



2015-2019 Consolidated Plan

Boulder-Broomfield HOME Consortium

DRAFT REPORT

Draft Report

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2015-2019 Consolidated Plan

Prepared for

Boulder-Broomfield HOME Consortium

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SECTION I.

eCon Plan

Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

This is the 2015-2019 Consolidated Plan for the HOME Consortium of Boulder and Broomfield Counties. HOME, also known as the HOME Investment Partnerships Program, is a federal housing grant available to assist communities in addressing residents' housing needs. In addition to satisfying the planning and reporting requirements for the HOME Consortium, components of this Plan detail how the entitlement areas of Boulder, Longmont and Broomfield propose to allocate their Community Development Block Grant (CDBG) funds to housing and community development needs.

2. Summary of the objectives and outcomes identified in the Plan

The primary objective of the HOME Consortium Consolidated Plan is to maintain and increase housing opportunities in the Consortium area. The outcomes of each Consortium member vary slightly depending on market area needs. Specifically:

The City of Boulder's outcomes focus mostly on preserving and creating affordable rental housing. During the five-year planning cycle, Boulder anticipates it will provide funding to support the construction of 150 rental units; rehabilitate 75 rental units; develop 30 supportive, transitional housing units; and preserve 300 public housing units. The City will also provide funding for homeowner rehabilitation, homeownership opportunities and assist persons who are homeless and other special needs populations with supportive services.

The City of Longmont will focus on homeowner assistance through its housing rehabilitation programs and anticipates assisting 175 low income homeowners in addition to assisting 300 households through its local human services allocation. Homebuyer down payment assistance is available through Boulder County, and they are expecting to serve 15 clients in the first program year. The City of Longmont will also focus on affordable rental housing activities, constructing 100 affordable rentals and rehabilitating 100 affordable rentals.

Broomfield City and County proposes to use its HOME Funds to continue the Tenant Based Rental Assistance Program (TBRA) administered through the Health and Human Services Department.

3. Evaluation of past performance

The City of Boulder has successfully focused its use of federal funds to meet housing and capital improvement needs of service providers, and public services that target low- and moderate-income residents. The City plans to continue to focus federal resources on meeting the needs of the community. The City and community partners believe the programs proposed for the 2015 Action Plan year and goals for the five year planning period continue to be the highest and best use of the HUD funds.

The City of Longmont's HOME and CDBG funds have been used to make long lasting improvements to many low- and moderate-income individuals and families. 2014 accomplishments include: 5 rehab projects; Architectural barrier removal for 16 households; 23 Emergency Grants to households for emergency home repairs as well as the repair of 22 mobile homes; Housing counseling, training and services to 175 homebuyers and homeowners; funding to provide supportive services to the Longmont Housing Development Corporation's residents at the Suites; 49 retail units rehabilitated; and 21 homeless persons moved to permanent housing.

The City and County of Broomfield HOME Funds have been used to continue the Tenant Based Rental Assistance Program (TBRA), administered through the Health and Human Services Department. The City and County will continue to utilize their CDBG funds to continue to maintain the successful single-family home rehabilitation program and mobile home repair program for the community.

4. Summary of citizen participation process and consultation process

See Appendix A. Citizen Participation and Consultation supplement to this Plan.

5. Summary of public comments

Public comments are attached to this Plan in Appendix A.

6. Summary of comments or views not accepted and the reasons for not accepting them

Public comments are attached to this Plan in Appendix A.

7. Summary

Please see above.

Survey and Administrative Data Sources

AD-35 Grantee Survey Data Documentation

1. Housing Choice Survey

List the name of the organization or individual who originated the data set.

The City of Boulder

Provide a brief summary of the data set.

The data set represents a survey of Boulder and Broomfield County residents conducted in January and February 2014 to inform local and regional housing planning efforts. The survey targeted residents, in-commuters and students.

What was the purpose of developing this data set?

The survey was created to inform both the Consortium's Five-year Consolidated Plan, the City of Boulder's Comprehensive Housing Strategy and regional housing plans.

The survey was designed to identify housing products and affordability levels needed and desired by residents, in-commuters, and several targeted populations including seniors, residents with disabilities and students.

Provide the year (and optionally month, or month and day) for when the data was collected.

January and February 2014

Briefly describe the methodology for the data collection.

The online survey was promoted through the Boulder media and City of Boulder social media channels. To reach in-commuters, City of Boulder staff partnered with local economic development organizations to encourage Boulder employers to promote the survey to employees. The University of Colorado at Boulder promoted the survey to students through University communications.

Describe the total population from which the sample was taken.

Residents of the City of Boulder and workers living in Boulder and Broomfield counties who commute into Boulder.

Describe the demographics of the respondents or characteristics of the unit of measure and the number of respondents or units.

A total of 1,643 residents, 1,405 in-commuters, and 457 students responded to the survey.

The large number of responses and respondents' demographic similarity to Boulder residents overall suggests that the survey results are representative of Boulder's population.

It is unclear how well the survey represents in-commuters, due to the lack of a comparative population measure.

2. Lyons Housing Needs Survey

List the name of the organization or individual who originated the data set.

The Town of Lyons

Provide a brief summary of the data set.

The data set represents a survey of Lyons residents.

What was the purpose of developing this data set?

The survey was conducted to gather information about the impact of the September 2013 flooding on housing needs. It also provided the opportunity to broadly outreach to the community for input on the future of Lyons.

Provide the year (and optionally month, or month and day) for when the data was collected.

January 7-17, 2014

Briefly describe the methodology for the data collection.

Town of Lyons staff and volunteers were responsible for its distribution, issuing press releases, outreaching through social media, direct emailing, going out into the community, and providing access to computers at the school.

Describe the total population from which the sample was taken.

The survey targeted both households that had returned to their pre-flood homes and those that were still displaced, and requested a physical address of homes occupied prior to the flood.

Describe the demographics of the respondents or characteristics of the unit of measure and the number of respondents or units.

The survey included responses from 742 persons who resided within the town of Lyons and no more than 10 miles outside of town before the flood.

3. Housing Needs Focus Groups

List the name of the organization or individual who originated the data set.

The City of Boulder

Provide a brief summary of the data set.

The data set represents focus groups with Boulder residents (two sessions); in-commuters (two sessions); Boulder seniors, age 60 and older (two sessions); persons of Hispanic descent (one session; conducted in Spanish) and immigrants from Nepal (one session; conducted in Nepalese).

What was the purpose of developing this data set?

To gather in-depth information on housing needs of targeted populations residing in the Boulder-Broomfield area.

Provide the year (and optionally month, or month and day) for when the data was collected.

Various dates, March and April, 2014

Briefly describe the methodology for the data collection.

Participants in the resident, in-commuter and older adult focus groups were randomly recruited and paid a cash incentive.

The City of Boulder's Community Relations and Office of Human Rights recruited participants for the Hispanic and Nepalese focus groups.

Describe the total population from which the sample was taken.

Boulder residents, in-commuters, residents age 60 and older residing in Boulder, persons of Hispanic descent and Nepalese refugees, living or working in Boulder.

Describe the demographics of the respondents or characteristics of the unit of measure and the number of respondents or units

These population segments were selected for focus groups because they represent key populations of interest for exploring housing choice in more depth. The focus groups with Hispanics and Nepalese residents were a purposeful effort to include Boulder's immigrant communities in the housing choice analysis, and to understand how these populations navigate the region's housing market.

AD-40 Grantee Administrative Data Documentation

1. ACS

List the name of the organization or individual who originated the data set.

U.S. Census Bureau, American Community Survey (ACS)

Provide a brief summary of the data set.

Sample of demographic, economic and housing characteristics of households in Boulder and Broomfield Counties based on household survey.

What was the purpose for developing this data set?

The Census conducts the ACS annually to provide updated demographic, economic and housing data which are used in a variety of federal programs.

How comprehensive is the coverage of this administrative data set? Is data collection concentrated in one geographic area or among a certain population?

The data are representative samples of households in Boulder and Broomfield Counties.

What time period (provide the year and optionally month, or month and day) is covered by this data set?

2008 through 2012

What is the status of this data set (complete, in progress or planned)?

Complete

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	BOULDER	
CDBG Administrator		
HOME Administrator	BOULDER	

Table 1 – Responsible Agencies

Narrative

Lead Agency

The City of Boulder is the lead entity for preparing the HOME Consortium Consolidated Plan in conjunction with its members. All cities participated in preparation of the CDBG portions of their Consolidated Plans.

For administration of grants, each of the cities administers their own CDBG allocation and activities. As the lead agency of the HOME Consortium the City of Boulder assumes the responsibility of administering the HOME funds with the cities overseeing administration of the specific HOME projects.

The City of Boulder’s CDBG program is administered through the Division of Housing. Staff in the Division oversees the application process as well as the administration and monitoring of funding. Staff works with the two volunteer City Manager-appointed committees to review applications. The Technical Review Group (TRG) reviews housing applications while the Community Development Advisory Committee (CDAC) reviews community development proposals and makes funding recommendations to the City Manager for approval.

Local Agencies Involved

The City of Longmont, Housing and Community Investment (HCI) Division has the leadership responsibility for the City of Longmont's CDBG program. HCI staff coordinates the efforts of the entities involved in implementing projects and programs funded as well as providing technical assistance to nonprofit organizations, and encouraging the involvement of the business community. The Technical

Review Group and Housing and Human Services Advisory Board review all CDBG, HOME and local funding proposals and make funding recommendations to City Council.

The Broomfield CDBG program is administered through the Community Development Office. Broomfield's CDBG programs are managed through subrecipients who conduct home repair improvements and housing counseling.

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The Consortium consulted with the community on Boulder and Broomfield HOME Consortium and CDBG eCon Plans through a resident survey, nine focus groups, and a 30-day comment period. The process and results are described in detail in the attached summary of Citizen Input.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The Consortium members continuously and actively coordinate with public and assisted housing providers, and partners with health, mental health and service agencies in a variety of ways including: 1) Through the annual distribution of funding, Consortium members working closely with housing and service providers to prepare applications, develop eligible activities and projects that meet the needs of the community, provide technical assistance and project management to ensure successful programming; 2) Consortium members are active in local and regional boards, committees and coordination efforts; 3) Consortium members have established strong working relationships with local housing and service providers including meeting regularly to discuss housing and human service needs and to develop strategies to address these needs; 4) Through the Consortium, continuous coordination occurs between the local jurisdictions and housing and service providers.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Consortium supports and is affiliated with the Metro Denver Homelessness Initiative (MDHI), a coalition working with homeless assistance agencies in the seven-county Denver metropolitan area, to coordinate the delivery of housing and services to homeless families, individuals, youth and persons with disabilities. The goal of the initiative is to provide maximum personal independence opportunities for homeless persons, and persons at-risk of becoming homeless through the design and implementation of a Continuum of Care model for the metropolitan Denver community. The regional representation comes in the form of Board appointments as well as committee participation. The cities of Boulder and Longmont, and Boulder County, also participate in the development, adoption and implementation of the Boulder County Ten-Year Plan to Address Homelessness, which provides a blueprint for how the participating communities coordinate to prevent homelessness, address issues that keep people in homelessness, and create housing and supportive services needed to end homelessness. In addition, local coordination activities include the Boulder Homeless Planning Group and the Longmont Housing Opportunities Team (LHOT).

Broomfield City and County relies primarily on the resources of Boulder County and the City of Denver to meet homeless needs, which are small, in its jurisdiction. In response to the Ten-Year Plan, Broomfield Health and Human Services Department has provided \$19,525 in Community Service Block

Grant (CSBG) funds for emergency one-time rental, utility and/or mortgage assistance to prevent homelessness and another \$20,917 toward homeless prevention. Each of these local efforts include the participation of government entities, housing and service providers working to address needs of homeless persons and persons at risk of homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Boulder County Health and Human Services receives ESG funds for homeless prevention and rapid rehousing. Broomfield receives CSBG funds which are used to provide emergency one-time rental, utility and/or mortgage assistance to prevent homelessness. Under the direction of MDHI Continuum of Care (CoC), local homeless service providers including Boulder County Housing and Human Services, Boulder Shelter for the Homeless, Mental Health Partners, and Attention Homes, utilize HMIS, a computerized data collection tool designed to capture client-level information over a period of time. The implementation of HMIS at the local level subscribes to the policies and procedures set by MDHI, around client confidentiality, data collection, computer entry, and reporting. Through the Boulder County Ten-Year Plan to Address Homelessness committee and local coordination efforts (Boulder Homeless Planning Group, LHOT), there is continuous discussion regarding the use and administration of HMIS specifically addressing issues of duplication and ease of use.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

On September 24, 2014, the Consortium held a focus group with providers of housing and community development services to low and moderate income residents in Boulder and Broomfield Counties. The purpose of the focus group was to obtain information on the greatest unmet housing and community development needs of low and moderate income and special needs populations in the Consortium. Attendees were asked to discuss:

- The most common housing problems of their clients;
- The need for specific types of housing;
- If and how needs differ by race and ethnic composition of clients;
- The primary supportive service needs of clients, and
- The strengths and gaps in the delivery of services to clients.

The organizations participating in the focus group included the following:

Organization Name
Aging Advisory Council
Boulder County Area Agency on Aging
City of Boulder Human Services
Colorado Enterprise Fund
Dental Aid
Flatirons H4H
Foothills United Way
HOPE (Homeless Outreach Providing Encouragement)
Immigrant Legal Center of Boulder County
Longmont Housing Authority
Mental Health Partners
Mother House
OUR Center
Safe House Alliance
Safe Shelter of St. Vrain Valley

The focus group discussion is summarized in Appendix A to the Consolidated Plan.

Development of the Consolidated Plan required input and coordination with the two housing authorities that serve the Consortium planning area, in addition to the administrators of the Boulder County Ten-Year Plan to Address Homelessness.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I)).

The flood of 2013 impacted all of the jurisdictions represented in the Consortium and required immediate and continuous coordination among the impacted local governments, and the state to address immediate and long term flood recovery and rebuilding efforts. These efforts are continuing via a quarterly project pipeline meeting and through the coordinated distribution of CDBG-DR funds flowing from the state to the impacted areas. The Consortium Members continue to partner with the state in the coordination of funding opportunities ensuring the leveraging of state and local dollars to support housing and community development efforts. All of the Consortium members participate in the Metro Denver Homelessness Initiative (MDHI), which facilitates, integrates and tracks cooperative, community-

wide and regional systems of care for people who have become homeless, but seek to live in a stable home and maximize self-sufficiency.

Narrative

Please see above.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting.

A variety of citizen participation efforts were conducted to inform the Five-year Consolidated Plan. A survey of more than 1,600 residents and 1,400 in-commuters was conducted regarding housing needs and preferences. Eight focus groups were held with residents and in-commuters (two targeted persons of Hispanic descent and Nepalese immigrants) to provide in-depth information about the experience of finding housing in Boulder and Broomfield Counties. Surveys of residents impacted by the September 2013 floods also helped inform the Consolidated Plan.

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment (NA) section of the eCon Plan describes the primary housing problems in the region. Data and information for this section were provided by HUD and culled from the various housing needs assessments, market analyses and surveys conducted by the jurisdictions.

HUD provides pre-populated data tables for this section which compare housing problems for households by size and racial/ethnic composition. These are used to examine if disproportionate need exists in the City of Boulder (the jurisdiction for which the data are provided).

Housing needs are similar across the jurisdictions:

- 1) There is a mismatch between the number of households earning between 0 and 50 percent of the Area Median Income (AMI) and affordable rental units. In Boulder, this gap (adjusted for the student population) is a shortage of 5,000 units. In Longmont, the gap is 3,000 units. Longmont also shows a gap for renters earning between 50 and 80 percent of AMI (another 1,000 units).
- 2) Housing to purchase is very difficult to find for low and moderate income households. In 2012-2013, a household looking to purchase the median priced home for sale would have needed to earn \$88,000 in Boulder County and \$68,000 in Broomfield County.
- 3) Data on cost burden from the 2007-2011 American Community Survey (ACS) report 21,500 cost burdened owners (29% of all owner) and 24,000 cost burdened renters (62% of all renters) in Boulder County. For Broomfield County, the ACS identifies 4,000 (28%) cost burdened owners and 2,500 (46%) cost burdened renters.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	291,288	353,131	21%
Households	114,680	141,436	23%
Median Income	N/A	N/A	

Table 2 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year) Boulder County and Broomfield County combined

2000 Census numbers were not in line with FactFinder but appear to be a Boulder/Broomfield County number.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households *	20,742	16,432	15,769	12,704	77,014
Small Family Households *	4,954	4,437	5,060	4,833	43,429
Large Family Households *	1,083	964	1,027	690	5,384
Household contains at least one person 62-74 years of age	1,926	2,157	2,352	1,945	11,097
Household contains at least one person age 75 or older	2,269	2,242	1,702	974	3,175
Households with one or more children 6 years old or younger *	2,909	2,182	1,953	1,529	9,498
* The highest income category for these family types is >80% HAMFI					

Table 3 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	509	225	295	125	1,154	116	130	29	109	384
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	170	80	30	34	314	85	40	60	20	205
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	380	535	100	79	1,094	145	55	139	15	354
Housing cost burden greater than 50% of income (and none of the above problems)	10,614	2,447	530	55	13,646	3,421	2,523	1,563	667	8,174
Housing cost burden greater than 30% of income (and none of the above problems)	1,524	4,535	2,900	843	9,802	823	1,554	2,499	2,850	7,726
Zero/negative Income (and none of the above problems)	704	0	0	0	704	324	0	0	0	324

Table 4 – Housing Problems Table

Data Source: 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	11,664	3,292	950	293	16,199	3,771	2,743	1,792	811	9,117
Having none of four housing problems	2,560	6,045	6,355	4,319	19,279	1,689	4,331	6,675	7,280	19,975
Household has negative income, but none of the other housing problems	704	0	0	0	704	324	0	0	0	324

Table 5 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30 percent

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,310	1,565	1,065	5,940	1,022	1,713	1,617	4,352
Large Related	705	454	165	1,324	287	185	214	686
Elderly	1,198	891	294	2,383	1,580	1,164	922	3,666
Other	7,743	4,613	2,055	14,411	1,556	1,157	1,314	4,027
Total need by income	12,956	7,523	3,579	24,058	4,445	4,219	4,067	12,731

Table 6 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50 percent

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,685	460	115	3,260	819	1,093	528	2,440
Large Related	440	114	25	579	237	75	60	372
Elderly	950	427	85	1,462	1,102	594	438	2,134
Other	7,094	1,569	315	8,978	1,421	873	544	2,838
Total need by income	11,169	2,570	540	14,279	3,579	2,635	1,570	7,784

Table 7 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single-family households	430	425	85	113	1,053	185	95	159	20	459
Multiple, unrelated family households	60	140	45	0	245	45	0	40	15	100
Other, non-family households	65	80	0	0	145	4	0	0	0	4
Total need by income	555	645	130	113	1,443	234	95	199	35	563

Table 8 – Crowding Information - 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 9 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

Estimating the needs of single person households in the City of Boulder is complicated by the large student population drawn to the area to attend the University of Colorado – Boulder. Because their earnings are limited, students can make up a significant proportion of households living in poverty and facing housing challenges. This is usually a temporary situation for most students, which changes when they graduate and find employment.

The presence of the large student population can make it challenging for non-student single person households to find affordable rents. The rental market caters to the student population. Many students live with roommates, are willing to live in smaller units and can pay more in rent.

The rental gaps analysis conducted for the City of Boulder to support the eCon Plan estimates that as many as 5,100 renters living in one person households cannot find housing they can afford. The gap is largest for those earning 0 to 30 percent AMI.

Apartment vacancy rates in the region are very low, less than 3 percent (data as of 3Q13). The median rent for an efficiency unit is \$800/month; the median 1-bedroom unit rents for \$1,045 per month. A single person household earning 30 percent AMI would need rental subsidies ranging between \$200 and \$500 per month to avoid being cost burdened.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Overall, 5 percent of Boulder residents have some type of disability. About 36 percent of those are seniors. In Boulder County as a whole, 7 percent of the population has some type of disability.

Forty-seven percent of households with a disability earn less than \$65,000 per year compared to 37 percent of all households.

According to the Housing Choice surveys completed for this eCon Plan, just over half (53%) of households with a disabled member said their home/apartment has the accessibility modifications to meet their family's accessibility needs. Modifications residents said they needed included access to stairs, accessible bathrooms, wheelchair accessibility, fire alarms (for hearing difficulty) and lower cabinets.

Thirty-seven percent of persons with a disability have some type of supportive service need, compared to just 7 percent of all residents. The most common needs for persons with a disability were help with housekeeping, yard work/shoveling and rides to doctor's appointments/grocery store/other places.

A person with a disability place high value on housing that is located near their place of employment, near transit and is affordable. This type of housing can be hard to find in the region, particularly in the City of Boulder, according to participants in the survey.

Among in-commuting households with a disabled member, 23 percent said they had to move from Boulder against their wishes in the past five years, primarily due to the cost of housing. None said they had to move due to accessibility concerns.

Sixty-eight percent of in-commuter households with a disabled member did consider Boulder when looking for their current housing. When asked why they did not choose Boulder, 61 percent said they couldn't afford it. Ten percent said they couldn't find accessible housing in Boulder.

The needs of victims of domestic violence were gathered through stakeholder interviews. These residents are extremely challenged to find housing that is quickly available given the region's very tight rental market. Additional transitional housing to serve this population is needed.

What are the most common housing problems?

According to the CHAS data above and the City of Boulder's Housing Market Analysis, the City of Boulder's most common housing problems occur for renters earning less than 30 percent of AMI. These renters have a very hard time finding affordable rentals beyond those provided by local housing authorities. This is true for the City of Longmont as well.

Housing problems this population faces most frequently are severe overcrowding, housing cost burden greater than 50 percent of income and zero/negative income. Over 50 percent (54%) of this population

problems face severe overcrowding and nearly 80 percent (78%) have housing cost burden greater than 50 percent of income.

Renters facing overcrowding are mostly those earning between 30 to 50 percent of AMI (49% live in overcrowded conditions). These renters are likely low income families working in the retail and service industries.

For owners, cost burden is the most common housing problem, reflective of the area's very high home prices.

Are any populations/household types more affected than others by these problems?

Nearly three-quarters (72%) of renter households with one or more severe housing problems earn less than 30 percent of AMI. Severe housing problems for owner households expand across a wider earnings bracket.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Clients who are newly homeless or experiencing a first time major crisis are often in need of lighter touch housing assistance. To address needs of these clients, Boulder County Department of Housing & Human Services (DHHS) created the Housing Stabilization Program (HSP) to provide homelessness prevention and rapid rehousing services accessible via Boulder County's Community-Based Organizations. Boulder County contracts with seven external organizations to provide HSP services: EFAA, Sister Carmen, OUR Center, Bridge House, SPAN, Safe Shelter, and Mental Health Partner's Community Infant Program (CIP).

HSP serves individuals who are at or below 80 percent Federal Poverty Level (FPL) and who appear to need 12 months or less rental assistance to return to self-sufficiency. The program is intended as a short term, one-time program. This program has been especially helpful for victims of domestic violence or divorce. Clients with medical issues and sudden job loss also are good fits for the program. HSP also helps with one time deposit-only and first-month's rent. Clients accessing this assistance tend to have more stable lives in place, higher income levels (50%-80% FPL) and need only brief intervention. HSP clients who seek longer term assistance tend to be lower on the FPL range.

The Short-Term Housing, Family Unification Program (FUP), and TBRA programs serve higher risk of homelessness populations with slightly different entry criteria. Clients in these programs are almost universally at or below 30 percent FPL (with TBRA, documented homelessness is a requirement at program entry). The Short-term Housing and FUP programs require a child-welfare concern, while TBRA requires families to have McKinney Vento status. Both Short-term Housing and TBRA are Rapid-

Rehousing programs, whereas FUP can also be eviction prevention. Clients are typically either working minimum-wage jobs or are on TANF and SNAP.

The Family Self-Sufficiency Program (FSS) serves a population with lower risk of homelessness. Clients must have educational and/or employment goals that would benefit from five years of on-going assistance and case management. Typical clients are single parents who want to return to school for college degree or skilled trade.

Families are a large proportion (45%) of the City's homeless. Emergency Family Assistance Association (EFAA) is a local provider of shelter, housing and related emergency services to Boulder's homeless and near-homeless families. The agency provides 18 units of housing targeted to homeless families (six emergency shelter units and 12 transitional housing units) and an additional 38 units elsewhere in the county. EFAA's current eligibility criteria require families to have incomes of at least \$1,000 per month before they can qualify for services and transitional housing.

In 2014, Boulder Housing Partners (BHP) completed construction of and opened Lee Hill, a 31-unit apartment building housing chronically homeless individuals. Using a Housing First approach, residents will receive supportive services from case managers while residing in stable housing.

Boulder County provides rapid re-housing in all areas of the county. The City of Longmont has assisted 37 households into a Housing First Program with all maintaining their housing or finding alternative permanent housing solutions in 2014.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

In the City of Longmont, the 2014 Point-in-Time survey counted 214 persons in 91 households (HH) that were at risk of becoming homeless. Nearly 75 percent of the total persons were children. Over 50 percent (48 HH) were comprised of 42 singles and six couples with children. Another 27 HH were single parents with children. These persons at risk of becoming homeless reported a myriad of issues increasing their risk, including language barriers, serious mental illness, serious medical or physical conditions, and substance abuse.

At-risk of homelessness is defined as an individual or family who reported staying in the following locations on the night of the Point-in-Time survey:

- Temporarily with family or friends
- In a motel/hotel paid for by self
- In jail, prison or juvenile detention
- In a hospital, psychiatric hospital, substance abuse treatment program or halfway house

- Facing eviction from permanent supportive housing
- Facing eviction from an apartment or house including Section 8
- Staying “somewhere else” and said they are homeless
- Staying “somewhere else” and facing eviction

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Characteristics that are linked with housing instability and increased risk of homelessness include: mental health issues, domestic violence issues, special-needs or disability conditions, low-education levels (i.e. high school drop-out, or lack of skilled trade), poor social networks, substance abuse, single-parenthood with multiple children, and/or former foster care history. Inter-generational poverty is also a typical client characteristic for many of our higher-risk housing programs.

Some populations are more at risk for homelessness including single parent families and youth. A primary indicator for persons/families at risk is poverty. Households with incomes at or below 30 percent of AMI are at particular risk. An inability to make a wage that would put a family above the poverty level directly increases their risk of homelessness. The fact that Longmont and the remainder of Boulder County is facing a severe rental housing shortage with vacancy rates below 3 percent and ever increasing rents is forcing more and more families and individuals that were barely hanging on, out of their housing and into unsafe situations.

Discussion

There are two key gaps for homeless families in the Boulder-Broomfield Consortium region: 1) lack of emergency shelter for families with either no incomes or very low incomes; and 2) very low vacancy rates in affordable rental housing. Access to affordable housing is a significant barrier for support services clients in reaching self-sufficiency.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (defined as 10 percentage points or more) than the income level as a whole. For example, assume that 60 percent of all low-income households within a jurisdiction have a housing problem and 70 percent of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

Disproportionate housing needs in a population are defined as having one or more of the following four housing problems in greater proportion than the jurisdiction as a whole or than whites: 1) Living in housing that lacks complete kitchen facilities, 2) Living in housing that lacks complete plumbing facilities, 3) More than one person per room (overcrowded), and 4) Cost burden greater than 30 percent of AMI.

0–30 Percent of AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,699	1,998	914
White	12,454	1,599	665
Black / African American	253	10	30
Asian	649	29	87
American Indian, Alaska Native	65	19	0
Pacific Islander	0	0	0
Hispanic	2,965	305	125

Table 10 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1) Lacks complete kitchen facilities, 2) Lacks complete plumbing facilities, 3) More than one person per room, 4) Cost burden greater than 30 percent.

30–50 Percent of AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,454	4,261	0
White	9,574	3,255	0
Black / African American	100	75	0
Asian	365	145	0
American Indian, Alaska Native	15	20	0
Pacific Islander	0	0	0
Hispanic	1,320	729	0

Table 11 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1) Lacks complete kitchen facilities, 2) Lacks complete plumbing facilities, 3) More than one person per room, 4) Cost burden greater than 30 percent.

50–80 Percent of AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,244	8,777	0
White	7,403	7,432	0
Black / African American	30	40	0
Asian	295	259	0
American Indian, Alaska Native	30	50	0
Pacific Islander	0	0	0
Hispanic	1,329	834	0

Table 12 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1) Lacks complete kitchen facilities, 2) Lacks complete plumbing facilities, 3) More than one person per room, 4) Cost burden greater than 30 percent.

80–100 Percent of AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,312	8,528	0
White	4,556	7,169	0
Black / African American	100	4	0
Asian	180	298	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	0	0
Hispanic	415	899	0

Table 13 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1) Lacks complete kitchen facilities, 2) Lacks complete plumbing facilities, 3) More than one person per room, 4) Cost burden greater than 30 percent.

Discussion

The above disproportionate needs tables were generated by HUD for the eCon Plan from a proprietary data set. The numbers appear to represent on the City of Boulder.

The greatest disproportionate need in Boulder exists for households earning 80 to 100 percent of the AMI. Nearly 100 percent of African Americans in this earnings bracket have housing problems, 57 percent greater than whites and 58 percent higher than the jurisdiction as a whole.

The vast majority of Boulder households earning less than 30 percent of AMI with one or more housing problems are white, with 89 percent of whites experiencing problems. In this case, a disproportionate need for a racial or ethnic group would need to be 99 percent. Both African Americans and are close to that definition at 96 percent of their racial/ethnic group in this earnings bracket.

There are no ethnic groups with disproportionate housing problems in the 30 to 50 percent of AMI category. For households earning 30 to 50 percent of AMI, whites have the highest percentage of households with housing problems (75% of households) versus 57 percent of African American

households and 64 percent of Hispanics. Hispanics earning 50 to 80 percent of AMI show disproportionately greater housing needs than both whites and the jurisdiction as a whole (61% v. 50% and 51%, respectively).

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section discusses severe housing needs as defined by HUD, using HUD-prepared housing needs data. The tables show the number of Boulder households that have severe housing needs by income and race and ethnicity. Needs are defined as one or more of the following housing problems: 1. Housing lacks complete kitchen facilities, 2. Housing lacks complete plumbing facilities, 3. Household has more than 1.5 persons per room, 4. Household cost burden exceeds 50 percent.

0–30 Percent of AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,554	4,148	914
White	11,034	3,013	665
Black / African American	218	44	30
Asian	519	165	87
American Indian, Alaska Native	65	19	0
Pacific Islander	0	0	0
Hispanic	2,400	880	125

Table 14 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1) Lacks complete kitchen facilities, 2) Lacks complete plumbing facilities, 3) More than 1.5 persons per room, 4) Cost burden over 50 percent.

30–50 Percent of AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,639	10,082	0
White	4,809	8,002	0
Black / African American	55	120	0
Asian	149	355	0
American Indian, Alaska Native	15	20	0
Pacific Islander	0	0	0
Hispanic	585	1,459	0

Table 15 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1) Lacks complete kitchen facilities, 2) Lacks complete plumbing facilities, 3) More than 1.5 persons per room, 4) Cost burden over 50 percent.

50–80 Percent of AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,089	14,908	0
White	2,338	12,478	0
Black / African American	10	60	0
Asian	105	450	0
American Indian, Alaska Native	30	50	0
Pacific Islander	0	0	0
Hispanic	535	1,638	0

Table 16 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1) Lacks complete kitchen facilities, 2) Lacks complete plumbing facilities, 3) More than 1.5 persons per room, 4) Cost burden over 50 percent.

80–100 Percent of AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,078	12,756	0
White	973	10,767	0
Black / African American	0	104	0
Asian	70	413	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	0	0
Hispanic	49	1,259	0

Table 17 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1) Lacks complete kitchen facilities, 2) Lacks complete plumbing facilities, 3) More than 1.5 persons per room, 4) Cost burden over 50 percent.

Discussion

Boulder households facing severe housing problems show disproportionate need among some racial/ethnic groups in all but the lowest income bracket.

For households earning 30 to 50 of the AMI, the disproportionate need is 63 percent (compared to whites and the jurisdiction as a whole).

In the 50 to 80 percent of AMI category, Native Americans have a 22 percent disproportionate need relative to whites and 23 percent disproportionate need to the jurisdiction as a whole. Hispanics households fall just under the disproportionate need definition (9%).

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the of that category of need as a whole.

Introduction

Cost burden is experienced when a household pays more than 30 percent of their gross household income toward housing costs, including utilities, insurance and property taxes (for homeowners). Severe cost burden occurs when a household pays 50 percent or more of gross household income in housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	86,423	26,708	22,740	1,010
White	75,570	22,047	18,757	745
Black / African American	524	259	275	34
Asian	2,794	935	709	97
American Indian, Alaska Native	293	50	60	0
Pacific Islander	29	0	0	0
Hispanic	6,014	3,214	2,555	125

Table 18 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion

The only disproportionate housing cost burden is for Pacific Islanders, who experience severe cost burden at a rate 35 percentage points greater than whites. The rate is also nearly 36 percentage points higher than the jurisdiction as a whole. It is important to note that the number of Pacific Islander households is very small relative to the jurisdiction. Native Americans experience of housing cost burden is nearly disproportionate, at 73 percent versus 65 percent for whites.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

See the Discussion in sections NA-15, NA-20 and NA-25.

If they have needs not identified above, what are those needs?

Housing needs of African American, Hispanic and Nepalese households were discussed in the focus groups conducted for the eCon Plan. The needs expressed in these groups that were particular to specific populations include:

- Long time African American homeowners worry they may need to move because of rising property taxes. Many do not view their homes as investments, but as the only opportunity their children may have to live in Boulder.
- Participants in the Hispanic and Nepalese focus groups said they highly valued living in Boulder. Most work numerous full and part-time jobs to pay their rent at the mobile home park. Both groups of immigrants described Boulder as safe and peaceful and they are willing to work as much as it takes to keep living in Boulder—until they want to buy a home. Because buying a single-family home is their dream, many explained that they would have to leave Boulder when they buy a home.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are eight Census tracts in the Boulder/Broomfield HOME Consortium with high concentrations of residents who report Hispanic origin. These Census tracts are distributed between Longmont, Census tracts located adjacent to the City of Boulder in unincorporated Boulder County, and in the City of Lafayette.

In the City of Boulder, a Census tract located on the south end of Boulder is estimated to be 44.74 percent African American. A second Census tract is located west of Boulder in the foothills. In this community, 47.83 percent of residents (11 of 23 residents) are estimated to have two or more races.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

This section contains tables showing the numbers and types of public housing available in the Consortium, as well as the makeup of persons that are utilizing the various types of housing, and housing assistance.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	449	8	332	1,310	144	741	0	0	231

Table 19 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center) **Public Housing -- 332 physical units; not vouchers

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	13,197	9,100	16,215	14,407	16,558	14,152	0	0	0
Average length of stay	0	0	12	3	5	3	0	0	0
Average Household size	2.4	8	3	1	2	1	0	0	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	130	3	60	332	3	199	0	0
# of Disabled Families	202	5	82	522	9	361	0	0
# of Families requesting accessibility features	0	0	0	0	2	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	6	0	6	0	0

Table 20 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project – based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	427	0	0	1,129	104	632	0	0	0
Black/African American	7	0	0	38	5	26	0	0	0
Asian	3	0	0	18	0	15	0	0	0
American Indian/Alaska Native	9	0	0	9	0	0	0	0	0
Pacific Islander	1	0	0	1	0	2	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 21 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	203	0	164	373	53	117	0	0	0
Not Hispanic	244	0	134	935	67	624	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 22 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Longmont Housing Team (LHOT) has no current waiting list. The last lottery was in 2011, and the last issued voucher was in January 2013.

What are the number and type of families on the waiting lists for public housing and Section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The City of Boulder has a shortage of affordable attached homes in particular, but is in need of affordable housing stock in general. The City of Longmont is in need of housing stock in all sizes and ranges of affordability. In addition, housing maintenance funds are needed to maintain and preserve affordable housing.

How do these needs compare to the housing needs of the population at large?

In the City of Longmont, the needs of Section 504 recipients are the same as the population at large. Resident services are also needed to maintain low-income housing.

Discussion

Please see above.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Boulder County and Broomfield County provide homeless housing throughout the County, including the cities of Boulder, Longmont, and Broomfield. Below is a brief summary of homeless housing inventories and the population(s) they serve, followed by more detail by city/county.

- Warming Center Beds: 217 beds.
- Overnight Shelter: 276 beds; 20 vouchers.
- Transitional Housing: 334 beds; 379 vouchers.
- Permanent Supportive Housing: 145 beds; 415 vouchers.

City of Boulder

- Warming Center Beds: 177 winter beds serving adult men and women (32 of which are camping beds only available in the summer).
- Overnight Shelter: 218 beds, 160 of which serve adult men and women only (110 of these beds are only available in the winter). The remaining beds serve youth, families, and victims of domestic violence. The City also has six EFAA vouchers.
- Transitional Housing: 5.5 beds, 4 for HIV population and another 1 to 2 beds for homeless addicted to substances. Boulder has 35 vouchers for transitional housing, 16 of which are targeted to families.
- Permanent Supportive Housing: 41 vouchers for facility based housing, 31 of which target chronically homeless and the remainder are for those with serious mental illness.

City of Longmont

- Warming Center Beds: 40 winter beds serving adult men and woman.
- Overnight Shelter: 48 beds, 25 of which target families and the remainder target victims of DV and children. The City also has 10 EFAA vouchers for families.
- Transitional Housing: 34 beds of which all but 8 beds serve all homeless populations; 91 housing vouchers targeting all homeless populations.
- Permanent Supportive Housing: 95 beds with all but 16 beds (singles only) serving all homeless populations. The City has 64 supportive housing vouchers, 26 of which are designated for mental health, 2 for probation, and the remainder serves all homeless populations.

City/County of Broomfield

- Permanent Supportive Housing: Boulder and Broomfield Counties partner to provide 190 supportive housing vouchers targeted to homeless with serious mental illness. The current distribution of vouchers in use is as follows; 86 in Boulder, 78 in Longmont, 7 in Broomfield, and 10 in other Boulder County cities/towns.

Boulder (County-wide)

- Overnight Shelter: 10 beds and 4 vouchers targeted to families, located in the City of Lafayette.
- Transitional Housing: 295 beds countywide through BCHA are targeted to all homeless populations, and 253 vouchers that primarily target families (10 vouchers are available for transition-aged youth).
- Permanent Supportive Housing: 50 beds for chronically homeless veterans and their families, and 99 vouchers, 35 of which serve chronically homeless veterans. The remaining vouchers serve families involved in child protection and families participating in the self-sufficiency programs.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Becoming Homeless, Length of Homelessness

In Boulder County's 2014 Point in Time Count and Survey (PIT) the largest percentage of respondents (37%) reported being homeless more than one month but less than one year. The second highest percentage (20%) reported being homeless for one to three years.

In Boulder County PIT counts from 2012-14, an average of 125 people were counted as chronically homeless each year and an average of 394 people were considered newly homeless each year. National estimates suggest PIT undercounts the homeless population by at least half.

In the City of Longmont there were a total of 266 persons in 145 households who met the HUD definition of homeless, according to the 2014 PIT. There were 98 single persons, 107 were in single parent households (31 respondents), 51 were couples with children (12 households), and five were couples without children (10 persons). Persons of Hispanic origin represented 33 percent (49 persons). There were 10 (7%) veterans in addition to the 266 persons, but only six were receiving veteran's benefits. Newly homeless as of January, 2014 were 54 persons in 23 households (20% of those answering the PIT survey). Ten respondents reported being homeless for less than one month; 37 for more than one month, but less than a year (25.5%, the highest percentage); 23 for one to three years; and 15 for more than three years. There were 19 chronically homeless individuals and 12 were unsheltered at the time of the survey.

Exiting homelessness

In 2013, agencies receiving City of Boulder human services funding reported helping 330 homeless/formerly homeless people to obtain or maintain permanent housing. In November 2014, a new 31-unit supportive housing development (Lee Hill) opened in the City of Boulder to help an additional 31 chronically homeless individuals exit homelessness. Recently Boulder County was also awarded additional Veterans Affairs Supportive Housing (VASH) vouchers to help veterans exit homelessness and enter permanent housing.

Since adoption of the Boulder County Ten-Year Plan to Address Homelessness in 2010, the following resources have also been developed to assist people in exiting homelessness:

- Bridge House started the Ready-to-Work (RTW) program.
- Bridge House and OUR Center have added peer navigator outreach workers to staff.
- Boulder County Cares (BCC) street outreach is in operation during winter months.
- Boulder County Medicaid enrollment increased dramatically to 42,000 people.
- Boulder County team accepted as part of Governor's Supportive Housing Toolkit Initiative.
- HUD VASH vouchers were issued to 35 homeless veteran households to permanently house them. Boulder County was invited to apply for an additional 25 vouchers.
- Boulder Shelter hired a full time benefits coordinator for SSI/SSDI applications.
- Homeless Outreach Providing Encouragement (HOPE) street outreach is operating year-round in City of Longmont.
- Longmont Housing Authority purchased The Suites, 71 units of housing for the homeless.
- Lee Hill 31-unit Housing First development is in process in Boulder.
- Fifty family and youth households housed by Boulder County via HUD Family Reunification funding.
- The town of Lafayette developed 24 family units.
- The town of Lafayette purchased 18 units for vulnerable homeless.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

One estimate of this population would be a combination of the McKinney Vento enrollment numbers from school districts multiplied by 1.4 to capture the families with children ages 0-5 who are not yet enrolled in school. The current McKinney Vento population in BVSD is 282 children, and in SVVSD is approaching 400 children. This would combine for nearly 700 homeless children as of October 20, 2014 (the at-risk of homelessness group does not qualify for McKinney Vento status). If we multiply $700 * 1.4 = 1,000$ homeless children (includes doubled-up) in Boulder County as of October 20, 2014. 1,000 children would represent approximately 500 families (average 2.0 children per family) who are currently homeless or unstably housed (doubled up) in Boulder County.

Our best estimate of families “at risk of homelessness” would be to double the number of documented homeless families. This is based on the Boulder County Housing Stabilization Program (HSP) metrics where approximately half the clients need to be rehoused, with the other half needing eviction prevention. This methodology suggests the number of families currently in need of housing assistance would be approximately 1,000 households. Of these, based on population demographics, approximately 30 percent may be undocumented and therefore ineligible for assistance unless there was a safety concern.

City of Longmont 2014 PIT indicates that about 61 percent of the City’s homeless are families with children. There were 10 veterans but familial status could not be determined.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Racial and ethnic minorities are disproportionately impacted by homelessness in Boulder County. Below are percentages of people of color in the 2014 PIT, compared to their percentage of the overall county population.

Latino/Hispanic: 14 percent of county population, 19 percent of PIT.

African American: 1 percent of county population, 6 percent of PIT.

American Indian/Alaska Native: 1 percent of county population, 4 percent of PIT.

Mixed race: 3 percent of county population, 10 percent of PIT.

Persons affected by physical and/or developmental disabilities are also disproportionately impacted by homelessness in Boulder County, with 59 percent reporting a disabling condition in the 2014 PIT.

In City of Longmont the homeless population by racial and ethnic group is slightly different than Boulder County at large. The most significant difference is persons of Hispanic origin, which make up 20 percent more of the City’s homeless population than in Boulder County at large.

Hispanic/Latino: 34 percent of city population.

African American: 8 percent of city population.

American Indian/Alaska Native: 2 percent of city population.

Mixed race: 6 percent of city population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In the 2014 PIT, 94 people (11%) of those counted in Boulder County were unsheltered. Unsheltered individuals may have multiple barriers including disabilities and mental health issues preventing them from accessing available services. They are often in need of permanent supportive housing.

In the 2014 PIT, 12 people (5%) of those counted in City of Longmont were unsheltered, 49 people (35%) were in an emergency shelter, and 78 (53%) were in time-limited transitional housing.

Discussion:

Please see above.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

This section provides an overview of the housing and supportive service needs of non-homeless special populations in the Boulder/Broomfield Consortium area. Information on needs was gathered through stakeholder consultation.

Describe the characteristics of special needs populations in your community:

Special populations with the most significant needs in the Boulder/Broomfield Consortium area include:

Undocumented residents and workers. Many have housing and supportive service needs but are reluctant to seek out services because of their citizenship status. In some cases, they cannot access services. Living in overcrowded conditions to avoid cost burden is a common strategy.

Pregnant young women who need both affordable housing and child care. Transitional housing options are limited in Boulder and Broomfield Counties. As such, many families needing transitional housing resort to living in their cars and/or cycling through shelters in Denver and surrounding communities with greater resources.

Survivors of domestic violence seeking affordable rental housing. In tight rental markets, when landlords are choosing among many tenants, survivors have a harder time finding rental housing due to rental histories that have been blemished by their former partners. They are more likely to remain housed with their abusers in very tight rental markets.

Elderly residents living on fixed incomes. Many residents affected by the 2013 floods were seniors. They have significant housing repair needs or have lost their homes.

Persons with mental illnesses. These residents need a variety of housing options to address their differing needs and are particularly difficult to house in tight housing markets.

Low income workers seeking affordable housing. For many workers—particularly those in low wage industries—down payment requirements for rental units are too high, and the funds needed to attain homeownership are unreachable. Many landlords are now requiring first and last months' rents in addition to a security deposit.

What are the housing and supportive service needs of these populations and how are these needs determined?

On September 24, 2014, the Consortium held a focus group with providers of housing and community development services to low and moderate income residents in Boulder and Broomfield Counties. The purpose of the focus group was to obtain information on the greatest unmet housing and community

development needs of low and moderate income and special needs populations in the Consortium. Attendees were asked to discuss:

- The most common housing problems of their clients,
- The need for specific types of housing,
- If and how needs differ by race and ethnic composition of clients,
- The primary supportive service needs of clients, and
- The strengths and gaps in the delivery of services to clients.

Stakeholders agree that all low income and special needs populations in the Boulder/Broomfield region have a consistent need for affordable rental units. The 2013 floods made an already very tight rental market much worse. Recent cutbacks in social services—primary food stamps and child care subsidies—have further exacerbated this need. Low income and special needs renters in the Consortium often compete with students when seeking rentals, many of whom receive parental help and guarantees or roommates and, as such, can afford to pay more per month in rent.

Many special needs populations also need housing with supportive services and, ideally, housing near public transit. Persons with mental illness, in particular, do best with onsite counselors. Some residents are seeking services for the first time, due to the floods, and are unsure how to obtain help.

A full discussion of the needs of special populations is contained in Appendix A, which is appended to this eCon Plan.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area: N/A

Discussion:

Please see Appendix A.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

With limited financial resources available to support the capital improvement needs of public facilities the City of Boulder's annual community development funding allocation prioritizes the capital needs, including facility acquisition and rehabilitation, of agencies that serve low-income households in Boulder. Recent public facility improvements have included: infrastructure improvements at a local urban garden, installation of solar panels, rooftop HVAC systems and outdoor education classrooms at a nonprofit preschool serving low income households, parking lot expansion, installation of a fire protection system and roof replacement for an early childhood education center serving low income households, installation of a secure entryway at the YWCA community facility, and capital improvements at Dental Aid, a facility which provides dental care to low income persons. While the majority of funds are distributed during the annual fund round, the City partners with service providers throughout the year to address emergency needs.

How were these needs determined?

The capital improvement needs of City of Boulder service providers are identified through the annual fund round. The availability of funds is announced through the Notice of Funding availability that is both published and released to housing and service providers. In addition to the City of Boulder Community Development Fund Round, staff coordinates closely with the Human Services Fund Round which provides programming funds to local service providers. Capital improvement needs identified through the Human Services Fund Round are referred to the City's Community Development Fund Round.

The City of Longmont determined capital improvement needs through an in-depth evaluation of the City's public facilities.

Describe the jurisdiction's need for Public Improvements:

The City of Boulder prioritizes capital improvements to meet capital needs, including facility acquisition and rehabilitation, of agencies that serve low-income households in Boulder. Public improvements have included parking lot improvement, installation of bike paths and accessibility improvements.

How were these needs determined?

Needs are continuously identified through the annual funding round as well as ongoing coordination with local service providers serving low income populations.

Describe the jurisdiction's need for Public Services:

The City focuses its allowable CDBG public service funds to support Family Resource Schools, a collaborative effort between the City of Boulder and Boulder County serving all residents of the City of Boulder with a child up to 19 years of age or families with a child enrolled in a BVSD school within the city limits. Programs are dedicated to supporting a family's capacity to raise healthy, well-functioning,

and successful children. The broad array of prevention and early intervention services are developed and delivered according to the unique needs of families in each school community. The program especially emphasizes outreach to traditionally underserved populations to increase access to basic services and involvement in school.

The City of Boulder's Human Services Fund (HSF) provides approximately \$2 million annually to community agencies providing services to Boulder residents in support of the Housing and Human Services Master Plan. As needs are identified that might be suitable for Community Development funding, the HSF Manager refers applicants to the Community Development Fund Round.

How were these needs determined?

Needs are identified through a competitive process that aligns with City of Boulder priorities and goals. Applications are submitted using an online grant management system, which is shared with the City of Longmont, Boulder County and Foothills United Way. Through the joint application system, agencies or organizations may apply to more than one funder and/or more than one impact area per funder, but individual programs can only apply for ONE impact area per funder. Although the cities of Boulder and Longmont, Boulder County and Foothills United Way are collaborating for the joint application process, each funder will be awarding its own funds through its own grant review process, and some funder requirements may be different as described in the application.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section continues the discussion of housing needs in the above (NA) section with a more specific focus on housing costs and condition.

Boulder County rental vacancies and home sales in 2012 show a very tight housing market. Most communities in Boulder County are seeing rent vacancies well below the industry accepted stabilized rate of 5 percent, and housing affordability continues to decline for moderate-to-low income households.

The Metro Denver Vacancy Survey, 4th Quarter 2012 found zero vacant units in the City of Boulder for 1-person and 3-person households earning less than 60 percent of MFI. By comparison, surrounding communities have 62 vacant units for such households. Most of these units are located in Broomfield. A rent survey in November 2013, conducted by Community Strategies Institute, found only 17 vacant units of 1,782 surveyed.

Many parts of the Boulder-Broomfield region are facing one of the tightest housing markets in its history. For example, Boulder's rental vacancies were near zero in late 2012, and the City's median home price crossed the half-million mark in 2011.

Since 2000, home values in Boulder have been rising faster than the county as a whole. Between 2005 and 2012, the median list/sold price in Boulder increased by 16 percent (from \$387,700 to \$450,000), compared to a 5 percent increase in the remainder of the county (\$275,000 in 2005 to \$290,000 in 2012).

The City of Longmont is also experiencing increases in housing costs yet remains one of the most affordable communities in the Boulder-Broomfield region.

The next 10 to 20 years may show the region changing more than it did during the past decade if demand for living in the City core continues, employment expands and opportunities to increase housing stock are limited. Future workforce may be more likely to commute in from areas on the outskirts of or outside of Boulder, given the limited growth within the county. Surrounding communities, including Longmont, Westminster, Arvada and even Denver offer much more affordability.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

This section provides an overview of the housing supply in Boulder County and Broomfield City/County.

All Residential Properties by Number of Units

Property Type	Number	%
1-unit detached structure	94,256	62%
1-unit, attached structure	11,549	8%
2-4 units	7,923	5%
5-19 units	18,073	12%
20 or more units	15,420	10%
Mobile Home, boat, RV, van, etc.	4,824	3%
Total	152,045	100%

Table 23 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	152	0%	1,941	4%
1 bedroom	2,506	3%	13,743	28%
2 bedrooms	16,160	17%	18,294	38%
3 or more bedrooms	75,184	80%	14,673	30%
Total	94,002	100%	48,651	100%

Table 24 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Boulder will support Boulder Housing Partners in 2015 to upgrade more than 300 units of public housing to modern standards and convert them to sustainable financing. This will be accomplished through Project Renovate.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The June 23, 2014 expiring use database maintained by HUD shows 20 properties in Boulder and Broomfield Counties with public subsidies. There are nine properties in Longmont, six in Boulder, two in

Broomfield, and one each in Louisville, Lyons and Lafayette. Nine out of the 20 properties have usage expiration dates of one year or less.

The public subsidy properties' mix includes the following:

- Five Section 202 properties that serve low to very-low income elderly;
- Four LMSA properties;
- Four HFDA properties;
- Three Section 811 properties that serve very low income persons with disabilities;
- Two Section 8 properties; and
- Two Section 515 properties.

Does the availability of housing units meet the needs of the population?

No, please see the discussion of market gaps in NA-05.

Describe the need for specific types of housing:

There are two primary needs in the Consortium region: 1) A shortage of rental units affordable to renter households earning less than 50 percent AMI, particularly for those earning less than 30 percent AMI; and 2) A need for affordable homeownership products.

As discussed above, the renter gap for the City of Boulder is approximately 5,000 units (0-50% AMI) and for Longmont, 4,000 units (0-80% AMI).

A rental gaps analysis was conducted for Boulder and Broomfield Counties to support this eCon Plan. The model indicates that for residents earning less than \$25,000 per year in Boulder County overall a gap of approximately 11,000 units exists. Comparatively, in Broomfield County the gap is 800 units.

Homeownership units are limited for low and moderate income households. Five percent of the Denver-Boulder's homes for sale of less than \$150,000 were located in Boulder County (0% in Broomfield); 7 percent of units priced between \$150,000 and \$250,000 (2% in Broomfield) and just 9 percent for units priced between \$250,000 and \$350,000 (2% in Broomfield).

Affordable homeownership units are generally detached single-family homes for sale in Longmont or attached, deed-restricted units in the City of Boulder.

Discussion

Please see above.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

This section contains pre-populated HUD tables that support the housing needs and market analysis discussions above.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	N/A	N/A	N/A
Median Contract Rent	N/A	N/A	N/A

Table 25 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,246	4.6%
\$500-999	18,947	38.6%
\$1,000-1,499	17,038	34.7%
\$1,500-1,999		
\$1,500 or more	10,847	22.1%
Total	49,078	100.0%

Table 26 - Rent Paid

Data Source: 2007-2011 ACS(2008 – 2012 ACS) Boulder and Broomfield Counties combined

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,730	No Data
50% HAMFI	14,259	3,374
80% HAMFI	28,184	9,061
100% HAMFI	No Data	16,583
Total	45,173	29,018

Table 27 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent (Boulder County only)	820	952	1,178	1,736	2,062
High HOME Rent	748	868	1,091	1,551	1,711
Low HOME Rent	748	868	1,056	1,220	1,361

Table 28 – Monthly Rent

Data Source: HUD FMR 2014 and HOME Rents

FMR for Broomfield County are as follows:

Efficiency \$600;

1-bedroom \$742;

2-bedroom \$960;

3-bedroom \$1,409; and

4-bedroom \$1,633.

Is there sufficient housing for households at all income levels?

No. Please see the discussions on housing needs in NA-05 and MA-05 and MA-10.

How is affordability of housing likely to change considering changes to home values and/or rents?

In the near term, the Consortium is unlikely to see much relief from the gaps in availability and affordability of homes to purchase and rent. It is difficult for supply to keep up with continued demand by households moving into the region and many communities limit in the supply of new housing.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rent is not available for Boulder and Broomfield counties combined.

The Fair Market Rent for a 1-bedroom unit in Boulder County for 2014 was \$952. This is close to the median rent for the Boulder/Broomfield market area in 2012 (\$960) but lags behind the more current median (\$1,172 as of 3Q13).

Discussion

Please see above.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

This section provides an overview of the condition of housing in Boulder County and Broomfield City/County.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

The Consortium provides the following definitions of Substandard Condition and Substandard Condition but Suitable for Rehabilitation.

Substandard Condition: Structure/dwelling unit that does not meet the Uniform Physical Condition Standard (UPCS) and/or local or state codes.

Substandard Condition but Suitable for Rehabilitation: Structure/dwelling unit that does not meet the UPCS and/or local or state codes but is both financially and structurally feasible for rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	25,240	27%	25,156	52%
With two selected Conditions	762	1%	1,630	3%
With three selected Conditions	127	0%	311	1%
With four selected Conditions	2	0%	31	0%
No selected Conditions	67,871	72%	21,523	44%
Total	94,002	100%	48,651	100%

Table 29 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	16,814	18%	6,498	13%
1980-1999	37,167	40%	15,037	31%
1950-1979	34,574	37%	22,161	46%
Before 1950	5,447	6%	4,955	10%
Total	94,002	101%	48,651	100%

Table 30 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	40,021	43%	27,116	56%
Housing Units build before 1980 with children present	9,210	10%	3,646	7%

Table 311 – Year Unit Built

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

As shown in the table above, most of the housing in Boulder and Broomfield counties was built between 1980 and 1999 (40%) and 1950 to 1979 (37%).

As a result of the September 2013 floods the most pressing needs are rehabilitation of, and rebuilding of affordable housing supply. A Colorado United Unmet Need Identification Survey of the City of Boulder showed that most of the units in a 71-unit mobile home park sustained significant damage. They remain inhabited due to a lack of available affordable housing. The mobile home park has primarily very low-income residents, many of whom are undocumented and presumably non-English speaking. Between damaged homes, both owner-occupied and rental, and failing infrastructure, the floods have had a heavy impact on underserved populations.

Low income residents in Lyons and Longmont face similar flood related housing issues. In a February 2014 flood report, Lyons reported that 145 households were still displaced. Two mobile home parks were destroyed. About 68 percent of still-displaced households earn less than 60 percent of the AMI. In contrast, only 30 percent of households that have returned to Lyons since the flood earn below 60 percent AMI; 48 percent earn more than 100 percent of the AMI. This suggests that low income households may have been permanently displaced as a result of the floods.

The elderly population in City of Boulder was also displaced in the floods. For example, a large retirement community in the City of Boulder experienced extensive flood damage. The entire 34-unit assisted living facility and 54 of 1,083 skilled nursing beds were severely damaged. The damaged half of the skilled nursing facility and the entire assisted living facility remains closed for the foreseeable future.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Lead-based paint has been recognized as a major environmental hazard facing children. Elevated blood lead levels in young children can lead to a range of problems from relatively subtle developmental disabilities to severe impairment or even death. Common effects include impaired cognition and functioning, slowed learning abilities and behavioral disorders. Often these manifestations are subtle during early childhood but become more pronounced as children progress through school.

The HUD table above shows that there are 40,021 owner units in the region built before 1980. Of those, 43 percent may have lead based paint hazard. Of the 27,116 rental units built before 1980, 56 percent may have lead based paint hazard. These potential LBP hazards are HUD upper bounds of risk. It is important to note that LBP hazards in the City of Boulder may be lower due to remodeled units driven by high demand for housing.

MA-25 Public and Assisted Housing - 91.410, 91.210(b)

Introduction

Low and moderate income renters needing housing assistance in Boulder and Broomfield counties are primarily served by the Housing Choice Voucher program. The program is offered through three housing agencies, all located in Boulder County; Boulder County Housing Authority, Boulder Housing Partners and Longmont Housing Authority. Broomfield County Housing Authority does not administer Section 8 or Housing Choice Voucher programs.

Housing assistance in the City of Boulder is also provided through the Boulder Housing Coalition. The Coalition offers three income cap co-op housing units. The income caps for the three properties range from \$32,100 to \$50,911 annual income.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available	449	8	332	1,310	144	741	0	0	231
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 322 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center); data directly from PHA.

Describe the supply of public housing developments:

Broomfield county and City of Longmont do not have any public housing developments. Boulder Housing Partners coordinates with City of Boulder in providing 332 public housing units.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

337 units (five units are non-revenue serving as laundry rooms and/or community centers).

All units are tenable and physically in fair condition (there are seven sites, so condition varies depending on age, etc.). Most units are in original condition since construction with original fixtures, but appliances, flooring, fixtures & HVAC equipment have been replaced on an as-needed basis.

Public Housing Condition

Public Housing Development	Average Inspection Score
PH 1 (Family) + PH 2 (Senior)	77c / 75c (2013 REAC)

Table 333 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

In process of implementing a plan to recapitalize and revitalized BHP's public housing through a hybrid of HUD's RAD & Section 18 disposition programs. All units will be renovated including exteriors and common area upgrades.

Discussion

Please see above.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

This section provides an overview of the facilities and services available to assist persons who are experiencing homelessness or at risk of homelessness in the Consortium region.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	100	327	685	396	16
Households with Only Adults	50	20	89		
Chronically Homeless Households				135	31
Veterans					
Unaccompanied Youth	16		10		

Table 344 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Please see the discussion of services provided below.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Boulder County provides rapid rehousing and rental assistance, housing development, voucher program administration, units, vouchers, and rental assistance coupons for transitional housing and permanent housing. The City of Longmont provides services through its Human Services Agency funding, including access healthcare, legal representation, food pantries, shelter, housing, self-sufficiency programs, anti-poverty programs, basic needs, child care, and safe exchanges for children, transitional housing, veterans services, transportation and early childhood learning programs.

Attention Homes runs a program that includes street outreach, day drop-in and overnight emergency shelter bed services to homeless teens.

Boulder Housing Partners develops and manages affordable housing, administers the Housing Choice Voucher program, and partners with local homeless services providers to develop and manage homeless housing, including permanent supportive housing.

Boulder Outreach for Homeless Overflow (BOHO) offers seasonal overnight warming center spaces for adults in partnership with faith community. They also offer year-round women only warming centers and occasional day shelter during severe weather. Beginning November 2014, BOHO will be offering a year-round Residents Warming Center for long term residents with good behavior.

Boulder Shelter for the Homeless offers winter emergency shelter and meals, transitional housing and support, permanent supportive housing and street outreach for homeless adults.

Bridge House provides year-round day shelter, meals, on-site access to health and mental health services, rental assistance, a resource center that provides case management, employment training, classes and support groups, benefits assistance, linkage to multiple agencies, and a Ready To Work (RTW) program that provides transitional employment and training to move on to mainstream employment. RTW will include transitional housing beginning in June 2015.

Clinica Family Health Services and Dental Aid provide health and dental care to low-income people, including those experiencing homelessness on-site.

Emergency Family Assistance Association (EFAA) provides basic needs, prevention through rental and other financial assistance, case management and emergency and transitional housing units.

Mental Health Partners (MHP) provides mental health services, including substance abuse treatment, life skills and employment. MHP administers about 200 CoC and Housing Choice vouchers, partners with homeless service providers for on-site services, and provides mental health intervention (EDGE program) in partnership with Boulder Police Department.

Mother House offers shelter and support for pregnant women experiencing homelessness.

The OUR Center serves as the City of Longmont's initial point of entry for homeless and those at risk of becoming homeless. They provide food, clothing, case management, financial assistance, self-sufficiency programs, mail and phone service, job assistance, child care and transportation vouchers to the Boulder Shelter for the Homeless.

Safehouse Progressive Alliance for Nonviolence (SPAN) provides support for domestic violence survivors through a variety of crisis and transition support services. SPAN also offers emergency shelter beds and transitional housing.

The Suites in Longmont provides permanent supportive housing provides access to mental health through an on-site counselor, health screenings, dental services, employment, alcohol/drug counseling/support, peer support groups, transportation, and an on-site support services manager who also provides case management services.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

This section discusses the needs of special populations in the Consortium.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

According to residents and stakeholders who participated in the Consolidated Planning process, affordability was identified as a need more significant than accessible housing or housing with services. The exception is persons with mental illnesses, who benefit from on-site counselors who can help them monitor medications and seek assistance when needed.

A housing needs assessment conducted for the City of Boulder in spring 2014 estimated that 20 percent of Boulder seniors—about 2,000 seniors—have supportive service needs. An estimated 650 of these residents have unmet needs. The supportive services most needed are minor and include help with yard work, home maintenance and housekeeping.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Mental Health Partners (MHP) in Boulder provides numerous options for individuals being discharged from a publicly funded institution or system of care. These include:

- Five voucher programs which assist individuals who are lower income and disabled pay rent.
- MHP, as a participant in the Colorado Crisis Connections (CCC) program through the state, has four respite beds (shared between Housing and Warner House) which allow individuals in need of respite care stay for up to 14 days. Supportive services are provided.
- MHP has four emergency beds where people can stay for an average of 30 days. Supportive services are provided.
- MHP runs the community based Warner House program for people to respite instead of the hospital or as a means to transition safely back into the community. Warner House works closely with MHP's Housing team.
- MHP has a number of supported housing programs. Some are owned and operated by MHP and some are managed in partnership with other community members.
- MHP provides CHAT which is drop in support around housing issues.
- MHP provides Brief Housing Support (BHS) to assist individuals with finding and maintaining housing.

- PATH is an outreach program MHP provides in jail to assist individuals with finding housing and engaging with resources in the community.
- A new program through the state is starting where state hospitals have dedicated funding, staff, and resources to assist individuals in transitioning out of state institutions.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

N/A

For entitlement/Consortium grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

In Program Year 2015, the City of Boulder intends to allocate \$200,000 to rehabilitate Orchard House, a group home owned by Boulder Housing Partners and managed by Sage Community Partnership that provides housing for young adults who have aged out of the foster care system. The City will also be awarding \$50,000 to Imagine! to make improvements to a group home that serves 8 low-income seniors with developmental disabilities.

In Program year 2015 the City of Longmont intends to allocate a total of \$625,150 (this amount will increase when we make a final determination of our unallocated balances) in CDBG and HOME funding to the Longmont Housing Authority to renovate and refinance The Suites. The Suites, a 71-unit apartment complex, serves low income populations who may be disabled, elderly, and/or homeless. The current resident population is composed of nine elderly, 50 disabled, and five chronically homeless. The resident community is characterized by high risk, hard to house, special needs populations. Severe mental illness, disability, recovery from substance abuse and reintegration into the community from detention facilities are frequent conditions of Suites residents. Interaction and access to services that support resident's stability and ability to maintain housing are critical to serving the population.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

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.

Responses from a Boulder/Broomfield Focus Group held by BBC revealed a general consensus among the group that there is not enough housing for low or middle income persons. This general lack of decent and affordable housing stock was exasperated by the 2013 flood event. There was a great deal of discussion around the reality of the current economic climate and landlords electing to not rent to voucher users. The group asserted that this is due to landlords being able to charge rents higher than those allowable for Housing Choice Voucher users and landlords "tired of dealing with low income people because they do not take care of the units". The missing inventory identified included: units accepting Housing Choice Vouchers, and units meeting the needs of aging persons or people with disabilities on fixed incomes. Longmont focus groups echoed the same concerns with landlords not accepting Housing Choice Vouchers.

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. Focus group participants noted that the past 15 years the region has seen a shift in the demographic to more affluent residents that are driving up housing prices. The trend in new construction to building 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.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section provides an overview of the economic and community development climates in Boulder and Broomfield Counties. It incorporates data from HUD pre-populated tables.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,033	122	1	0	-1
Arts, Entertainment, Accommodations	14,369	10,289	19	17	-2
Construction	6,531	1,096	3	2	-1
Education and Health Care Services	27,467	8,455	16	14	-2
Finance, Insurance, and Real Estate	6,779	4,507	8	7	-1
Information	4,290	3,576	6	6	0
Manufacturing	13,029	8,584	7	14	7
Other Services	5,828	2,770	4	4	0
Professional, Scientific, Management Services	20,581	12,912	19	21	2
Public Administration	4,059	0	0	0	0
Retail Trade	14,288	6,616	11	11	0
Transportation and Warehousing	3,822	372	1	1	0
Wholesale Trade	3,662	2,856	5	5	0
Total	125,738	62,155	--	--	--

Table 355 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	56,616
Civilian Employed Population 16 years and over	52,327
Unemployment Rate	7.58
Unemployment Rate for Ages 16-24	23.68
Unemployment Rate for Ages 25-65	3.87

Table 366 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	19,525
Farming, fisheries and forestry occupations	1,670
Service	5,056
Sales and office	10,494
Construction, extraction, maintenance and repair	1,573
Production, transportation and material moving	764

Table 377 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	36,822	81%
30-59 Minutes	6,990	15%
60 or More Minutes	1,812	4%
Total	45,624	100%

Table 388 - Travel Time

Data Source: 2007-2011 ACS

Education

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,430	57	662
High school graduate (includes equivalency)	1,901	228	794
Some college or Associate's degree	5,661	510	1,990
Bachelor's degree or higher	27,729	1,018	4,807

Table 399 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	119	528	271	452	179
9th to 12th grade, no diploma	491	437	173	288	175
High school graduate, GED, or alternative	2,422	1,036	635	1,252	1,142
Some college, no degree	19,968	2,252	1,192	2,833	1,340
Associate's degree	438	690	284	937	394
Bachelor's degree	4,805	6,575	4,386	6,440	2,137
Graduate or professional degree	158	3,727	5,061	7,417	3,315

Table 40 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,541
High school graduate (includes equivalency)	21,693
Some college or Associate's degree	26,284
Bachelor's degree	37,472
Graduate or professional degree	60,175

Table 41 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The HUD tables above show that the three major employment sectors in the Consortium are Professional, Scientific, Management Services (19% of workers), Arts, Entertainment, Accommodations (19%), and Education and Health Care Services (16%). Please note that the date provided in the eCon Plan download appear to be for the City of Boulder only.

Describe the workforce and infrastructure needs of the business community:

The City of Boulder is an important employment center for the region and offers a diverse and healthy economy. While most individuals who work in Boulder are residents of the county, it is estimated that between half and two-thirds of Boulder employees live outside of the city limits (Economic Sustainability Strategy, City of Boulder Economic Vitality Program, October 2013). This reality points to the need for expanded housing opportunities for workers to live within the City, specifically housing opportunities for low and moderate income workers. With employment centering on Professional, Scientific, Management Services, Arts, Entertainment, Accommodations, and Education and Health Care Services opportunity exists to expand employment training, language courses, or other basic life skills training

helping low income persons to gain employment in these sectors. Known as a start-up community, increased access to capital and business counseling, specifically targeted to low income persons, would increase their opportunity to participate in the strong local economy.

Longmont is uniquely positioned at the intersection of high technology and traditional manufacturing. With deep roots in agriculture, manufacturing and high tech, Longmont has grown as a residential destination with a welcoming nature, vibrant outdoor lifestyle, and a do-it-yourself attitude. The City's publically owned utility offers some of the most affordable and reliable service in the state, and residents recently voted to continue expansion of the public, fiber optic broadband network, a priceless asset for businesses and residents alike.

Redevelopment of existing commercial and industrial properties could open opportunities for new tenants, particularly in Downtown Longmont and the City's Urban Renewal Areas. Downtown could benefit from façade improvements and utilization of second-story office and residential space, continuing the process of reinvigorating the business and social life at the heart of the City. FEMA funding and disaster recovery presents a unique chance to rebuild Longmont according to the new vision. Increased density of businesses also fosters collaboration and entrepreneurship. Flex space for industrial users is currently readily available with high vacancy rates, but general industrial properties are much more limited, particularly relative to growing demand from companies.

Last year the Economic Council and City of Longmont contracted with Avalanche Consulting to put together a community-wide economic development plan. As a result, we have a plan that includes the entire community for economic development over the next several years.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Economically vibrant, the City of Boulder is poised to continue on a sustainable path towards economic development. To ensure participation of low- and moderate-income persons in this growing and vibrant local economy expanded workforce training opportunities and continued access to capital to start new businesses is critical. To provide access to the ever-growing job opportunities while addressing corresponding transportation challenges there is a need for expanded regional transit alternatives to provide more transportation options. Like any growing and diverse economy, there is a need to expand housing opportunities for workers. The City of Boulder is currently developing Housing Boulder, a comprehensive housing strategy that strives to expand and preserve diverse, affordable housing choices in Boulder. This will include strengthening the City's affordable housing programs for low- and moderate-income households and explore innovative approaches to provide additional housing and a broader range of housing options, particularly for housing needs not being met by the market.

"Longmont's business climate is very competitive within the state, but particularly within Boulder County and the Denver Metro area. Longmont offers highly affordable electric power, low tax rates,

high-speed fiber optic broadband, and a skilled workforce. Longmont's competitive advantages are often overshadowed by a lack of awareness of strengths (both internal and external) and limited availability of quality office space and other shovel-ready general industrial space (despite relative affordability)," (Advance Longmont, Key findings pg 6-7). Advance Longmont has identified advanced technology, bioscience, creative arts & culinary, and professional services & IT as industry targets for continued efficient focus of economic development resources in those areas.

Preliminary data released in August 2014 show Longmont's unemployment rate at 4.7 percent, continuing the five-month pattern of a sub-5.0 percent unemployment rate and drawing ever-nearer to "full employment;" though in early 2014 Amgen, a biotechnology firm with production facilities in Longmont and Boulder, announced plans for full closures of their Boulder and Longmont facilities, with an expected layoff of 430 employees. As employment levels continue in a full employment range, additional support will be required for the long-term unemployed portion of the workforce as well as businesses and industries struggling to find an appropriate supply of workers and potential candidates. Partnerships with the Workforce system and training partners will need to be strengthened or established to discover employer needs and innovative training options for the workforce.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

It is critical that workforce training programs be expanded and made available to low- and moderate-income persons, especially with regards to industries that call for an educated and skilled workforce. City of Boulder staff will continue to coordinate with the City's Economic Vitality Program and other community partners to ensure workforce training continues to expand and be made available to low- and moderate-income persons. This might include participating in collaborations with employers, universities, colleges, state and local workforce and economic development partners to support ongoing development of the workforce. Workforce Boulder Colorado and Boulder County Housing Authority Housing & Community Education continue to offer services and training opportunities to prepare individuals to take advantage of existing employment opportunities. The City's Economic Vitality Program has several business incentive programs to attract and retain job-generating businesses including a flexible rebate program and microloan program for companies looking to grow and expand.

Geographically located between two major research universities, Longmont draws from a broad pool of talent, including manufacturing workers and software engineers. Longmont's physical infrastructure and regulatory climate are complemented by a well-educated and skilled workforce, particularly in Software & Information Technology, Research, and Manufacturing occupations. These workforce strengths are supported by effective programs at Front Range Community College and rising successes, particularly in STEM (Science, Technology, Engineering and Math), at St. Vrain Valley School District.

Longmont's ethnic diversity provides both opportunities and challenges. A young, rapidly growing Latino population offers strong bilingual skills and workforce development potential. However, this demographic currently has overall lower educational attainment, high unemployment, and lower incomes. Bridging that gap and engaging Latino leaders in economic development is an opportunity.

Longmont is an entrepreneurial and innovative community, with a significant number of residents patenting new products each year, primarily in data storage and bioscience fields. Although there is a large entrepreneurial community and focus on research and development, space and support for entrepreneurs is limited, especially since the Longmont Entrepreneurial Network lost its offices last year. There is demand for improved true incubator space, wet and dry lab space for biotech companies, and funky co-working spaces that encourage collaboration among entrepreneurs,” (Advance Longmont, Key Findings, pg 6-7).

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce Boulder Colorado supports individuals seeking employment and businesses seeking employees by providing a plethora of resources including career development workshops and support, workforce training and assistance, and recruitment and placement opportunities.

Boulder County Housing Authority (BCHA) Housing & Community Education team provides the county educational opportunities through free individual counseling and group workshops, building skills and knowledge base in the areas of money management, housing and employment. The City of Boulder provides annual affordable housing funds supporting programming in housing education including foreclosure prevention, homeownership counseling, financial counseling, reverse mortgages for seniors, and rental education.

The City of Boulder receives resources through The Colorado Enterprise Fund (CEF). CEF offers a comprehensive microenterprise and small business development program including access to capital via business loans to establish, stabilize, and expand microenterprises and small businesses, financing feasibility analysis for entrepreneurs and business technical assistance and intensive management consulting for entrepreneurs and businesses obtaining loans from the program, including specialized training workshops.

The City of Boulder is home to the nationally-recognized Ready to Work (RTW) program. RTW creates employment opportunities for homeless individuals. In 2015, the program will expand by acquiring and rehabilitating a building to provide 48 beds of transitional housing for RTW participants.

The City of Longmont is served by Workforce Boulder County (WfBC). WfBC has its own working partnership with Front Range Community College to provide machinist training and develop a new GIS program, to assist current workforce in matching the skills needed for employment. WfBC has dedicated resources to the establishment of Sector Partnerships in the Machining, IT, and Healthcare industries, and has been engaged with the Metro Manufacturing Partnership, Northern Colorado Manufacturing Partnership, Metro Denver Healthcare Sector Partnership and Metro IT Partnership. Additional training avenues have been established through multi-region training grants for on-the-job training (a work experience program) and the H-1B grant (technical skills training for employers, employees and long-

term unemployed persons). An IT industry-focused on-the-job training grant was awarded to Denver County in partnership with Workforce Boulder County.

The Colorado First & Existing Industry Customized Job Training grants are available to companies relocating to or expanding in Colorado and provide training funds to new hires.

Colorado House Bill 1165 will create a manufacturing career pathway for Colorado. This career pathways project will tie in to the Northern Colorado Manufacturing Partnership and the Metro Manufacturing Partnership – two sector partnerships launched to address the needs of the manufacturing industry, including development of workforce training and education.

Colorado was also awarded a \$25 million grant to a consortium of nine higher-educational institutions across Colorado, focused on developing a pipeline of skilled advanced manufacturing workers. This consortium is led by Front Range Community College. The Colorado Helps Advanced Manufacturing Program (CHAMP) will increase the attainment of manufacturing degrees and certificates that align with the industry's recognized competencies, skills and certifications to create a pipeline of highly-qualified advanced manufacturing industry workers.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The City of Boulder City Council adopted the Economic Sustainability Strategy (ESS) in October 2013. Managed under the City's Economic Vitality Program the ESS is an integrated, cross-cutting approach to Boulder's continued economic vitality. The strategy is based on simultaneously maintaining and enhancing the existing community of businesses while also positioning Boulder to grow new segments of its economy associated with the larger economic, environmental and social trends.

As the City of Boulder continues to work on strategies and projects to expand housing opportunities for the growing workforce, the City will ensure strategies align with the goals and strategies identified in the Consolidated Plan. The City will continue to support opportunities providing low income persons access to capital, training and technical assistance. As well, the City will continue to work with local partners to identify future economic development activities that focus on improving economic/social well-being of low- and moderate-income persons. Furthermore the City staff will continue to coordinate with and support the City's Economic Sustainability Strategy (ESS).

Avalanche Consulting prepared the Advance Longmont Economic Development Strategy for the City of Longmont and the Longmont Area Economic Council. The 5-year plan outlines economic development strategies for 2014-2019. The summary of this document is discussed previously in this section. A copy of the Strategy is attached to the City of Longmont stand-alone CDBG Con Plan for 2015-2019.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Please see above.

Discussion

Please see above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Housing needs are not concentrated in one geographic area in the region. Instead, high levels of owner and renter cost burden persist across the region.

The HUD CPD Maps specifically allow for the exploration of the following categories of housing needs and problems: substandard housing, overcrowding, cost burden, severe cost burden and risk of homelessness (multiple unrelated family renter households with overcrowding). We looked at each of these categories of housing need and problem for each of the Consortium communities. For this purpose, a concentration that is 20 percent higher than the rate in the City overall was considered high.

City of Boulder

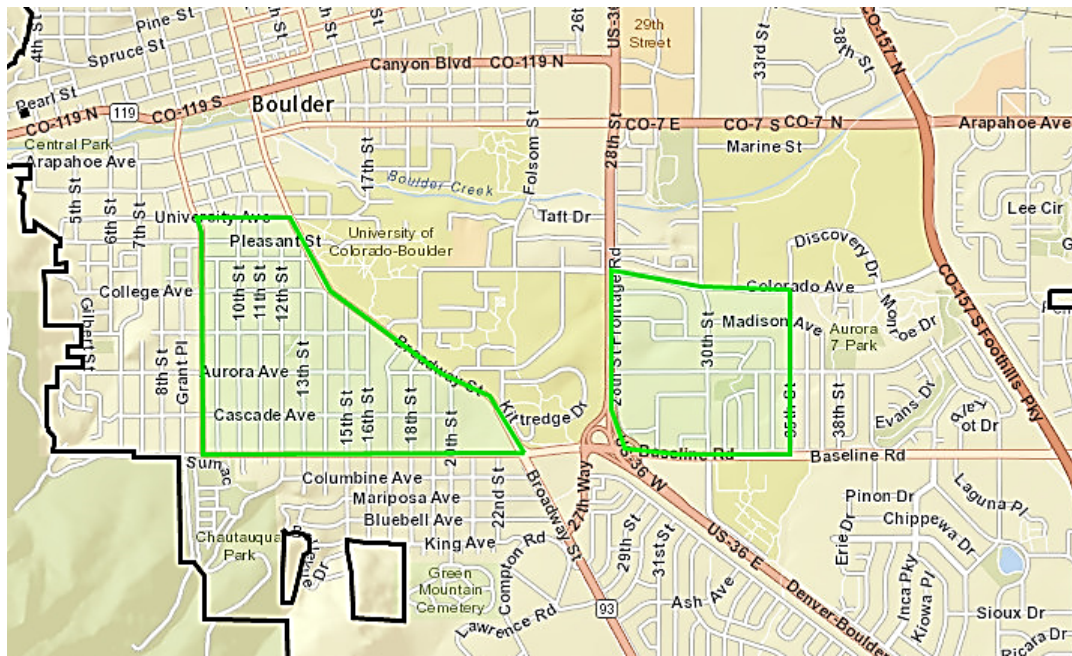
Substandard housing: In the City of Boulder, 1.49 percent of households live in substandard housing. The highest concentration of substandard housing in a Census tract is 5.19 percent; therefore there is not a concentration of substandard housing in any particular Census tract in Boulder.

Overcrowding: 1.28 percent of households in the City are estimated to experience overcrowded conditions. The highest concentration of substandard housing in a Census tract is 7.81 percent; therefore there is not a concentration of substandard housing in any particular Census tract in Boulder.

Cost burden: In the City, 46.17 percent of households are cost burdened, paying more than 30 percent of monthly income on housing costs. In and of itself, this level of cost burden is a significant problem; however there are two Census tracts (08013012607 and 08013012401), both adjacent to University of Colorado—Boulder with 65 percent or more of the population between 18 and 24 years of age, with high concentrations of cost burdened households, 78.02 percent and 72.23 percent respectively. The HUD CPD Maps show one other Census tract in the City as cost burdened; however this tract is located adjacent to the City in unincorporated Boulder County.

Severe Cost Burden: In the City, 25.27 percent of households are severely cost burdened, paying more than 50 percent of monthly income on housing costs. None of the Census tracts in Boulder has a high concentration of severely cost burdened households.

Map: Concentrations of Cost-Burden, Boulder, CO

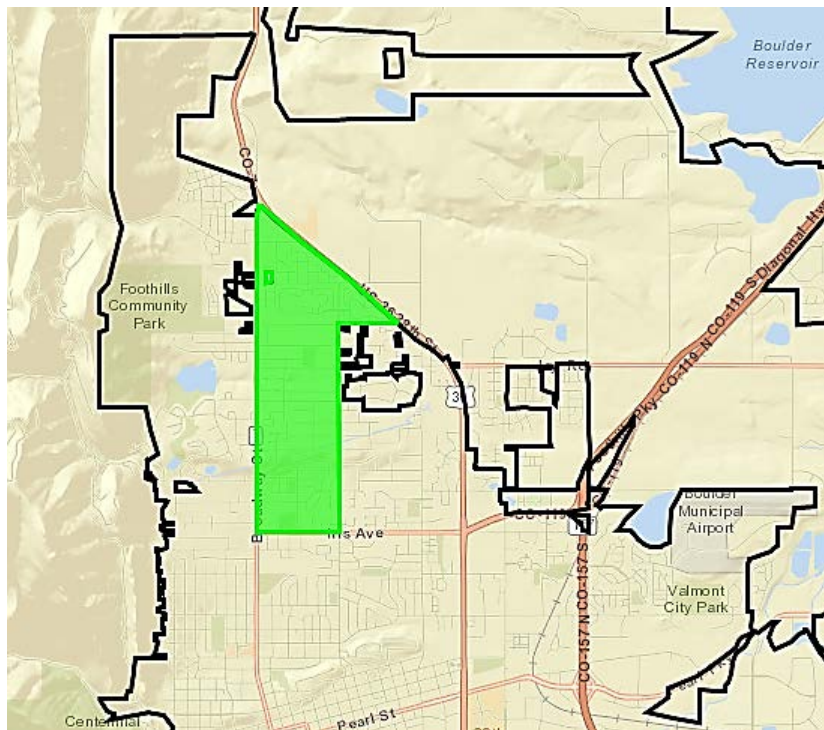


Source: HUD CPD Maps, accessed October 24, 2014

Risk of Homelessness: Risk of homelessness is shown as a count rather than as a percentage in the HUD CPD maps. Of the 100 instances of households at risk of homelessness in the City, defined by HUD as multiple unrelated family renter households with overcrowding, 35 are located in Census tract 08013012105 in north Boulder.

Map: Census Tract with High Number of Households at Risk of Homelessness, City of Boulder

Source: HUD CPD Maps, accessed October 24, 2014.



Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

HUD defines a concentration of race, ethnicity and/or poverty as a Census tract with 20 percent higher concentration than the average for the counties. In the City of Boulder there is one Census tract that qualifies by this definition as an area of racial concentration. The Census tract is located on the south end of Boulder in which 44.74 percent of residents are estimated to be Black or African American.

What are the characteristics of the market in these areas/neighborhoods?

Please see above.

Are there any community assets in these areas/neighborhoods?

Residents of this Census tract do not appear to be at a locational disadvantage and in fact enjoy considerable amenities. The populated portion of this Census tract is primarily located on the north and west side of the City where numerous bus stops are available as well as bike paths and/or lanes. The NW corner of the Census tract is a regional transit center Park N Ride, providing access to various Boulder job centers as well as downtown Denver via regional bus. Community amenities include a nationally-known, full service grocery store, Laundromat, banks, restaurants, pharmacy, hair salons, gas stations, a library and other amenities. Residents also have ample access to open space, parks and trails. As for educational opportunities, less than 10 percent of the population of this Census tract is school aged and nearby schools are all high performing. Boulder County School District has an open enrollment policy that provides district families with the opportunity to open enroll into any school in the district.

Are there other strategic opportunities in any of these areas?

Given that housing needs and racial or ethnic minorities or low-income families are not concentrated in one geographic area in the region and high levels of owner and renter cost burden persist across the region, funds and resources will be continue to be prioritized and distributed based on the needs and not defined/limited by geographic location.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Goals established for the 2015-2019 Five-year Consolidated Plan, are similar to those in the past five-year plan. The goals and activities planned for the next five years address the most significant needs in the City of Boulder and the Boulder-Broomfield Consortium: 1) Increase the amount of affordable housing, 2) Preserve existing affordable housing, and 3) Continue work of eliminating homelessness through the goals set by the Ten-Year Plan to end homelessness.

City of Boulder Five-year goals are as follows:

- Increase the amount and affordability of rental housing for the Consortium's lowest income renters.
- Preserve existing affordable owner-occupied housing stock by keeping houses safe and habitable, help owners to age in place and provide foreclosure prevention services to all homeowners.
- Support low-to-moderate income home buyers and increase the supply of affordable housing units.
- Reduce homelessness within the Consortium geographic area.
- Revitalize and invest in the consortium's communities to ensure that all neighborhoods, particularly those of low/moderate income, enjoy a high quality of life for their residents.
- Increase the economic empowerment of residents to secure a stable income and begin to build wealth.

City of Longmont Five-year goals include the following:

- Rental Housing — maintain and produce additional affordable rental housing, particularly for households <50 percent AMI.
- Homeownership Programs — Assist low-income households with rehabilitation and accessibility needs to assure decent, safe and sanitary housing conditions.
- Homebuyer Program — Assist income eligible households with down payment assistance, first time homebuyer classes, budget and financial counseling.
- Homeless Assistance programs — Work with community partners to provide shelter, housing and services to homeless individuals and families.
- Community Investment — Programs will assist a variety of entities with different types of projects designed to impact existing conditions that threaten the health or welfare of the community.
- Economic Development — Promotes job creation through the small business loan fund, administered by Colorado Enterprise Foundation.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 40 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically.

HOME funds received by the HOME Consortium have historically been distributed to the Consortium members based on a set percentage (City of Boulder – 50%, City of Longmont – 23%, Boulder County – 20%, City and County of Broomfield – 7%). The City of Longmont oversees its own distribution of HOME funds. City and County of Broomfield has used its funds to support a Tenant Based Rental Program. The City of Boulder oversees distribution of its HOME funds as well as the funds designated for Boulder County. This historical distribution process is being re-evaluated by the Consortium members who are exploring transitioning to a rotational distribution. If adopted by the Consortium members the funds would rotate throughout the region with each rotation receiving the majority of the funds to pursue a project of magnitude. For example, in year one Longmont would receive all of the project dollars plus a percentage of the administrative dollars. This would be followed by year two with the funds being awarded to Boulder County, year three and four HOME allocations flowing to the City of Boulder (representing approximately 50% of the funds generally received by the City), and year five's allocation going to Bromfield to use for a development opportunity. The purpose of this adjustment is threefold: 1) Concentrate HOME resources to simplify and expedite individual affordable housing projects; 2) Reduce the administrative burden of managing multiple HOME projects across the region; 3) Support the Ten-Year Plan to Address Homelessness by supporting a regional approach to provide transitional and permanent housing to individuals experiencing homelessness. The feasibility and structure of this form of distribution is still under discussion.

All CDBG funding allocated to the City of Boulder will be allocated to activities within the Boulder city limits. CDBG funds are prioritized to meet affordable needs as well as the capital improvement needs of community based service providers serving low- and moderate-income persons. The geographic location of the programs is dependent upon the request for funds, as the City's program is driven by an annual competitive application process. The annual allocation process includes: release of the Notice of Funding Availability, submission of applications from housing partners and service providers, review of the applications by staff, provision of technical assistance to ensure eligibility of proposed activities, review by City Manager-appointed housing and community development Advisory Boards, and submission of Advisory Board recommendations to the City Manager for approval.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 41 – Priority Needs Summary Priority Need

	Priority Level	Population	Description	Basis for Relative Priority
Rental Housing Programs	High	Extremely Low Low Large Families Families with Children Elderly	Preserve existing rental housing and increase the amount and affordability of rental housing for the Consortium’s lowest income renters.	Preserve and create affordable rental housing options for households under 50% AMI. Boulder has an extremely low rental vacancy rate of near 0 for affordable rental housing units. The lack of affordability was further exasperated by the 2013 flood event that impacted the community creating a flood of people needing replacement housing.
Existing Owner-Occupied Housing Assistance Programs	High	Low Moderate Large Families Families with Children Elderly Individuals Persons with Physical Disabilities	Preserve existing affordable owner-occupied housing stock by keeping houses safe and habitable, help owners to age in place and provide foreclosure prevention services to all homeowners.	Provision of resources and options to low-income homeowners to maintain and preserve their housing. Many homes in the community were impacted by the September 2013 flood and are in need of repairs.
Home Buyer Programs	High	Low Moderate Large Families Families with Children Elderly Elderly Persons with Physical Disabilities	Support low-to-moderate income home buyers and increase the supply of affordable housing units.	Provision of homeownership opportunities to first-time low- to moderate-income home buyers in the City of Boulder which features a shortage of affordable for sale housing with ever escalating housing costs widening the affordability gap.

Homeless Assistance Programs	Moderate	Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth	Reduce homelessness within the Consortium geographic area.	Reducing homelessness in the Boulder Broomfield Consortium region is important, and the Consortium works together to achieve goals set through the Boulder County Ten Year Plan to Address Homelessness. The highest priority needs in this region currently are lack of affordable housing.
Community Investment	Low	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions	Revitalize and invest in the consortium's communities to ensure that all neighborhoods, particularly those of low/moderate income, enjoy a high quality of life for their residents.	With limited financial resources available to support the capital improvements needs of public facilities the City of Boulder's annual community development funding allocation prioritizes the capital needs, including facility acquisition and rehabilitation, of agencies that serve low-income households in Boulder.

		Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development		
Economic Development	Low	Extremely Low Low Moderate Non-Housing	Increase the economic empowerment of residents to secure a stable income and begin to build wealth.	Economically vibrant, the City of Boulder is poised to continue on a sustainable path to economic development. To ensure participation of low- and moderate-income persons in this growing and vibrant local economy expanded workforce training opportunities and continued access to capital to start new businesses will be critical.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	Extremely low vacancies in both rental and ownership market
Rehabilitation	Continued need for repairs associated with floods
Acquisition, including preservation	

Table 42 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

This section discusses the resources that will be used to meet the goals of the 2015-2019 Five-year Consolidated Plan for the City of Boulder (CDBG) and the HOME Consortium. These resources are financial, involve partnership opportunities, and include ability to leverage additional funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public- Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$720,000	\$25,000	\$0	\$745,000	\$3,725,000	Federal funds prioritized to improve affordable housing and to address capital improvements of service providers serving low- and moderate-income residents.
HOME	Public- Federal	Homeownership Homeowner Rehab Rental Housing TBRA	\$940,000	\$30,000	\$0	\$970,000	\$3,760,000	Federal funds used to create and preserve affordable housing.
Affordable Housing Funds	Public – Local	Affordable housing development and preservation	\$2.5 M	\$0	\$0	\$2.5 M	\$12.5M	Local funds used to create and preserve affordable housing.
Community Housing Assistance Program	Public – Local	Affordable housing development and preservation	\$2 M	\$0	\$0	\$2 M	\$10 M	Local funds used to create and preserve affordable housing.

Table 43 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In addition to the receipt of federal CDBG and HOME funds, the City of Boulder has two funding sources generated locally. The Affordable Housing Fund generates an average of \$2.5 million as a result of the City of Boulder Inclusionary Housing ordinance. The Community Housing Assistance Program is funded primarily through property tax and a Housing Excise Tax and generates approximately \$2 million annually. The City will continue to leverage resources available including the state, local and private dollars.

As discussed earlier, the flood of 2013 greatly impacted the jurisdictions represented in the Consortium resulting in the receipt of CDBG-DR funds to address immediate and long term flood recovery and rebuilding efforts.

Through its competitive fund rounds, the City encourages applicants to seek other funding and in-kind contributions from private and public sources to match City funding. Other things being equal, applications with greater matching sources will receive favorable consideration. Although specific matching requirements are not currently defined, the City may implement them in the future. The City prefers not to be the sole source of funding for a project or program. Eligible match sources include, but are not limited to, non-federal funds, tax credit proceeds, Private Activity Bonds, municipal General Fund monies, lending institutions, foundations, government entities (county or state), earned revenue, volunteer time, and in-kind donations. The Consortium works with Public Housing Authorities and HOME subrecipients to ensure the HOME match requirement is satisfied.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

During the next five years the City of Boulder is working with partners on the following redevelopment opportunities that will address the needs of the plan including:

Palo Park — Currently owned by the City, is posed to be developed in partnership with a development partner to create permanently affordable housing opportunities for low and moderate income households.

Twin Lakes/Acquisition and Development — To be acquired by Boulder Housing Partners, the site is proposed to be developed into a mixed income (workforce and market rate) rental development with the potential for 62 affordable units.

Project Renovate/Rental Rehabilitation — Approved for the Rental Assistance Demonstration (RAD) Program, Boulder Housing Partners will upgrade more than 300 units of public housing to modern standards and convert them to sustainable financing.

Thistle Communities/Rental Rehabilitation — The City of Boulder will continue its partnership with Thistle Communities, a nonprofit housing provider, to rehabilitate and stabilize its rental portfolio located within the City of Boulder.

Discussion

Please see above.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Boulder	Government	Housing Community Development Public Services Public Facilities Economic Development	City of Boulder
Boulder Housing Partners	PHA	Housing	Boulder
Boulder County Housing Authority	Government, PHA	Housing Public Services	Region
Thistle Community Housing	Nonprofit	Housing	Region
Foothills Habitat for Humanity	Nonprofit	Housing	Region
Mental Health Partners	Nonprofit	Housing Public Services	Region
Boulder Shelter for the Homeless	Nonprofit	Homeless Services Transition Housing	Boulder
Bridge House	Nonprofit	Homeless Services Transition Housing	Boulder
Emergency Family Assistance Association	Nonprofit	Homeless Services Transition Housing	Boulder
YWCA	Nonprofit	Public Services	Region
Colorado Enterprise Fund	Nonprofit	Economic Development	Region
Boulder Housing Coalition	Nonprofit	Housing	Boulder
Imagine!	Nonprofit	Housing/Public Services	Region

Table 44 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Stakeholders believe that the region has the right institutional structure in place to provide needed services. The greatest challenge in the region is limited funding to serve the growing number of residents who need services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	

Table 45 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Please see the discussion of services for persons who are homeless in SP-60.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

As noted above, stakeholders interviewed for the eCon Plan feel that the Consortium has few service gaps and that lack of funding to serve the number of residents with service needs is a challenge, rather than systemic gaps.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Continued funding of needed services and increases in funded for supportive services as local budgets allow.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

See next page.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing Programs	2015	2019	Affordable Housing Homeless	City of Boulder	Rental Housing Programs Homeless Assistance Program	CDBG, HOME, Local	Rental units constructed: 150 Household Housing Units Rental units rehabilitated: 75 Household Housing Units Preserve and maintained PHA units: 300 Household Housing Units
2	Owner-Occupied Housing	2015	2019	Affordable Housing	City of Boulder	Homeownership Programs - Existing Housing	CDBG, Local	Owner-Occupied Housing Rehabilitated: 50 Household Housing Unit
3	Homebuyer Programs	2015	2019	Affordable Housing	City of Boulder	Homebuyer Programs	Local	Direct Financial Assistance to Homebuyers: 25 Households Assisted
4	Homeless Assistance Programs	2015	2019	Homeless	City of Boulder	Homeless Assistance Program	CDBG, HOME, Local	Support services and case management: 50 households Development of permanently supportive and transitional housing units: 30 units Homeless Person Overnight Shelter: 50 Persons Assisted
5	Community Investment	2015	2019		City of Boulder	Community Investment Programs	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Capital Improvements for nonprofit service providers: 15 agencies
6	Economic Development	2015	2019		City of Boulder	Economic Development Programs	CDBG	Businesses assisted: 50 Businesses Assisted

Table 46 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing Programs
	Goal Description	Preserve existing and increase the amount and affordability of rental housing for the lowest income renters.
2	Goal Name	Homeownership Programs Existing Housing
	Goal Description	Preserve existing affordable owner-occupied housing stock by keeping houses safe and habitable, help owners to age in place and provide foreclosure prevention services to all homeowners.
3	Goal Name	Homebuyer Programs
	Goal Description	Support low-to-moderate income home buyers and increase the supply of affordable housing units.
4	Goal Name	Homeless Assistance Programs
	Goal Description	Reduce homelessness within the Consortium geographic area.
5	Goal Name	Community Investment Programs
	Goal Description	Revitalize and invest in the community to ensure that all neighborhoods, particularly those of low/moderate income, enjoy a high quality of life for their residents.
6	Goal Name	Economic Development Programs
	Goal Description	Increase the economic empowerment of residents to secure a stable income and begin to build wealth.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The Boulder-Broomfield HOME Consortium will create 150 new rental units for low-to-moderate income families. The Consortium will also rehabilitate 75 rental units, 50 owner-occupied units, and 300 public housing units.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A

Activities to Increase Resident Involvements

In the City of Boulder resident councils and advisory groups are active throughout the portfolio including resident services available at some sites.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

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 guise 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.

Responses from a Boulder/Broomfield Focus Group held by BBC revealed a general consensus among the group that there is not enough housing for low or middle income persons. This general lack of decent and affordable housing stock was exasperated by the 2013 flood event. There was a great deal of discussion around the reality of the current economic climate and landlords electing to not rent to voucher users. The group asserted that this is due to landlords being able to charge rents higher than those allowable for Housing Choice Voucher users and landlords “tired of dealing with low income people because they do not take care of the units.” The missing inventory identified included: units accepting Housing Choice Vouchers, units meeting the needs of aging persons or people with disabilities on fixed incomes. Longmont focus groups echoed the same concerns with landlords not accepting Housing Choice Vouchers.

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. Focus group participants noted that the past 15 years the region has seen a shift in the demographic to more affluent residents that are driving up housing prices. The trend in new construction to building 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.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The 2014 AI 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. In the 1st quarter 2015 working groups comprising diverse backgrounds will convene to consider a variety of tools and make a recommendation to council that will inform the work plan related to housing.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

Boulder County is operating under the Boulder County Ten-Year Plan (TYP) to Address Homelessness (TYP) as the jurisdiction strategic plan to end homelessness. TYP was adopted by the City of Boulder and City of Longmont in 2010. It is the umbrella under which the City of Boulder's Homeless Action Plan (HAP) is beginning development, as well as the Longmont Housing Opportunities Team (LHOT) is operating to end homelessness. The TYP is reviewed and updated at least once per year.

There are six primary goals of the TYP, and annual sub-goals are determined to ensure that these goals are accomplished. The six goals are as follows:

1. Prevent individuals and families from becoming homeless;
2. Provide temporary shelter, alternative housing, and supportive services for those who are temporarily homeless;
3. Provide permanent housing with supportive services to meet the long-term needs of chronic homeless individuals;
4. Develop and/or improve systems to support efficient and effective plan implementation;
5. Promote public awareness and advocacy; and
6. Implement effective governance and staffing structure.

Addressing the emergency and transitional housing needs of homeless persons.

TYP goals for temporary shelter and transitional housing and support are being met by the following achievements to date, among others:

- Increased warming center capacity;
- New and committed transitional housing increased options for nearly 150 families and individuals;
- Boulder County expanded Medicaid enrollment has significantly increased access to health care and medication for homeless adults;
- More than 200 permanent housing options (vouchers and units) have been created; and
- A regional grants management system has been implemented to streamline funding processes and support regional planning efforts between the City of Boulder, City of Longmont, Boulder County and Foothills United Way.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

TYP goals mentioned above are being met by a number of Plan achievements to date. Transitional housing supply has increased by 47 units, with five additional units under construction. There are 48 beds being added for Ready-to-Work (RTW) participants is scheduled to open in June 2015.

The City of Boulder is also one of seven counties in the CoC participating in the *25 Cities Initiative Pilot Project*. The first phase of the pilot project is focused on matching veterans and chronically homeless individuals with permanent supportive housing. There were 81 individuals matched with housing in the first 100 days of the pilot. The next goal is to house an additional 50 vulnerable by March, 2015. Future phases of the project will add other homeless populations and other types of housing options. Other agencies participating in the project with City of Boulder locally are Mental Health Partners (MHP), Boulder Shelter for the Homeless, Boulder County Housing and Human Services, Bridge House, Boulder Outreach for Homeless Overflow (BoHo), OUR Center in Longmont, and Homeless Outreach Providing Encouragement (HOPE), also in Longmont.

The Fort Lyon Supportive Residential Community in Bent County, Colorado opened in 2013. The residential community provides recovery oriented transitional housing to homeless individuals, with an emphasis on serving homeless veterans. The program combines housing with counseling, education and vocational and employment services. Bridge House in the City of Boulder is the designated county-wide referral agency. Through May 2014, 25 of the 164 referrals made were from Boulder County. Twelve of those referred clients are at Fort Lyon and the remaining persons are on the waitlist.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

The City of Boulder, Boulder County and City of Longmont funds the FOCUS program called FOCUS re-entry. They help mentor people being discharged from prison. FOCUS Reentry recruits and trains mentors to support offenders meet their basic and socio-emotional needs particularly during the first 72 hours following release, but throughout their transition from incarceration to civilian life reentry to full reintegration and eventually self-sufficiency without recidivism.

Mental Health Partners (MHP) in Boulder provides numerous options for individuals being discharged from a publicly funded institution or system of care. These are summarized below.

- Five voucher programs which assist individuals who are lower income and disabled pay rent.
- MHP, as a participant in the Colorado Crisis Connections (CCC) program through the state, has four respite beds (shared between Housing and Warner House) which allow individuals in need of respite care stay for up to 14 days. Supportive services are provided.
- MHP has four emergency beds where people can stay for an average of 30 days. Supportive services are provided.
- MHP runs the community based Warner House program for people to use instead of the hospital or as a means to transition safely back into the community. Warner House works closely with the Housing team.
- MHP has a number of supported housing programs. Some are owned and operated by MHP and some are managed in partnership with other community members.
- MHP provides CHAT which is drop in support around housing issues.
- MHP provides Brief Housing Support (BHS) to assist individuals with not only finding but maintaining housing.
- PATH is an outreach program MHP provides in jail to assist individuals with finding housing and engaging with resources in the community.
- A new program through the state is starting where state hospitals have dedicated funding, staff, and resources to assist individuals in transitioning out of state institutions.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Boulder has complied and continues to comply with lead-based paint regulation since the enactment of Title X of the Housing and Community Development Act of 1992. The Act requires all State and local jurisdictions that receive funding from the Community Development Block Grant Program and HOME Program adherence to all federal lead-based paint regulations. Other organizations which receive federal funds are also required to adhere to these regulations.

How are the actions listed above, related to the extent of lead poisoning and hazards?

Integrating lead paint hazard identification and mitigation into existing programs is the most efficient and effective strategy to mitigate hazards, given budget constraints and limited HUD block grant funding. In addition, the City is committed to distributing educational materials whenever possible.

How are the actions listed above integrated into housing policies and procedures?

The City incorporates Lead Based Paint visual assessments, testing and mitigation for all housing built before 1978. Compliance staff is required to attend LBP training and renew certification on a regular basis.

The City has worked closely with housing partners to reduce and/or eliminate exposure to lead-based paint in housing units by providing funding to mitigate LBP as part of the overall rehabilitation of rental properties. The City will continue this effort in the next five years.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

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 individuals, the Consortium will continue to provide and seek additional resources for low-income individuals in the region. In 2015, the Consortium will continue to partner with these agencies to address the goal of reducing poverty in the region.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

Monitoring is an ongoing process of reviewing the City's program performance and the performance of recipients. It involves using all available data in making judgments about appropriate funding and performance.

City of Boulder staff also conducts periodic on-site monitoring reviews of federally funded activities and CHDO's. On site reviews are conducted according to the CDBG and HOME program requirements which include an annual risk assessment to determine monitoring frequency.

Additional on-site visits are conducted if findings in the initial on-site visit deem it necessary. On-going monitoring of federally funded projects are conducted by Division of Housing staff through review of quarterly progress reports, annual tenant and beneficiary reports, financials and single audits. Analysis of recipient records and activity may indicate a need for special monitoring visits by City staff to resolve or prevent further problems.

In addition to the City's monitoring of City funded programs and projects, the City also monitors HOME Consortium members to ensure the projects they fund are in compliance with applicable rules.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

This section discusses the resources that will be used to meet the goals of the 2015 – 2019 Five-year Consolidated Plan. These Resources are financial, involve partnership opportunities and include ability to leverage additional funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$720,000	\$25,000	\$0	\$745,000	\$3,725,000	Federal funds prioritized to improve affordable housing and to address capital improvements of service providers serving low- and moderate-income residents.
HOME	Public-Federal	Homeownership Homeowner Rehab Rental Housing TBRA	\$940,000	\$30,000	\$0	\$970,000	\$3,760,000	Federal funds used to create and preserve affordable housing.
Affordable Housing Funds	Public – Local	Affordable housing development and preservation	\$2.5 M	\$0	\$0	\$2.5 M	\$12.5M	Federal funds used to create and preserve affordable housing.

Community Housing Assistance Program	Public – Local	Affordable housing development and preservation	\$2 M	\$0	\$0	\$2 M	\$10 M	Local funds used to create and preserve affordable housing.
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Table 47 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

In addition to the receipt of federal CDBG and HOME funds, the City of Boulder has two funding sources generated locally. The Affordable Housing Fund generates an average of \$2.5 million annually as a result of the City of Boulder Inclusionary Housing ordinance. The Community Housing Assistance Program is funded primarily through property tax and a Housing Excise Tax and generates approximately \$2 million annually. The City will continue to leverage resources available including the state, local and private dollars.

As discussed earlier, the flood of 2013 flood greatly impacted the jurisdictions represented in the Consortium resulting in the receipt of CDBG-DR funds to address immediate and long term flood recovery and rebuilding efforts.

Through its competitive fund rounds, the City encourages applicants to seek other funding and in-kind contributions from private and public sources to match City funding. Other things being equal, applications with greater matching sources will receive favorable consideration. Although specific matching requirements are not currently defined, the City may implement them in the future. The City prefers not to be the sole source of funding for a project or program. Eligible match sources include, but are not limited to, non-federal funds, tax credit proceeds, Private Activity Bonds, municipal General Fund monies, lending institutions, foundations, government entities (county or state), earned revenue, volunteer time, and in-kind donations. The Consortium works with Public Housing Authorities and HOME subrecipients to ensure the HOME match requirement is satisfied.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

During the next five years the City of Boulder is working with partners on the following redevelopment opportunities that will address the needs of the plan including:

Twin Lakes/Acquisition and Development — To be acquired by Boulder Housing Partners, the site is proposed to be developed into a mixed income (workforce and market rate) rental development with the potential for 62 affordable units.

Project Renovate/Rental Rehabilitation — Approved for the Rental Assistance Demonstration (RAD) Program, Boulder Housing Partners will upgrade more than 300 units of public housing to modern standards and convert them to sustainable financing.

Thistle Communities/Rental Rehabilitation — the City of Boulder will continue its partnership with Thistle Communities, a nonprofit housing provider, to rehabilitate and stabilize its rental portfolio located within the City of Boulder.

Discussion

Please see above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

This section outlines the annual goals and objectives for HOME consortium funding.

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing Programs	2015	2019	Affordable Housing Homeless		Rental Housing Homelessness	CDBG, HOME, Local	Rental units rehabilitated: 22 Household Housing Units
2	Existing Owner-Occupied Housing Assistance Programs	2015	2019	Affordable Housing		Existing Housing	CDBG, Local	Owner-Occupied Housing Rehabilitated: 10 Household Housing Units
3	Home Buyer Programs	2015	2019	Affordable Housing		Homebuyer	CDBG, Local	Direct Financial Assistance to Homebuyers: 4 Households Assisted
4	Homeless Assistance Programs	2015	2019	Homeless		Homelessness	CDBG, HOME, Local	None in first program year
5	Community Investment	2015	2019	Non-Housing Community Development		Public Facilities/ Improvements Public Service	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Capital Improvements for nonprofit service providers: 1 agencies
6	Economic Development	2015	2019	Economic Development		Economic Development	CDBG	Businesses assisted: 10 Businesses Assisted

Table 48 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing Programs
	Goal Description	<i>Preserve existing and increase the amount and affordability of rental housing for the Consortium’s lowest income renters.</i>
2	Goal Name	Existing Owner-Occupied Housing Assistance Programs
	Goal Description	<i>Preserve existing affordable owner-occupied housing stock by keeping houses safe and habitable, help owners to age in place and provide foreclosure prevention services to all homeowners.</i>

3	Goal Name	Home Buyer Programs
	Goal Description	<i>Support low-to-moderate income home buyers and increase the supply of affordable housing units.</i>
4	Goal Name	Homeless Assistance Programs
	Goal Description	<i>Reduce homelessness within the Consortium geographic area.</i>
5	Goal Name	Community Investment Programs
	Goal Description	<i>Revitalize and invest in the consortium's communities to ensure that all neighborhoods, particularly those of low/moderate income, enjoy a high quality of life for their residents.</i>
6	Goal Name	Economic Development Programs
	Goal Description	<i>Increase the economic empowerment of residents to secure a stable income and begin to build wealth.</i>

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section details the projects proposed for the 2015 program year.

#	Project Name
1	CDBG Administration
2	HOME Administration
3	Rental
4	Owner-Occupied Housing
5	Homebuyer
6	Homeless
7	Community Investment
8	Economic Development

Table 49 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

The allocation of funds is closely aligned with the top housing and community development needs identified in the needs assessment, housing market analysis, and contributions by stakeholders and citizens who participated in the development of the Consolidated Plan. The primary obstacle to addressing underserved needs is a lack of funds.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of entitlement (including areas of low-income and minority concentration).

Geographic areas are presented below in the Rationale for Priorities section.

Rationale for the priorities for allocating investments geographically.

HOME funds received by the HOME Consortium have historically been distributed to the Consortium members based on a set percentage (City of Boulder – 50%, City of Longmont – 23%, Boulder County – 20%, City and County of Broomfield – 7%). The City of Longmont oversees its own distribution of HOME funds. City and County of Broomfield has used its funds to support a Tenant Based Rental Program. The City of Boulder oversees distribution of its HOME funds as well as the funds designated for Boulder County. This historical distribution process is being re-evaluated by the Consortium members who are exploring transitioning to a rotational distribution. If adopted by the Consortium members the funds would rotate throughout the region with each rotation receiving the majority of the funds to pursue a project of magnitude. For example, in year one Longmont would receive all of the project dollars plus a percentage of the administrative dollars. This would be followed by year two with the funds being awarded to Boulder County, year three and four HOME allocations flowing to the City of Boulder (representing approximately 50% of the funds generally received by the City), and year five's allocation going to Bromfield to use for a development opportunity. The purpose of this adjustment is threefold: 1) Concentrate HOME resources to simplify and expedite individual affordable housing projects; 2) Reduce the administrative burden of managing multiple HOME projects across the region; 3) Support the Ten-Year Plan to Address Homelessness by supporting a regional approach to provide transitional and permanent housing to individuals experiencing homelessness. The feasibility and structure of this form of distribution is still under discussion.

All CDBG funding allocated to the City of Boulder will be allocated to activities within the Boulder city limits. CDBG funds are prioritized to meet affordable needs as well as the capital improvement needs of community based service providers serving low- and moderate-income persons. The geographic location of the programs is dependent upon the request for funds, as the City's program is driven by an annual competitive application process. The annual allocation process includes: release of the Notice of Funding Availability, submission of applications from housing partners and service providers, review of the applications by staff, provision of technical assistance to ensure eligibility of proposed activities, review by City Manager-appointed housing and community development Advisory Boards, and submission of Advisory Board recommendations to the City Manager for approval.

Discussion

Please see above.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The City of Boulder will continue to support preservation and development initiatives pursued by the Boulder Housing Partnership (BHP). In 2015 this will include supporting Project Renovate. Approved for the Rental Assistance Demonstration (RAD) Program, BHP will upgrade more than 300 units of public housing to modern standards and convert them to sustainable financing.

Longmont Housing Team (LHOT) does not manage any public housing units.

Actions planned during the next year to address the needs to public housing

See Section MA-25.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Boulder Housing Partners resident services connects residents to nonprofits specializing in homeownership and self-sufficiency. Efforts in the current action plan will focus on rental units given the very low rental vacancy rates and severe shortage of affordable homeownership housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

N/A

Discussion

Please see above.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including.

The City of Boulder is in the process of developing a Homeless Action Plan, which will be a City-specific plan operating within the framework of the Boulder County Ten-Year Plan to Address Homelessness. Next steps are now being planned to implement strategies and initiatives supported by the City.

Boulder County Department of Housing and Human Services fully supports the goals of the Ten-Year Plan to Address Homelessness and will employ many programs focused on ending homelessness in the next year. They include the Housing Stabilization Program, Tenant-Based Rental Assistance, Family Unification Program, Veterans Administration Supportive Housing vouchers and Housing Choice Voucher program. In 2015 Boulder County HHS will deploy an additional 25 VASH vouchers to help reduce chronic homelessness experienced by veterans.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

One of the strategies supported by the City is working with local homeless service providers to develop a prioritization system, perhaps using a prioritization tool such as the Vulnerability Index. The City also supports system improvements such as coordinated entry and assessment, and improved data collection among local homeless services providers. These types of best practices system improvements and prioritization should make it easier to reach out to homeless persons and assess their needs.

The City of Longmont will participate in the annual Point-In-Time survey with the Metro Denver Homeless Initiative. Also the City will fund the OUR Center to continue to provide intake, assessment and basic needs for the homeless and those at risk of homelessness and HOPE which provides street outreach and assessment.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Boulder Potential Homeless Action Plan strategies include exploring a more thorough evaluation of the emergency sheltering system to update local target goals for sheltering; and support for the Metro Mayor's Caucus Homeless Committee initiatives, including the medium-range goal of supporting initiatives to expand housing resources. The Consortium is also holding a countywide discussion of housing and homelessness.

The City of Longmont will continue to support and fund the Boulder Shelter for the Homeless (single homeless individuals) and the Atwood Shelter (families), Safe Shelter of St. Vrain Valley (domestic violence), and the Inn Between (transitional housing).

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Homeless Action Plan initiatives being explored and implemented include:

- Alternative financing mechanisms such as Pay for Success projects to reduce homelessness, including helping people obtain and retain housing;
- Developing a community dashboard on goals for housing homeless people in the community, and
- Strengthening landlord relationships to increase options for homeless individuals/families to gain housing, and for at-risk or formerly homeless people to retain housing.

The City has a comprehensive housing strategy under development that includes a commitment to affordable housing for low-income individuals and families.

The City of Boulder is also a lead partner in coordinating local efforts around development of a Coordinated Assessment and Housing Placement System (CAHPS) through the Metro Denver 25 Cities Initiative pilot project, which assesses individuals for housing needs based on a standardized evaluation of vulnerability and other characteristics, and matches them with housing resources available throughout the region.

Boulder County HHS will continue the following programs to help formerly homeless individuals and families transition from homelessness into permanent housing:

- Financial literacy classes;
- Public benefits screening, eligibility and enrollment – Families and individuals are screened for eligibility and enrolled in public benefits via PEAK (online benefits enrolment);
- Follow-up is provided by case worker to ensure families receive benefits (i.e. food assistance, Medicaid, Child Health Plus, cash assistance, etc.);
- Childcare Assistance Program enrollment;
- Access to domestic violence advocacy, counseling and support; and
- Access to Family Resource Centers (FRC), substance abuse and mental health services.

The City of Longmont will continue to support The Suites (permanent supportive housing), increasing the supply of permanent affordable housing and the myriad of support services provided annually through the Human Service Agency funding process.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Boulder County has significant prevention services linked to its Housing Stabilization Program and the public benefits systems it administers. The City supplements this system by funding and providing a wide range of support for extremely low-income individuals and families, to help them avoid becoming homeless. Specifically, Boulder County will continue to administer the Tenant Based Rental Assistance program, which provides housing vouchers and intensive case management to families who are currently homeless, or at risk of becoming homeless with children in the local school district. Additionally, in the next year, the Family Unification Program, a supportive housing early intervention program that provides housing and case management services to families with identified child welfare concerns and youth transitioning out of the foster care system will continue to help address homelessness in Boulder County.

The City complements this system by funding and providing a wide range of supports for extremely low-income individuals and families, to help them avoid becoming homeless. This support includes:

Direct services

- Providing childcare subsidies for low-income families
- Providing school-based wrap-around support for families
- Providing community resource referrals and case management for seniors
- Landlord-tenant mediation services
- Enforcement of failure to pay wages ordinance

Community funding – local funds support

- Asset and income-building models such as Bridges Out of Poverty and the Circles

Program

- Access to health and mental health care
- Access to quality childcare and preschool for low-income children

- Legal services to avoid eviction or other legal issues leading to homelessness
- Re-entry mentoring

The City of Longmont will work with the Ten-Year Plan group to coordinate and improve discharge policies and procedures with the corrections, mental health, child welfare and public health systems to support successful transition from institutional placements to permanent housing.

Discussion

Please see above.

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

The most prevalent barrier to affordable housing in the Consortium region is extremely low vacancy rates. Lack of availability of housing in general continues to put upward pressure on already high prices to own and to rent in the region.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

Discussion

The 2014 AI found no barriers in the City of Boulder associated with local public policy. Rather, the AI concluded that Boulder's ordinance, namely the Inclusionary Housing ordinance, and policies are some of the most progressive in the country.

The fair housing action items the City will accomplish during the Five-year Consolidated Plan focus on increasing the inventory of affordable housing.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section reports additional efforts the City of Boulder will undertake during the 2015 program year to address residents housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

Despite the City of Boulder's targeted use of federal and local resources to meet the underserved needs of the community, obstacles to meeting these needs will continue and require focus. The goals set forth in this plan position the City to continue its focus on meeting needs in the areas of rental housing, owner-occupied housing, homeownership opportunities, homelessness assistance, community investment needs and economic development. The City will continue to focus federal and local resources to meet these needs and work with partners to devise and support creative solutions.

Actions planned to foster and maintain affordable housing

Similar to the obstacles faced in meeting the underserved needs of the City of Boulder, meeting the affordable housing needs of the community will continue to be a challenge. There are many causes for this in Boulder—the tale of two Boulder housing types: detached single-family homes that are increasingly only affordable to the wealthy; and attached homes, such as condos and apartments, that provide better affordability for middle-income households but are less attractive to families; the challenge of limited land supply and how to redevelop existing areas in ways that respond to the community's evolving housing needs in a manner consistent with other community values and priorities; and a finite amount of financial resources to meet these needs.

The City will continue to leverage federal resources with local funds by enforcing its local affordable housing ordinance. In addition, it will explore other tools and opportunities to preserve and create affordable housing options through the development and adoption of the Comprehensive Housing Strategy. The City will continue its close coordination with Boulder Housing Partners and other nonprofit housing providers while nurturing relationships with for-profit developers able to help meet the affordable housing needs of City residents.

Actions planned to reduce lead-based paint hazards

The City of Boulder will continue its support efforts that reduce the hazards of lead-based paint utilizing HUD funds in conjunction with other available resources. Activities will include testing and evaluation, community education, and abatement of lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The City of Boulder will continue to focus its efforts and resources to reduce the number of poverty-level families through the preservation and creation of safe and affordable housing. The foundational importance of meeting the housing needs of poverty-level families will support them moving toward

self-sufficiency. Continued and expanded coordination with the City's Human Service Fund provides the opportunity to support the agencies serving poverty-level families. Expanded coordination with the City's Economic Vitality Program will provide opportunities for poverty-level families to gain the training and skill-building, resources and supports that can lead them to achieving self-sufficiency.

Actions planned to develop institutional structure

The City of Boulder Division of Housing administers the Community Development Block Grant (CDBG) program. As part of the Community Planning and Sustainability Department, activity selection and funding decisions will continue to be made in close coordination with the City's Human Services division and Economic Vitality program. These decisions will continue to be influenced by the expertise of two Advisory Boards, appointed by the City Manager. The City will also continue its regular coordination meetings with housing and service providers.

Actions planned to enhance coordination between public and private housing and social service agencies

Already working closely and effectively with Boulder Housing Partners and nonprofit housing providers, the City will continue its close coordination with Boulder Housing Partners and other nonprofit housing providers while nurturing relationships with for profit developers able to help meet the affordable housing needs of City residents. The City will continue to focus block grant dollars on affordable housing opportunities and capital improvement needs of service providers, as well as continue to partner with community-based service providers to devise and support creative solutions to meet their capital improvements needs. Furthermore the City will continue to work closely with the Human Service Fund to ensure service providers' access to the service dollars available through this fund.

Discussion

Please see above.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Consortium leverages its HOME funds with other forms of investment including Low Income Housing Tax Credits, private interest-bearing debt for rental housing development, grants of State of Colorado HOME funds, Federal Home Loan Bank Board grant funds, other private grant funds, and fundraising proceeds. Homeowners assisted by the HOME program use private interest-bearing debt to purchase homes.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Boulder applies resale provisions in all homeownership programs where HOME funds are used. Home buyers receiving HOME funds for down payment assistance 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 a percentage of 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. In addition to the HOME affordability requirements, in accordance with the City of Boulder's funding policies, a covenant will be placed on the unit that will maintain its affordability in perpetuity.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

As stated above, the City of Boulder applies resale provisions when HOME funds are used including application of the prescribed affordability period. HOME funds are secured by an executed and recorded promissory note and lien filed against the property. In addition to the HOME affordability requirements, in accordance with the City of Boulder's funding policies, a covenant will be placed on the unit that will maintain its affordability in perpetuity.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Per the HOME rules, existing debt on a property may be refinanced when HOME funds will be used for rehabilitation to permit or continue affordability. To be considered for HOME funds, the application for rehabilitation and refinance must, at a minimum: Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per

unit or a required ratio between rehabilitation and refinancing; Require a review of management practices to demonstrate that disinvestment in the property has not occurred, that the long term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated; State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both; Specify the required period of affordability, whether it is the minimum 15 years or longer; Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community; and State that HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG.

Discussion

Please see above.

APPENDIX A.

Citizen Participation and Consultation

APPENDIX A.

Citizen Participation and Consultation

This section supplements the Boulder and Broomfield HOME Consortium and CDBG eCon Plans with a summary of input from the stakeholder and citizen participation efforts completed during development of the Plans.

Residents and stakeholders participated in the Consolidated Plan process through:

- A resident survey about housing needs and preferences, completed by more than 3,000 residents and workers in the region.
- Eight focus groups held with residents and in-commuters (two targeted persons of Hispanic descent and Nepalese immigrants) to provide in-depth information about the experience of finding housing in Boulder and Broomfield Counties.
- A focus group with the region’s primary housing and supportive service providers, and
- A 30-day public comment period, and
- A Public Hearing held during the public comment period.

This section summarizes the findings from these efforts. Any written public comments received during the 30-day comment period of the draft of Five-year Consolidated Plan appear at the end of this section.

Resident Survey Findings

The resident survey conducted to support regional housing strategies and the HOME Consortium Consolidated Plan was open to both residents and in-commuters in the region. Surveys were available online and in paper form, distributed through social media and area employers. More than 3,000 residents completed the surveys. Significant survey samples were received from the protected classes of persons with disabilities, seniors and families with children.

The lack of—and need for more—affordable housing, particularly for households with special needs, was the primary theme in the survey responses. Many residents who own in the region purchased their homes many years ago, when housing was much less expensive. To live in the region, low and moderate income households must rent, purchase publicly subsidized units or use other financial means, including:

- Some residents may rent out a portion of their home,
- Live with friends or family,
- Rely on pension or trust fund to manage expenses, or

- Work multiple jobs.

Without these outside supports, nearly 80 percent of low-income residents would have to move to a less expensive community.

One area of focus for the survey was the needs of persons with disabilities. According to the survey, the most significant need of persons with disabilities is affordable housing. Affordability was identified as a need more significant than accessible housing or housing with services. Specifically,

- One-third of Boulder residents with a disability said they plan to move in the next five years, with half of these moving because of housing affordability. None said they were planning to move to find a house that can be made accessible.
- More than one-third of Boulder in-commuters with a disability would like to move to the city to be closer to work. Twenty-three percent said they had to move from Boulder against their wishes in the past five years, primarily due to the cost of housing. None said they had to move due to accessibility concerns.
- Sixty-eight percent of in-commuter households with a disabled member did consider Boulder when looking for their current housing. When asked why they did not choose Boulder, 61 percent said they couldn't afford it. Ten percent said they couldn't find accessible housing in Boulder.

Focus Group Findings

Focus groups were completed with low income residents, ethnic minorities, immigrants and seniors. Participants in the resident and senior focus groups were randomly recruited. The City of Boulder's Community Relations and Office of Human Rights recruited participants for the Hispanic and Nepalese focus groups.

The participants in the focus groups agreed that affordability was a challenge in the region and that compromises were necessary to live near places of work.

In both the Nepalese and Hispanic focus groups, participants emphasized the importance of buying a single family home for privacy; all but two currently live in mobile homes and appreciate the "stand alone" nature of the housing.

Seniors said that a major challenge is the level of property taxes, which strains their retirement income, making it hard to remain in their homes. Other issues seniors face in making the decision of moving include the ability to keep up a home that is now too big for them, available support services for those who have a disability or a challenge living independently, and access to a reliable transit system that would make it easier for them to get around.

Stakeholder Consultation Findings

On September 24, 2014, the Consortium held a focus group with providers of housing and community development services to low and moderate income residents in Boulder and Broomfield Counties. The organizations participating in the focus group included the following:

Organization Name
Aging Advisory Council
Boulder County Area Agency on Aging
City of Boulder Human Services
Colorado Enterprise Fund
Dental Aid
Flatirons H4H
Foothills United Way
HOPE (Homeless Outreach Providing Encouragement)
Immigrant Legal Center of Boulder County
Longmont Housing Authority
Mental Health Partners
Mother House
OUR Center
Safe House Alliance
Safe Shelter of St. Vrain Valley

The purpose of the focus group was to obtain information on the greatest unmet housing and community development needs of low and moderate income and special needs populations in the Consortium. Attendees were asked to discuss:

- The most common housing problems of their clients,
- The need for specific types of housing,
- If and how needs differ by race and ethnic composition of clients,
- The primary supportive service needs of clients, and
- The strengths and gaps in the delivery of services to clients.

This section summarizes the primary findings from the stakeholder consultation meeting. It is organized around the main topics discussed at the focus group.

Which residents have the greatest needs in Boulder and Broomfield Counties?

Service providers identified the special needs populations with the greatest needs as:

Undocumented residents and workers. Many have housing and supportive service needs but are reluctant to seek out services because of their citizenship status. In some cases, they cannot access services. Living in overcrowded conditions to avoid cost burden is a common strategy.

Pregnant young women who need both affordable housing and child care. Transitional housing options are limited in Boulder and Broomfield Counties. As such, many families needing transitional housing resort to living in their cars and/or cycling through shelters in Denver and surrounding communities with greater resources.

Survivors of domestic violence seeking affordable rental housing. In tight rental markets, when landlords are choosing among many tenants, survivors have a harder time finding rental housing due to rental histories that have been blemished by their former partners. They are more likely to remain housed with their abusers in very tight rental markets.

Elderly residents living on fixed incomes. Many residents affected by the 2013 floods were seniors. They have significant housing repair needs or have lost their homes.

A housing needs assessment conducted for the City of Boulder in spring 2014 estimated that 20 percent of Boulder seniors—about 2,000 seniors—have supportive service needs. The report concluded that the majority of seniors' needs are currently met by existing services in Boulder. Yet one-third of the city's seniors—about 650—feel their needs are unmet. These needs include assistance with yard work, home maintenance and housekeeping.

An estimated 14,000 Boulder seniors plan to age in place over the next 10 years. Of these, about 4,000 have acute concerns about their ability to do so without additional supportive services. This is double the number of seniors who feel their needs are not being met currently. Many of these seniors are disabled and/or have independent living challenges. Boulder currently has 1,900 seniors with an independent living difficulty; by 2028, this is likely to rise to 4,100.

Persons with mental illnesses. These residents need a variety of housing options to address their differing needs and are particularly difficult to house in tight housing markets.

Low income workers seeking affordable housing. For many workers—particularly those in low wage industries—downpayment requirements for rental units are too high. Many landlords are now requiring first and last months' rents in addition to a security deposit.

What are the greatest housing and supportive service needs of these residents?

Stakeholders agree that all low income and special needs populations in the Boulder/Broomfield region have a consistent need for affordable rental units. The 2013 floods made an already very tight rental market much worse. Recent cutbacks in social services—primary food stamps and child care subsidies—have further exacerbated this need. Low income and special needs renters in the Consortium often compete with students when seeking rentals, many of whom receive parental help and guarantees or roommates and, as such, can afford to pay more per month in rent.

Many special needs populations also need housing with supportive services and, ideally, housing near public transit. Persons with mental illness, in particular, do best with onsite counselors. Some residents are seeking services for the first time, due to the floods, and are unsure how to obtain help.

Is the lack of capacity of service providers a factor in meeting residents' needs?

Stakeholders believe that the region has the right institutional structure in place to provide needed services. The greatest challenge in the region is limited funding to serve the growing number of residents who need services.

What is the greatest need in the region?

Service providers unanimously agreed that the greatest need in the region was **affordable housing**.

Special needs populations often earn well below 50 percent of the MFI. Residents relying on Supplemental Social Security (SSI) and Disability Income have MFIs in the teens. Affordable rentals for these renters are less than \$300/month and are only available through public housing providers.

The impact of the tight housing market on special needs populations is significant. The region is currently facing a severe shortage of affordable housing—and housing with supportive services is even harder to find.

Public Comments

The 30-day public comment period for the Boulder County HOME Consortium and City of Boulder, City of Longmont and City and County of Broomfield CDBG Consolidated Plans was held from December 15, 2014 through January 30, 2015. The opportunity to view the plan was announced in Longmont Times-Call newspaper, Boulder Daily Camera newspaper, Broomfield Enterprise newspaper, City of Longmont, Boulder, and Broomfield websites, emails to partners and notices posted at Longmont Civic Center. Notification of the public hearing was also posted at The Suites, a permanent supportive housing development in Longmont where the public hearing was held on January 8, 2015.

In addition to the public hearing, citizens of Boulder County and Broomfield City/County had the opportunity to provide comments on the eCon Plan through an online survey. The survey was administered through SurveyMonkey.com, which is Section 508 compliant.

This section summarizes the comments received at the public hearing and through the online survey. It is organized by the questions posed in the survey and public hearing.

Does the Plan meet the greatest needs in the Consortium?

Citizens agreed that the Plan largely addressed the most pressing needs of the region—which most identified as lack of affordable housing. One citizen suggested lack of transportation as a needed focus. Comments included:

"The proposed housing and community development activities and funding currently address the greatest needs in these areas."

"I would like to see all the money given to the city of Longmont, spent on new affordable housing units, and not on rehabilitation of existing units."

"I believe the greatest need is the inadequate supply of affordable housing. This proposal works to increase that, but not nearly enough. The need keeps increasing as the area grows, and we are already falling behind; pushed further by the 2013 flood. We need a bigger investment to close the gap, or we will continue to fall further behind."

"More affordable housing is needed in Boulder County, with the greatest need in Longmont."

"More units of affordable rental housing for extremely low- to-moderate income households needs to be developed in Longmont in particular (new construction or rehab of existing properties). More moderate income units need to be developed within the city of Boulder, though we know about 29th and Bluff, etc. We thank you for those, just saying that even more need to be developed. City of Boulder could use additional extremely low- to moderate-income rental housing as well. I didn't mean to imply that Longmont should shoulder the burden completely."

"The Plan addresses the needs of the most vulnerable population group, those with disabilities living at 30 percent AMI or lower. This group was acknowledged often in the plan."

"I think there should be some focus on access to transportation. Lack of transportation is one of the largest external barriers to personal growth for those on the streets. The poor generally pay full fare (when they can pay at all) subsidizing the housed and employed who can get discounts. Lack of transportation constrains individual growth, and constrains planning to centralized modes."

"Again, affordable housing for people falling below 50 percent AMI is what I see as the greatest need. This housing need is for rental units for 1 or 2 people, which means the sq. footage can be much less than what is traditionally built."

"We need more affordable housing."

"I am very concerned about the loss of so many rental units in Longmont, and little is being done to plan to build permanently affordable units for low wage earners. I wish that all the money coming to Longmont would be used to build new affordable units for people earning below 50% AMI."

"The entire amount of funding should be allocated toward affordable housing, especially in this market. The cities and Consortium should not allocate funding towards infrastructure or economic development when housing is the most pressing need."

"Promote targeting HOME dollars to one geography year after year. Real estate is very expensive."

"The 15 percent cap for services should be removed or increased."

Adequacy of Plan Goals

Citizens were asked if the Plan goals adequately addressed the greatest needs in the Consortium region. If not, citizens were asked to provide explanations for goals improvement. Overall, citizens believe that the Plan does address the greatest needs of the Consortium. Some citizens asked for more details on implementation of the Plan goals.

"The plan goals are clear."

"Yes, the goals are aligned with the greatest needs, just not adequately funded."

"The Plan addresses the needs but not sure about the implementation of the goals. Also, the plan does not address current resources and how to leverage them. For example, it does not address persons who live at 30 percent AMI or lower, who have a housing voucher and yet are not able to use this resource. What creative options are there to work with current landlords?"

"There should be a goal to improve access to transportation for the poor among us."

"The plan would also be enhanced if it addressed better the needs of transitional age youth."

Consolidated Plan Highlights

Citizens were asked to identify both their favorite aspect of the Plan, and their least favorite aspect:

Best features of the Plan

"Emphasis on increased affordable housing stock."

"The break down and action plan associated with it."

"They are looking at real issues. The plan addresses where we are right now and has realistic goals."

"Affordable housing is key."

"Addressing affordable housing."

"All things were informative. I primarily enjoyed the summary."

"The inclusion of the most vulnerable disabled population—this population needs to live near service providers with support and resources. It is very important that their needs are being addressed."

Weaknesses of the Plan

"Lack of focus on the principal agencies serving our homeless residents and on our homeless residents themselves as sources of information."

"It is hard to read and sort out the different communities. It would be better if Boulder answered the questions and then Longmont. It was difficult to read Boulder stuff when I was really looking for Longmont stuff. Sometimes I found what I was looking for and sometimes not."

“Implementation is too small.”

“The plan did not address how to creatively work with current housing. For example, we need incentives for landlords to work with people who have a housing voucher. The win/win for landlords and tenants would be to provide adequate and intensive supportive services provided on site. These services would not only assist in the protection of the apartment but also help tenants to being lease compliant.”

“Where inclusionary zoning exists (city of Boulder), please have for-profit developers satisfy their affordable housing obligations by putting money into the affordable housing fund only—please quit allowing them to build affordable units themselves to satisfy this requirement. When the latter happens, more often than not the resulting building(s)/unit(s) are horribly designed and constructed and end up being a nightmare to maintain over time. The for-profit developers aren't stupid, they cut corners wherever they can and produce shoddy housing to satisfy their obligations.”

**Longmont Housing and Human Services Advisory Board
Minutes of January 8, 2015 Meeting**

- Members Present: Gay Kuhlmann, Bill Storing, Tom Trujillo, Kathleen Norris, Charles Serns, Carmen Sample, Josie Vigil, Deborah Valentine, Kim Sheperek, and Polly Christensen
- Members Absent: None
- Staff Present: Kathy Fedler
- Public Present: Gary Jefferson, Agape Family Services; Tim Rakow, Inn Between; Sandy Stewart, OUR Center, Alma Collins, The Suites Property; Suites resident; Michael Reis, LHA
- Agenda Item 4: *Hold Public Hearing on 2015-2019 Consolidated Plan:* Because of public present, the Public Hearing was held before the start of the regular LHHSAB meeting. The public hearing began at 7:00 with a presentation by Heidi Aggeler of BBC Research. She presented the Consortium's Housing and Community Development needs, explained the public input process to date, talked about the Strategic Plan and how it met the needs gathered and then discussed the individual 2015 Action Plans for each Consortium member.

Public comments (in bold)/answers replies follow:

- **What is moderate income?** 100% of AMI, low income is 80% AMI, very low is 50% AMI and extremely low is 30% AMI
- **How many rental units will be built in Longmont?** 60 are planned at Spring Creek, then whatever else proposed as we get applications during the years of the plan. Rental housing need is the greatest need and highest priority across the Consortium.
- **Why aren't HOME funds showing up in each community's totals since each community gets a share of the HOME funds?** The Consolidated Plan template doesn't allow for funds to get shown in each community. Template isn't "public friendly".
- **It is a big concern on how HOME funds are showing in template." It isn't right that we can't tell how HOME funds are being spent in each community.**
- **Slippery slope putting funds into streetscape in Longmont. 100% of CDBG funds should be used for housing.**
- **Should raise the 15% Public Service limit.**
- **Need to fully fund or maximize funds into a project, for instance, move HOME funds into 1 project per year and then rotate projects around the region.**

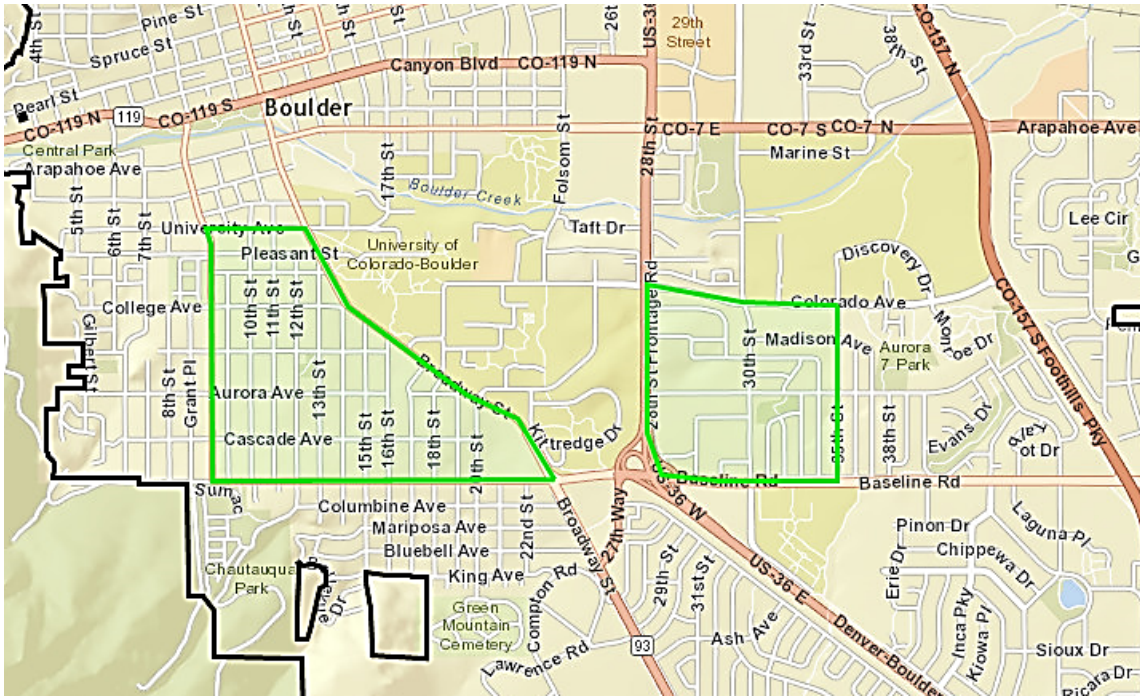
Closed public hearing at 7:55 pm

- Agenda Item 1: *Call to Order:* LHHSAB Vice Chair Charles Serns called the meeting to order at 7:55 p.m.
- Agenda Item 2: *Welcome new members:* The LHHSAB welcomed Josie Vigil, Deborah Valentine, and Kim Sheperek as new members.
- Agenda Item 3: *Approve minutes from the November 13, 2014 meetings:* Gay Kuhlmann called for a motion to approve the minutes, Bill Storinger seconded the motion. Passed unanimously.
- Agenda Item 5: *Election of officers:* Gay Kuhlmann nominated Charles Serns for Chair. Bill Storinger seconded the motion. Kathleen Norris nominated Carmen Sample for Chair. Tom Trujillo seconded the motion. Charles Serns was elected Chair 6-4. Kathleen Norris nominated Carmen Sample for Vice Chair. Tom Trujillo seconded the motion. Passed unanimously.
- Agenda Item 6: *Determine posting locations of meeting agenda:* LHHSAB designated the west entrance of the Civic Center as the official posting location for the LHHSAB agendas.
- Agenda Item 7: *Develop 2015 Advisory Board Work Plan:* LHHSAB reviewed the draft 2015 work plan. Kathy Fedler reviewed purpose of TRG and how it fits with work of LHHSAB. Can HSA application be received in June to allow more review time for review? Kathy stated that we need to get with other partners to determine when to accept applications and set out rest of schedule. Then can add rest of the 2016 Human Service Agency Funding process to work plan. LHHSAB would like to discuss whether members review all applications or do they want to split up again. Carmen Sample indicated that she thinks everyone should review all apps like last year in case it is discussed at the February meeting – she won't be here for that meeting.
- Agenda Item 8: *Other business:* LHHSAB asked staff to provide the 2015 Human Service Agency funding summary.
- Kathy Fedler distributed information for Reconciliation of CDBG/HOME and Affordable Housing Funding Available. Carmen Sample made a motion to accept reallocation scenarios. Tom Trujillo seconded the motion. Passed unanimously.
- What happens if Suites need more money? It will be on LHA to find funding.
- Agenda Item 9: *Adjournment:* There being no other business to conduct the meeting adjourned by consent at 8:47 p.m.

APPENDIX B.

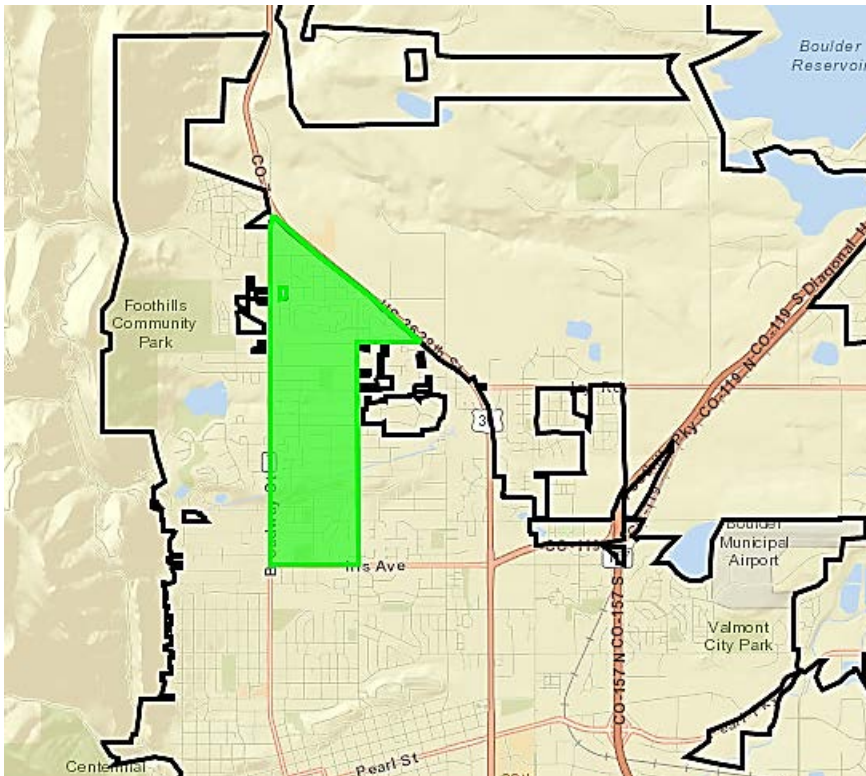
Maps Supplement for MA-50 Needs and Market Analysis Discussion

Map: Concentrations of Cost-Burden, Boulder, CO



Source: HUD CPD Maps, accessed October 24, 2014

Map: Census Tract with High Number of Households at Risk of Homelessness, City of Boulder



Source: HUD CPD Maps, accessed October 24, 2014