.
7. Develop and foster collaborative partnerships within the Consortium area.
8. Identify financial resources to help achieve goals.

II. CITIZEN PARTICIPATION

Information regarding the 2008 Housing and Community Development planning process was listed on the City of Longmont's CDBG web page and Boulder's HHS web page. Additionally, public notices were placed in the city of Boulder, Broomfield and the city of Longmont.

The 2008 Annual Action Plan was prepared and has been made available for public comment for a period of 30 days. A public notice was published in the Daily Camera on November 7, 2007 informing the public that the Annual Plan was drafted and available for review at the Department of Housing and Human Services. The comment period will end on December 7, 2007. No comments have been received to date. The City will forward any comments that are received to HUD's Rocky Mountain Regional office.

III. MANAGING THE PROCESS

The Boulder County/Broomfield County Regional Consortium has designated the City of Boulder's Department of Housing and Human

Services (HHS) to act as the lead agency for the Consortium. The City of Boulder, in collaboration with the City of Longmont, Boulder County and Broomfield, has worked to prepare the Consortium's Regional Consolidated Plan. Boulder will also assume the responsibility for the coordination and preparation of the Annual Action Plans, the environmental reviews, and the Consolidated Annual Performance and Evaluation Reports (CAPERS). City of Boulder staff will work with the other communities to coordinate processes and carry out the public participation process including: holding the required public hearings, publishing the legal notices, collecting and responding to public comments, and presenting the Plans to City Councils for approval.

Longmont will administer its portion of HOME funds. The City of Boulder will administer its program as well as the programs in Broomfield and Boulder County.

IV. RESOURCES AVAILABLE

Federal, state and other resources. The HOME Consortium Consolidated Plan represents a comprehensive effort to combine and leverage HOME, CDBG funds (received directly in Boulder and Longmont), State, local and other federal resources (e.g., Section 8 funding) to address community development and housing needs.

The City of Boulder anticipates receiving \$960,000 of CDBG funds in the 2008 program year. These funds will be leveraged with the HOME Consortium dollars to \$1,300,000. Similarly, the City of Longmont will receive approximately \$550,000 of CDBG funds in 2008.

Local resources. The municipal programs that encourage or require private developers to produce affordable housing in the Consortium fall into three categories:

- Boulder, Lafayette, Longmont and Broomfield, which have enacted programs to produce income-restricted units for low-income households.
- Louisville has an inventory of low-income housing units (all rentals) but no city programs at this time that mandate future affordable housing production; it has negotiated affordable housing requirements as part of recent development approvals and is now in the process of developing housing policies and the programs needed to achieve them.
- Erie, Lyons, Nederland, Superior and the smaller unincorporated communities in rural Boulder County do not have any policies or implement programs to encourage and/or require the development of income-restricted units for low- and moderate-income persons. Erie,

Nederland, and Lyons have small inventories of low-income affordable rental units.

There is considerable variation within these three general categories in terms of the complexity of housing programs and the period of time in which the communities have been engaged in efforts to address housing needs.

- Boulder affordable housing efforts have the longest history. The City has a goal for making 10 percent of the housing stock permanently affordable and is the only community in the region with a tax for low-income housing called the Community Housing Assistance Program (CHAP). Its CHAP receives approximately \$800,000 per year from a property tax and \$300,000 annually from residential and commercial linkage fees in the form of an excise tax on new development. CHAP funds are combined with other local and federal funds and allocated annually to affordable housing projects. All units assisted with CHAP or other funds are required to be permanently affordable.
- Several years ago, Boulder enacted an inclusionary zoning program through which private developers are required to produce 20 percent of the housing they develop for low-income households. If the developer exceeds the 20 percent requirement, the City subsidizes building permit and development review/application fees and waives its excise tax on income-restricted units.
- Longmont has a 10 percent inclusionary zoning requirement through which builders must produce units for households with incomes at or below 80 percent AMI. Rental units have a 20-year affordability requirement while restrictions are placed on for-sale units for a minimum of 10 years with a new 10-year period beginning with each sale during the period of affordability. Developers are allowed to pay fees in lieu, only with Council approval, into an Affordable Housing Fund, which now has a balance of approximately \$3 million. The City also waives 14 development application fees on a sliding scale basis and pays a portion of the water/wastewater system development fees for developments providing more than the minimum requirements.
- In 2002, Lafayette enacted an inclusionary zoning program following a housing study and updating of its Comprehensive Plan in 2003 to contain goals and objectives for affordable housing. Lafayette's program requires that 10 percent of new residential development be permanently restricted for households with incomes at or below 80 percent AMI.
- The City of Louisville updated its Comprehensive Plan in 2005 and anticipates that a program to produce affordable homeownership housing will be implemented through an inclusionary zoning ordinance modeled on the work of Boulder, Lafayette and Longmont.

- As mentioned previously, Boulder is the only municipality that has a local tax specifically for low-income housing; 90 percent of the income-restricted units in the community have received a CHAP allocation. The City also utilizes Federal grants—33 percent of the community's income-restricted units have received Community Development Block Grant (CDBG) funds and 17 percent have received HOME dollars.
- In Longmont, City Council created a revolving loan fund known as the Affordable Housing Fund in 1996 to support affordable housing activities. This Fund is supported by the city's General Fund and by payments from housing developers in-lieu of providing affordable housing under the Community Housing Program. Prior to 2007, the City has contributed between \$150,000 to \$500,000 annually to this Fund. Due to budget constraints a direct contribution was not made in 2007 or 2008. In 2008 however, 1.5 FTE will be covered from the General Fund to support the city's Affordable Housing Programs (totaling about \$134,300 in salaries, benefits and general administrative costs). Fourteen projects have been completed to date providing 482 rental units and 13 owner units. An additional six projects are underway which will provide 112 owner units and 20 rental homes. Approximately \$1.7 million will be provided for these affordable housing projects. Affordable Housing Funds will be used in 2008 to fund the Acquisition of Critical Properties program which preserves affordable homeowner units, a Rental Rehabilitation program also being supported with CDBG and HOME funds, and will supplement the Homeowner Housing Rehab Program,. Longmont also relies heavily on its CDBG entitlement funds, the Federal Low Income Housing Tax Credit program, the State Division of Housing and Private Activity Bonds.
- Broomfield is relatively new to the region's affordable housing arena; becoming a county jurisdiction in 2001, establishing a housing authority in 2002, and hiring its first housing program manager in 2007. Since the inception of the housing authority, Broomfield has negotiated development agreements with two private builders to provide affordable for-sale housing secured by a deed restriction. One sold 15 cluster homes with a 10-year term of affordability. The developer originally committed to selling 49 affordable homes but opted out of the contract due to low sales, committing \$5,000 per unit to be placed in Broomfield's affordable housing fund to be used for future housing projects. The other developer has committed to providing 16 lofts with a 15-year term. Additionally, in 2004, Broomfield collaborated with a private developer and the State Division of Housing to build an apartment building for seniors with Low-Income Housing Tax Credits.

- Boulder County has funded support for affordable housing programs through its Housing Department and the Boulder County Housing Authority and in partnership with organizations throughout Boulder County. Funds have been utilized to address countywide issues of foreclosure prevention, homebuyer counseling and education, countywide rehabilitation and weatherization, the Family Self-Sufficiency program, the implementation of sustainability measures, the distribution of energy-efficiency kits in low-income neighborhoods, and the acquisition/development/rehabilitation of affordable and subsidized rental units with supportive services. In addition, Boulder County has provided significant resources to non-profits that serve residents throughout the region.

Following is a summary of the Consortium’s estimates of the amount of funding that it expects to receive in 2008 from the federal government and other sources to address priority needs and objectives identified in its strategic plan.

a. <u>Federal Program</u>	<u>Estimated Annual Amount</u>
Boulder Community Development Block Grant	\$960,000
Broomfield State HOME/TBRA	\$120,000
Broomfield State ESG	\$15,000
Longmont Community Development Block Grant	\$550,000
HOME Investment Partnership	\$1,300,000
American Dream Down Payment Initiative	\$0
MDHI/McKinney	\$270,000
HOPWA	\$66,000
Boulder Housing Partners Section 8 Fund	\$5,100,000
Boulder County Section 8 Funds	<u>\$6,000,000</u>
Total Federal Programs	\$14,246,000

In addition to the federal funds made available to the cities of Boulder and Longmont, both cities administer other funds to address the goals established in the Consolidated Plan:

b. Other Fund Sources Estimated Annual Amount

Human Services Fund	\$1,875,000
Affordable Housing Fund	\$900,000
Community Housing Assistance Program	\$1,100,000
Fannie Mae American Dream	\$1,000,000
Private Activity Bond Authorization	\$4,140,435
Boulder County	
General Funds (operations)	\$3,600,000
Mental Health General Fund	\$1,700,000
DD Mill Levy and HHS Fund	
DD Fund	\$5,000,000
HHS Fund—Mental Health Center	\$1,700,000
HHS Fund—Special Transit	\$135,000
Boulder County Worthy Cause	\$1,875,000
Housing Authority Tax Exempt Bond Authority	<u>\$40,000,000</u>
Total Other Funds	\$61,150,435

c. Investment by the Private Sector

Through shared appreciation loans, down payment assistance and equity sharing, private sector investors play a significant role in affordable housing finance. Employers may also use this housing assistance to stabilize their employment base.

CDBG, HOME and CHAP have matching requirements. All applicants are encouraged to seek additional, outside funding sources to meet match criteria. The Consortium will continue to meet match requirements and leverage its funding through these resources.

V. ALLOCATION PRIORITIES

During development of its Consolidated Plan, the following goals were developed:

1. Increase and maintain the supply of affordable housing units for low- to moderate-income homebuyers.
2. Increase affordability of rental housing for the Consortium's lowest income renters.
3. Preserve existing affordable housing stock.
4. Work to reduce homelessness in the Consortium.
5. Maintain and/or improve a suitable living environment and expand economic opportunities for low- and moderate-income persons.
6. Eliminate impediments to Housing Choice while providing education, training and information on Fair Housing.
7. Develop and foster collaborative partnerships within the Consortium area.
8. Identify additional financial resources to help achieve goals.

Each community may focus on these goals in a different order than shown depending on their individual priorities.

VI. SPECIFIC AFFORDABLE HOUSING GOALS

In 2008, the Consortium will undertake the following activities to address its affordable housing needs:

GOAL 1: Increase and maintain the supply of affordable housing units for low to moderate-income homebuyers.

The following activities address this goal:

1. **City of Boulder First Home Down Payment Assistance Grant Program** \$81,000 - \$99,000
2. **City of Longmont/Boulder County Down Payment Assistance Loan Program** - \$140,000 (HOME Funds), \$20,000 in estimated CDBG program income and \$40,000 in estimated HOME (state grant) program income).

3. City of Longmont Foreclosure Prevention Program - \$20,000 (CDBG funds). Loan program used to help prevent mortgage foreclosures on properties with a DPA loan or deed restricted property. Loss mitigation and financial counseling will be provided. Anticipate serving 5 low and moderate-income households.

General Objective Category: Decent Housing
General Outcome Category: Availability/Accessibility

These activities will support development of homeownership units for 10 – 12 households earning between 40% of Area Median Income and the HUD low-income limit.

General Objective Category: Decent Housing
General Outcome Category: Affordability

GOAL 2: Increase affordability of rental housing for the Consortium's lowest income renters.

4. The City of Boulder administers an **Opportunity Fund** round process at least once a year. \$260,710 - \$318,640 in 2008 HOME funds will be combined with local resources to assist housing providers respond to housing opportunities in the coming year. 13 – 17 units may be acquired with this level of funding. Housing will be targeted to households at or below the HUD low-income limit.

General Objective Category: Decent Housing
General Outcome Category: Affordability

5. Boulder County Housing Authority will receive between \$274,500 - \$301,950 in 2008 HOME funds to pay soft costs associated with development affordable housing on 12 acres in Lafayette. As planned, the site will include 130 units of housing; between 40 and 50 percent will be affordable to low- to moderate-income households.

General Objective Category: Decent Housing
General Outcome Category: Affordability

6. The City of **Boulder** will continue its **Tenant Based Rental Assistance** program for households at risk of homelessness. Assistance will be provided throughout the community. It is anticipated that 10 households will receive rental assistance and supportive services.

General Objective Category: Decent Housing
General Outcome Category: Affordability

7. Broomfield will acquire rental housing that will be targeted to low-income households.

General Objective Category: Decent Housing
General Outcome Category: Affordability

8. Longmont Housing Development Corporation (a CHDO) will receive \$100,000 in 2008 HOME funding to cover pre-development costs needed while planning a new joint venture or collaborative project at the Powell Plaza site. This is a 2-acre parcel at 50 - 21st Ave. a site already owned by the Longmont Housing Authority, the LHDC's sister agency. The project, while not designed, could include a mix of owner and rental homes – rental homes owned/managed by LHDC/LHA. Habitat for Humanity is a potential partner and they would use a combination of their current model of single family detached homes and possibly multi-family attached homes.

General Objective Category: Decent Housing
General Outcome Category: Affordability

GOAL 3: Preserve existing affordable housing stock.

The following activities address this goal:

9. Alvarado Village is a project-based, 28 single family development. It is located at 3310 Berkley Court in the Boulder. Funds were requested to remodel five kitchens. The balance of kitchens was remodeled in previous years. Alvarado Village will receive \$16,200 - \$19,800 in 2008 CDBG funds to remodel the kitchens.

General Objective Category: Decent Housing
General Outcome Category: Sustainability

10. Boulder County Advocates for Transitional Housing - CHDO Support - Boulder County Advocates for Transitional Housing is a designated Community Housing Development Corporation (CHDO) whose sole mission is to create affordable transitional housing opportunities for persons in emergency shelters. \$18,000 - \$22,000 in HOME CHDO will be provided to support a portion of the agency's general operating expenses.

General Objective Category: Decent Housing
General Outcome Category: Availability/Accessibility

11. Boulder Housing Partners—Capital Improvements
Boulder Housing Partners submitted an application for its 2008 Capital Improvements Program. The request included public housing units as well as properties in its reduced rent portfolio. Funds are provided to make 504

improvements at public housing sites. Additional improvements include repair stairs and paint the exterior of Hayden Place and installation of a sprinkler at Whittier. The City is providing a total of \$270,000 - \$330,000 in 2008 CDBG funds to the project.

General Objective Category: Decent Housing
General Outcome Category: Sustainability

12. Longmont Christian Housing 606 Pratt St Longmont will receive \$50,000 in 2008 CDBG funds to replace existing smoke detectors/alarms with new ones with both sound and strobe lights. In addition, funds will be used to replace all of the 40 year old toilets with new energy efficient and ADA compliant ones. The owners are currently adding a 2nd elevator and will need to make significant repairs to the current elevator and so cannot afford to match the funds that are being requested. 72 apartments serve elderly residents with incomes at or below 50%, most have incomes below 30% of the AMI.

General Objective Category: Decent Housing
General Outcome Category: Availability/Accessibility

13. Longs Peak Weatherization City Wide - Boulder. Longs Peak requested funds for its rehabilitation program. The program includes rehabilitation of units as well as educating mobile home owners, and correcting health, safety and code violations. Longs Peak will receive \$90,000 -\$110,000 in 2008 CDBG funds for the program. It is anticipated that 10-15 households will be assisted in program year 2008 through these programs.

General Objective Category: Decent Housing
General Outcome Category: Sustainability

14. Housing Rehabilitation Program - Broomfield. Longs Peak Energy Conservation will provide housing rehabilitation services to approximately 5 owner-occupied homes in Broomfield.

General Objective Category: Decent Housing
General Outcome Category: Sustainability

15. Housing Rehabilitation City Wide – Longmont. The City of Longmont has allocated \$80,000 of its CDBG in the following amounts to housing rehabilitation programs which will serve 13-17 low income households:

General Rehabilitation	\$50,000
Emergency Grants	\$20,000
Paint-a-Thon	\$10,000

General Objective Category: Decent Housing
General Outcome Category: Sustainability

16. Rental Rehabilitation Contingency Funding – City Wide – Longmont. Longmont intends to use \$100,000 - \$138,780 of its CDBG funds and \$30,000 - \$75,000 of its 2008 HOME allocation to fund additional projects to be determined at a later date. There will be a competitive process held after the first of the year specifically for the rehabilitation of rental units.

General Objective Category: Decent Housing
General Outcome Category: Affordability

17. Thistle Community Housing: CHDO Support – Thistle Community Housing is one of five CHDO's in the region. The City of Boulder has recommended \$9,100 - \$11,000 in 2008 HOME CHDO funds to support a portion of the agency's general operating expenses.

General Objective Category: Decent Housing
General Outcome Category: Availability/Accessibility

18. Thistle Community Housing – Roof Replacement at English Village (\$45,000 (Longmont CDBG funds) –1348 – 1364 S. Coffman – Longmont. This project will replace the roof at the English Village Apartments, which are owned and managed by Thistle. The project consists of 32 two bedroom apartments affordable at 50% AMI and below. Four units are affordable at 30% and below. Prior funding for this project includes acquisition and window replacement. Improvements conducted by Thistle with other funds include painting and landscaping improvements, unit improvements as they are vacated, as well as new furnaces and air coolers.

General Objective Category: Decent Housing
General Outcome Category: Sustainability

GOAL 6: Eliminate impediments to Housing Choice while providing education, training and information on Fair Housing

The following activities address this goal:

19. Boulder County Housing Counseling Program – Funds will be used to continue to provide Homeownership Training for persons interested in purchasing a home. Areas covered include choosing a realtor and lender, understanding financing options, clean-up of credit issues, how to budget for a home, ongoing costs, etc. The Training also includes a one-on-one

budget session to persons who are using the City's Down Payment Assistance Program or the Community Housing Program. The program also provides Default Counseling to home owners in default or foreclosure, makes recommendations on Foreclosure Prevention loans, and reviews refinancing loans of affordable housing owners. Spanish translation or ASL interpretation is provided as needed.

The City of Longmont has allocated \$20,000 for this project from CDBG funds. The City of Boulder will provide local Affordable Housing funds in the amount of \$26,000 were awarded to support this effort.

General Objective Category: Decent Housing

General Outcome Category: Sustainability

All of the Consortium's 2008 housing activities support the affordable housing priorities listed in its Consolidated Plan.

VII. HOME/ADDI

Resale Provisions

The following guidelines will be used in all homeownership programs where HOME funds are used:

- A low-income family can have an income not greater than the low-income limit, adjusted for family size, as established by HUD.
- The initial purchase price of a unit cannot exceed the current mortgage limits established by market surveys conducted by the Consortium per HOME program guidelines.
- Home buyers receiving HOME funds for purchase or rehabilitation will be subject to the requirements at 92.254(a)(4) which includes re-sale provisions for a period of years consistent with the program regulations. The re-sale provisions will provide owner with a fair return on their investment, including any improvements. Loans will be secured by a signed mortgage, promissory note, and lien filed against the property.
- The Consortium will place an index-based resale restriction on each unit assisted. A covenant will be placed on the unit that will maintain its affordability in perpetuity.

VIII. NEEDS OF PUBLIC HOUSING

Boulder County/Boulder County Housing Authority—

The Consolidated Plan will assist Boulder County and the Boulder County Housing Authority (BCHA) by:

1. Providing leadership on coordinated planning, acquisition and development. Focus on developing a true housing continuum of care throughout Boulder/Broomfield counties where housing and community services are joined in a wrap around service model for ELI families, seniors, and individuals with disabilities.
2. Allocating of capital rehabilitation dollars to meet the needs of an aging housing stock that has historically extremely low-income (ELI) clients.
3. Funding to meet the increasing demand for energy-efficiency enhancements and implementation of green-building techniques.
4. Funding to meet the increasing demand for comprehensive case management services for the populations we serve, whether they be seniors, people with disabilities, people living with HIV/AIDS, low-income families, or Hispanic/Latino families
 - a. Increase in Family Self-Sufficiency service delivery. Expansion of FSS case management services to all populations served. Increasing demand for services for the Hispanic population (bi-lingual services).
 - b. Increase in Senior Service delivery. The population of seniors within our Section 8 program and who reside in the units we manage is aging in place. Average age of residents in BCHA's Section 8 Program is 74 and the average age of residents in BCHA units is 76.
 - c. Increase in Senior Service delivery. The population of seniors within our Section 8 program and who reside in the units we manage is aging in place. Average age on S8 is 74, average age in the units is 76.
 - d. Increase in financial management, default and foreclosure prevention, and comprehensive housing counseling.
5. Building community partnerships throughout the human services sector to enhance collaboration, allocate resources appropriately and ensure the long-term vitality of the organizations providing services.

Additionally, BCHA has an annual meeting of the Resident Advisory Board (RAB) that is attended by approximately 30 individuals to express their needs in BCHA's Public Housing. The requests outlined in the RAB determine the scope of work for CFP in the 5-year and annual plans. In addition, BCHA markets all of its resources to PH residents and encourages the movement to homeownership.

The Consolidated Plan for the region and the collaborative efforts to improve service delivery and program compliance has established a foundation that will benefit all agencies throughout Boulder County.

Broomfield Housing Authority- The City and County of Broomfield will use the Consortium HOME funds to support the clients served through the Tenant-Based Rental Assistance Program. The use of the Consortium HOME funds has prompted the State Division of Housing to increase its funding to support 15 households (from 10) through housing and supportive services. Broomfield also plans to use its funds to acquire an apartment building for low-income residents.

*Boulder Housing Partners—*The Consolidated plan will help address the needs of public housing and other low income residents in the community by continuing to support the completion of 3120 Broadway and High Mar. Besides providing 46 public housing units, the projects will provide 75 affordable housing units in a variety of styles and sizes. City support and resources have been, and will continue to be, crucial to the success of these new developments.

Longmont Housing Authority - The City of Longmont will support the Longmont Housing Authority's efforts to search out and obtain funding for additional rent assistance including the continuation of the State funded Tenant-Based Rental Assistance Program. During 2008 the LHA will be constructing a 50 unit Section 202 apartment complex at 17th and Hover. The Housing Authority is an active participant in the Longmont Housing Opportunities Team and the Boulder County Housing Consortium.

IX. ADDRESSING CHRONIC HOMELESSNESS

The Consortium's strategy to eliminate chronic homelessness will be part of a Countywide human services master plan process. The Boulder County Human Services Coordinating Council (HSCC) is spearheading a communitywide initiative to develop a countywide Human Services Regional Plan that will assist agencies and governments in more comprehensively funding public and nonprofit human services programs. The process began in January 2007 and was completed in August 2007. Key stakeholders include Boulder County, the cities of Boulder, Longmont,

Louisville, Lafayette, Superior and other smaller municipalities and towns within Boulder County, nonprofit human service providers, the two school districts serving Boulder County, private funders and representatives from the business, faith, and consumer communities.

The goals of the planning process include:

- Creating a shared vision and principles for a comprehensive human services system;
- Proposing an integrated and coordinated funding and delivery model that uses evidence based approaches with improved efficiencies;
- Developing a comprehensive financial map of the major sources of support for human services by type of service;
- Developing a plan for a unified performance measurement system
- Creating a unified application process for all funders to use with service providers;
- Ensuring maximum public benefit from all planning efforts;
- Providing for flexibility to address emerging needs over time;
- Sustaining a safety net of services for Boulder County's most vulnerable residents; and
- Proposing a collaborative governance model to manage the new system referenced above. This master plan will include a long term strategy for all homeless populations, including the chronically homeless.

The Consortium will continue to provide operating support to Emergency Family Assistance Association (EFAA) and the Inn Between. EFAA has emergency shelter beds in Boulder County, to shelter families at risk of becoming homeless. In addition, the agency provides a comprehensive range of services that help families meet basic needs on an emergency basis and work towards securing stable and permanent housing.

The Inn Between in Longmont provides safe, transitional housing with case management and supportive services to families at risk of homelessness. Emergency Family Assistance EFAA offers a comprehensive range of services that help people with low incomes, primarily families with children who are at risk of becoming homeless, meet basic needs on an emergency basis and achieve stable and permanent housing.

Additionally, the Cities of Boulder and Longmont and Broomfield County have been participating in a pilot Housing First program. This initiative is also intended to address chronic homelessness in the region.

X. DISCHARGE POLICY. The Consortium continues to develop and implement a discharge policy to promote successful emancipation of youth, discharge planning for individuals from the corrections system and release of individuals from health care facilities.

In May 2007 Colorado's governor, Bill Ritter, reconvened the Community and Interagency Council on Homelessness to develop a strategic plan to end homelessness in Colorado. This Council will address discharge planning policy statewide over the next year.

XI. HOUSING OPPORTUNITIES FOR PEOPLE with AIDS

NA

XII. OTHER ACTIONS

a. Meeting Unmet Needs

One of the primary obstacles to producing affordable housing is the high cost of land in the Consortium area, along with the limited availability of land. The Regional Housing Assessment conducted for the Consortium estimated that there are a little less than 40 acres of publicly owned land in the Consortium which could be used to produce between 550 and 700 housing units. The publicly owned land is located in Boulder (potential for 370 units), Lafayette (127 to 285 units) and Longmont (up to 270 units). If these units were produced they would certainly alleviate some of the unmet demand for affordable housing in the Consortium area. However, much more land would need to be available to address the full range of needs.

The Consortium's public housing authorities face growing constraints as their budgets are tightened, coupled with increased needs of the populations they serve. The Consortium's lowest income renters often require social supports, ranging from substance abuse counseling to mental health services to job training, which the PHAs are inadequately staffed and/or trained to provide. Finally, the aging PHA housing stock and rehabilitation needs put even more pressure on budgets.

The Consortium will continue to work to remove barriers to affordable housing, including (1) continue to implement Inclusionary Zoning Programs; (2) provide fee waivers for the development of affordable housing, (3) provide density bonuses to encourage development of affordable housing, and (4) continue to provide funds to private and public housing developers to increase the supply of permanently affordable housing in the community.

The Consortium will also:

- Support, develop or enhance programs that assist low and moderate-income households financially by helping them to rent or buy affordable, adequate housing;
- Continue to provide technical assistance to public and private housing developers to provide funding information for housing development projects; and
- Work regionally to develop affordable housing solutions in the Boulder/Broomfield area.
- The high cost of land and, subsequently, the high cost of development of affordable housing are related to the growth limits employed by many of the municipalities within the Consortium boundaries.

b. Foster and Maintain Affordable Housing

The Consolidated Plan lays out the Consortium's goals and objectives to increase affordable housing options throughout the region for the next three years. It includes specific strategies designed to help make progress toward those goals and objectives.

The goals reflect the purposes of the various federal housing and community development funds covered by this Consolidated Plan, including:

- ✓ Development/maintenance of safe, decent, affordable housing;
- ✓ Developing and maintaining a suitable living environment; and
- ✓ Creating economic opportunities for low and- moderate-income households.

c. Lead-based Paint

Consortium members will work to identify and mitigate lead based paint issues by testing and mitigating lead based paint when it is identified. See additional information below:

Longmont. The City will continue to utilize its housing rehab programs to reduce any possible lead based paint materials observed by the rehab inspector by testing and abating the hazard when needed. The City also provides Lead Based Paint Notices to households participating in the City's housing rehabilitation programs.

City of Boulder. To date, Boulder has not determined that lead poisoning is a health issue in the community. The City will continue to work with its local health department and the State Department of Health to determine how critical this problem is. If it is determined that a problem exists, the City will work with state and local health departments to reduce lead based paint hazards. The City of Boulder will continue to provide programs to low to moderate income families and remain in compliance in the following manner:

The Division of Housing will ensure that staff understands and complies with HUD's lead-based paint regulations.

Staff members will attend HUD's Lead-Based Paint Training & refresher courses.

The City will continue to provide methods and assemble materials to educate rental property owners, homeowners, and occupants of rental housing about the lead-based paint requirements.

The City will continue to nurture the existing relationships and establish new contacts with lead professionals and key partners, such as risk assessors and clearance technicians, public health departments, and HUD lead grantees.

The City will continue to reduce the exposure to lead-based paint hazards in housing units through its housing programs by providing lead-based paint reduction assistance to low-income homeowners through all federally funded programs. This also improves the quality of the City's older housing stock.

Boulder County. Boulder County and its Housing Authority work on several fronts to promote lead paint hazard reduction throughout the region. The Housing Authority partners with Boulder County Public Health to educate landlords and families about the hazards of lead-based paint. The County works to reduce the exposure to lead-based paint hazards in housing units through its housing programs by providing lead-based paint reduction assistance to low-income homeowners, Public Housing residents and all Section 8 clients. Through the Housing Rehabilitation Program, Boulder County Housing Authority and Longs Peak Energy Conservation and Weatherization Program comply with HUD's Lead Safe Housing Rule to offer education about lead hazards, use lead-safe work practices, and provide testing and abatement to its recipients. Public Health offers education to Boulder County residents through programs such as Women, Infants and Children (WIC).

Broomfield. Lead paint hazard reduction in Broomfield is addressed through its Housing Authority and the Public Health and Environment Division, within the Health and Human Services Department. Through the Housing Rehabilitation Program, Broomfield's contracting organization complies with HUD's Lead Safe Housing Rule to offer education about lead hazards, use lead-safe work practices, and provide testing and abatement to its recipients. Public Health and Environment offers education to residents through programs such as Women, Infants and Children (WIC).

d. Antipoverty Strategy

The Consortium is committed to the reduction of the number of households with income below the poverty level. The Consortium works towards reducing poverty statistics by providing low-income persons and families with programs that will motivate and help them move toward full self-sufficiency. Members of the Consortium also work closely with various service providers and other units of local government to provide low-income families with supportive services.

Housing is one of the most critical problems for low-income persons. The Consortium will continue to provide and seek additional housing resources for low-income persons residing in the region.

As noted in the following section, the Consortium has a large network of agencies providing human service programs. Over the next year it is anticipated that the Consortium will continue to partner with these agencies to address the goal of reducing poverty in the region.

The Consortium's strategy will include:

- Addressing the housing needs of very low-income renter households through programs, which provide new affordable housing or acquisition and rehabilitation of existing housing stock.
- Improving the quality of the existing housing stock for low-income homeowners who may be at or near the poverty level.
- Providing programs to assist low-income persons and families to prepare for and/or achieve homeownership, improving their financial condition and increasing stability.
- Collaborating with the school district to continue the Family Resource School Program.
- Providing funding to the Colorado Enterprise Foundation to increase entrepreneurial opportunities for low-income business owners.

e. Institutional Structure

The Boulder County/Broomfield County Regional Consortium has designated the City of Boulder's Department of Housing and Human Services (HHS) to act as the lead agency for the Consortium. The City of Boulder, in collaboration with the City of Longmont, Boulder County and Broomfield, has worked to prepare the Consortium's Regional Consolidated Plan. Boulder will also assume the responsibility for the coordination and preparation of the Annual Action Plans, the environmental reviews, and the Consolidated Annual Performance and Evaluation Reports (CAPERS). City of Boulder staff will work with the other communities to coordinate processes and carry out the public participation process including: holding the required public hearings, publishing the legal notices, collecting and responding to public comments, and presenting the Plans to City Councils for approval.

Longmont will administer its portion of HOME funds. The City of Boulder will administer its program as well as the programs in Broomfield and Boulder County.

The region is served by a comprehensive human services infrastructure, comprised of traditional social service agencies (e.g., the Boulder County Department of Social Services, Boulder County Community Services Department, the Longmont Department of Community Services, the Broomfield Department of Health and Human Services and the City of Boulder Department of Housing and Human Services), two quasi-public entities (the Mental Health Center serving Boulder and Broomfield Counties and Imagine!, formerly Developmental Disabilities Center) and a range of non-profit service providers. The system also includes educational, law enforcement, judicial, and recreational agencies. These agencies and the services they provide comprise the human services network serving the City of Boulder.

It is anticipated that several other organizations and Community Housing Development Organizations (CHDO'S) will partner with the Consortium to address the affordable housing needs in the consortium area. The coordination of resources and efforts is accomplished through on-going discussions with service providers and special meetings to solicit their feedback on housing programs and policies.

The Consortium currently has five active designated CHDO's: Boulder County Advocates for Transitional Housing, Boulder Housing Coalition, Flatirons Habitat for Humanity, Longmont Housing Development Corp and Thistle Community Housing. The Consortium will exceed the 15% set-aside to CHDO's in 2008. Additionally, CHDO operating support will be provided to two (2) CHDO's. The CHDO's will be monitored to ensure that they are expending their HOME allocations according to federal guidelines.

In 2008, the Consortium will continue to work collaboratively with its partners to address housing and community development needs.

f. Monitoring

The Lead Agency, the City of Boulder, is committed to ensuring compliance with all federal regulations through an on-going system of monitoring CDBG and HOME funded activities. City staff conducts two types of project monitoring: in-house monitoring and on-site monitoring.

In-house monitoring is an ongoing process of reviewing the City's program performance and the performance of recipients. It involves using all available data in making judgments about appropriate funding and performance. The following information is reviewed and analyzed in conjunction with the applicable HUD regulations:

- Applications and supporting documents
- Grant or regulatory agreements and contracts
- Environmental reviews
- Drawdown requests for reimbursement
- Project update reports
- Annual Homeowner monitoring

This information is used to observe the strengths and weakness of programs or the lack of activity or inappropriate changes in city funded projects. It also helps identify problems or potential problems that may hinder accomplishments or projects. Analysis of recipient records and activity may indicate a need for special monitoring visits by City staff to resolve or prevent further problems.

City staff also conducts periodic on-site monitoring of federally funded activities and CHDOs. On site reviews are conducted according to the CDBG and HOME program requirements.

Additional on-site visits are conducted if findings in the initial on-site visit deem it necessary. Ongoing, in-house monitoring of federally funded projects are conducted by Division of Housing staff.

Each activity is reviewed under the following categories:

- Applicant eligibility review (prior to funding)
- Grant or regulatory agreement (containing all Federal and State compliance requirements)
- Conflict of Interest
- Local recordkeeping requirements
- Review of drawdown of funds (original source documentation/reasonableness of costs)
- Real property acquisition

- Relocation (URA and Section 104(d))
- Labor standards (wage decisions/payroll reviews)
- Housing rehabilitation (program guidelines, housing quality standards, scope of work, cost estimates, inspections)
- Beneficiaries- demographic and income eligibility reviews
- Fair Housing/EEO—including affirmative marketing
- Section 3 opportunities
- Financial and compliance audits
- Timeliness of project completion

g. Affirmatively Furthering Fair Housing

In order to solicit proposals for the use of federal and local funds, members of the Consortium publish announcements in local newspapers and on websites. Information about affordable housing opportunities is also marketed with flyers. Flyers are written in both English and Spanish. Additionally, local groups, which specialize in affordable housing, and non-profits which serve low-income, ethnic minorities and other disadvantaged households are advised of the availability of funds. Local churches, civic groups and Chambers of Commerce are also contacted.

Staff also makes presentations to those populations that do not respond to the standard procedures. The majority of non-English speaking monolingual households in the Consortium area speak Spanish. The City of Boulder frequently uses the Office of Human Rights Translation 2000 system to make presentations to this population.

There is great interest in the Consortium’s various affordable housing programs. The number of applications submitted for assistance evidences this. In the last few years, there has been a steady increase in the number of applications received from non-English speaking households. This suggests that our affirmative marketing procedures are successful. Programs previously funded, and those proposed, address the needs of a diverse population including projects to house the chronically mental ill, the elderly, and single parent families as well as those directed only to very low and low-income families.

XIII. COMMUNITY DEVELOPMENT

The cities of Longmont and Boulder are entitlement communities in the Community Development Block Grant program. This section of the Annual Plan update provides information on each community’s CDBG program and detail on how 2008 funding will be allocated.

City of Longmont

Longmont’s long-term community development objective is to provide a suitable living environment through economic development expansion and

new job creation opportunities in the City and by delivering timely and efficient services to the community. Short and mid-term community development objectives include improving infrastructure, transportation, neighborhood revitalization, and recreational opportunities. At this time, the city does not have a neighborhood revitalization strategy that includes economic empowerment for low-income residents. The primary objective and priority for economic development is the creation of new jobs.

The major priority projects are for infrastructure, recreational needs and City image improvements. These projects are prioritized and funded through the City's Capital Improvement Program (CIP). A capital project is defined as new, replacement of, or improvements to infrastructure (buildings, roads, parks, water and sewer systems, beautification projects, etc.), which has a minimum life expectancy of five years. The plan implements some of the community's goals and objectives and encourages the discussion of the direction the City wants to take in these efforts. There are two primary areas given priority by the City for future improvements—the Municipal Service Area and the Longmont Planning Area.

While the City does not have a HUD-approved Neighborhood Revitalization Strategy that includes economic goals for low-income areas, it does have an entire division devoted to ensuring that neighborhoods receive what they need to improve their quality of life. In many instances, the problems of a neighborhood defy a neat fit with government programs. A neighborhood approach to problem solving allows a community to capitalize on the strengths of each sector of the community to improve its overall quality of life, while maintaining the value and uniqueness of the neighborhood character. The City's Neighborhood Resources division facilitates the mobilization of all of the resources of the community to respond to community issues. Thus, inclusive partnerships are formed with citizens, as well as with the non-profit and private sectors. The primary objectives of the program are to:

- Work with neighbors to identify and solve problems in individual neighborhoods
- Explore creative capacity-building approaches to issue resolution by maximizing opportunities for improved/expanded use of existing resources
- Become proactive in fostering the development of successful relationships among neighbors
- Coordinate the use of existing resources to support neighborhood development and revitalization

- Develop capital and/or programmatic resources to address problems identified by neighbors
- Establish effective working relationships with schools, churches, civic groups and the business community as partners in providing resources for neighborhoods
- Enhance public involvement and trust, and service partnerships

GOAL 5. Maintain and/or improve a suitable living environment and expand economic opportunities for low and moderate income persons.

City of Longmont

20. Boulder County Housing Authority – will receive \$10,000 (Longmont CDBG funds) to purchase 5 Dell Notebook computers to increase the number of computers in the existing computer center from 15 to 20 and to allow portability. Notebooks would be used for presentations and for use in the small classroom next to the computer center. Software and security programs would also be purchased.

General Objective Category: Suitable Living Environment
 General Outcome Category: Sustainability

21. Longmont Commercial Revitalization Program – estimated \$37,000 in CDBG program income. Owners of businesses in the qualified Down Development Authority Area can receive a loan to eliminate code violations or to make façade improvements.

General Objective Category: Creating Economic Opportunities
 General Outcome Category: Availability/Accessibility

22. Foothills United Way – \$10,000 (Longmont CDBG funds) will be used to match other public and private funds and individual savings by selected families. Under the program, low-income families agree to save for one of three asset goals – homeownership, business development or secondary education. They must attend training to help them meet their goals and agree to save a certain amount each month. These funds are matched up to 4 to 1 for a specific period of time. Once the time limit has been reached, the family will be able to “purchase” their asset goal. To date, with funds allocated in 5 years, 6 families have purchased homes, 2 families are completing higher education, 4 families dropped out or withdrew and 13 families are saving for their asset purchase.

General Objective Category: Suitable Living Environment
 General Outcome Category: Sustainability

23. Neighborhood Revitalization Program - \$49,700 - \$55,230 in CDBG funds will be used to support Longmont's lower income neighborhoods in their comprehensive revitalization efforts. The improvements will be determined by the neighborhood(s) to further their revitalization efforts and must be available to all residents of the area.

General Objective Category: Suitable Living Environment
General Outcome Category: Sustainability

24. OUR Center – Longmont has awarded \$5,000 (CDBG funds) to the O.U.R. Center (a poverty agency) for installation of new flooring in the Hospitality Center. Due to the increased use and high traffic seen in the Hospitality Center, the flooring is in disrepair and needs to be replaced.

General Objective Category: Suitable Living Environment
General Outcome Category: Availability/Accessibility

25. Safe Shelter of St. Vrain Valley – \$15,000 (Longmont CDBG funds) - Funds would be used to construct a playground that will be used by the kids at this domestic violence shelter during their stay. Play is used as a means of assessing their mental health state and helps them to learn about personal boundaries, identify feelings of anger and aggression, and learn healthy responses and problem-solving skills. Once the new Shelter space is completed in Feb., 2008, the existing shelter will be demolished and the playground built in its place.

General Objective Category: Suitable Living Environment
General Outcome Category: Availability/Accessibility

26. Thistle Community Housing – \$10,000 (Longmont CDBG funds) will be used to provide marketing services which will help increase the pool of home buyers for the city's home purchase programs and for Thistle's Community Land Trust program. Up to \$10,000 will also be used to prevent foreclosures among homeowners in the city's programs by tracking info in the public record, identifying factors associated with foreclosures, and defining a message and a way to deliver the message to reach households at risk. These programs will be a collaboration between CDBG staff, Thistle and the Boulder County Housing Counseling Program.

General Objective Category: Suitable Living Environment
General Outcome Category: Availability/Accessibility

City of Boulder

The City of Boulder's Community Development Block Grant program is designed to meet the requirements of the Housing and Community Development Act of 1974 as amended and support the mission of the Department of Housing and Human Services.

The mission of HHS is "to create a healthy community by providing and supporting diverse housing and human services to Boulder residents in need."

HHS adheres to the following guiding principles

- **Safety net services:** The Department supports services ensuring physical and mental health care, food and nutrition, emergency shelter, transitional housing and housing for very low income residents in order that basic, life-sustaining needs of all residents are met.
- **Community responsibility and social equity:** The Department has a responsibility to ensure a quality environment that promotes a livable community for all its residents.
- **Economic and social diversity:** Boulder is a mosaic of people of differing incomes, ages, abilities and cultures. The Department is committed to respect, value and support each member of the community and to seek elimination of all forms of discrimination.
- **Self-sufficiency:** The Department supports services that provide opportunities for each individual to reduce dependencies and increase self-reliance through self-improvement.

In 2008, Boulder's block grant program will

- continue to provide capital and operating support to community agencies that provide affordable housing and human service needs to Boulder residents
- provide funding to community agencies that will be consistent with the goals of the Housing and Human Services Master Plan and Consolidated Plan.
- contract with community agencies for human services through a competitive, Request for Proposals process.
- ensure proper stewardship of public funds by contracting with community agencies for human services that will include specific, achievable goals and objectives to benefit Boulder residents.

- develop funding recommendations to City Council for community agencies that are developed through a partnership of Department staff and Boulder residents appointed for such purposes by the City Manager or City Council.

27. Acorn Child Development Center 2580 Iris – will receive \$19,990 - \$24,435 to repair soffits at its facility. The agency provides affordable childcare to low-income families.

General Objective Category: Suitable Living Environment

General Outcome Category: Availability/Accessibility

28. Boulder Housing Partners I Have A Dream Center 3114 N. Broadway. Boulder Housing Partners has partnered with the local I Have A Dream Foundation to construct community center at the Broadway East and West redevelopment affordable housing site. The development will receive \$36,400 - \$44,495 to install an elevator in the building.

General Objective Category: Suitable Living Environment

General Outcome Category: Availability/Accessibility

29. Boulder Valley Women’s Health Center 2855 Valmont – Boulder Valley Women’s Health Center requested funds to replace siding on its facility. The agency will receive \$15,642 - \$19,120 in 2008 CDBG assistance to assist with this project.

General Objective Category: Suitable Living Environment

General Outcome Category: Availability/Accessibility

30. Colorado Enterprise Fund - The **Boulder Micro Enterprise** program has been administered by the Colorado Enterprise Fund (CEF) since its inception. CEF has provided micro enterprise development assistance in the metro Denver area for the last 20 years. 6 - 10 low/moderate income business owners will be assisted with new loans; in addition, 20 – 25 loans are serviced each year. Loan servicing always includes technical assistance, which is in many cases extensive.

CEF will receive \$22,500 - \$27,500 to continue its program of providing micro loan development activities to low- and moderate-income entrepreneurs. The program is administered **city wide**.

General Objective Category: Economic Opportunity

General Outcome Category: Sustainability

31. The **Family Resource School (FRS)** program has provided school based family support services to low-income families since 1992. It began as a pilot program in two schools. In 1995, the program expanded to six additional schools. In the 2008 school year, FRS will provide services at five schools.

The Department of Housing and Human Services' Children, Youth, and Families Family Outreach Coordinators administer the FRS program. FRS provides family services, including case management, referral, and family advocacy at elementary schools in Boulder. The overall goals of the program are to help remove non-academic barriers to educational achievement and assist low-income families to become self-sufficient. FRS expects to serve approximately 600 persons in 2008.

The program will receive \$122,757 - \$150,037 in 2008 CDBG funds. The total project cost is approximately \$530,000.

32. Immigrant Legal Center 948 North St requested funding to assist with acquisition of office space in North Boulder. \$27,000 - \$33,000 will be allocated to the agency for this purpose. The Center provides legal services to immigrants in Boulder.

General Objective Category: Suitable Living Environment
General Outcome Category: Affordability

33. Intercambio 4735 Walnut will receive \$9,000 - \$11,000 to install energy efficient lighting in its offices. The agency works to assist low-income adult immigrants achieve economic self sufficiency by offering English as a Second Language classes.

General Objective Category: Suitable Living Environment
General Outcome Category: Availability/Accessibility

34. People's Clinic Site to be determined - People's Clinic is in the process of identifying a new home. The clinic may either purchase land upon which to construct a new clinic or purchase an existing medical center in Boulder. \$63,000 - \$77,000 will be awarded to the agency to support development of a new clinic.

General Objective Category: Suitable Living Environment
General Outcome Category: Affordability

35. Safehouse Progressive Alliance 835 North Street will receive \$18,000 - \$22,000 to assist the agency paint the interior and exterior of the building and replace flooring in its Outreach Center.

The Outreach Center houses the agency's administrative and community education staff, and provides a location for educational forums, community trainings, training for volunteers and other community events.

General Objective Category: Suitable Living Environment

General Outcome Category: Availability/Accessibility

XIV. GEOGRAPHIC DISTRIBUTION

Longmont

Of the 14 projects funded with Longmont's Community Development Block Grant Fund in 2008, two are housing projects being undertaken in specific locations – one in south central Longmont and one in central Longmont. The Down Payment Assistance Program, Housing Rehabilitation Programs, and foreclosure prevention program are offered city-wide. Four are public services including an individual development account program, a homeownership marketing program, computer expansion project and foreclosure prevention. Two are public facilities projects, one located in the center of town and the other (neighborhood revitalization) will be offered city-wide.

At least 70% of all program beneficiaries will be at or below HUD's low – moderate income limit.

Boulder

Of the twelve projects funded by Boulder's Community Development Block Grant in FY2008, seven are public facilities projects, one is an economic development project, and one is a public service activity and three are rehabilitation activities.

Five of the public facilities are centrally located, one is located in North Boulder and one is located in South Boulder. Services provided at all facilities are available to all income eligible persons regardless of where they reside in the City.

The Micro loan program provides assistance to low- and moderate-income entrepreneurs throughout the City of Boulder.

The public service activity is available in 5 elementary schools. The program is offered in those schools in the Boulder Valley School District with the highest percentages of students receiving free or reduced priced meals.

At least 90% of all program beneficiaries will be at or below HUD's low-moderate income limit.