

Section IV. First Program Year Strategic Plan

The Strategic Plan contains all of the components necessary to set forth program goals, specific objectives, annual goals, and benchmarks for measuring progress.

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance. Please see attached Executive Summary.

Strategic Plan Timeline

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission: This Strategic Plan is for the One Year City and County of Broomfield Consolidated Plan and Action Plan, covering program year 2009.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low-income families and/or racial/minority concentration) in which assistance will be directed.

Please see the response under item 2 below.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

For the first year, Broomfield's Community Development Block Grant funds will be used for general housing programs throughout the county, with a target toward low- and moderate-income households earning below 80% of the Area Median Income (AMI) for Broomfield County (Aurora-Denver MSA). The chart below identifies Broomfield's AMI by household size.

2008 Income Limits for Broomfield County

Area Median Income (AMI)	Household Size				
	1	2	3	4	5
Extremely Low Income (30% AMI)	\$15,100	\$17,250	\$19,400	\$21,550	\$21,550
Very Low Income (50% AMI)	\$25,150	\$28,700	\$32,300	\$35,900	\$38,750
Low Income (80% AMI)	\$40,200	\$45,950	\$51,700	\$57,450	\$62,050

Determined by the U.S. Department of Housing and Urban Development (HUD).

Broomfield intends to use a portion of its 2009 funds to offer a mobile home rehabilitation program; assisting the lowest-income residents in the community. There are three mobile home communities located in Broomfield, geographically distributed throughout the county.

As a relatively new county, established after the 2000 Census, Broomfield's Census Tracts are listed under the adjoining counties within which Broomfield was located at that time. A Census Block Group map (for median household income in 1999 for 2000 Census) shows Blocks located within the current City/County boundaries, and identifies two Blocks with a median household income between \$30,000 and \$40,000 (the lowest income recorded on the map).

Broomfield's Planning Division prepares a sub-area plan for various neighborhoods to direct their planning priorities. The intent is to identify and address local needs and concerns, consider solutions for improvements and enhancements, formulate recommendations and establish priorities for action and implementation. For 2009, Broomfield does not plan to allocate its investments geographically.

As the needs of specific parts of the community become more defined, the funds may be distributed in a more targeted manner, such as through sub-area plans or through Census Tracts and Block Groups as determined by the 2010 Census.

3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

The obstacles to meeting underserved needs in Broomfield are 1) high cost of housing, and 2) insufficient financial resources. Currently, most of the county's apartments rent for between \$575 and \$1,175 per month, with most (54 percent) priced between \$800 and \$1,175 per month. The newer housing stock, built within the past five years, has primarily been high-end rentals. All of these are out of reach for Broomfield's extremely- and very-low-income populations, and even for families earning below 80% AMI. It should also be noted that the apartments offering the rents that are affordable to households earning at or below 50% AMI were built in the 1970's; they are in need of major rehabilitation, are not energy-efficient, and offer little or no public transportation.

The median price of a single-family detached home for sale in 2007 was \$294,450. Building and acquiring affordable housing in the county will take considerable subsidies in the form of land donation, discounted land purchases and a great amount of leveraged funding. Broomfield's annual allocation of CDBG (about \$200,000) and HOME (about \$85,000) fall very short of the amount of money needed to significantly subsidize development of affordable housing.

Managing the Process

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

The Broomfield Housing Authority, a division of the City and County of Broomfield, will be the lead agency overseeing development of the plan. Operating with a Housing Authority staff of one person, Broomfield plans to (continue to) partner with other county departments and area jurisdictions to provide services to its residents.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

The lead agency for development of the 2009 Consolidated Plan was the Broomfield Housing Authority. BBC Research & Consulting, a housing economics and planning firm in Denver, was contracted to complete the Consolidated Plan.

During the development of the 2009 Consolidated Plan and Action Plan, a focus group was held with area social service and housing providers. The providers also assisted in developing the Needs Tables for the Consolidated Plan. A public hearing was held during the 30-day draft comment period to receive public and nonprofit comments on the Draft Plan.

3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

As part of the Broomfield 2009 Consolidated Planning process, a focus group was conducted with individuals from organizations serving special populations. A total of 25 individuals representing 18 organizations and county departments participated in the focus group.

The participants served a broad range of populations, including:

Low-income individuals and families;	Youth aging out of foster care;
Persons with physical or mental disabilities;	Mobile home community residents;
Persons with HIV/AIDS;	Seniors;
Families in need of emergency assistance;	Persons at risk of foreclosure; and
Persons who are homeless;	Persons who lack employment and/or are underemployed.

Citizen Participation

1. Provide a summary of the citizen participation process.

During the development of the 2009 Consolidated Plan and Action Plan, a focus group was held with area social service and housing providers. The providers also assisted in developing the Needs Tables for the Consolidated Plan. A public hearing was held during the 30-day draft comment period to receive public and nonprofit comments on the Draft Plan.

2. Provide a summary of citizen comments or views on the plan.

Please see Section III. Public Participation.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

During the public comment period, the Consolidated Plan was made available on the county website, by direct request, and at libraries, civic centers and other community buildings. In addition, the county's special needs populations and low-income renters and owners participated in and/or had their views and needs represented by the stakeholder groups for which they are clients.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Please see Section III. Public Participation.

Institutional Structure

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.

The Broomfield Housing Authority, a division of the City and County of Broomfield, is the local government entity specifically responsible for carrying out housing activities. The Housing Authority is governed by the Housing Authority Board, which also serves as City Council.

To provide housing services for Broomfield, the Housing Authority works closely with other City/County departments, neighboring jurisdictions including members of the Boulder County/Broomfield HOME Consortium, and the Broomfield Community Services Network, a group of local social service providers.

Broomfield's Health and Human Services Department provides the majority of federally-funded social services programs in Broomfield, in addition to operating the Tenant-Based Rental Assistance Program, providing rental assistance and supportive services to low-income households in an effort to move them toward self-sufficiency.

Some neighboring counties, in which Broomfield was located before it was established as its own city and county, continue to provide housing services for Broomfield. Jefferson County Housing Authority has earmarked a portion of their Section 8 Housing Choice Vouchers for Broomfield residents because Broomfield, as a late-coming housing authority, has been unable to obtain its own vouchers.

The City/County is a member of the Boulder County Broomfield HOME Consortium, a regional group working together to plan and spend its Federal HOME funds. The other members of the Consortium include the City of Boulder, Boulder County, and the City of Longmont.

Broomfield collaborates with the Boulder County Housing Authority (BCHA) in a number of ways: 1) through their Section 8 Housing Choice Voucher Program, BCHA places Boulder County residents with vouchers in Broomfield; 2) through housing counseling services, as BCHA has placed a housing counselor in Broomfield to provide one-on-one pre-purchase, foreclosure intervention and Reverse Mortgage counseling services for residents; 3) through housing rehabilitation and weatherization, as Longs Peak Energy Conservation, a division of BCHA, administers those services for Broomfield; and 4) through BCHA's ownership and management of an affordable four-plex in Broomfield.

In 2008, the City of Longmont provided down payment and closing cost assistance to two first-time buyers in Broomfield through the Boulder County/Longmont Down Payment Assistance Program.

On the local level, Broomfield works with a few local developers to provide affordable housing. Since 2004, two developers have entered into agreements with the City/County to offer below-market priced housing in new developments. Public land was dedicated to the project in exchange for the affordable housing.

In 2003, Flatirons Habitat for Humanity built Emerald Hill, a development of 14 duplex homes for sale to low-income buyers in the southwest portion of Broomfield. Broomfield contributed by absorbing some development costs for the project.

In 2004, the City/County partnered with a private housing developer to build Broomfield Greens, an apartment building offering below-market rental units for Seniors earning less than 60% AMI. Funding, in the amount of \$5,000, was provided by DOH. Broomfield's Housing Authority status provided the development with a property tax exemption, with Broomfield gaining a 1% interest in the project.

Also in 2004, the City/County partnered with a private housing developer to build the Summit Apartments at Flatirons, a privately-owned and -managed apartment building providing 29 units at a below-market rent for households earning at or below 80% AMI. Public land was dedicated to the project in exchange for the affordable housing.

Additionally, a portion of Broomfield's CDBG funds will be used to furnish hotel vouchers for emergency housing assistance. This service will be provided by the local basic needs organization and will carry out rental assistance objectives of the housing plan.

2. Assess the strengths and gaps in the delivery system.

Attendees of the focus group that was held for the Consolidated Plan consistently complimented housing and service providers in the county for how well they work together. They feel that they could address the needs of their clients if the financial resources existed to do so. Providers feel that they have the capacity and a positive network through which they can work together to solve housing and social service needs.

However, the participants acknowledged that Broomfield's growth has happened so rapidly that the county has had trouble keeping up with its needs. *"We have a whole system of care that needs to expand."*

3. **Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.**

N/A - The Housing Authority does not own or manage any public housing sites.

Monitoring

1. **Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.**

The Housing Authority will ensure long-term compliance with program and planning requirements through on-going monitoring to ensure production and accountability, maintain compliance with federal requirements, and evaluate organizational and project performance.

Each activity will be reviewed to ensure compliance as it pertains to:

- Grant Requirements - including recordkeeping, allocation requirements, financial and compliance audits, and timeliness of project completion; and
- Federal Requirements - including property acquisition, relocation, lead-based paint hazard reduction, labor standards, historic preservation, Fair Housing/EEO, and Section 3; and
- Program Requirements – including adherence to program guidelines, documentation to support applicant eligibility, and data maintenance for reporting.

The information gained from these reviews will enable Broomfield to assess community need for the services, the quality of the service deliverance, the diligence of the grantee, all of which will be used to plan future projects.

Additionally, the City/County contracts with a private agency to perform the required comprehensive audits for the municipality.

Priority Needs Analysis and Strategies

1. **Describe the basis for assigning the priority given to each category of priority needs.**

During development of its Consolidated Plan, Broomfield staff worked with City Council/Housing Authority Board, City/County departments, and community social services agencies to identify needs and goals. Based on feedback from these groups and the community in general and the needs assessment data, the following priorities were developed:

Priority 1: Affordable rental units for Broomfield's extremely- and very-low-income populations. This was deemed top priority based on the housing market analysis and the feedback from community services providers in the needs assessment. The market analysis showed that as of March 2006, the median rent for a one-bedroom apartment in the Boulder/Broomfield area was \$780; the second-highest rent level of any county in the seven county Metro Denver Area. Currently, most of Broomfield's apartments rent ay between \$575 and \$1,175 per month, with most (54 percent) priced between \$800 and \$1,175 per month.

The newer housing stock, built within the past five years, has been high-end rentals. All of these are out of reach for Broomfield's extremely- and very-low-income populations, and even for families earning below 80% AMI. It should also be noted that the apartments it should also be noted that the apartments offering the rents that are affordable to households earning at or below 50% AMI were built in the 1970's; they are in need of major rehabilitation, are not energy-

efficient, and offer little or no public transportation.

Affordable rental units will serve the lower income populations, particularly families, homeless individuals, persons with disabilities and Seniors (on fixed incomes) with targeted locations near public transportation. Ideally, these rental units will be coupled with supportive services such as employment training, schooling and counseling.

Priority 2: Preservation of existing owner-occupied housing. Forty-nine (49) percent of Broomfield's housing units were built since 1990. Offering housing rehabilitation services will allow a homeowner to maintain his or her home for long-term livability and it will help keep up with the property values of the newer housing stock throughout the county.

Priority 3: Affordable homeownership opportunities for households earning less than \$50,000 per year. While Broomfield boasts a relatively high homeownership rate at close to 80%, home prices tend to remain out of reach for many moderate-income households (earning below 80% AMI). For first-time buyers, down payment assistance programs help to address the difference between what these households earn and what they may afford to purchase. Homeowners earning less than \$50,000 would have trouble moving if necessary, unless they had substantial equity in their homes. Additionally, Broomfield is one of the few communities in the region with ample developable land for new construction, further contributing to higher median home prices.

2. Identify any obstacles to meeting underserved needs.

One of the primary obstacles to producing or acquiring affordable housing is the high cost of land and real estate in Broomfield. Currently, most of the county's apartments rent for between \$575 and \$1,175 per month, with most (54 percent) priced between \$800 and \$1,175 per month. The median price of a single-family detached home for sale in 2007 was \$294,450. Building or acquiring affordable housing in the county will take considerable subsidies in the form of land donation, discounted land purchases and a large amount of leveraged funding. The City/County's annual allocation of CDBG (about \$200,000) falls very short of the amount of money needed to significantly subsidize development of affordable housing.

Lead-Based Paint

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

Please see the response under item 2 below.

2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

As described in the Housing Market Section of the Consolidated Plan, Broomfield has very few households (58) at risk of lead based paint hazards. Lead paint hazard reduction 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. Broomfield staff will ensure compliance with the regulations. Public Health and Environment offers education to residents through programs and case management.

HOUSING

Housing Needs

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next three year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and Section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).

This is a one year Consolidated Plan and therefore needs were estimated for the current year only. The housing needs projected for 2009 include:

Extremely and very low-income renters - The gaps analysis completed for the Housing Market Analysis found a current need for 740 rental units for renters earning less than \$25,000 per year. There is only one non-Senior housing complex that is offering below-market priced units. This complex has a continual waitlist.

Moderate-income renters - No current need.

Middle-income renters - No current need.

Renters hoping to become owners - The median price of a single-family detached home that is on the market in Broomfield in 2007 was \$294,450. Renters wanting to buy a home in Broomfield must earn \$50,000 before they have a significant proportion of units they can afford to buy. Since 60 percent of renters earn less than \$50,000—approximately 2,700 renters—most of the county's renters have few options to buy in the current market.

Extremely low-income and low-income owners - Current low-income owners may have difficulty maintaining their homes and making their mortgage payments, particularly as they age and transition to living on fixed incomes. These owners also would have difficulty moving within Broomfield if they needed to: The gaps analysis completed for the housing market section of the Consolidated Plan demonstrated that homeowners who make less than \$50,000 per year would have a tough time selling their home and finding an affordable replacement home within Broomfield because of limited supply, unless they had substantial equity in their existing home they could apply toward a significant down payment.

Moderate-income and middle-income owners - No current need.

Elderly persons and persons with disabilities - Subsidized housing for elderly and persons with disabilities in Broomfield—especially those near transit and supportive services—is very limited. There are 4 affordable Senior complexes, with waiting lists. The Housing Market Analysis completed for this Consolidated Plan estimates the gap for affordable senior housing at 155 units and the gap for housing for persons with disabilities at 70 units.

Public housing residents/Section 8 voucher holders - N/A

2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

An examination of Comprehensive Housing Affordability Strategy (CHAS) data for 2000 found that disproportionate need exists for low-income, large families who are renters, as they tend to be more cost-burdened and have greater housing problems, such as unresolved maintenance issues. For owners, disproportionate need existed for low-income small and large families, who were more cost burdened than low-income owners overall.

A comparison was also conducted between renters and owners of Hispanic descent (the predominant minority population in the Consortium area) and the non-Hispanic White population. Using 2000 CHAS data, the percentage of households with housing problems (as defined by HUD) was compared for Hispanic and non-Hispanic households. The data comparison showed that Hispanic renters had disproportionately more housing problems than White renters. This was the same for owners.

Priority Housing Needs

- 1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. Census data provided by HUD for the preparation of the Consolidated Plan.**

The housing market analysis conducted for this Consolidated Plan identified top housing needs as: 1) lack of affordable rental units for Broomfield's extremely- and very-low-income populations; and 2) lack of affordable homeownership opportunities for households earning less than \$50,000 per year. In addition, homeowners who earn less than \$50,000 would have trouble moving if they needed to unless they had substantial equity in their homes.

Also, please see the attached HUD Consolidated Plan Management Process tool (CPMP) table that uses 2000 CHAS data to estimate housing needs.

- 2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.**

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

During development of its Consolidated Plan, Broomfield staff worked with City Council/Housing Authority Board, City/County departments, and area social services agencies to identify its needs and goals. Based on feedback from these groups and the community in general, the data from the Plan's Housing Needs Assessment, the following priorities were developed:

Priority 1: Affordable rental units for Broomfield's extremely- and very-low-income populations. This was deemed as the top priority based on the housing market analysis and the feedback from community services providers in the needs assessment. The market analysis showed that as of March 2006, the median rent for a one-bedroom apartment in the Boulder/Broomfield area was \$780; the second-highest rent level of any county in the seven county Metro Denver Area. Currently, most of Broomfield's apartments rent for between \$575 and \$1,175 per month, with most (54 percent) priced between \$800 and \$1,175 per month. These affordable rental units will serve the lower income populations, particularly families, homeless individuals, persons with disabilities and Seniors (on a fixed income) and will be targeted to be located near public transportation. Ideally, these rental units will serve households at or below 50% AMI and be coupled with supportive services such as employment training, schooling and counseling.

Priority 2: Preservation of existing owner-occupied housing. Forty-nine (49) percent of Broomfield's housing units were built since 1990. Offering housing rehabilitation services will allow a homeowner to maintain their home so that they may live in it for a longer period of time and to help keep up with the property values throughout the county.

Priority 3: Affordable homeownership opportunities for households earning less than \$50,000 per year. While Broomfield boasts a relatively high homeownership rate at close to 80%, home prices tend to remain out of reach for many moderate-income households (earning below 80% AMI). For first-time buyers, down payment assistance programs help to address the difference between what these households earn and what they may afford to purchase. Homeowners who earn less than \$50,000 would have trouble moving if they needed to unless they had substantial equity in their homes. Additionally, Broomfield is one of the few communities in the region with ample developable land for new construction, further contributing to higher median home prices.

2. Describe the basis for assigning the priority given to each category of priority needs.

The above priorities were chosen to address the primary needs of households as identified in the Consolidated Plan, taking into consideration services currently provided.

3. Identify any obstacles to meeting underserved needs.

One of the primary obstacles to producing and acquiring affordable housing is the high cost of land and real estate in Broomfield. Currently, most of the county's apartments rent for between \$575 and \$1,175 per month, with most (54 percent) priced between \$800 and \$1,175 per month. The median price of a home for sale in 2007 was \$294,450. Acquiring and/or building affordable housing in the county will take considerable subsidies in the form of land donation, discounted land purchases and a large amount of leveraged funding. The county's annual allocation of CDBG (about \$200,000) falls very short of the amount of money needed to significantly subsidize development of affordable housing.

Housing Market Analysis

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

Please see Section II. Housing Need and Market Analysis for a detailed assessment of the housing market in Broomfield, along with an identification of housing needs. This section also provides a description of special populations' needs and assisted housing programs, including an assessment of those units that are expected to be lost from the inventory.

The housing market analysis conducted for this Consolidated Plan identified top housing needs as: 1) lack of affordable rental units for the Consortium's extremely- and very-low-income populations; and 2) lack of homeownership opportunities for renters earning less than \$50,000 per year. In addition, homeowners who earn less than \$50,000 would have trouble moving if they needed to unless they had substantial equity in their homes.

In addition, the county has very few options of housing for special needs populations. There is no emergency shelter. Subsidized housing for elderly and persons with disabilities, including persons with HIV/AIDS in Broomfield—especially that near transit and supportive services—is very limited. There are 4 affordable senior complexes, all of which have waiting lists. The Housing Market Analysis completed for this Consolidated Plan estimates the gap for affordable senior housing at 155 units, the gap for housing for persons with disabilities at 70 units and the gap for persons with HIV/AIDS at 20 units.

2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

Section 8 Housing Choice Vouchers - 25+ vouchers, serves households earning at or below 30% AMI

Since 2002, Jefferson County Housing Authority (JCHA), a neighboring jurisdiction, has earmarked a portion of their Section 8 Housing Choice Vouchers for Broomfield residents since Broomfield, as a late-coming housing authority, has been unable to obtain its own vouchers. This collaboration was set through an Intergovernmental Agreement between the two jurisdictions, and automatically continues every two years, unless and until one of the parties terminates the agreement. Given that information, Broomfield does not intend to terminate the agreement and has not received notice from JCHA as to whether they are considering termination.

Tenant-Based Rental Assistance Program – 10-15 participants, serves households earning at or below 30% AMI

Since 2004, Broomfield has operated a Tenant-Based Rental Assistance (TBRA) Program, providing a rental subsidy and supportive services for low-income individuals and families. Since its inception, the program was primarily funded through the Colorado Division of Housing (DOH) and partially funded through Broomfield's federal HOME allocation. TBRA has been Broomfield's most successful housing program and, as long as funding is available, through DOH, HOME or other funding, the program will continue. At this time, it is unknown as to whether such units will be lost from the assisted housing inventory.

- 3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.**

The Housing Market Analysis identifies one of Broomfield's top needs as rental units for its lowest-income residents. This is revealed by the statistics showing that in 2007, about 1,200 renter households (27 percent of the total) earned less than \$25,000 per year. These households could only afford to pay \$575 per month in rent without being cost burdened. There are approximately 550 affordable units available to households in this income range, leaving a shortage of 650 rental units. To address this need, Broomfield intends to pursue a partnership with a private developer or investor to purchase and rehabilitate rental units. This project will most likely be funded by Federal HOME funds, leveraged by other private and governmental resources.

Additional analysis shows that Broomfield added more than 6,000 units to its housing stock between 2000 and 2007, which is an average of 800 per year. The addition of these newer units makes it more difficult for older, existing units to sell and compete for sales with the new homes on the market. Broomfield sees this as an opportunity to provide a housing rehabilitation program to enable lower-income homeowners to maintain and continue to live in their homes, or to sell their homes at competitive prices so that they may up- or down-size. This program will address one of the goals outlined in Broomfield's Comprehensive Plan (2005) to "encourage private investment aimed at maintaining, rehabilitating and enhancing Broomfield's older existing housing."

While mobile home communities provide perceived affordable homeownership, it is not always the most affordable option, as utilities and rent can be as high as \$600/month, and mobile home purchases are usually financed at very high interest rates. Broomfield is planning to use its CDBG funds to offer a mobile home repair program, assisting the community's lowest-income families and Seniors in home maintenance.

Lastly, Broomfield does not have an emergency shelter or transitional housing to assist persons who are homeless. These services are provided by adjoining communities. Additionally, residents provided emergency housing vouchers by the local basic needs organization and the Police Department are currently transported to a hotel in Boulder (that offers a discount for rooms for this purpose). Broomfield intends to use a portion of its CDBG funds for 2009 to provide additional emergency vouchers at a discounted hotel in Broomfield or within its vicinity.

Specific Housing Objectives

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

During development of its Consolidated Plan, Broomfield staff worked with City Council/Housing Authority Board, county departments, and area social services agencies to identify its needs and goals. Based on feedback from these groups and the community in general, the data from the Plan's Housing Needs Assessment, the following priorities were developed:

Priority 1: Affordable rental units for Broomfield's extremely- and very-low-income populations.

The following activities address this goal:

- **Tenant-Based Rental Assistance (TBRA) program.** Continue to offer the TBRA Program, providing rental assistance and supportive services to low-income individuals and families, administered by the Broomfield Department of Health and Human Services. The current program term ends March 2010. To date, approximately 30 individuals and families will have graduated from the program.
- **Acquire and Rehabilitate Rental Units.** Partner with a developer or investor to purchase and rehabilitate rental units for low-income residents. The scope of the project(s) – including the number of units acquired and the distribution of rents - will be determined by the properties for sale and funding availability.
- **Vouchers for Emergency Hotel Stays.** Approximately 159 hotel vouchers will be purchased for short-term stays for individuals and families who are homeless. These vouchers will be distributed by FISH, Inc. of Broomfield, the community's emergency basic needs organization.
- **Housing Weatherization.** Continue to partner with Boulder County Housing Authority to provide weatherization and energy-efficiency services to (owner- and) renter-occupied homes in Broomfield. This program is designed to increase energy-efficiency in the home, contributing to lower utility bills.
- **Section 8 Housing Choice Vouchers.** Continue to partner with Jefferson County Housing Authority to provide housing choice vouchers for Broomfield residents unless and until Broomfield is able to obtain funding to administer a program for its residents.

Priority 2: Preservation of existing owner-occupied housing.

The following activities address this goal:

- **Single-Family Housing Rehabilitation Program.** This program will provide a forgivable or deferred loan (depending upon income) to lend up to \$20,000 to provide rehabilitation for each home, serving approximately 5 households. Program recipients must earn at or below 80% AMI.
- **Mobile Home Repair Program.** This program will provide a forgivable loan for up to \$5,000, serving approximately 9 households. Program recipients must earn at or below 50% AMI.
- **Emergency Repair Program.** Continue to provide a grant to assist low- and moderate-income households earning below 80% AMI with grants to repair household situations that pose and immediate threat to the health and safety of the household. Approximately 3-5 households will be served.

Priority 3: Affordable homeownership opportunities for households earning less than \$50,000 per year.

The following activities address this goal:

- **Metro Mortgage Assistance Program.** Continue to allocate Broomfield's Private Activity Bond (PAB) allocation toward this program that offers a below-market interest rate and down payment assistance for first-time buyers. Until the amount of PAB funds for 2009

are known, it is yet to be determined how many residents will be served through the program. In 2007, the last year the program was operative, 12 first-time homebuyers purchased in Broomfield.

- **Below-Market Priced Homes.** Continue to market current below-market priced homes (including resales) through agreements with developers agreeing to make some of their homes affordable to buyers at 80% or below in exchange for a deed restriction, maintaining the properties' affordability.
- **Referrals to statewide down payment assistance programs.** Continue to provide referrals to first-time buyers to apply for and obtain down payment assistance (with required homebuyer education) to purchase a home in Broomfield.

Needs of Public Housing

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

N/A – The City and County of Broomfield does not own or manage any public housing sites.

Public Housing Strategy

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and Section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k)).
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g)).

One Year Strategic Plan Public Housing response:

N/A - The City and County of Broomfield does not own or manage any public housing sites.

Barriers to Affordable Housing

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use

controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

Please see the attached Analysis of Impediments to Fair Housing Choice for the HOME Consortium that was completed in 2006, which discusses barriers to affordable housing development, and contains an Action Plan to address the barriers.

- 2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.**

Please see the Analysis of Impediments to Fair Housing Choice for the HOME Consortium that was completed in 2006, which discusses barriers to affordable housing development, and contains an Action Plan to address the barriers.

HOMELESS

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction (including rural homelessness and chronic homelessness where applicable) addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

Please see the Homeless section of Section II. Housing Needs and Market Analysis.

In accordance with the rest of the country's populations, homelessness is on the rise in Broomfield due to the downturn in the economy, as many residents have been/are being laid off from their jobs and are unable to seek comparable, if any, substitute employment, and due to depleting resources and increased demand for those resources. The demographics of the homeless population have been changing as many moderate-income and high-income households are being affected, along with the traditional extremely-low and low- income populations. Due to this trend, there is also an increasing need for emergency shelter, transitional housing, rental assistance and basic needs such as food, medication, and transportation.

The City and County of Broomfield, as a fairly young jurisdiction, has recently begun working to address homelessness in its community, primarily through services provided by its Housing Authority and Health and Human Services Department. One tool by which the community's homeless is calculated and needs are assessed is through the Point In Time Homeless Count, designed to provide an unduplicated count of homeless persons in the community. The January 2009 Count showed 170 homeless individuals (or 78 households) listing Broomfield as their "last permanent address." The demographics of that Count are not yet available. The previous Count, in 2007, in which 206 homeless persons were identified, showed:

- Three-fourths of homeless persons were adults; one-fourth were children;

- Most – 77 percent – were females;
- About one-fourth were of Hispanic descent, most were White;
- Half were single parents. 30% were single. 70% had children.
- Almost all of the persons who were homeless lived in Broomfield before becoming homeless.
- Very few had a mental illness or serious mental condition or a disability.
- More than half worked. About two-thirds received some type of government assistance.
- Respondents to the County and survey were asked why they become homeless. The overwhelming reason was high housing costs (45%), followed by lost work/wages too low (23% and 36%); had medical problems (19%); and high utility costs.
- 70% of those who were homeless at the time of the Count said they need social services but cannot get them.

FISH Inc. of Broomfield and HHS provide services for individuals and families who are homeless such as food, rental assistance, TANF, Medicaid, and food stamps. It is through these organizations that the numbers of “needy” individuals and families are tracked, especially those who are currently housed but are at imminent risk for becoming homeless. Additionally, local churches have played a vital part in providing services such as clothing and transportation for persons who are homeless.

Broomfield’s homeless services for shelter and transitional housing are currently provided by neighboring jurisdictions such as Boulder, Westminster and Denver. These facilities have limited availability, and Broomfield residents are often not given priority for openings at these sites, as they are not from the jurisdictions within which these facilities are located.

Priority Homeless Needs

1. **Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.**

Based upon the results of the Continuum of Care planning process (Table 1A) put together from the 2007 Point in Time Count, Broomfield’s homeless population equates to 206 households listing Broomfield as their “last permanent address.” Of that number, subpopulations listed include 6 as having severe mental illness, 8 as having chronic substance abuse issues, 4 as having HIV/AIDS, 8 as victims of domestic violence, and 49 as youth under 18 years of age.

Regarding Homeless Needs, Table 1A identifies Broomfield’s homeless and homeless prevention priorities for individuals and families. For individuals, the priority is to serve 16 residents through emergency shelter and to serve 47 residents through transitional housing. For families, the priority is to serve 36 families through emergency shelters and 108 families through transitional housing.

Broomfield’s homeless services for shelter and transitional housing are currently provided by neighboring jurisdictions such as Boulder, Westminster and Denver. These facilities have limited availability, and Broomfield residents are often not given priority for openings at these sites, as they are not from the jurisdictions in which these facilities are located.

Input from the community, local social services agencies, and community churches who work with individuals and families who are homeless suggests that Broomfield would best serve its residents

who are homeless by providing a transitional housing facility (with a term of 15 months to three years) suitable for larger families, and include wrap-around supportive services to enable them to graduate to self-sufficiency. It is likely that a project like this would be developed as a partnership between the City/County, local social services providers, and churches. Funding options would include federal, state, and local funds.

- 2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table—Homeless Populations and Subpopulations.**

Please see the attached CPMP Homeless Needs table.

Homeless Inventory

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

Please see the Homeless section of Section II. Housing Needs and Market Analysis. The following is a list of existing facilities and services that assist homeless persons and families with children and various subpopulations.

Rental Assistance

- Broomfield Tenant-Based Rental Assistance Program (Broomfield)
- FISH Inc. of Broomfield (Broomfield)
- Emergency Family Assistance Association (Boulder)

Transitional Housing

- Emergency Family Assistance Association (Boulder)
- Growing Home (Westminster)

Housing Vouchers

- Jefferson County Housing Authority (Wheat Ridge)
- Boulder County Housing Authority (Boulder)
- Center for People With Disabilities (Boulder)
- Imagine! of Colorado (Lafayette)
- Boulder County AIDS Project (Boulder)
- Mental Health Center of Boulder and Broomfield Counties (Boulder and Broomfield)
- Safehouse Progressive Alliance for Nonviolence (Boulder)

Shelter Services

- Boulder Shelter for the Homeless (Boulder)
- Denver Rescue Mission (Denver)
- Safehouse Progressive Alliance for Nonviolence (Boulder)
- Growing Home (Westminster)

Homeless Strategic Plan

- 1. Homelessness—Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.**

As a young organization, Broomfield currently relies on neighboring jurisdictions to provide a majority of its homelessness prevention services, such as emergency shelter and transitional housing. As Broomfield continues to learn more about the characteristics and needs of its homeless populations, it will develop a more detailed strategy and further identify its priorities.

Preventing Homelessness

- Broomfield is a member of the Metro Denver Homeless Initiative Coordinating Committee to End Homelessness; a collaborative network of six counties outside of Denver to develop a regional approach to end homelessness. By serving on this committee, Broomfield is able to network and coordinate with other local communities to develop a plan and services to address homelessness.

Outreach/Assessment

- A key social service collaboration is the Broomfield Community Services Network (BCSN). This group includes the Broomfield Community Foundation, not-for-profits providing emergency basic needs assistance; social services agencies; churches and faith-based organizations; and Broomfield departments including the Housing Authority, Health and Human Services, and the Police Department. BCSN meets monthly to update members on current program information and activities, and collaborate on meeting the needs of specific clients.
- The Point In Time Homeless Count is designed to provide an unduplicated count of homeless persons in the community. The January 2009 Count showed 170 homeless individuals (or 78 households) listing Broomfield as their "last permanent address."

Emergency Shelters and Services

Residents seeking emergency shelter are currently referred to the Boulder Shelter for the Homeless and the Denver Rescue Mission, both outside of Broomfield County.

Transitional Housing

Broomfield's only transitional housing program is the Tenant-Based Rental Assistance (TBRA) Program, which provides temporary housing (up to 24 months) to a limited number of families who would otherwise be homeless. The clients are required to participate in activities that include training and counseling to ensure they can sustain employment to become self-sufficient.

Helping Homeless Persons

- **Homeless Prevention Program.** Provides a one-time grant for income-qualified tenants facing eviction. This program is funded by Homeless Prevention Activities Program (HPAP) funds from the State Tax Check-Off Program and Emergency Shelter Grants from the Colorado Division of Housing. These funds also provide vouchers for residents in need of emergency stays at low-cost hotels, distributed by Fish, Inc. of Broomfield, the local basic needs organization, and the Police Department.
- **Vouchers for Emergency Hotel Stays.** Broomfield is planning to use a portion of its CDBG funds to increase the number of vouchers for stays at low-cost hotels for homeless individuals and families by 159.

- **Tenant-Based Rental Assistance Program.** Since 2004, Health and Human Services Department has administered the Tenant-Based Rental Assistance (TBRA) Program providing rental assistance and supportive services to low-income families to help them achieve self-sufficiency.
 - **Housing Counseling.** In July 2008, the Boulder County Housing Authority placed a counselor in Broomfield to assist residents by providing foreclosure intervention and other counseling services. They also provide homebuyer education and post-purchase workshops to provide first-time buyers/owners with the information and support they need to purchase and maintain a home wisely.
 - **Broomfield Workforce.** A division of Health and Human Services Department, Workforce provides a variety of free services to assist job-seekers through job listings, career counseling and training, computer and internet access, and resume assistance.
2. **Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.**

FISH Inc. of Broomfield administers Emergency Shelter Grant funds to provide vouchers for residents in need of emergency stays at low-cost hotels, distributed by the Police Department.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

N/A

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook

1. **Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B)—i.e., public facilities, public improvements, public services and economic development.**

Broomfield’s community development services are provided by its Community Development Department providing one-stop services for all planning, engineering and building activity in the county. It is guided by its Comprehensive Plan (most current version is 2005) which lists goals, policies and action steps for the divisions including Growth, Population and Change; Land Use; Transportation; Community Form and Identity; Open Space, Parks, Recreation and Trails; Economic Development; Community Services and Facilities; Environmental Stewardship; Housing; and Utilities. The following are community development goals, identified by CDBG eligibility categories:

Public Facilities and Public Improvements

- **Decentralized Facilities and Services.** Distribute community facilities and service throughout the community to provide neighborhood-based assets that contribution to

Broomfield's sense of place and identity, simplify access to these facilities and their services, and create a more adaptive and responsive facilities network.

- **Facility and Service Inventory and Renewal.** Strengthen neighborhood and community assets to include facilities, organizations and programs to sustain neighborhood and overall community health and to encourage maintenance and investment.
- **Justice System.** Promote an integrated justice system that focuses on prevention, early intervention, diversion, personal accountability and reducing recidivism in order to promote community involvement and reduce the costs of providing a safer community.
- **Library System.** Support a library system that meets information and research needs, fulfills community interest in books and other media, addresses the need to read and acquire information skills and functions as a community gathering place.
- **Public Service.** Create an environment in which the people of Broomfield feel safe by providing the best fire, police and emergency services.

Public Services

- **Education.** Support a diverse range of educational opportunities to ensure that Broomfield remains a community of well-educated and highly skilled people.
- **Cultural Arts.** Ensure citizens have access to a variety of venues for participating in the arts, both as audience and as artists.
- **Community.** Facilitate a culture of open and effective communication of ideas and information within Broomfield.
- **Health Care, Public Health and Human Services.** In partnership with the community, promote innovative and exceptional health care, public health and human services.

Economic Development

- **Adequate Tax Base.** Provide an adequate property and sales tax base to support quality city services, facilities and amenities as identified within the Long-Range Financial Plan.
- **Regional Shopping.** Enhance and expand regional shopping opportunities in Broomfield.
- **Employment.** Build a strong and diversified employment base in Broomfield that minimizes cyclical impacts of market changes and that provides job opportunities for Broomfield residents of all skills.
- **Commercial Vitality.** Maintain and enhance the vitality of existing neighborhoods and commercial areas.
- **Tourism.** Develop a program to enhance/build on existing regional tourism.

Housing

- **Existing Housing.** Encourage private investment aimed at maintaining, rehabilitating and enhancing Broomfield's older existing housing.
- **Maintaining Housing Affordability/Attainability.** Encourage an adequate supply of affordable/attainable housing for lower-income households.
- **Diversity of Housing Types and Ownership Options.** Encourage a diversity of populations by providing a variety of housing types that serve a broad spectrum of households.
- **Special Needs and Services Housing.** Increase the supply of housing that is accessible and functional for seniors, single-parent households and other residents with special needs.
- **Residential Housing Design.** Promote quality in terms of design, livability, aesthetics and construction in all housing types.

The Broomfield Economic Development Corporation (BEDC), a local private non-profit, is Broomfield's primary agent for economic development services. In the past 10 years, more than \$2.35 billion in new capital investment was generated in the City & County of Broomfield. These investments have resulted in the retention or creation of more than 22,926 jobs and the construction or leasing of more than 18 million sq. ft. of office, retail and industrial space. BEDC provides data regarding Broomfield's economic and retail profiles, real estate activity and local employment for the City/County and the community in general.

The Capital Improvement Program (CIP) Division of the Community Development Department manages the design and construction of public infrastructure and facilities for the residents of Broomfield. Each year, the county funds numerous design and construction projects, including development of parks and other public facilities, reconstruction and maintenance of streets and utilities, installation of trails and sidewalks, and a multitude of other citywide improvements. These projects are funded through programs such as the Conservation Trust Fund (lottery proceeds), Parks and Open Space Fund, Urban Renewal Fund, Sewer Fund, Water Fund, and CIP.

CIP also offers the C.A.S.H.H. Program (Community Action Supporting Helping Hands), which provides a grant to help small groups work together to benefit their neighborhood. Projects have included park benches, landscaping, horseshoe pits, or small playground construction. Project labor is done entirely by the neighborhood or volunteer group. Projects are required to benefit the public and should not require maintenance by the City/County.

Additionally, Broomfield's Planning Division prepares a sub-area plan for various neighborhoods to direct their planning priorities. The intent is to identify and address local needs and concerns, consider solutions for improvements and enhancements, formulate recommendations and establish priorities for action and implementation. The most current plan focuses on the Westlake neighborhood, an older neighborhood located in the eastern edge of the county, built in the 1960s.

2. Describe the basis for assigning the priority given to each category of priority needs.

Community Development projects are rank based on their benefit to public safety, critical maintenance (protection of existing infrastructure), public impact, project continuation, and quality of life.

3. Identify any obstacles to meeting underserved needs.

Obstacles to meeting underserved needs in the areas of community development are decreased funding and increased need for infrastructure improvements.

4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

At this time, Broomfield has not planned to utilize CDBG funds any non-housing community development activities. With the limited amount of CDBG funds to be received and the higher need for housing programs and services, Broomfield chooses to allocate its CDBG funds for housing programs.

Antipoverty Strategy

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.

The City and County of Broomfield's antipoverty services are primarily administered by the Health and Human Services (HHS) Department. HHS divisions include Self-Sufficiency, Employment and Public Assistance Programs; Family and Children's Services; Senior Services; and Public Health and Environment. Specific programs include Temporary Assistance to Needy Families (TANF), Child Support Enforcement, Workforce Center, Low-Income Energy Assistance Program (LEAP), Food Stamps, Medicaid, Children's Health Plan Plus, Meals on Wheels, and the Tenant-Based Rental Assistance Program.

Broomfield will continue to work with local emergency basic needs programs to assist these residents who are living at the poverty level with food and other basic necessities.

A housing counselor in Broomfield, from Boulder County Housing Authority, will work to reduce the number of poverty level families by providing budget/credit counseling services and foreclosure intervention, and through their Financial Fitness and homebuyer education courses.

The Broomfield Housing Authority operates an Emergency Repair Program to assist low- and moderate-income households with grants to repair household situations that pose an immediate threat to the health and safety of the household, such as an inoperable water heater or furnace. Residents at the lowest-income levels often tend to live "paycheck to paycheck" and do not have expendable income to save for home maintenance. This program will provide assistance for those situations, while helping to stabilize the household's budget.

2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

The City/County will continue to strengthen its programs that seek to reduce the number of poverty level families, while continuing to learn about the needs of the poverty level families in the community and seeking funding sources to expand its levels of service.

Low-Income Housing Tax Credit Coordination

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

N/A

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

The following are a few of the goals of Broomfield's Health and Human Services Department, as outlined in their 2008 budget report:

- **Operations and Administration.** Conduct a Customer Satisfaction Survey to gather feedback and to evaluate service delivery and propose potential improvements.
- **Child Welfare Administration.** Implement a comprehensive life skills training program to assist families and emancipating youth with issues such as employment, education, housing, and health care, to foster successful family functioning and independence in transitional youths.

- **TANF Administration.** Implement the TANF Family Stabilization Program using TANF reserve funds to serve at least 200 people in programs aimed at moving families toward self-sufficiency.
 - **Workforce Center.** Sponsor at least 70 hiring events, bringing together employers and job seekers, at Broomfield’s Workforce Center.
 - **Seniors.** Community Services – Publish, maintain and distribute a “Broomfield Senior Resource guide,” listing the multitude of services and resources available in the area.
 - **Public Health.** Health Promotions – Provide at least 85 “fall risk” assessments to increase the ability residents ages 60 years and older to live longer independently in their homes.
2. **Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.**

Federal Resources

When Broomfield became a city and county, integrated service delivery was the model chosen for all services in an attempt to maximize efficiency while providing the best service to citizens. The Broomfield Health and Human Services (HHS) Department is a prime example of integrated service delivery. Providing one-stop shop where residents can obtain comprehensive services, HHS maximizes community resources to ensure that clients receive the services they need to achieve self-sufficiency, live healthier lives, provide nurturing care to their children, and protect the environment. Federal Block Grants provide much of the funding for these programs.

In Broomfield, Public Assistance, Family and Children’s Services, Public Health, Workforce Center, Senior Services, and the Colorado State University (CSU) Extension Program are all under one administrative umbrella. While each HHS division has unique functions, each links with other divisions, other departments, and community organizations to maximize services for the community.

Through Public Assistance programs, the Self-Sufficiency, Employment, and Public Assistance Division promotes self-sufficiency and independence. Family and Children’s Services provides services that focus on ensuring the safety and well-being of children, strengthening families in the community, and protecting at-risk adults. Public Health provides disease prevention, health promotion and environmental protection programs to enhance the quality of life for all residents. Senior Services focuses on the health and well-being of Broomfield’s aging population. CSU Extension promotes a healthy environment, sound agricultural and resource management, and youth development.

Regardless of age or income level, HHS offers a wide range of services, such as:

- For those trying to quit smoking, HHS provides information and resource referral.
- For those planning to travel abroad, the Travel Clinic provides immunizations and information.
- Children in need of vaccinations are served in the HHS Immunization Clinic.
- Information about area child care providers is available through the HHS Child Care coordinator.
- The Broomfield Workforce Center helps individuals obtain employment and businesses find qualified applicants. Services of the Center include résumé assistance, hiring events, job training programs, services for people with disabilities through the Vocational Rehabilitation program, as well as specialized employment services for veterans.

The Senior Services division offers the Easy Ride program, which provides transportation services for seniors and disabled residents. It provides professionally-coordinated, door-to-door, wheelchair-accessible, driver-assisted service to meet daily transportation needs. Senior Services programs also include Respite Care; information and referral to assisted living facilities, retirement communities, subsidized independent living for low-income seniors, and home health agencies; and the Meals on Wheels program.

HHS also provides a number of services that are specifically targeted to low-income individuals and families. They include:

- The Supplemental Nutrition Assistance Program (SNAP) helps low-income individuals and families buy healthy food.
- The Low-Income Energy Assistance Program (LEAP) is a federally-funded program administered by the Colorado Department of Human Services that is designed to help qualifying low-income households to cover part of their winter home heating costs from November 1 through April 30.
- The Temporary Assistance to Needy Families (TANF) program, a federal program, implemented in Colorado as the Colorado Works Program, provides temporary monthly cash assistance to families to a limited cumulative lifetime total of 60 months. The goal is to assist eligible heads of households in developing skills that will enable them to find and retain employment to support their children. The program also provides supportive services, child care assistance, and limited training in order to help participants regain self-sufficiency through employment.

Aging and adult eligibility programs provide interim financial and medical benefits to persons who meet eligibility criteria. Included in these programs are Old Age Pension (OAP), Aid to the Needy Disabled (AND) and Aid to the Blind (AB). Medicaid serves as public health insurance for low-income families, children, pregnant women, persons with disabilities and the elderly.

HHS also administers the Tenant-Based Rental Assistance Program with federal HOME funds and State DOH funding.

State Resources

For the past two years, Broomfield was awarded Emergency Shelter Grant (ESG) funds from the Colorado Division of Housing (along with State Income Tax Check-off funds), providing a one-time subsidy to residents who face losing their rental housing due to eviction. These funds, received by the Health and Human Services Department (HHS) and administered by the local emergency basic needs organization, assist in the prevention of homelessness.

HHS also receives federal Community Service Block Grant (CSBG) funding through the DOH. The allocation is also subcontracted to FISH for Broomfield's Homeless Prevention Program.

Currently and since the program's inception, the Tenant-Based Rental Assistance Program has been funded by the Colorado Division of Housing.

Local Resources

The City and County of Broomfield also provides funds to multiple non-profit organizations that provide services for Broomfield residents. Some of the health and human services agencies which were funded in 2008 include the following:

- Mental Health Center of Boulder and Broomfield Counties, providing a wide variety of mental health services for Medicaid-eligible individuals and recipients, as well as the non-Medicaid eligible, medically-indigent individuals.
- Imagine! Colorado, providing services to persons of all ages with cognitive, developmental, physical and health-related needs.
- F.R.I.E.N.D.S. of Broomfield, providing day-services for developmentally-disabled adults 18 years of age and older.
- Bal Swan Children's Center, providing early intervention therapies and education services for children with disabilities from infancy through 12 years of age.
- Clinica Campesina, providing health care services for low-income, unemployed, and uninsured residents.
- Special Transit, providing transportation services for persons with disabilities.

Non-Homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

- 1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.**

Please see Section II. Housing Needs and Market Analysis for a description of the numbers and needs of special needs populations residing in Broomfield. This section also contains descriptions of the facilities, services and resources available to special needs populations.

- 2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.**

The Housing Needs Assessment of the Citizen Participation Plan shows the priority housing and supportive service needs of non-homeless residents to be adults with developmental disabilities; to provide affordable rental housing and supportive services to enable them to live independently and be integrated into the community. Such housing needs to be near transit and to be close to the services they utilize.

Another group identified in the Housing Needs Assessment in need of priority housing and supportive services are persons with HIV/AIDS. These residents have difficulty finding affordable rental units and, if they have a rental subsidy, it is difficult to find landlords that will accept the assistance. It was estimated that approximately 20 additional affordable rentals are needed to serve this population.

Participants of the Needs Assessment meeting also noted that Broomfield would do well to provide a housing development to assist persons with mental illness by providing peer support, mental health support and job training and employment opportunities with local businesses. According to local service providers, between 25 and 50 housing units would help meet the demand.

- 3. Describe the basis for assigning the priority given to each category of priority needs.**

None, except as stated above in the CIP Program.

- 4. Identify any obstacles to meeting underserved needs.**

Broomfield is a relatively new county and a new entitlement jurisdiction. As participants acknowledged in the social service and housing provider focus group held for the Consolidated Plan, Broomfield's growth has happened so rapidly that the county has had trouble keeping up with its needs. *"We have a whole system of care that needs to expand."* Currently, the county has very limited housing options for persons with special needs.

Providers also spoke about the need to educate local officials and residents about the needs of special needs populations.

Other obstacles the focus group attendees identified included the lack of an adequate transit system in Broomfield and a lack of a central location for services. These barriers make it difficult for special needs housing to be developed in the county, since many persons with special needs do not drive independently and therefore need public transit and housing in close proximity to services.

5. **To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

The following are services that assist persons who are not homeless but require supportive housing and programs:

- **Mental Health.** Services primarily provided by the Mental Health Center of Boulder and Broomfield Counties.
 - **Developmental Disabilities.** Services primarily provided by Imagine! Colorado and F.R.I.E.N.D.S. of Broomfield.
 - **Physical and Developmental Disabilities.** Services primarily provided by The Center for People With Disabilities.
 - **Senior Services.** Services primarily provided by Broomfield's Senior Services Division.
 - **Domestic Violence.** Services primarily provided by the Safehouse for Progressive Alliance for Nonviolence.
 - **HIV/AIDS.** Services primarily provided by Boulder County AIDS Project.
6. **If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.**

Currently, HOME funds are not being considered to be used to serve these populations.

Housing Opportunities for People with AIDS (HOPWA)

1. **The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.**
2. **The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.**
3. **For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).**
4. **The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.**

5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

1 Year Strategic Plan HOPWA response:

N/A – Broomfield does not receive HOPWA funding.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

N/A