

2012 Action Plan

Boulder Broomfield Regional Consortium

A. EXECUTIVE SUMMARY

The Boulder County/Broomfield County Regional Consortium (“Consortium”) is made up of the City of Boulder, City of Longmont, City and County of Broomfield, and Boulder County, Town of Erie, Town of Jamestown, City of Lafayette, City of Louisville, Town of Lyons, Town of Nederland, Town of Superior, and Town of Ward, in the state of Colorado. In 2010, the Consortium submitted one Consolidated Plan (2010-2014) covering HOME Investment Partnerships Program (HOME) funds and Community Development Block Grant (CDBG) funds for the individual entitlement communities of the City of Boulder, City of Longmont, and City and County of Broomfield.

Similar to the 2011 Action Plan, the 2012 Action Plan (“Plan”) is a joint effort by the City of Boulder and Boulder County, City of Longmont, and City and County of Broomfield. The Plan provides information about proposed spending of Consortium funds, as well as Non-Consortium federal funds, local funds and other public and private funding. Each section of the plan is organized with a heading, an overview of the topic, and individual sub-sections for proposed activities for City of Boulder/Boulder County, City of Longmont, and City and County of Broomfield.

Institutional Structure

The City of Boulder serves as the lead agency of the Consortium and works with a steering group made up of representatives from the City of Boulder (“Boulder”), the City of Longmont (“Longmont”), Boulder County, and City and County of Broomfield (“Broomfield”). Boulder County serves as the representative of the other Consortium members (listed above) pursuant to the Intergovernmental Agreement executed by all the members of the Consortium.

In partnership with Longmont, Boulder County and Broomfield, Boulder has worked to prepare the Consortium’s Consolidated Plan. Boulder has assumed the responsibility for coordinating and preparing the unified Annual Action Plan, and will do the same for environmental reviews and the Consolidated Annual Performance and Evaluation Report (CAPER). The City of Boulder staff works with all Consortium members 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 Plan(s) to Councils/Commissioners for approval.

The region is served by a comprehensive human services infrastructure, comprised of a range of traditional nonprofit social service agencies, and public and quasi-public entities. The system also includes educational, law enforcement, judicial, and recreational agencies. It is anticipated that several organizations and the five active designated Community Housing Development Organizations (CHDOs) will partner with the Consortium to address affordable housing needs. The coordination of resources is accomplished through ongoing discussions with service providers and meetings to solicit feedback on housing programs and policies.

In 2012, the Consortium will exceed the 15% set-aside to CHDOs. Longmont will administer its portion of

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

Plan Objectives and Outcomes

The overall goal of the community planning and development programs covered by the Consolidated Plan is to develop viable communities by providing decent housing, promoting a suitable living environment and expanding economic opportunities principally for low and moderate income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations, in the production and operation of affordable housing.

Evaluation of Past Performance

Following each program year, the three entitlement jurisdictions covered by this Plan will prepare a joint CAPER.

B. ACTIVITIES TO BE UNDERTAKEN IN 2012

This Action Plan describes projects that will assist very-low and low income households in 2012. In most cases, projects were selected from proposals submitted by nonprofit organizations and other agencies. The following list details proposed 2012 projects in the Consortium region. These projects will address the Consortium's five-year goals found in the [Strategic Plan section of the Consolidated Plan](#) and will be implemented primarily by jurisdictions and/or nonprofit agencies. It is estimated that approximately 90% of the CDBG funds (\$1.74 million) will be used to benefit low and moderate income persons in 2012.

Attachment A includes maps of funded properties for the City of Boulder and the City of Longmont. There are two pages for the city of Boulder: one shows a map of Boulder listing locations of funded activities and the other page is a series of maps showing locations of communities of color, including Asians and Hispanics, as well as areas of extremely low, low and moderate incomes. The one map for the city of Longmont consolidates location of activities with areas of low and moderate income and areas with greater than 19% of the Latino households. Most of the funded activities are located within or adjacent to these areas.

Note: (FH) indicates that the 2012 activity will affirmatively further efforts to address impediments to fair housing.

Consortium funding is available throughout Boulder and Broomfield Counties. All activities funded through the City of Boulder's CDBG program are located in Boulder County.

Unless otherwise noted, all figures below are estimates for the entire calendar year 2012.

GOAL 1 – Rental Housing Programs

Boulder/Boulder County

- Capital improvements for 58 rental housing units within four properties owned by Boulder Housing Partners, the Housing Authority of the city of Boulder
- Housing Choice Vouchers: 857 for Boulder Housing Partners and 774 for Boulder County Housing Authority
- Replacement of aging aluminum patio doors with energy-thermo-saving doors for Alvarado Village, a Section 8 property owned by nonprofit St. Thomas Aquinas Housing Corporation
- Preservation, renovation and accessibility improvements for 19 accessible apartments for residents with disabilities at Sage Court, which is owned by nonprofit Thistle Communities (FH)
- Infrastructure investments for the construction of approximately 60 rental units in Lafayette to be build by the Boulder County Housing Authority

Longmont

- Acquisition and rehabilitation of existing affordable rental housing to keep the housing affordable for 17 low income households at Coffman Court Apartments through the Inn Between
- Accessibility improvements for 9 low income elderly people at St. Vrain Manor Apartments by Longmont Christian Housing (FH)
- Housing Choice Voucher Program providing rental assistance for about 500 low income households through the Longmont Housing Authority
- Comprehensive rehabilitation of 32 affordable rental units at English Village Apartments owned by Thistle Communities

Broomfield

- Since 2002, Broomfield has maintained an intergovernmental agreement with the Jefferson County Housing Authority to provide housing vouchers for Broomfield residents. A separate agreement with the Boulder County Housing Authority permits voucher recipients to live within Broomfield. The availability of these vouchers addresses the community’s need for rental assistance. Due to lack of funding for new Housing Voucher programs from the federal and state governments, Broomfield has been unable to receive direct Housing Voucher funding.
- For 2012, Broomfield is committing 31% of its CDBG funding to support the preservation of existing affordable rental units, or the development of new affordable rental units by nonprofits or private owners. The funding may be used for acquisition or rehabilitation costs of the rental units.

GOAL 2 – Existing Homeowner Programs

Multiple Communities

- Housing Counseling individual appointments and classes for existing homeowners to discuss foreclosure prevention; including budgeting issues, debt management, credit improvement, and review refinancing loan documents; and Reverse Mortgage education
 - Boulder County – 400 existing homeowners
 - Boulder – 120 existing homeowners
 - Longmont – 150 existing homeowners
 - Broomfield – 40 existing homeowners
 - All other areas – 90 existing homeowners
- Weatherization for households participating in Boulder County’s Longs Peak Weatherization Program, offering repairs to the homes of qualified residents living in Boulder and Broomfield counties, as well as

several other neighboring counties, to improve a home's energy efficiency, and the health and safety of its occupants

- Boulder County – 800 households
 - Boulder – 25 households
 - Longmont – XX households
 - Broomfield – XX households
- Housing Rehabilitation Program available for individual homeowners in the city of Boulder and Boulder County (excluding the city of Longmont) providing repairs including accessibility modifications, electrical upgrades, plumbing upgrades, new roofing, flooring and windows, as well as energy conservation items such as furnace, water heater, insulation and solar retrofits **(FH)**
- Boulder/Boulder County – 25 households

Boulder/Boulder County

- Energy savings for 1,000 households benefiting from the Boulder County's Longs Peak Energy Conservation program, which provides Neighborhood Energy Sweeps to offer households free installation of energy conservation materials and sustainability-related information from community volunteers

Longmont

- Rehabilitation of homes for up to 3 to 6 existing low income homeowners so they can remain in their housing
- Accessibility improvements for 6 – 8 low income households with a disabled family member. May be owner or renter households. **(FH)**
- Emergency grant program for approximately 12 existing very low income homeowners through the City of Longmont CDBG Office

Broomfield

- Single-family owner occupied rehabilitation program, managed by the City and County of Broomfield for 12 homes where licensed contractors address building code compliance and health and safety issues, provide accessibility modifications, and make repairs to major systems such as heating, plumbing, electrical and roofing **(FH)**
- Emergency Home Repairs program will address one-time immediate and emergency repairs for low and moderate income homeowners, such as water pipe breaks, furnace failures and hot water heater failures

GOAL 3 – New Homebuyer Programs

Multiple Communities

- Housing Counseling including individual appointments and classes to potential new homebuyers to discuss budgeting, credit, local affordable housing programs, and other pre-purchase topics **(FH)**
- Boulder County (outside of city of Boulder) – 650 households
 - Boulder – 200 potential new homeowners
 - Longmont – 250 potential new homebuyers
 - Broomfield – 50 potential new homebuyers
 - All other areas – 150 potential new homebuyers

Boulder/Boulder County

- CHDO operating support for Flatirons Habitat for Humanity
- Construction subsidy for four for-sale homes built by Flatirons Habitat for Humanity in Lafayette
- 163 affordable ownership units gained through the City of Boulder's Inclusionary Housing program
- The Boulder County Down Payment Assistance Program provides down payment and closing cost assistance to homebuyers earning at or below 80% of the Area Median Income who are purchasing a home in Boulder County, outside of the city limits of Boulder

Longmont

- The Boulder County Down Payment Assistance Program will provide down payment and closing cost assistance for approximately 8 Longmont households
- Land acquisition for eventual development of approximately 2 for-sale homes to low income families through Habitat for Humanity of the St. Vrain Valley
- Infrastructure improvements for 5 for-sale homes to be sold to low income families through Habitat for Humanity of the St. Vrain Valley
- Development fees waived to support the construction of approximately 5 affordable for-sale housing administered by the City of Longmont

Broomfield

- Private Activity Bond authority allocated to Colorado Housing Finance Authority for low interest mortgage program and down payment assistance

GOAL 4 – Homeless Assistance Programs

Boulder/Boulder County

- As part of Boulder County's Plan to End Homelessness, Housing Crisis Prevention Program: Homeless Prevention & Rapid Re-housing Program funds will provide immediate intervention to 150 individuals and families who are at risk of losing their places of living
- Boulder County's Housing Counselors offer Financial Foundations classes providing financial literacy education for 1,030 adult learners and individual financial counseling for 300 clients to assist with financial planning and movement towards self-sufficiency
- Capital support for the Boulder Shelter for the Homeless
- Funds set aside through the City's Opportunity Fund to support the acquisition of a suitable facility – once identified – for the Bridge House, a day shelter and social service agency dedicated to serving the homeless population
- Provision of more than 12,000 individual services each year to support Boulder's homeless population through the following agencies/programs:
 - Boulder Shelter for the Homeless – 1000 homeless individuals were sheltered in 2010
 - Safehouse Progressive Alliance for Nonviolence – provided safe, confidential shelter to 378 women and children survivors of domestic abuse in 2010
 - Boulder Outreach and Homeless Overflow – 3,392 homeless guests sheltered during the 2010-2011 winter season
 - Bridge House – 3,668 homeless clients in 2010 benefited from day shelter and social service agency

- Attention Homes – providing emergency shelter for more than 100 youth of ages 12 to 18 years each year
- Emergency Family Assistance Association – providing assistance with food, shelter, rent assistance, utilities, minor medical expenses, transportation, furniture and resource referrals for 4000 households during fiscal year 2010

L o n g m o n t

- Programs to support implementation of Longmont’s and Boulder County’s Homeless Plans including master-leasing housing units for about 10 households during the winter months, operated by Longmont Housing Authority’s Housing First Program, supporting a Warming Center (served about 93 persons during 2011) and a Day Shelter (100 persons) and providing contracted mental health services for the homeless (5 persons)
- Tenant-Based Rental Assistance Program (TBRA) providing assistance for approximately 6 homeless families/individuals through Longmont Housing Authority’s Housing First Program. There were over 1000 families in Longmont that entered the lottery for the Housing Choice Voucher program in the fall of 2011. They can pay some rent, but need assistance to make up the rest of the rent. With a turnover of approximately 4-6 Section 8 Housing Vouchers per month, the TBRA program allows for more families/individuals to be housed, with households placed in permanent housing before the 24 month period they are allowed to remain on the program.
- Provision of approximately 28,600 individual services to support Longmont’s homeless population through the following agencies/programs:
 - Boulder Shelter for the Homeless – 154 homeless individuals in Longmont estimated to be sheltered in 2011
 - HOPE – 500 homeless individuals to receive food and necessary supplies to keep them alive while living on the streets. Also includes transport to shelters when needed.
 - Inn Between – 193 persons will be sheltered in this transitional housing program
 - The OUR Center – This basic needs agency is estimated to serve over 27,350 individuals with food, clothing, hot meals, supplies, shelter, supportive services, and operates a Day Shelter and Warming Center
 - Safe Shelter of St. Vrain Valley – 460 men, women and children estimated to be served in 2012 at this domestic violence shelter

B r o o m f i e l d

- TBRA for 12 low income families. Broomfield has not been allocated any Housing Vouchers and is therefore unable to operate such a program for households in Broomfield that have very low incomes. This program provides Broomfield an opportunity to address the need for assistance to very low income populations.
- Housing counseling individual appointments to discuss foreclosure prevention; budgeting issues, debt management, and credit improvement

GOAL 5 – Community Investment Programs

M u l t i p l e C o m m u n i t i e s

- Funding for the Boulder County IDA program, a matched savings account through Foothills United Way to encourage low income families to save to a) purchase a home, b) further their education, or c) start or expand a business
 - Boulder – 5.5 families
 - Longmont – 10 families

Boulder/Boulder County

- Rehabilitation at the Boulder Museum of Contemporary Art to incorporate accessibility features, including bathroom remodels, a chair lift and tactile warning devices to benefit patrons and staff **(FH)**
- Acquisition of property to provide a larger facility for Community Food Share to operate their food collection and disbursement program
- Operating support for Family Resource Schools, a joint partnership between the City of Boulder and the Boulder Valley School District to support approximately 500 families in their capacity to raise healthy, well-functioning, and successful elementary-aged children
- Predevelopment funding of soft costs for Mental Health Partners, the Mental Health Center of Boulder County, to create a state-of-the-art mental health center with new and innovative programming that will benefit 5,000 low and moderate income persons
- Rehabilitation of playground for purpose of license compliancy at New Horizons Preschool, a bilingual nonprofit preschool that serves 70 economically disadvantaged clients each year
- Office remodel for Thistle Communities, a nonprofit that has created over 1,000 affordable homes
- Support to 120 households enrolled in Boulder County Housing Authority's Family Self-Sufficiency Program, which assists single parents and two-parent families in obtaining the education, skills and abilities necessary to move toward self-sufficiency

Longmont

- Window replacement to Alternatives for Youth building. Serves 800+ lower income youth as an alternative school, teaches computer skills, homework help, and drug/alcohol abuse treatment program
- Continued funding provided to the concentrated Neighborhood Revitalization Program in the Midtown Neighborhood. Funds are used to form and support new neighborhood groups in Midtown, clean-up campaigns, concentrated code enforcement, and to undertake physical improvements to parks, playgrounds and other neighborhood facilities.
- Provision of about 7000 individual services to support Longmont households living in poverty through the following agencies/programs:
 - Community Food Share – food provided to many agencies in Longmont for distribution to families and individuals during times of need
 - Boulder County Legal Services – 390 persons in Longmont use this free or low cost legal assistance
 - Center for People with Disabilities – information and referral resources to 228 residents with disabilities **(FH)**
 - Dental Aid – low cost dental services for up to 2300 low income Longmont residents
 - Ed and Ruth Lehman YMCA – reduced fee child care for 620 low income families
 - El Comité – free/low cost information/referral services as well as intervention assistance for 2000 low income Latino residents
 - I Have A Dream Foundation – works to keep 200 low income children in school so they graduate high school and have the opportunity to attend college
 - Immigrant Legal Center – free/low cost legal services for immigration issues to 250 low income families
 - Longmont Meals on Wheels – free/low cost meals to 740 low income elderly households
 - Wild Plum Center – Longmont's Head Start program providing 32 very low income children with access to early learning/pre-school programs
 - Longmont's Poverty Reduction Initiative (RISE Program) – will support up to 15 families living in poverty to move to self-sufficiency over the next 5 years with a combination of case management, mentoring, support services, linkages to jobs/businesses, housing, etc.

- Longmont Childcare Certificate Program – assists up to 235 low income families with quality childcare by bridging the gap between what the Colorado Childcare Assistance Program (CCAP) will pay and what the childcare providers charge

Broomfield

- Marketing and outreach to Broomfield residents for the Boulder County Longs Peak Energy Conservation Weatherization Program

GOAL 6 – Economic Development Programs

Boulder/Boulder County

- Funding to support the Colorado Enterprise Fund’s microenterprise loan program, which expands economic opportunities for low and moderate income people who own and operate Boulder small businesses

Longmont

- No new economic development programs will be funded by the CDBG program in 2012

Broomfield

- No new economic development programs will be funded by the CDBG program in 2012

C. FUNDING RESOURCES

Funding resources utilized by Consortium members include those from federal, state, local, and private sources. Local funds contribute to each community’s housing development, human services, senior services, children and youth, economic development, community-building, and community development goals. The resources listed are drawn from Consortium funds, as well as non-Consortium funds. Following is an overview of the funding resources for each of the four communities, distinguishing between Consortium and non-Consortium funds. Comprehensive charts of funding sources for each community are included as Attachment B.

- 1. Federal.** Much of the federal funding received by the Consortium is provided through “entitlement” (or population-driven funding) programs, such as HOME and CDBG. Additionally, some jurisdictions and non-Consortium agencies receive project-based funds for homelessness intervention programs, housing and services for individuals with HIV/AIDS, and support for their Public Housing and Housing Choice Voucher rental assistance programs.

The Consortium is projected to receive \$881,231 through the federal HOME program in 2012. Fifty percent of this funding is allocated to the City of Boulder’s affordable housing program; the balance is allocated to projects throughout the region.

Boulder/Boulder County

Boulder

Consortium Funds

- \$440,616 in federal HOME funds for the City of Boulder. Funds will be used in the City of Boulder and for the Consortium's HOME administration costs.
- \$800,340 in federal CDBG funds. The CDBG funds are divided and awarded for both housing and community development activities.

Non-Consortium Funds

- \$6.5 million for 857 Housing Choice Vouchers to Boulder Housing Partners, the Housing Authority of the city of Boulder.
- \$700,000 in Federal subsidy to Boulder Housing Partners for its Public Housing portfolio, including \$400,000 in Operating subsidy and \$300,000 in Capital funds.
- \$66,775 in McKinney Housing First Funds received by Boulder Shelter for the Homeless covering the period from Oct. 2011 to Oct. 2012.
- \$20,000 in Emergency Food and Shelter Program funds requested by the Boulder Shelter for the Homeless.
- \$22,000 in Emergency Shelter Grants requested by the Boulder Shelter for the Homeless covering the period from July 2011 to July 2012.
- \$120,000 in HOME funding from the state for construction of Boulder County Housing Authority's Josephine Commons development.
- \$80,000 in HOME funding from the state for construction of Habitat for Humanity's Coal Creek development.

Boulder County

Consortium Funds

- \$78,000 in federal HOME funds.
- \$40,000 in state-allocated CDBG funds for operation of a housing rehabilitation program and \$25,000 in funding for the Center for People With Disabilities for barrier removal to improve accessibility.

Non-Consortium Funds

- \$6.1 million for 774 Housing Choice Vouchers to Boulder County Housing Authority.
- \$55,507 in Housing Opportunities for Persons with AIDS (HOPWA) funds allocated to Boulder County AIDS Project from Colorado AIDS Project for housing and services within the county. The grant period is July 2011 to June 2012. This allocation includes \$52,163 in rental assistance subsidies, with an additional \$3,344 in supportive service funds.

Longmont

Consortium Funds

- \$202,683 in federal HOME funds, plus estimated \$15,000 in program income. Also reallocating \$213,742 in 2011 HOME funds for cancelled projects.
- \$532,708 in federal CDBG funds, plus estimated \$26,000 in program income.
- \$105,000 in program income from previous State of Colorado HOME funds for a countywide Down Payment Assistance Program.

Non-Consortium Funds

- \$4 million for 500 Housing Choice Vouchers to Longmont Housing Authority.
- \$1,001,683 in Supportive Housing and Homeless Program (SHHP) funds were given to

landlords in the form of rent assistance for residents in Longmont in 2011. A similar amount is expected in 2012.

- \$7.3 million in HUD Section 202 funds were granted for The Hearthstone at Hover Crossing. Construction of 50 units of elderly, very low income housing will begin in 2011 and will be completed by fall, 2012.
- \$19,000 in Emergency Shelter Grant funding received by the Inn Between and \$29,000 received by Safe Shelter of St. Vrain Valley for the 2011-2012 fiscal year.
- \$55,000 in federal HOME CHDO funding from the State of Colorado was awarded to the Longmont Housing Development Corporation for operational capacity building in 2011.
- \$30,210 in HOPWA funds allocated to Boulder County AIDS Project to be used in Longmont.

B r o o m f i e l d

Consortium Funds

- \$50,000 to \$61,686 anticipated in federal HOME funds.
- \$180,000 anticipated in federal CDBG funds.

Non-Consortium Funds

- \$20,980 in federal Community Service Block Grant (CSBG) funding from the Colorado Division of Housing. These funds received and administered by the Broomfield Health and Human Services Department provide emergency one-time rental, utility and/or mortgage assistance to prevent homelessness.
- \$10,000 in state Emergency Shelter Grant funds. Received for the past four years as a one-time subsidy to residents who face losing their rental housing due to eviction. Funding is also used for one-time mortgage payment assistance and utilities payments.

2. **State.** Because a majority of state funding is “pass through” federal funding, it is used for jurisdictions that do not receive yearly “entitlement” funds, therefore Consortium members are not eligible for many of these funds or they are shown under Section C.1. The remaining actual State funds are highly competitive.

B o u l d e r C o u n t y

- Boulder County Housing Authority received an award of \$550,000 in HOME funds from the Colorado Division of Housing for the 74-unit Josephine Commons Phase I development in Lafayette. The funds will be expended in 2011 and 2012.

L o n g m o n t

- Longmont Housing Authority will be receiving a total of \$400,000 from the State Division of Housing in HOME funds for Hearthstone at Hover Crossing. \$320,000 was received in 2011, and \$80,000 will be received in 2012.
- Longmont Housing Development Corporation (a CHDO) will be requesting funding from the State in 2012.
- The Inn Between will be applying for approximately \$208,000 in 2012 from the State.

3. Local.

a. **Housing Development Policies.** The city of Boulder and Longmont were the only two jurisdictions in the Consortium with an Inclusionary Zoning (or “Inclusionary Housing”) program, which require development of affordable housing in new construction. In 2011, the City Council of

Longmont dissolved the city's Inclusionary Zoning program so no new affordable homes will be built as a result of this program. The two communities have designated affordable housing funds (made up of development taxes, developer "payments-in-lieu" of building affordable housing, loan repayments and general fund allocations). Boulder County voters fund affordable housing and related projects through the "Worthy Cause" sales and use tax totaling in 2012 approximately \$2.15 million per year. From that amount \$210,000 was awarded to domestic violence transitional housing projects and \$375,000 was awarded to agencies providing housing assistance and other safety net services.

Boulder/Boulder County

Boulder

- \$2.2 million from the Community Housing Assistance Program (CHAP) through property tax revenue, a Housing Excise Tax on new development and other sources.
- \$1 million anticipated in Affordable Housing Fund revenue from cash-in-lieu payments from developers meeting the requirements of Boulder's Inclusionary Housing program. This figure also includes \$324,663 from the city's General Fund.

Plans for Housing Development: Approximately 176 for-sale and rental permanently affordable homes to be built through the city's Inclusionary Housing Ordinance, 32 for-sale permanently affordable homes gained through annexation, and XX permanently affordable homes built using funding from previous years.

Boulder County

Plans for Housing Development: Boulder County manages affordable housing development and operations for most cities in the county, except for the entitlement cities of Boulder and Longmont that have housing authorities to develop their housing. Boulder County Housing Authority is currently constructing 74 apartments in Lafayette for Josephine Commons Phase I. The senior apartments will be completed in the third quarter of 2012.

Longmont

- \$214,630 from the city's local Affordable Housing Fund for housing projects that benefit low and moderate income households.
- \$23,000 estimated to be waived in local development fees to support the construction of six for-sale affordable homes through Habitat for Humanity of the St. Vrain Valley

Plans for Housing Development: Longmont's City Council has appointed a Workforce Housing Task Force to study the issue and need for affordable housing in Longmont and to propose a replacement program to the Inclusionary Zoning Ordinance, if appropriate that more equitably distributes the cost of providing affordable housing across the community..

Broomfield

Plans for Housing Development: Broomfield will continue to pursue opportunities to encourage private developers to address affordable housing in new developments. Since 2004, two developers have entered into agreements with Broomfield to offer below-market priced housing in new developments. The city also funds the position of Housing Manager to coordinate and monitor housing programs and as staff for the Broomfield Housing Authority. This staff position provides a centralized location for housing-related services and coordinates provision of services with the city's Department of Health and Human Services.

b. Human Services. Human services agencies are essential to providing a vital foundation for healthy communities. The Consortium relies on these agencies to support its housing and community

development efforts. The 2008-2013 Boulder County Human Services Strategic Plan, of which the cities of Boulder and Longmont are a part, resulted from a need to better plan and coordinate funding and grant application/outcomes measurements for human service organizations in the county. The strategic planning process will ultimately result in a shared vision for principles for a comprehensive human services system.

Boulder/Boulder County

Boulder

- The city contracts annually through the Human Services Fund (HSF) with community nonprofits to provide basic safety net services and prevention and early intervention services that forestall more costly services later. The HSF was established in 1992 after passage of the 0.15 percent sales and use and the subsequent development of the city's Housing and Human Services Master Plan (HHSMP). In 2009, a ballot initiative extended the 0.15 percent sales and use tax indefinitely and without restriction.

The HHSMP calls for human services funding in specific issue areas employing defined content and service delivery themes. These themes include:

- Promotion of healthy nurturing families;
- Provision of home, school, and community-based services;
- Provision of comprehensive, intensive and flexible services and
- Balance among prevention, intervention and treatment strategies.

Plans for Human Services: In 2012, \$2.16 million has been allocated from the city's Human Services Fund to support nonprofit agencies. In 2002, the Human Services Fund will support 54 programs providing prenatal and parenting guidance, early childhood and youth academic support, domestic violence prevention education, intervention and counseling, advocacy and resources for seniors, immigrants, disabled and homeless residents, basic needs and safety net services, and legal assistance and medical, dental and mental health care services for low income residents.

Boulder County

- \$76 million budget in Human Services and Social Services Funds. These funds include all expenditures for the agencies whose purpose is to provide for the conservation and improvement of public health, to provide public assistance and institutional care for individuals economically unable to provide essential needs for themselves and to eliminate or ameliorate poverty and its causes. Boulder County Department of Housing and Human Services (BCDHHS) values are focused on front-end, early intervention and prevention services that provide families and individuals with the stabilizing supports necessary to promote safety and well-being, and prevent the need for higher levels of services and interventions. These front-end services, including intensive family preservation, housing crisis stabilization, child support services, child care assistance, access to food assistance, medical coverage, and financial assistance as well as other innovative community-based partnerships, prevent higher-end, costlier services such as out of home placement, homelessness, and emergent medical conditions.
- Boulder County contracts annually with nonprofit organizations that provide emergency aid or addresses the broad goal areas of the Boulder County Human Services Strategic Plan. The service offered must not be a service that is offered by Boulder County agencies, Boulder County Department of Social Services, Boulder County Public Health Department, the Mental Health Center of Boulder County or Imagine! The funding requests are also considered in terms of how well the agencies collaborate with Boulder County agencies, and other nonprofit service

providers. Funding is limited by County revenues and existing funding needs. Boulder County nonprofit funding is mostly funded through property tax. In 2012, Boulder County awarded \$4 million in contracts for nonprofit organizations serving county residents. Basic needs, childcare, domestic violence, seniors, youth and family, and health services were the primary service areas funded. Some agencies provide housing services, including Boulder Shelter for the Homeless, Boulder Housing Coalition, Thistle Community Housing, The Inn Between of Longmont, OUR Center, among others.

- In 2008, the voters passed the third extension of the Worthy Cause sales tax, a .05% sales tax levied in Boulder County for the purposes of generating funds for capital facilities and qualifying equipment for nonprofit human services providers in the county. The 2008 Worthy Cause sales tax also included the ability for housing authorities in Boulder County to apply for funding. The Worthy Cause tax is for ten years and will expire in 2018. The sales tax revenues, which over the past two years have been approximately \$1.5 million per year, are allocated among “designated agencies” (projects and agencies identified prior to the ballot initiative and included in the resolution for the ballot initiative), and a pool fund which is accessed through an annual Request for Funding process. The funds are not an unrestricted grant, as the taxpayer investment must be protected. They must be used for the approved capital facility, reinvested in another property by the same agency or, if a property is sold, returned to the Worthy Cause pool.
- In 2012, out of a total of \$2,145,000 Worthy Cause Funds, \$210,000 has been awarded for domestic violence transitional housing projects, and \$375,000 was awarded for agencies providing housing assistance and other safety net services.
- In 2010 a new countywide property tax was supported by voters, known as the Human Services Temporary Safety Net. It is expected to generate \$5.15 million in 2011 and the tax will expire in five years. Funds will support local nonprofits that provide for basic needs, such as food and shelter, will provide for child-care assistance, and additional staffing to assist in enrollment for food assistance and Medicaid benefits at the county’s Department of Housing and Human Services.

Plans for Human Services: In 2012, BCDHHS will focus funding on these early intervention and prevention services, including a services integration approach whereby needy families will have easy access to all BCDHHS services. For example, the BCDHHS Housing Division has integrated self-sufficiency programs and benefits into their public housing programs and services. In collaboration with the BCDHHS Family and Children Services Division (FCS) and the Self Sufficiency and Community Services Division (SSCS), the Housing Division is working to provide families at-risk of child welfare removals with housing vouchers and supportive case management, as well as the expansion of Housing Crisis Prevention Program that serves a large percentage of human services clients in both SSCS and FCS. Future housing developments will include onsite case management and supportive programming for families and seniors to ensure the highest levels of self-sufficiency are achieved.

L o n g m o n t

- \$474,481 from the city’s Human Service Agency funding for operating costs for human service agencies providing support to residents living in poverty.
- \$221,432 from the city’s Human Service Agency funding for services and direct program support for homeless individuals.
- \$110,500 from the city’s General Fund for services and direct program support for homeless

individuals.

- \$89,925 from the city's General Fund to continue support of the Pilot Poverty Reduction Program and other poverty reduction program efforts.

Plans for Human Services: In 2012, the City of Longmont will focus its Human Service Agency funding to support 28 agencies providing services in the prioritized areas of: a) Basic Safety Net Services that stabilize families and individuals and help them meet their basic needs of food, health care, shelter/housing and/or other critical safety net services; b) Early Learning Programs that promote and meet the developmental needs of children, youth and families; c) Access to Services that ensure residents have full access to human services and resources in the community; and d) Self-Sufficiency Programs that support and maintain self-sufficiency and independence for adults. Longmont also will be continuing a Pilot Poverty Reduction Program started in 2011 to more significantly assist people in moving from poverty to self-sufficiency. Thirteen families selected for the Pilot Program will receive more intensive resources including holistic support and customized job, education and/or life skills training for a 3-5 year period. The ultimate goal is for the families to be able to live and support their families on an ongoing basis without public and/or private subsidies. The city is also a member of the Circles Campaign (a part of the national Bridges Out of Poverty program) which supports families living in poverty to become self-sufficient. Middle-class mentors are paired with low income families to support them in achieving their "future story", stay on track in working to achieve their goals, and connecting them with resources, jobs, education and training.

B r o o m f i e l d

- \$5.1 million is budgeted for the Self-Sufficiency, Employment and Public Assistance Division (SSEPAD) which provides a variety of human services in an attempt to help families achieve self-sufficiency. This budget includes a combination of federal, state and local funding and includes benefits that go directly to clients such as the Supplemental Nutrition Assistance Program (SNAP).
- \$843,491 in human service grants and support for nonprofit entities that provide direct health and/or human services to Broomfield residents in need.

Plans for Human Services: Programs within the SSEPAD division include adult financial and medical assistance programs, pregnant women and children's medical support, the Older American Act programs, Food Assistance, Veterans Benefits, and information, referrals, and options for long-term care. Child Support Enforcement provides child support assistance to custodial or non-custodial parents and guardians. Temporary Assistance for Needy Families (TANF) provides temporary monthly cash assistance to families through a federal welfare reform program implemented in Colorado as the Colorado Works Program. Broomfield's Workforce Center assists clients in their employment efforts by providing access to job market and referral information, resume and cover letter tools, Internet and word processing access, and a reference/resource library.

The Human Services budget includes funding for local nonprofit agencies that meet a variety of health and/or human services needs such as mental health services, services to developmentally disabled children and adults, emergency assistance (e.g., food, rental and utility assistance), health/medical services for low-income families, etc.

c. Senior Services. The demand for services to assist the communities' older population is ever-increasing, and with that, comes a need for increased funding. Each of the Consortium's jurisdictions offers its own Senior Services (or Aging Services) division. In addition, the 2008-2013 Boulder County Human Services Strategic Plan acknowledges and presents strategies to address the growing senior

population in Boulder County. Strategies include providing home modifications for seniors and people with disabilities who want to stay in their homes; providing targeted programs that address the health needs of seniors; providing home safety and disaster preparedness information for seniors and other at-risk populations; and providing outreach to seniors to inform them of crimes targeted at these populations, and referring them to services providing education and intervention.

Boulder/Boulder County

Boulder

- \$1.05 million budget for Senior Services Division, Department of Housing and Human Services.

Plans for Senior Services: CDBG funds will be used to support the provision of information and resources through a television program to 54,000 seniors and the community at-large.

Boulder County

- \$2.31 million budget for Boulder County Area Agency on Aging, Community Services Department.

Plans for Senior Services: Boulder County Area Agency on Aging (AAA) will enter the second year of its four-year funding cycle related to Older Americans Act funding in July. Services through funds awarded to providers in the community will include transportation, congregate and home-delivered meals, mental health consultation, legal, and in-home services. The AAA will continue to provide information and assistance and options counseling through the Aging and Disability Resource Center; case consultation in rural communities; care transitions coaching, Medicare consultation; caregiver training, education and respite; evidence-based wellness and prevention classes; LGBT outreach and Project Visibility training; nutrition consultation, education, and diabetes support; short-term assistance funds; and elder rights promotion including Long-Term Care Ombudsman services and Elder Justice Project coordination.

Longmont

- \$629,804 budgeted for Longmont's Senior Services Division, Community Services Department.

Plans for Senior Services: CDBG funds will be used to make accessibility modifications at an apartment complex for low income seniors. Senior Services staff provides services and develops resources in four major areas: address basic needs, promote social and civic engagement, optimize physical and mental health and wellbeing, and maximize independence and support for caregivers.

Broomfield

- \$102,000 budgeted for the Senior Services Division with the Health and Human Services Department. This budget includes a combination of federal, state and local funding.

Plans for Senior Services: Broomfield Senior Services, working in partnership with the Denver Regional Council of Governments Area Agency on Aging and community volunteers, provides supportive services to adults age 60 and over residing in Broomfield. Services are designed to meet the needs of older adults and improve their quality of life. Services include transportation, information and assistance, caregiver services, support groups, educational presentations, congregate lunch program, Meals-on-Wheels, nutrition education, and special events.

d. Children and Youth. Services for children and youth are committed to developing long-term capacity for health, self-sufficiency, and success. Each Consortium member provides the services for children and youth within their city and county structure, in partnership with community agencies. Additionally, the 2008-2013 Boulder County Human Services Strategic Plan outlines the goal to ensure

all children in the county (from birth to age 5) are provided education, early intervention, and/or developmentally appropriate services to maximize health and readiness to learn; all children in Boulder County have sufficient support to succeed in school; and support county parents to obtain the resources and help necessary to support their children's learning.

Boulder/Boulder County

Boulder

- \$2.34 million budgeted for the city's Children, Youth and Families Division, Department of Housing and Human Services.

Plans for Children and Youth: CDBG funds will support a program that assists households in obtaining education, skills and abilities necessary to move toward self-sufficiency; families in their capacity to raise healthy, well-functioning, and successful elementary-aged children; and a bilingual nonprofit preschool with playground rehabilitation. In addition, Human Services Fund dollars will support child care for children from birth to five years old and after school and alternative academic programs, clinics that provide accessible medical, dental and mental health care for low income youth, a food collection and distribution program, parenting programs and programs that advocate for the safety and well-being of high-risk youth, and a residential shelter for 36 runaway and homeless youth. The city General Fund also provides child care subsidies for very low and low income families.

The City's Children, Youth & Families Division manages the Youth Opportunities Program, a leadership and grant-making program for city youth with the purpose of making Boulder a better community for people of middle school or high school age by helping them access cultural, educational and recreational activities. The program is advised by the Youth Opportunities Advisory Board, a group of 16 high school students from five different schools. The program is funded through a city sales tax and offers grants to resident individual youth and to agencies.

Boulder County

- \$13.7 million budget for the Families and Children's Services Division, Housing and Human Services Department.

Plans for Children and Youth: The Housing and Human Services Department aims to effect the following community benefits through their program: a) the percentage of households with bank accounts and savings will increase, b) the percentage of households owning a home will increase, c) foreclosures will decrease among low income households, d) the percentage of families living below poverty levels will decrease, e) the percentage of families earning self-sufficiency wage will increase, and f) the percentage of homeless families and individuals will decrease. Programs focusing on families and children include the Child Care Assistance Program (CCAP), Child Health Plan Plus (CHP+), Child Support, Community Infant Program, GENESIS program for teen parents, Nurse-Family Partnership, Teen Program, and Women, Infants and Children (WIC).

Longmont

- \$767,082 from the city's General Fund to support the programs and activities of Longmont's Children and Youth Resources Division.

Plans for Children and Youth: Children and Youth Resources works closely with youth and their families to develop programs that will strengthen the lives of Longmont's youth. Services are provided to youth of all ages with a special emphasis on middle and high school youth. Programs include gang intervention, school resource officers, work with pregnant teens, family and individual

counseling, and leadership skill development training.

Broomfield

- \$2.7 million budgeted for the Family and Children’s Services Division of the Health and Human Services Department. This budget includes a combination of federal, state and local funding.

Plans for Children and Youth: This division supports the needs of families and children in Broomfield. Family and Children’s Services (FCS) provides intervention services to youth in conflict, children in need of protection, and children in need of specialized services. Services also include: out-of-home placements for children/youth that cannot safely remain in their homes; adoptions; and clinical intervention for families and victims of child abuse and neglect. Services are provided to stabilize or reunite families and to ensure the protection of children. Child Care Assistance provides child care cash subsidies to families that are low-income, eligible for TANF, or are involved in a Child Welfare case in which child care is provided to assist a family with special circumstances. This program recruits, trains, and supports child care providers to serve families in need of child care subsidies.

e. Economic Development. Economic development agencies are key partners to the Consortium, as they promote a healthy business climate in the recognition that a balanced, thriving economy is essential to sustain its long-term quality of life. These agencies consist of local chambers of commerce, economic development corporations, downtown development authorities, city departments, and local nonprofits providing residents with economic opportunities.

Boulder/Boulder County

Boulder

- \$630,115 budgeted for Economic Vitality Program, a public-private collaboration to build the long-term sustainability of the community through development and redevelopment assistance, business retention and expansion, incentive programs, general assistance, and partner initiatives.

Plans for Economic Development: The city’s CDBG Housing funds will support economic development through a grant of \$12,000 to a locally-funded IDA program and will award \$40,000 to a microenterprise loan program that provides loans to lower-income business owners to support their self-sufficiency through business ownership.

Boulder County

- \$174,000 budget for economic development, used in collaboration with community based economic development organizations and chambers to support job creation in Boulder County.

Plans for Economic Development: Boulder County is a convener and member of the Boulder Regional Business Partners (BRBP), a collaborative group of local chambers and economic development organizations from across Boulder and Broomfield counties that meets quarterly to collaborate on local economic development efforts. Most BRBP participants are members of the Metro Denver Economic Development Corporation that works to create a competitive environment that attracts companies and jobs to the Denver Metro Area, which includes Boulder County. In 2011, Boulder County facilitated local participation in Colorado Governor Hickenlooper’s Bottom Up Statewide Economic Development Plan, which clarified Boulder County’s economic development priorities through various community meetings, an online survey, and public comment. In 2010, one of Boulder County’s communities, Niwot, conducted a community economic development assessment through the State’s Office of Economic Development and International Trade to evaluate the economic, social, education, and political conditions within the

community as they pertain to economic development. Common to these economic development efforts is the importance of preserving local character and quality of life while promoting job creation across income and skill levels so that opportunities exist for county residents across socioeconomic categories. In 2012, the BRBP will continue to facilitate these goals and regional economic development efforts.

L o n g m o n t

- \$2.89 million from the city's General Fund to operate three divisions in the Economic Development Department: Development Services, Planning and Economic Vitality. \$691,359 of the \$2.8 million above is allocated for Economic Vitality, which supports the city's business community.

Plans for Economic Development: The city operates an Economic Gardening Initiative where businesses can obtain data, training, and strategic planning service free of charge or at minimal cost. There is also a Business Start-Up grant program, and the Small Business Lending Program, where businesses can receive funds to help increase their business, and create or retain jobs. The city also offers a full range of small business assistance through a contract with the Boulder Small Business Development Center. The City's CDBG funds support an IDA program in Longmont to match savings to enable residents to purchase a home, start a small business, or attend higher education; a revolving business loan fund in Longmont; and a commercial revitalization program for the downtown area.

B r o o m f i e l d

- \$305,000 proposed budget for economic development.

Plans for Economic Development: Broomfield is highly supportive of business enterprise and works to promote a healthy and balanced business climate in order to sustain its long-term quality of life. This past year, the City and County of Broomfield hired an Economic Development Director to promote the economic vitality of Broomfield by creating and preserving jobs, supporting business growth, enhancing our revenue base and leveraging public and private partnerships in the community. The city council has invested and partnered with the Broomfield Economic Development Corporation (BEDC) and the Chamber of Commerce (Commerce) in a number of initiatives aimed at enhancing the local economic climate. This includes supporting the creation and sustainability of small business, business retention, and expansion and recruitment activities.

In 2012, the city in partnership with the BEDC and Chamber will be co-locating both organizations into a central location to provide a one-stop shop and seamless service to Broomfield businesses, entrepreneurs and prospects. The city will be completing a five-year economic development strategic plan in partnership with the BEDC and Chamber that will serve as a road map for success in the City and County of Broomfield for years to come.

The city/county plays a critical role in the economic climate of the community. It provides the basic infrastructure necessary for urban development as well as the comprehensive planning and zoning efforts that allow the private sector to make rational investment decisions that provide residential, commercial and industrial opportunities for existing and future residents and employers.

f. Community-Building. Housing developments are communities comprised of people from various backgrounds and values. The Consortium recognizes the importance of community-building services as a catalyst for change and problem-solving. Each of the Consortium jurisdictions provides, or

works with another agency to provide, this service for their community. Services include mediation to help resolve conflicts professionally, neutrally and confidentially; training in cultural sensitivity and diversity; diversity and leadership programs that reflect cultural awareness, celebrate diversity, and encourage members of different cultures to interact with each other; and information and referral for issues such as civil rights, Fair Housing, schools and police.

Boulder/Boulder County

Boulder

- \$494,897 is budgeted for community-building services, including the Office of Human Rights and Community Relations and the city's Community Mediation Service. Through its Human Relations Commission, a city council appointed commission, the city will award grants to organizations for community-based events that encourage education, respect and appreciation for diverse communities, and for activities that raise awareness of emerging civil rights issues (one of which is a Martin Luther King, Jr. Day celebration); and support community poverty-related issues, including homelessness and gang-related activities.

Plans for Community-Building: To promote citizenship and community integration among the city's immigrant population, Boulder is expanding the Multiple Action for Immigrant Integration (MAII) project, a partnership with the National League of Cities. While immigrants increase the workforce, bring greater diversity and a new, world awareness to the city of Boulder, the project works to assist residents in experiencing a smooth transition to their new home. The Human Services Fund will also support an organization with a mission to build respectful communities and broaden opportunities for immigrants through language education, cultural exchange and friendship.

Longmont

- \$887,012 for the Community and Neighborhood Resources Division from the city's General Fund, of which an estimated \$10,000 will support Fair Housing activities. **(FH)**
- \$50,000 through the General Fund to support a Poverty Reduction Pilot Program.

Plans for Community-Building: The Community and Neighborhood Resources Division builds neighborhood capacity to identify and resolve neighborhood issues and partners with residents to maintain a high quality of life within Longmont's neighborhoods. They also operate a mediation program, and build cultural competency, sensitivity and understanding among our residents. The Midtown Neighborhood Revitalization Program will continue to operate with a new infusion of \$127,850 in new CDBG funds allocated for 2012. This Division also operates the city's Fair Housing programs providing information and referral services to various communities and groups in the city, as well as mediation services. The city will also be continuing a Poverty Reduction Pilot Program started in 2011 to work with 13 selected families living in poverty to make a transformational change in their lives. This will happen by providing additional support services, intensive case management, job training and education, links to businesses and jobs, and support by allies to help the families achieve their "future story" where they are fully self-sufficient.

Broomfield

- \$300,000 is budgeted for the Planning and Code Compliance Divisions to address neighborhood community building.

Plans for Community-Building: The city's planning division works to collectively address issues and improvements within neighborhoods. The development of neighborhood sub-area plans and area overlay districts offer residents the ability to fully participate in their neighborhood and

community and focus on projects and services to specifically address issues that will improve the livability of the neighborhood and enhance quality of life. The city's Code Compliance Division works with individuals to identify and resolve property and neighborhood issues to maintain a high quality of life. A chapter in the Broomfield Municipal Code addressing property nuisances provides a structure for identification of neighborhood eyesores and improvement in the physical condition of individual properties that reduce the stability of the neighborhood. The Housing Rehabilitation Program, funded by CDBG, provides the opportunity to assist low income homeowners in addressing property improvement issues identified by this section of the Code.

g. Community Development - Infrastructure and Improvements. Local governments are responsible for maintaining their infrastructure and regularly improving their communities. Projects in 2012 include, but are not limited to, water and wastewater improvements, drainage, electric and transportation projects, and improvements to parks and public buildings.

Note: The funding shown in this section is not necessarily targeted to low and moderate income persons, but these populations will certainly be served by the projects being funded.

Boulder / Boulder County

Boulder

- \$27.6 million has been allocated for public works capital improvements.

Plans for Community Development: The Public Works Department oversees community development projects. Within the Public Works Department, the Utilities Division focuses its resources on capital infrastructure maintenance, treatment processes and operations and compliance with state and federal regulations to satisfy its mission of providing high quality and reliable water services. The Transportation Division pursues a transportation system that provides safe and efficient mobility and access to Boulder's residences and businesses, facilitating the efficient movement of goods and services, and striving to maintain average drive times and reduce congestion.

Boulder County

- \$28 million has been allocated for public works capital improvements.

Plans for Community Development: Funded projects include all expenditures for the agencies whose purpose is to provide for the construction and maintenance of public buildings, roadways, walkways, transit and bikeways, bridges and storm drainage. Services in this category are provided by the Transportation Department, Road and Bridge Fund, the County Architects Division, and the Transportation Sales Tax and include intergovernmental expenditures for payments to cities for road improvements.

Longmont

- \$26 million from city's General Fund for capital improvements to the city's infrastructure.

Plans for Community Development: The Capital Improvements Plan includes downtown redevelopment, drainage, wastewater and water projects, electric and telecommunications projects, transportation, parks and recreation and public building and facilities projects. Longmont operates a Digital Divide program providing free access to wireless internet services, as well as computers, to low income families with school age children. \$7,425 will be provided from the General Fund for this program.

B r o o m f i e l d

- More than \$51 million budgeted for infrastructure and community improvement projects including water and wastewater system improvements, drainage improvements, transportation improvements, new trails, and refurbishment of public parks, recreation facilities and other public buildings. The 2012 work specifically includes improvements to the library, the Health and Human Services building and approximately \$100,000 to reconstruct a playground that serves a low to moderate income neighborhood.

4. **Private.** Nonprofit groups in the region have successfully tapped into private resources from local churches, foundations, donations, corporations and lenders to promote their housing and human service programs. Most agencies receiving CDBG or HOME funds commit private funds or other resources to affordable housing development projects. Through shared appreciation loans, down payment assistance, equity sharing, and development, private sector investors play a significant role in affordable housing finance. As in most communities, the largest source of private sector funding for the development of affordable housing comes through the Low Income Housing Tax Credit (“LIHTC”) program administered through the Colorado Housing and Finance Authority. Employers also use the presence of affordable housing and housing assistance throughout the Consortium to stabilize their employment base. Broomfield negotiates with developers for the provision of affordable housing units within individual projects.

B o u l d e r / B o u l d e r C o u n t y

Boulder

- The City of Boulder adds permanently-affordable housing units through annexation of vacant land into the city, Inclusionary Housing by which developers building within the city limits construct and sell at least 20% of their units as affordable to low and moderate income households, and payments received by residential developers in lieu of building affordable units. These policies are outlined in Section C(3)(a) for Local Housing Development Funds. In the past, projects in Boulder have been supported by Low Income Housing Tax Credits. We are aware that there could be four applications for tax credits submitted to the Colorado Housing and Finance Authority from the consortium area in 2012. Additional sources of private funding include mortgages and foundation grants.

Boulder County

- Boulder County Housing Authority is receiving over \$14 million in tax credit equity from JP Morgan for its 9% LIHTC deal, Josephine Commons Phase I, located in Lafayette.

L o n g m o n t

- It is estimated that more than \$4 million in other private funding will be leveraged by the projects receiving CDBG, HOME and Affordable Housing funds. This funding includes mortgages, required matching funds, local nonprofit equity, etc.

B r o o m f i e l d

- \$2.5 million anticipated in a reservation of low interest loans to first-time buyers of property within Broomfield through an assignment to the Colorado Housing Finance Authority (CHFA). Private Activity Bond authority was allocated to CHFA in the past in order to participate in the CHFA FirstStep and CHFA FirstStep Plus low interest mortgage program and the CHFA Mortgage Credit Certificate program. Homebuyers may also qualify for down payment assistance.

- The Broomfield Community Foundation, created in 1993 by a group of local officials, business people and private citizens concerned about education, the arts and humanities, human services, senior services, and civic projects, was founded by pooling charitable contributions from across the city to insure that there would be financial support for Broomfield nonprofits to provide the necessary activities and services. Grants have been awarded by the Foundation every year since 1994. These grants are only used for programs and services that help the community of Broomfield. In addition, the local food bank and emergency assistance agency in Broomfield (FISH) was reorganized in 2010 and has been successful at private fund raising activities for maintaining and expanding operations.

5. Leveraging of Resources. As required for federal funding recipients, the Consortium will continue to leverage its HOME and CDBG funds with other monies from the state, local entities and private companies. The funded projects in Attachment B leverage almost \$27 million non-federal funds for general expenditures throughout the community.

D. HOMELESS PREVENTION AND INTERVENTION

Each Consortium jurisdiction works on many levels to provide homeless prevention and intervention services for individuals and families. In 2012, the Consortium will continue to maintain representation with the Metro Denver Homeless Initiative (MDHI); support and collaborate with the Boulder Shelter for the Homeless (serving Boulder and Broomfield Counties); participate on the Boulder County 10-Year Plan to End Homelessness Advisory Board, in the Boulder/Broomfield Homeownership Committee (made up of local government and nonprofit housing organizations providing direct services); and support the counseling, services and assistance provided by area nonprofit organizations. The Consortium sees its housing programs which benefit households with incomes below 50% of the area median income as actions to prevent homelessness. Supportive services and the ongoing Foreclosure Prevention, Rent Assistance and Housing and Credit Counseling programs also play an important role in preventing homelessness. Job training, education, child care, budget and credit counseling and many other services may keep families self-sufficient so they will not lose their homes. The Consortium also participates in the annual Point-In-Time survey that will take place in January, 2012.

Plans for Homeless Activities

The Consortium supports the implementation of Longmont's "10-Year Plan to End Homelessness," and all entities in Boulder County have adopted the Boulder County 10-Year Plan to Address Homelessness, which began implementation in 2011. The Boulder County Board of Commissioners appointed a 15-member Board of Directors in September 2011 to oversee the implementation of the plan. The Board is currently identifying priorities for implementation of the plan.

The Consortium-wide foreclosure prevention counseling, provided by Boulder County, will work to keep families from becoming homeless while also working with them on budget and credit issues that keep them from sustaining a home (rental or ownership). Additionally, a large portion of the human service programs and activities funded by the communities are working to prevent homelessness and/or rapidly re-house households who become homeless.

Chronically Homeless – Helping people who are homeless is a priority for the Consortium. Boulder County's and the City of Longmont's Homeless Plans support a Housing First model to move chronically homeless families and individuals directly into permanent housing rather than journeying through shelters and transitional housing. The first Housing First program in Boulder was created in 2006 between Boulder Housing Partners and the Mental Health Center of Boulder County for 10 units in the Holiday Neighborhood. This Boulder County Housing First program is now provided by the Boulder Shelter for the Homeless. With additional funding, the program expanded and is now housing 26 people; half from Boulder and half from Longmont. The Longmont Housing Authority recently purchased a 70-unit motel, The Suites, where it is housing a diverse population. Up to 55 of these units will offer housing that is consistent with a Housing First approach. The Housing First program was initially funded in 2006 in Longmont with more than 80 units provided to date. Boulder Housing Partners and the Boulder Shelter for the Homeless are developing a 31-unit Housing First project with support from the City of Boulder and Boulder County.

Housing First Programs provide supportive services on a 24/7 basis and methods for better implementation and provision of services are continuously being improved by the case management agencies providing the supportive services.

The Consortium also addresses emergency shelter and housing needs of the homeless directly by funding “search and rescue” outreach to persons living in public places through the Boulder County Cares and HOPE programs. These agencies provide after-hours checks on the homeless during each evening. Blankets, coats, mittens, sleeping bags, sandwiches, etc. are provided to folks living outside to ensure they survive the night. In addition, anyone wanting transportation to a shelter or needing emergency medical assistance will be accommodated. The Boulder Shelter for the Homeless is open from October - April each year and the Warming Centers in Longmont and Boulder will be open when the weather reaches certain inclement status to make sure people can get out of the elements when the Boulder Shelter is full. Day Shelters in Boulder and Longmont also provide services, resources and referrals to homeless people during the day.

Discharge Policy – The Consortium communities continue 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. Both 10-Year Homeless Plans call for action in this area.

Housing Opportunities for People with AIDS – The statewide Consolidated Plan addresses statewide distribution of HOPWA funds. The Boulder County AIDS Project was allocated \$55,507 in HOPWA funds for housing and services provided within Boulder County.

Continuum of Care – Boulder County is a member of the Metro Denver Homeless Initiative which is the Continuum of Care agency for the Consortium area. We have members represented on the Board of Directors and on many of the subcommittees.

B o u l d e r / B o u l d e r C o u n t y

Boulder

Through the city’s Human Services Fund, eight local organizations provide support for homeless prevention and intervention with the following activities:

- Residential shelter for 36 runaway and homeless youth
- Safe shelter for 14,800 homeless individuals from mid October through the end of April
- Basic cold-weather supplies including hats, gloves, socks, blankets/ground covers, soup/hot beverages, sandwiches and service referrals for 5,350 people and local transportation during winter weather for 350 people
- Placement in permanent housing, rent subsidy dollars and case management for 15 chronically homeless individuals
- Emergency services and an avenue to self-sufficiency for 1,000 homeless adult men and women, and transitional housing and services to 80 homeless people to a state of self-sufficiency
- Weekly case management and monthly visits with 30 homeless people, and movement of 10 clients from transitional to permanent housing, maximizing self-sufficiency
- Protection from extreme weather conditions and hunger, and engagement in productive activities for 4,800 homeless individuals, access to basic resources and case management for 1,575 people, and increased employment for 100 people
- Rent, utilities or other bill payment, and negotiation with creditors for 2,425 low income individuals at risk of utility shut off, eviction, or payment default
- Emergency shelter for 80 low income homeless people, transitional for 63 adults and 50 children
- Short-term emergency housing at a confidential location for 200 victims of domestic violence

The city's Housing Fund will provide the following support for homeless prevention and intervention through three local organizations:

- Capital improvements to a shelter for runaway and homeless youth
- Housing First predevelopment for the local housing authority
- Debt service for the local homeless shelter

Boulder County

Boulder County provides the following services for people at risk of homelessness:

- Individual Foreclosure Appointments for households requiring assistance
- As part of Boulder County's Plan to End Homelessness, Housing Crisis Prevention Program: Homeless Prevention & Rapid Re-housing Program funds provide immediate intervention to individuals and families who are at risk of losing their places of living. The Program assisted its 1000th household in 2011. Eighty-nine percent (89%) of those people assisted remain housed six months after exiting the program, and 87% are current on their rent payments.

Longmont

The city participates in the Longmont Housing Opportunity Team (LHOT) which is a local coalition of more than 50 housing and human service providers, government representatives and community members that are assessing the level of homeless services in Longmont and working to address the gaps in service. This Team prepared and is implementing Longmont's 10-Year Plan to End Homelessness.

During the 2011-2012 winter sheltering season, the city will be:

- funding operations of the Boulder Shelter for the Homeless
- funding HOPE, the Street Outreach Program in Longmont
- funding the Agape Warming Center (a faith based weather dependent shelter)
- funding the OUR Center's Warming Center and providing staffing for the OUR Center's Day Shelter to remain open when weather dictates so folks can seamlessly transition from the Warming Center to the Day Shelter and vice-versa
- funding a part-time benefits coordinator to help homeless individuals access benefits they are eligible to receive
- providing mental health services to assist homeless individuals who have chronic mental illness
- master-leasing emergency housing for families and individuals instead of using motel vouchers

On an ongoing basis, Longmont provides the following Housing First and transitional units for homeless households:

- Master leases 10 single room occupancy units to nonprofits for temporary housing to get homeless individuals stabilized until permanent housing is found for them
- Operates a TBRA program for 6-15 homeless households each year
- Partners with the Boulder Shelter on the countywide Housing First program
- Provides operational funding for the Inn Between providing 191 persons with transitional housing
- Provides operational funding for Safe Shelter of St. Vrain Valley, a shelter for victims of domestic violence
- Provides direct housing units and/or master leases to nonprofits about 38 one-bedroom units for permanent housing with supportive services.

Broomfield

- Short term assistance to homeless households is available through FISH (Fellowship for Serving Humanity) and EFAA (Emergency Family Assistance Association).

- Operates a TBRA program for 12 homeless households

E. OTHER ACTIONS

1. Meeting Unmet Needs

In 2012, the Consortium will continue to focus on addressing the unmet needs as listed in the Consolidated Plan through the continuation and enhancement of the following efforts:

Boulder/Boulder County

Boulder

- Implement the Inclusionary Housing Program
- Provide technical assistance to public and private housing developers
- Fund private and public housing developers to increase the supply of permanently-affordable housing
- Develop and enhance programs that assist low and moderate income households financially by helping them to rent or buy affordable, adequate housing
- Work to develop affordable housing solutions in the region

Boulder County

- Construct Josephine Commons, a community that has a mission to develop a neighborhood response to community demand and need for senior and family housing, including both rental and private ownership housing, which incorporates a diversified, community-oriented development, reflects the rich heritage of Lafayette, and is inclusive with the surrounding neighborhood.
- Work to develop affordable housing solutions in the region

Longmont

- While no longer implementing an Inclusionary Zoning Program, the city will be undertaking a comprehensive analysis of the need for affordable housing and providing, through a Council-appointed Task Force, recommendations to Council on a program or programs to replace the Inclusionary Zoning Program
- Provide fee waivers for the development of affordable housing
- Fund private and public housing developers to increase the supply of affordable housing
- Develop and enhance programs that assist low and moderate income households financially by helping them to rent or buy affordable, adequate housing
- Work to develop affordable housing solutions in the region

Broomfield

- Provide housing counseling services by allocating a portion of the CDBG funds to the Boulder County Housing Authority Housing Counseling Program. Offer weatherization and energy-efficiency services for Broomfield residents through Longs Peak Energy Conservation, a division of Boulder County Housing Authority. Funds are provided by the Colorado Governor's Energy Office. It is anticipated that 60 homes in Broomfield will be recipients of weatherization and energy-efficiency improvements.
- Initiate discussions with developers regarding provision of affordable housing as land use plans are reviewed, and consider on a case by case basis financial assistance to lower housing costs in

the form of waivers of permit fees and of regulatory constraints as a trade-off for affordable housing

2. Fostering and Maintaining Affordable Housing

The Consolidated Plan lays out the Consortium's priorities and objectives to increase affordable housing options throughout the region for the next five years, including specific strategies to progress toward those priorities and objectives. Below is a sampling of strategies planned for 2012.

Boulder/Boulder County

Boulder

- Develop and maintain safe, decent affordable housing
- Develop and maintain suitable living environments
- Provide post-purchase budgeting, financial fitness and counseling classes to give low income homeowners the opportunity to successfully maintain their housing
- Fund foreclosure prevention education programs and counseling to keep people in their homes
- Work with and provide financing to nonprofits to acquire and/or rehabilitate existing affordable housing
- Create economic opportunities for low and moderate income households

Boulder County

- Acquire and renovate additional affordable rental housing units in one or more of the following underserved incorporated Boulder County communities: Gunbarrel, Erie, Superior, Louisville and Niwot. The population to be served by the acquisitions will be targeted at single parent households and two parent families with children that are experiencing either extreme cost burdens or severe cost burdens.

Longmont

- Develop and maintain safe, decent affordable housing
- Revitalize low income neighborhoods by redeveloping, rehabilitating and preserving affordable housing and providing opportunities for homeownership to current renters
- Provide post-purchase budgeting, financial fitness and counseling classes to give low income homeowners the opportunity to successfully maintain their housing
- Fund foreclosure prevention education programs and counseling to keep people in their homes
- Work with and provide financing to nonprofits to acquire and/or rehabilitate existing affordable housing
- Support the construction of 50 units of housing for very low income elderly residents

Broomfield

- Develop and maintain safe, decent, affordable housing
- Provide post-purchase budgeting, financial fitness and counseling classes to give low income homeowners the opportunity to successfully maintain their housing
- Fund foreclosure prevention education programs and counseling to keep people in their homes
- Develop and maintain suitable living environments
- Create economic opportunities for low and moderate income households

3. Addressing Lead-based Paint

Consortium members will continue to work to identify and mitigate lead-based paint issues by testing and alleviating the risk factors of the paint when it is identified. This will be addressed by the Consortium in the following ways:

- Education. Regularly inform staff about federal, state and local lead-based paint requirements through reading materials and training/refresher courses;
- Collaboration. Partner with state and local health departments to coordinate public outreach;
- Services. Utilize rehabilitation programs to reduce possible lead-based paint hazards observed by the program inspector by testing and abating the hazard when necessary; and
- Compliance. Fulfill HUD's Lead Safe Housing Rule by offering education about lead hazards through written materials and websites, using lead-safe work practices, and providing testing and abatement for program recipients' homes.

4. Antipoverty Strategy

The Consortium is committed to reducing the number of households with incomes below the poverty level by providing them with programs to motivate and assist them to move toward self-sufficiency. Jurisdictions work with various service providers and other units of local government to provide low income residents with supportive services. Boulder County agencies participate in Circles, an innovative national movement to end poverty by developing relationships and resources in support of long-term empowerment and self-sufficiency. As housing is one of the most critical issues for low income persons, the Consortium will continue to provide and seek additional resources for low income persons in the region. In 2012, the Consortium will continue to partner with these agencies to address the goal of reducing poverty in the region.

Boulder/Boulder County

Boulder

- Family Resource Schools is a joint partnership between the City of Boulder and the Boulder Valley School District to support families' capacity to raise healthy, well-functioning, and successful elementary-aged children. The essential framework of the program is to promote family self-sufficiency, remove barriers to successful education, build on family strengths, and enhance academic opportunities at the school.
- In late 2011 the City provided almost \$1 million in local funding to support the acquisition and renovation of a property that will provide birth to kindergarten child care in a setting with comprehensive on-site wrap-around services.
- Through the city's locally-funded Human Services Fund, 33 local organizations provide programs to assist with and encourage self-sufficiency of low income households through a range of activities. Examples follow:
 - Case management, access to accredited education/GED program, and individual and group life skills counseling for 7 runaway and homeless youth
 - Case management for sexually active clients to assure continuity of reliable contraception, individual parenting education through home visits, role modeling and group activities, and support and case management to assist in achieving self sufficiency, for 238 teen parents
 - Development and implementation of individualized stabilization plans for homeless men, women and children

Boulder County

- Boulder County's departments of Housing and Human Services, Community Services and

Public Health provide public assistance for individuals economically unable to provide essential needs for themselves and to eliminate or ameliorate poverty and its causes. Some example programs include:

- Boulder County Community Action Programs advocates for and helps organize programs that foster self-sufficiency for low-income people, particularly youth, families and people of color. Most recently, Community Action Programs was the first agency in the State to bring the national Circles Campaign to Boulder County, partnering with local nonprofit safety net agencies. Circles provides a pathway out of poverty, focusing on building social resources and community building.
- Workforce Boulder County is a comprehensive one-stop career center providing employment and training services for all job seekers and employers through a variety of programs, including TANF recipients, disabled workers and youth
- The GENESIS program serves Boulder County teen parents with the goal of promoting healthy parenting practices within teen parent families
- In 2012, Worthy Cause sales and use funds will be allocated to three early childhood development centers

L o n g m o n t

- Provision of about 7000 individual services to support Longmont households living in poverty through the following agencies/programs:
 - Community Food Share: Food provided to many agencies in Longmont for distribution to families and individuals during times of need
 - Boulder County Legal Services: 390 persons in Longmont use this free or low cost legal assistance
 - Center for People with Disabilities: information and referral resources to 228 residents with disabilities **(FH)**
 - Dental Aid: low cost dental services for up to 2300 low income Longmont residents
 - Ed and Ruth Lehman YMCA: reduced fee child care for 620 low income families
 - El Comité: free/low cost information/referral services as well as intervention assistance for 2000 low income Latino residents
 - I Have A Dream Foundation: works to keep 200 low income children in school so they graduate high school and have the opportunity to attend college
 - Immigrant Legal Center: free/low cost legal services for immigration issues to 250 low income families
 - Longmont Meals on Wheels: free/low cost meals to 740 low income elderly households in Longmont
 - Wild Plum Center: Longmont's Head Start program providing 32 very low income children with access to early learning/pre-school programs
 - Longmont Childcare Certificate Program: assists up to 235 low income families with quality childcare by bridging the gap between what the Colorado Childcare Assistance Program (CCAP) will pay and what the childcare providers charge
- Longmont's Poverty Reduction Initiative (the RISE Program): this pilot program will use about \$65,000 from the city's General Fund to support up to 15 families living in poverty to move to self-sufficiency over the next 5 years with a combination of case management, mentoring, support services, linkages to jobs/businesses, housing, etc.

B r o o m f i e l d

- In order to reduce the number of poverty level families, Broomfield's Health and Human

Services Department has committed 2012 HOME funds to provide supportive services to families to break the cycle of poverty through the TBRA program. A dialogue will continue among the Housing and Human Services Department, the Housing Authority, and community based organizations to address and coordinate services.

- Workforce Broomfield County is a comprehensive one-stop career center providing employment and training services for all job seekers and employers through a variety of programs

5. Meeting Needs of Public Housing

The Consortium will support the local housing authorities' efforts to obtain funding for rental assistance and to pursue additional Housing Choice Vouchers from HUD.

B o u l d e r / B o u l d e r C o u n t y

Boulder

- Supports the allocation of 857 Housing Choice Vouchers from HUD to Boulder Housing Partners and all efforts to secure additional vouchers

Boulder County

- Directly allocates/administers 774 Housing Choice Vouchers from HUD in the Boulder County area

L o n g m o n t

- Supports the allocation of about 500 Housing Choice Vouchers from HUD to the Longmont Housing Authority
- Provides funds for TBRA programs when no additional vouchers are available
- Provides funding/financing to the Longmont Housing Authority and/or Longmont Housing Development Corp. to acquire and maintain existing very low income rental housing owned and managed by the Longmont Housing Authority
- Partners with Longmont Housing Authority to provide supportive services to residents of low income housing
- Funds Habitat for Humanity's homeownership programs which are made available to residents of affordable housing and voucher holders via a specific invitation to participate each year.

B r o o m f i e l d

- Investigating obtaining an allocation for Housing Choice Vouchers from HUD

6. Affirmatively Furthering Fair Housing

The Consortium is required to certify that it will affirmatively further fair housing to support equal housing opportunities for all persons living in the United States by administering laws that prohibit discrimination in housing on the basis of race, color, religion, sex, national origin, disability, and familial status. In 2012, activities and programs are aimed at addressing issues of fair housing within the Consortium, primarily focusing on two areas: accessibility features and education about fair housing laws.

The Consortium is working to reduce impediments to fair housing that are generated by an aging housing stock that is not accessible to seniors and/or persons with disabilities and therefore does not provide reasonable housing choice for prospective residents. Section B of this Action Plan identifies Consortium-funded projects that further fair housing either through capital improvements programs or rehabilitation. Additionally, the Boulder County Housing Authority Housing Counseling Program

provides counseling services, which complement and promote the affordable housing, down payment assistance, weatherization, housing rehabilitation and accessibility programs offered in Boulder County.

The Hispanic/Latino community in Boulder County has been significantly impacted, first by predatory, subprime lending and more recently by the economic downturn. Currently, the Hispanic/Latino community is a prime target for foreclosure prevention scams. Financial Literacy classes that serve all of the Consortium communities are provided by a bilingual housing counselor specifically for the Spanish speaking population. Additionally, Boulder County Housing Counseling Program marketing materials are created to appeal to Spanish speakers and the Hispanic/Latino community. All marketing materials are provided in English and Spanish as a matter of course. Materials are disseminated in a wide range of public spaces, like laundromats, churches, schools, libraries, grocery stores, check cashing stores, etc.

The Consortium has committed to updating its Analysis of Impediments to Fair Housing Choice and distributing it for public comment by April 30, 2012.

Boulder/Boulder County

Boulder

- Each federally-funded project in the city of Boulder is evaluated to determine compliance with Affirmative Fair Housing (AFH) requirements upon each site review. Staff ensures that every housing project with five or more units complete an Affirmative Fair Housing Marketing Plan (AFHMP) that demonstrates efforts to reach out to individuals least likely to apply for their programs. For projects that are not required to complete a AFHMP staff ensures that they have AFH and Equal Opportunity (EO) posters in common areas as well as FH and EO language printed on pamphlets, web site and other marketing tools.
- Funds the Center for People With Disabilities' architectural barrier removal program. More than \$350,000 has been provided to this agency to coordinate all requested modifications from the community since 1993.
- Supports Boulder Housing Partners' efforts to adapt rental units for people who need accessibility features.
- Works to preserve, renovate and make accessibility improvements for 19 accessible apartments for residents with disabilities at Sage Court, which is owned by nonprofit Thistle Communities.
- Housing Rehabilitation Program available for about 25 individual homeowners in the city of Boulder and Boulder County (excluding the city of Longmont) providing repairs including electrical upgrades, plumbing upgrades, new roofing, flooring and windows, as well as energy conservation items such as furnace, water heater, insulation and solar retrofits.
- For Boulder, Housing Counseling individual appointments and classes for 399 potential new homebuyers to discuss budgeting, credit, local affordable housing programs, and other pre-purchase topics.
- For Boulder County (outside of Boulder), Housing Counseling including individual appointments and classes to 1300 potential new homebuyers.
- Rehabilitation at the Boulder Museum of Contemporary Art to incorporate accessibility features, including bathroom remodels, a chair lift and tactile warning devices to benefit patrons and staff.
- The City of Boulder Human Rights Ordinance is a local law that protects against illegal discrimination within the city limits of Boulder. The Ordinance specifically affords protection against discrimination in three areas: housing, employment and public accommodation. Within

these three areas, the ordinance prohibits discrimination based on ancestry, color, creed, gender variance, genetic characteristics, marital status, mental disability, physical disability, race, religion, sex and sexual orientation. In housing it also prohibits discrimination based on custody of a minor child, parenthood and pregnancy. In employment it also prohibits discrimination based on *age*, specifically between the ages of forty and sixty-five years.

Boulder County

- Provides housing counseling for more than 1800 households throughout the county. This program includes a homeownership training course, financial foundations courses, post-purchase classes, and comprehensive housing counseling services such as budgeting, credit repair, and pre-purchase, reverse mortgage and mortgage delinquency/foreclosure prevention counseling.
- In 2012, the Center for People With Disabilities will receive \$25,000 in funding for architectural barrier removal in Boulder County.
- It is the policy of Boulder County to make all County programs, meetings, activities, and services accessible to individuals with disabilities and limited English proficiency by providing special services, such as interpreters or special formats such as Braille, when requested through Boulder County's Americans with Disabilities Act Coordinator. The availability of these services and the process to request them is marketed on all public notices, advertisements, brochures, and other materials.

Longmont

- Longmont's Fair Housing Office works closely with the Colorado Civil Rights Commission in educating the public about fair housing issues.
 - Offers at least four education sessions on Fair Housing during the quarterly Landlord/Tenant Symposiums.
 - Provides information, resources and referrals on Fair Housing to residents and clients.
 - Takes Fair Housing and/or housing discrimination complaints.
- Completed and is implementing its Limited English Proficiency Plan (LEP). Includes providing all housing program written material and verbal communications in Spanish for those who need it since there is a demand for services for monolingual Spanish speaking clients, particularly in the Longmont community. The Boulder County Housing Counseling Program has strategically placed the Bi-lingual Housing Counselor in Longmont to address this need.
- Funds architectural barrier removal projects in both owner and renter occupied housing (see Section B for specific projects)

Broomfield

- Gives priority to accessibility modifications to remove architectural barriers in the Single Family Rehabilitation and Mobile Home Repair programs operated by Broomfield through CDBG funding.

► *Plans for Fair Housing*

The Consortium will collaborate with the Civil Rights Commission to provide information about Fair Housing and Predatory Lending. The City of Longmont was the recipient of a grant to conduct research on potential victims of predatory lending and has partnered with the Boulder County Housing Counseling Program and agencies in the city to gather information about victims of shady lending practices.

The City of Boulder is updating its marketing strategy to reach out to populations that do not speak English as their first language about homeownership opportunities. Additionally, the Housing Division will continue to work closely with the city's Office of Human Rights which works to ensure protection of rights afforded within Boulder's Human Rights Ordinance, protects workers from non-payment of wages owed to them, and works to encourage interaction based on respect and understanding among Boulder's various communities.

F. PROGRAM SPECIFIC REQUIREMENTS

The following information details the process for CDBG and HOME funding and the evaluation criteria used to select the projects:

Process

The Consortium's Citizen Participation Plan provides a process for residents to advise the Consortium and city and county jurisdictions on the housing and community development needs in the communities. The Consortium has effectively incorporated input from residents through this plan.

In formulating the 2012 Action Plan, Consortium members reviewed their proposed projects for compliance with the following criteria:

- 1. Federal CDBG goals and objectives:**
 - A. Project must benefit low and moderate income households, or
 - B. Project must aid in the prevention and elimination of slums and blight.

- 2. Federal HOME goals and objectives:**
 - A. To expand the supply of affordable housing, particularly rental housing, for low and very low income residents;
 - B. To design and implement strategies for achieving adequate supplies of decent, affordable housing;
 - C. To provide both financial and technical assistance to agencies and local housing providers developing affordable low income housing; and
 - D. To extend and strengthen partnerships between local government and the private sector, including for-profit and nonprofit organizations, in the production and operation of affordable housing.

- 3. Federal technical requirements and review criteria:**
 - A. 70% benefit to low and moderate income households and individuals.
 - B. 15% limitation on funding public service projects.
 - C. 0% (HOME) and 20% (CDBG) caps on administration funding.
 - D. Specific HUD eligibility requirements under each national objective.
 - E. Resale or recapture provisions (see below).

- 4. The Consolidated Plan approved by the Consortium and HUD which identifies:**
 - A. Housing and home improvement goals.
 - B. Meeting needs of special populations.
 - C. Housing opportunities for the homeless population.

Several factors were considered in the 2012 work program, such as, whether the projects conformed to policies pertinent to specific jurisdictions and HOME and CDBG regulations, provided a direct benefit to residents, provided a matching source of funding, and could be completed in timely manner.

Each jurisdiction has adopted written tenant selection policies and criteria for the HOME units that are consistent with the purpose of providing housing for very low income and low income households, are reasonably related to HOME program eligibility, and provide for prompt written notification to any rejected

applicant of the grounds for any rejection. In addition, if the project contains more than five HOME Units, the Agency shall comply with each city's Affirmative Marketing Strategy.

Resale or recapture provisions will be used in all homeownership programs where HOME funds are used. Home buyers receiving HOME funds for purchase or rehabilitation will be subject to the requirements at 24 C.F.R. Part 92.254(a)(4) which include resale provisions for a period of years consistent with the program regulations. The resale provisions will provide owners with fair return on their investments, including any improvements. Loans will be secured by a signed mortgage, promissory note, and lien filed against the property. The City of Boulder 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. The City of Longmont will also place a resale restriction on HOME-assisted homeownership units for a period that meets or exceeds the regulatory requirement.

When CDBG funds are used to acquire or construct a facility for an agency that serves low income residents of Boulder, the agency executes a shared equity agreement with the city. This agreement provides that in the event the agency sells the facility or no longer uses it to provide services to CDBG-eligible recipients, the agency shall pay the city the CDBG-funded share of the property. In practice this amount is usually transferred to the replacement facility where services will continue to be provided. The city may require a similar agreement for CDBG-funded substantial rehabilitation projects as well.

G. MONITORING

As the Consortium's lead agency, the City of Boulder is committed to ensuring compliance with all individual regulations through on-going monitoring to ensure production and accountability, maintain compliance with individual requirements, and evaluate organization and project performance. The City maintains dedicated compliance staff to insure that all program requirements are met on an on-going basis. In addition, the City of Longmont and the City and County of Broomfield will ensure compliance with all federal regulations of the CDBG Program and the projects funded by it, as well as ensuring that it meets applicable HOME requirements. The following monitoring guidelines will be used by each community and CDBG/HOME monitoring reviews will be conducted annually.

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;
- 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 monitoring reviews in 2012 will enable the City of Boulder, as the Consortium's lead agency, as well as the City of Longmont and the City and County of Broomfield for their CDBG Programs, to assess community need for the services, the quality of service delivery, and the diligence of the grantee, all of which will be used to plan future projects.

H. PUBLIC PARTICIPATION

The Consortium conducted an extensive public participation process in creating the Action Plan. A list of public meetings held by Boulder/Boulder County, Longmont, and Broomfield is included below. Public Notices announcing the Plan's public hearings were published in three local daily newspapers of public record and posted on the majority of the Consortium member websites.

Once drafted, the 2012 Action Plan was made available to the public for comment for 30 days beginning December 28, 2012 through downloads on the Consolidated Plan website (www.buildinglivablecommunities.org) and links on all Consortium members' websites; hard copies available at Boulder, Longmont and Broomfield housing office locations; Longmont and Broomfield's senior centers and public libraries; and each Consortium city's Community Development department and/or City Manager's Office.

Broomfield invited the 20 broad-based organizations that participate in the Broomfield Service Network to comment on the draft Plan. Additionally, 90 (+50 LHOT agencies) nonprofit agencies were notified via direct e-mail that the draft plan was posted for review. The public was invited to submit comments electronically and in person.

The final comment stage of the Plan is the incorporation of all relevant verbal and written public comments into the document after the 30-day review period. Resident comments are detailed in Attachment D of this document. This attachment includes any comments the Consortium received and noted but could not incorporate in the Final 2012 Action Plan, for various reasons.

List of Public Meetings:

Boulder/Boulder County

1. Housing Technical Review Group
Location: City of Boulder's Children, Youth and Families Conference Room
Date/Focus: August 30, 2011 – meeting held before presentations by funding applicants
September 6, 13 and 20, 2011 – funding applicant presentations
September 27, 2011 – deliberations by Technical Review Group members
Attendees: Technical Review Group members and funding applicants
2. Community Development Advisory Committee
Location: City of Boulder's Children, Youth and Families Conference Room
Date/Focus: October 19, 2011 – agency tour
October 24, 2011 – deliberations by Community Development Advisory Committee members
Attendees: Community Development Advisory Committee, staff
3. Public Hearing on Draft 2012 Action Plan
Location: City of Boulder Housing and Human Services
Date: January 10, 2012
Attendees: **TBD**
4. Public Hearing on Draft 2012 Action Plan
Location: City of Boulder Housing and Human Services
Date: January 11, 2012
Attendees: **TBD**

Longmont

1. Public Meeting - Longmont Housing and Human Services Advisory Board
Location: City of Longmont, City Manager's Conference Room
Date/Focus: June 9, 2011 – meeting to propose budgets to Council
Attendees: Longmont Housing & Human Services Advisory Board members
2. Public Hearing on 2012 Housing and Community Development Needs
Location: City of Longmont, City Council Chambers, during City Council meeting
Date/Focus: June 28, 2011 – hear community ideas on housing, economic development and community reinvestment needs, set budgets for above activities to solicit funding applications
Attendees: Longmont City Council, some members of the Housing & Human Services Advisory Board, 10-15 members of the public
3. Public Meeting - Affordable Housing Technical Review Group
Location: City of Longmont, Council Study Session Room
Date/Focus: September 20, 2011 – presentations by funding applicants, funding deliberations by Technical Review Group
Attendees: Technical Review Group members and funding applicants
4. Public Meeting – Longmont Housing & Human Services Advisory Board
Location: City of Longmont, City Manager's Conference Room
Date/Focus: October 13, 2011 – presentations by funding applicants, presentations by the Affordable Housing Technical Review Group, deliberations by Advisory Board with funding recommendations for Council

Attendees: Longmont Housing & Human Services Advisory Board members, funding applicants, one member of the public

5. Public Hearing on Draft 2012 Action Plan

Location: City of Longmont, City Council Chambers, during City Council meeting

Date/Focus: October 25, 2011 – hear community ideas on housing, community and economic development needs, hear funding recommendations from the Housing & Human Services Advisory Board, approve funding recommendations in draft form

Attendees: Longmont City Council, some members of Housing & Human Services Advisory Board, 10-15 members of the public

6. Public Hearing on Draft 2012 Action Plan

Location: City of Longmont, City Council Chambers, during City Council meeting

Date/Focus: January 10, 2012 – hear final comments on the draft Action Plan, hear about 2010 program accomplishments and approve submission of 2012 Action Plan to HUD

Attendees: Longmont City Council, city staff, 10-15 members of the public

Broomfield

1. Public Meeting on Draft 2012 Action Plan

Location: Broomfield Senior Center

Date: December 12, 2011

Attendees: City staff members and one member of the public

2. Public Hearing on Draft 2012 Action Plan

Location: Broomfield City and County Building, City Council meeting

Date: December 13, 2011

Attendees: Broomfield City Council, city staff and members of the public. No comments made on the proposed Action Plan.

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