

2015 CAPER

Actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

BOULDER

An Analysis of Impediments to Fair Housing Choice (AI) was completed for the Boulder Broomfield HOME Consortium in 2014. A strong economy, high quality of life and growth constraints in the City of Boulder have created significant upward pressure on housing prices and rents.

The impact on housing affordability disproportionately affects those who are lower income. In an environment where there are fewer affordable options it is easier for protected classes to experience housing discrimination in the disguise of acceptable practices such as credit checks and income verifications. In other words, in communities like Boulder where demand for housing far outstrips supply, protected classes and other vulnerable populations are more likely to be turned away from housing through legitimate practices such as credit checks, preference for non-voucher renters and income checks.

Housing prices in the Boulder County/Broomfield County HOME Consortium region are the primary barrier to affordable housing. In 2012, just 18 percent of the Consortium housing stock was valued at less than \$200,000. This is compared to 55 percent of housing stock nationwide. The trend in new construction to build rental and single-family detached homes rather than the more affordable option of for sale attached (condos, townhomes), further limits for sale options for moderate and middle income buyers.

The 2014 Analysis of Impediments contained recommended actions for the City of Boulder to ameliorate barriers to affordable housing. It was recommended that the City of Boulder update the Comprehensive Housing Strategy. The 2014-15 update to the City's Comprehensive Housing Study is exploring a number of tools that could expand housing choice and affordability, including exploring options to increase housing accessibility, exploring ways to increase the utility of Housing Choice Vouchers, considering revisiting the City's occupancy limit, and exploring the needs and desires of in-commuters, including those with families who wish to live in Boulder.

BCHA has worked to increase outreach to protected classes identified in the analysis of impediments to fair housing. This has included providing marketing and informational materials in both English and Spanish, hosting public meetings at various times of the day and evening in order to reach various groups.

BROOMFIELD

Specific actions taken to overcome impediments to fair housing choice:

- Conduct more education and outreach. Broomfield maintains a Housing Authority website

within the City and County of Broomfield website. Information including housing programs available to residents and links to other area Housing Authorities and sources of affordable housing are offered.

Broomfield also refers citizen's inquiries to the newly formed Colorado Housing Connects services, which can advise on tenant/landlord issues and Fair Housing complaints. Both of these resources are available in a number of languages and also available to the hearing impaired.

- Users who need accessibility assistance can also contact Broomfield city services by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.
- The 504 Coordinator for the City and County of Broomfield is Melody West, mwest@broomfield.org
- Continue to monitor for discrimination complaints and thoroughly address any complaints received.
- Continue financial literacy programs. In partnership with Boulder County Housing Counseling Program, Broomfield has offered a counseling program for new home purchase and foreclosure prevention.
- Continue to expand affordable housing development efforts. Broomfield continues to negotiate with developers for affordable housing on a project basis. Affordable housing has been secured in one single-family neighborhood and newly constructed condominium project prior to 2009, and continues to be available to low and moderate income households. Opportunities to secure affordable housing through negotiation with developers have diminished due to the high demand for market rate rental housing. Broomfield's 2016 Action Plan will commit CDBG funding to support private and non-profit owners in developing or preserving affordable housing units. In support of this effort, the Broomfield ten year Comprehensive Plan is currently undergoing updates, which include the setting of specific goals in the area of affordable housing.

LONGMONT

In 2015, the City's Community and Neighborhood Resources (C&NR) Division, which houses the City of Longmont's Fair Housing Office (LFHO), continued to provide Fair Housing education and outreach services, worked with the Colorado Civil Rights Commission (CCRC) to take complaints, and provided information and education on predatory lending in the community.

The Boulder/Broomfield Regional Consortium's Analysis of Impediments to Fair Housing Choice completed in 2015 showed the following impediments:

- **Inadequate Supply of Accessible Housing**
Longmont worked to address this Impediment through its Accessibility Programs. The Architectural Barrier Removal Program is vital to keep aging and disabled people in their homes, allowing them to age in place and as important, increases the stock of accessible homes in Longmont.
 - 36 units in an affordable senior housing development had their tubs removed and walk-in showers with grab bars installed to allow these seniors to age in place. This completed a larger effort in which all 76 housing units in this complex had their tubs

replaced with showers, installed a sight and hearing impaired fire and smoke warning system, overhauled the original elevator to prolong its life and made other accessible improvements.

- 6 homes were made accessible by removing tubs and replacing them with walk-in showers with grab bars, ADA toilets and handrails were installed, and wheel chair ramps were repaired.
- The city's development code requires a minimum of 5% of the total units in new or rehabilitated developments be accessible and/or ADA compliant. This is helping to increase the supply of accessible homes in Longmont.

- **Housing Supply does not meet the needs of families**

There is a lack of housing that has three or more bedrooms, particularly in the rental housing stock. Longmont includes bonuses in its applications for CDBG, HOME and its Affordable Housing Funds to encourage the building or rehabilitation of larger rental units.

- Fourteen - 4 bedroom rental units have been approved for funding and are working through the development approval process. These units are affordable and should be under construction in 2016 with completion and lease up in early to mid-2017.

- **Market Rate Rental Discrimination by Race, Familial Status and National Origin**

- Longmont has continued to work in 2015 to engage landlords and to educate them about discriminatory practices and to advocate for policy changes. The Longmont Landlord Alliance holds monthly educational sessions throughout the year with an average of 30 - 40 attendance at each session. Topics range from fair housing, service animals, eviction process, leases to security deposits.
- The City of Longmont also provides Home Owners Association (HOA) trainings on fiscal responsibilities, ADA and other topics. In 2015 there were three workshops with an average of 15 HOA representatives at each session.
- The City held 4 Legal Clinics in 2015 which are open to the community. There was an average attendance of 50-60 participants at each clinic. The clinic has 20+ attorney that provide pro bono consultation on topic such as disability, employment, housing, fair housing, small claims and criminal.

The City of Longmont maintains information and records on its Fair Housing Services which are always accessible for citizen review.