

Section I. Introduction

The Introduction outlines the purpose and layout of the Plan.

Purpose of the Consolidated Plan

Beginning in 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 City and County of Broomfield contracted with BBC Research and Consulting, a housing economics and planning firm in Denver, to assist in the compilation of this Consolidated Plan.

The Purpose of the Consolidated Plan is to identify a community's housing and community development needs, priorities, goals and strategies; and to stipulate how funds will be allocated to housing and community development activities.

This report is a One-Year Plan. It covers the federal dollars expected to be received by Broomfield in HUD Program Year 2009. While this report is primarily focused on Community Development Block Grant (CDBG) funds, other federal funds received by Broomfield, such as HOME Investment Partnership Program (HOME) and Emergency Shelter Grant (ESG), and secondary funding sources will be addressed as they all contribute to Broomfield's housing plan. In 2010, Broomfield will complete a Five-Year Plan (covering program years 2010 - 2014), which will put the City/County on the same schedule as the Boulder County/Broomfield HOME Consortium.

Affirmatively Furthering Fair Housing Choice. In addition to the Consolidated Plan, HUD requires that cities receiving funding take actions to affirmatively further fair housing choice. Cities report on such activities by completing an Analysis of Impediments to Fair Housing Choice (AI) every three to five years. In general, the AI is a review of impediments to fair housing choice in the public and private sector.

An AI for Broomfield was completed separately from this Consolidated Plan and was completed in 2006 as part of the Boulder County/Broomfield HOME Consortium Consolidated Plan.

Geographic Area of Focus

This Consolidated Plan encompasses the geographic area of Broomfield County.

Report Organization

The remainder of this report is organized as follows:

- **Section II. Housing Needs and Market Analysis.** Analyzes the components of the housing market in Broomfield, including housing types, cost and affordability. It also contains housing needs as identified through focus groups and interviews with stakeholders, and an analysis of the housing needs of special populations.
- **Section III. Public Participation.** Explains the public participation process and comments about the Plan received by the public, including City and County staff and Council, area social services agencies, and the community in general.
- **Section IV. Strategic Plan.** Contains the HUD-required Strategic Plan portion of the Consolidated Plan. It provides additional information on housing needs, and outlines the goals the County has developed to address housing and community development needs with CDBG funding during 2009.
- **Section V. Action Plan.** This section contains the HUD-required Action Plan, which details the specific CDBG-funded projects and activities Broomfield will accomplish during 2009, along with performance objectives to measure the success of the activities.
- **Section VI. Fair Housing Analysis.** Contains an analysis of impediments to fair housing choice. Includes data that highlight fair lending concerns; a review of legal cases and actions related to fair housing; a review of the zoning, land use and housing policies as they relate to fair housing; and input from stakeholders about fair housing issues.