

Boulder-Broomfield Regional Consortium 2024 Action Plan

Executive Summary

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

1. Introduction

This is the 2024 Action Plan representing the fifth year of the Boulder Broomfield Regional Consortium’s Consolidated Plan (“Con Plan”) for the fiscal years 2020-2024 as approved by HUD. In addition to satisfying the planning and reporting requirements for the Boulder Broomfield Regional HOME Consortium, components of this plan detail how the City of Boulder proposes to allocate their entitlement Community Development Block Grant (CDBG) funds to housing and community development needs.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The primary objective of this Action Plan is to maintain and work toward increasing housing opportunities and addressing community development needs in the Consortium area. The outcomes of each Consortium member jurisdiction vary slightly depending on market area needs. Specifically, the City of Boulder's outcomes focus mostly on preserving and creating affordable rental housing, public services and capital improvements of community serving agencies. The city intends to continue supporting owner-occupied housing rehabilitation, homeownership opportunities, and to provide supportive services for people who are experiencing homelessness and other special needs populations with supportive services.

The city will continue to allocate CDBG funds to support households in the Family Resource Schools program at five select area elementary schools and the operations of Colorado Enterprise Fund (CEF) providing microloans to low-to-moderate income small business owners with priority to Minority-Owned Business Enterprises and Women-Owned Business Enterprises (MBE/WBE), and Housing Rehabilitation serving low-to-moderate income homeowners with general homeowner rehab program, emergency grant program, minor home repair program and architectural barrier removal program in Boulder. Primary expenditures for 2024 include repayment of the Section 108 Loan and construction of properties which were funded in the previous year.

In 2024, the Consortium proposes to allocate funds as per the below chart.

**City of Boulder 2024
Funding Allocation Table**

Boulder/Broomfield Consortium 2024 HOME Funding Allocation						
	Boulder	Longmont	Boulder County	Broomfield	2024 Anticipated Expenditures	Future Years Anticipated Expenditures
Administration	\$ 93,151.06	\$ 9,615.00			\$ 102,766.06	\$ -
2023 HOME Admin	\$ 93,151.06				\$ 93,151.06	
2023 HOME Admin - Longmont		\$ 9,615.00			\$ 9,615.00	
CHDO Reserve - Homeownership Programs	\$ 548,454.00				\$ 191,988.00	\$ 356,466.00
2021 CHDO Reserve - Habitat Rogers Rd	\$ 176,178.00					\$ 176,178.00
2022 CHDO Reserve - Habitat Violet Phase II	\$ 191,988.00				\$ 191,988.00	
2023 CHDO Reserve	\$ 180,288.00					\$ 180,288.00
CHDO Reserve - Rental Housing Programs	\$ 151,893.00				\$ -	\$ 151,893.00
2024 CHDO Reserve	\$ 151,893.00					\$ 151,893.00
CHDO Operating - Community Investment Programs	\$ 50,000.00	\$ 50,000.00			\$ 50,000.00	\$ 50,000.00
2023 Habitat CHDO Operating - Violet Phase II	\$ 50,000.00				\$ 50,000.00	
2022 Habitat CHDO Operating - Rogers Rd		\$ 50,000.00				\$ 50,000.00
Rental Housing Programs	\$ 1,738,092.10	\$ 599,541.00	\$ 668,831.00	\$ 594,111.42	\$ 1,755,526.94	\$ 1,845,048.58
BHP Mount Calvary - New Construction	\$ 1,602,992.94				\$ 1,602,992.94	
2022 Broomfield Tenant Based Rental Assistance (TBRA)				\$ 152,534.00	\$ 152,534.00	
2023 Broomfield Tenant Based Rental Assistance (TBRA)				\$ 441,577.42		\$ 441,577.42
Longmont Inn Between Wesley Homes		\$ 599,541.00				\$ 599,541.00
Rental Housing Programs	\$ 135,099.16		\$ 668,831.00			\$ 803,930.16
Homeownership Programs	\$ 2,119.97	\$ 184,712.00			\$ 2,119.97	\$ 184,712.00
2020 Habitat Violet - remainder	\$ 2,119.97				\$ 2,119.97	
St Vrain Habitat Duplexes		\$ 184,712.00				\$ 184,712.00
Homeownership Programs						
Total	\$ 2,583,710.13	\$ 843,868.00	\$ 668,831.00	\$ 594,111.42	\$ 2,102,400.97	\$ 2,588,119.58
2024 HOME Consortium Allocation					\$ 1,012,614.00	
Prior Year HOME Carryover Resources					\$ 3,677,906.55	
Total					\$ 4,690,520.55	

City of Boulder 2024 CDBG Funding Allocation						
					2024 Anticipated Expenditures	Future Years Anticipated Expenditures
Administration				\$ 160,000.00	\$ 160,000.00	
2023 CDBG Admin				\$ 160,000.00	\$ 160,000.00	
Rental Housing Programs				\$ 368,810.88	\$ 59,600.00	\$ 309,210.88
Boulder Shelter PSH Unit Electrical Rehab				\$ 59,600.00	\$ 59,600.00	
Thistle Parkside Village Rehab				\$ 152,000.00		\$ 152,000.00
Rental Housing Programs				\$ 157,210.88		\$ 157,210.88
Housing Stabilization Programs				\$ 120,000.00	\$ 120,000.00	\$ -
2023 Family Resource Schools (public service)				\$ 120,000.00	\$ 120,000.00	
Community Investment Programs				\$ 1,623,795.01	\$ 729,556.01	\$ 894,239.00
2024 Section 108 Loan Repayments (principal, interest, and financing fees)				\$ 632,395.01	\$ 632,395.01	
2025 Section 108 Loan Repayments				\$ 583,000.00		\$ 583,000.00
Boulder Shelter Office Rehab				\$ 97,161.00	\$ 97,161.00	
Growing Gardens Greenhouse				\$ 211,239.00		\$ 211,239.00
Community Investment Programs				\$ 100,000.00		\$ 100,000.00
Homeownership Programs				\$ 150,025.76	\$ 150,025.76	\$ -
2023 Housing Rehab				\$ 50,025.76	\$ 50,025.76	\$ -
2024 Housing Rehab				\$ 100,000.00		\$ -
Economic Development Programs				\$ 50,000.00	\$ 50,000.00	\$ -
2023 Microenterprise				\$ 50,000.00	\$ 50,000.00	
Total				\$ 2,472,631.65	\$ 1,269,181.77	\$ 1,203,449.88
2024 CDBG Allocation					\$ 815,585.00	
Prior Year CDBG Carryover Resources					\$ 1,651,046.63	
Anticipated 2024 CDBG Program Income					\$ 6,000.00	
Total					\$ 2,472,631.65	

City of Boulder 2021 HOME ARP	
Administration	\$ 422,089.79
2021 HOME ARP Admin	\$ 422,089.79
Rental Housing Programs	\$ 3,831,156.00
Longmont Inn Between Wesley Homes	\$ 1,200,000.00
Longmont Boulder Shelter Acquisitions	\$ 1,200,000.00
Broomfield Cottonwood	\$ 1,431,156.00
Total	\$ 4,253,245.79

City of Boulder Section 108 Loan	
Homeownership & Economic Development	\$ 4,000,000.00
Modular Production Factory	\$ 4,000,000.00
Total	\$ 4,000,000.00

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

In the past five years, members of the Consortium have primarily focused housing investments on preserving and creating affordable rental housing and lasting improvements for many low-to-moderate income households. This has included the acquisition and/or rehabilitation of existing units; construction of new units; development of supportive, transitional housing units; and preservation of public housing units. Members of the Consortium also funded owner-occupied emergency and mobile home repairs and homeownership opportunities, provided housing counseling and consumer debt counseling, provided internet access and computers to low-income families to bridge the digital divide, invested in the capital improvement needs of service providers and public services, and assisted people experiencing homelessness and other special needs populations with supportive services.

Broomfield has successfully continued to use its HOME Funds to continue the Tenant Based Rental Assistance Program (TBRA). This successful program is even more critical in times of high rental costs and economic uncertainty for low-income households. Broomfield has enrolled 95 families into the TBRA program, with over an 80 percent success rate of families graduating and reaching their self-sufficiency goals.

Specific examples of recent housing development include but are not limited to:

- Completion of 30 Pearl, bringing 120 units, including permanent supportive housing and resources dedicated to persons with intellectual and developmental disabilities;
- Completion of Tungsten Village, adding 26 affordable rental homes in the Town of Nederland, CO; and
- Creating 73 permanently affordable homes with the completion of The Spoke on Coffman in Longmont, CO. The project also includes a 262-space parking deck with bike and electric vehicle charging for residents and downtown employees, a commercial space with an enterprise café, and office space.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Pursuant to the Boulder Broomfield Regional Consortium Citizen Participation Plan, this Action Plan allowed for reasonable notice for accessibility, review, and comment, as well as a comment period prior to submission of 30 days. Boulder was given thirty (30) days to comment on the Action Plan. Notices were published in various newspapers, websites, newsletters and press releases. An in-person public hearing will be held on June 4, 2024 for the City of Boulder. An in-person public hearing will be held on June 25, 2024 for the City of Longmont. An in-person public hearing will be held on July 23, 2024 for the City of Broomfield.

- A public comment period for the City of Boulder began on May 17, 2024 and will be open for 30 days.
- A public comment period for the City of Longmont will begin on May 25, 2024 and will be open for 30 days.
- A public comment period for the City of Broomfield will begin on July 8, 2024 and will be open for 30 days.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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

TBD

7. Summary

TBD

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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
CDBG Administrator	BOULDER	Department of Housing & Human Services
HOME Administrator	BOULDER	Department of Housing & Human Services

Table 1 – Responsible Agencies

Narrative

Lead Agency

The City of Boulder is the lead entity for preparing the Consortium Consolidated Plan in conjunction with its members. Each jurisdiction that receives a direct allocation of CDBG funding, as explained in the introduction, including the City of Boulder, City of Longmont and City and County Broomfield, contributed to this section of this plan.

For administration of grants, each of the jurisdictions listed above administers and separately reports its own CDBG allocation and many of its related activities. As the lead agency of the Consortium, the City of Boulder assumes the responsibility of administering the HOME funds with each jurisdiction overseeing administration of the specific HOME projects for which it has been awarded funding.

Local Agencies Involved

The City of Longmont Housing and Community Investment (HCI) Division has the leadership responsibility for its CDBG program. HCI staff coordinates the implementation of all projects and programs that are funded; as well as provides technical assistance to community organizations, and encourage the involvement of the business community. A Technical Review Group and the Housing and Human Services Advisory Board review all CDBG, HOME and local funding proposals and offer funding recommendations to Longmont City Council.

The Broomfield CDBG program is administered through its Economic Vitality & Development Department. Broomfield's CDBG programs are managed in part by city staff who manage applications and oversight for the small business assistance program, and in part, through a subrecipient that administers and manages the homeowner rehabilitation program and other program activities which are determined annually as part of the Annual Action Plan approved by the Broomfield City Council.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Citizen participation is an integral part of the planning, evaluation, assessment, and implementation processes of the City of Boulder's Department of Housing and Human Services. The purpose of this Citizen Participation Plan (the Plan) is to provide citizens of Boulder with the opportunity to participate in the Community Planning and Development (CPD) programs. Boulder recognizes the importance of citizen participation and endorses a philosophy that welcomes and maximizes citizen involvement in its housing and community development activities.

The Consortium maintains a robust and ongoing public participation process for all work and program items benefitting from community conversation and input. The Consortium regularly consults and coordinates with affordable housing providers, homeless service providers, human service agencies, advisory boards and city council. Input from our partners is reflected in our day-to-day operations, programs and projects. The Consortium continuously seeks to improve communication strategies with impacted stakeholders and underrepresented groups.

In order to engage a diverse cross section of the community, public notices in local newspapers, websites, community newsletters and press releases for citizen input opportunities are sent out broadly to community partners and the general public. Public hearings will be scheduled in person.

The Consortium is moving forward to reduce the digital divide by ensuring that new construction and substantial rehabilitations of multifamily rental housing include installation of Broadband infrastructure. This is further supported through locally funded assistance and computer literacy programs. Further information regarding Broadband infrastructure can be found in the 2020-2024 Consolidated Plan Section MA-60.

Consortium members are committed to tackling climate crises and work with HUD and non-HUD funded efforts to build resilient infrastructure, pursue environmental justice equitably, and to strengthen economic mobility. Further information regarding resiliency can be found in the 2020-2024 Consolidated Plan Section MA-65.

The Consortium works with the Department of Veteran's Affairs (VA) and other partners to address the unique needs of lower income veterans. The needs of veterans are considered and assessed in the 2020-2024 Consolidated Plan. Please refer to the 2020-2024 Consolidated Plan for more information.

The Consortium members actively coordinate with the public, other housing providers, and partner agencies through:

- 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;
- Enhancing affiliations with local and regional boards, committees, and coordination efforts;
- Developing strong working relationships and strategizing with local providers;
- More specifically, enhancing coordination of services and fill service gaps in the Consortium area; and
- Engage with institutions that can potentially discharge people into homelessness including: Boulder Community Health, Clinica, Boulder County Jail, TGTHR, and other criminal justice and/or mental health institutions. Coordination of housing or sheltering services is conducted through a coordinated approach to discharge and is a key component of the Boulder Interagency Taskforce on Unhoused High System Utilizers.

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)).

Boulder County Funders Collaborative - The major governments in the Consortium have joined to provide a common approach to defining, assisting, and funding human service agencies.

Boulder Interagency Taskforce on Unhoused High System Utilizers - The mission of the Interagency Taskforce is to reduce “the impact of unsheltered homelessness on community resources through data-rich inquiry, individual-based solutions, and advocacy for innovative responses.” The leadership team of this effort includes senior - and generally the most senior - executives of the city’s Police, Fire, Municipal Court, Housing and Human Services, City Manager and City Attorney’s departments; Boulder County’s Sheriff, District Attorney and Department of Community Services; Mental Health Partners; and Boulder Community Health.

Homeless Solutions for Boulder County (HSBC) – The governments of the City of Boulder, City of Longmont, and Boulder County, combined with local housing authorities and nonprofit service providers, established HSBC to collaboratively address the needs of single adults experiencing homelessness. This includes a data management system with a single-entry portal for homeless people that allows agencies to share and maintain information. The group has added voucher capacity, worked to establish additional engagement among landlords in the area by hiring a landlord specialist to recruit new landlords and establish relationships with current landlords; developed a standard of care for case management, and created a tracking method to capture the housing inventory in the county. This group has been effective in moving persons experiencing homelessness into permanent housing through various housing exits.

Boulder County Homeownership Programs Collaborative – This group is made up of homeownership program providers in the County. It meets to identify common needs and goals, address gaps in service delivery, and marketing opportunities to provide seamless homeownership program service delivery throughout the County.

Boulder Broomfield HOME Regional Consortium – The Consortium works to identify and address common housing needs, overcome gaps in affordable housing provision, and increase the amount of HOME funding coming to our local region.

Boulder County Regional Housing Partnership – The BCRHP was formed in 2016 around a model of regional collaboration reflected in the 2013 – 2015 post-flood housing recovery work which led to over 1,000 new rental homes being constructed throughout Boulder County in about three years. BCRHP set a goal of ensuring that 12% of all housing in the County would be permanently affordable by 2035, developed a set of strategies to achieve the goal, and helped coordinate adoption of resolutions of support for the Boulder County Regional Housing Plan by all jurisdictions in Boulder County. Significant progress has been made with three municipalities that have implemented Inclusionary Zoning ordinances. BCRHP has put together an approach to provide capacity to the smaller municipalities for regional compliance/monitoring of affordable rentals, expansion of a regional affordable home ownership program as well as a County wide eviction prevention program.

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 people with disabilities. MDHI is the lead agency in establishing the Continuum of Care model for the metropolitan Denver community. The Executive Director of MDHI serves on the HSBC Executive Board.

HSBC is aligned with MDHI, functions in coordination with MDHI's prioritization processes for housing placement and has leveraged other housing options, such as Permanent Supportive Housing and locally funded vouchers as well as HUD funded Housing Choice Vouchers set aside by the local Housing Authorities to fill service gaps. A similar system is being researched for families and youth.

The City and County of Broomfield relies primarily on the resources of Boulder County and the City and County of Denver, as well as services provided through the local Continuum of Care agencies, such as Almost Home, to help meet needs for their residents who are experiencing homelessness, as there are

no shelters or transitional housing options in Broomfield. Broomfield also provides federal Community Service Block Grant (CSBG) funds, received through the state of Colorado, for emergency assistance and homelessness prevention. Broomfield Human Services contracts with Almost Home for the Severe Weather Action Plan (SWAP) as Broomfield's only non-congregate sheltering options for people experiencing homelessness in Broomfield.

In Broomfield, local funding sources supplement ESG: for example, Broomfield's CSBG funds are used to provide emergency one-time rental, utility and/or mortgage assistance to prevent homelessness.

Supporting consultation efforts, Broomfield regularly meets and consults with key regional agencies and organizations, including: the Broomfield Housing Alliance; city agencies including Broomfield Department of Human Services, Broomfield Department of Public Health, Senior Services, Arts and Libraries, and others; community and regional non-profit service providers and resources such as Broomfield FISH, the Refuge, and Colorado Housing Connects; close and neighboring jurisdictions (housing, economic development, and business services departments); state partners such as the Colorado Housing and Finance Authority (CHFA), the Colorado Department of Local Affairs, and the Colorado Office of Economic Development and International Trade.

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

The Cities of Longmont, Boulder, and Broomfield are not entitlement communities for ESG and therefore coordinate funding requests through MDHI and the State. HSBC and the Family Resource Network strategically coordinate applications for State ESG funds, with service providers often directly responding to NOFAs, to ensure non-duplication of services and to support a wide range of sheltering, outreach, and housing services. These funds are provided to local shelters to support operations and essential services. MDHI develops standards and policies for ESG funding, and the county, cities, and nonprofit and agency partners have input into those standards and policies.

Boulder County receives federal Emergency Solutions Grant (ESG) funds. The county, along with several local human services agencies, works with local jurisdictions and the Continuum of Care toward the prevention of homelessness and provide rapid rehousing. In addition, Boulder County Housing and Human Services is a subrecipient of Emergency Solutions funds through MDHI for Rapid Rehousing rental subsidies and provides match funds to provide case management supportive services for individuals matched through the CoC OneHome prioritization process. Through these funds, Boulder County supports Street Outreach and Engagement activities and has been successful at moving individuals directly from the Unsheltered homelessness to housing.

The implementation of HMIS at the local level aligns with the policies and procedures set by MDHI around client confidentiality, data collection, computer entry, and reporting. Additionally, Homeless Solutions for Boulder County (HSBC) utilizes the County's local client portal which supports data collection and reporting, particularly for local coordinated entry, shelter attendance, and evaluation of system effectiveness. HSBC members participate with MDHI for continuous discussion regarding the use and administration of HMIS, and connection to the local system, specifically addressing issues of duplication and ease of use. Additionally, HSBC work groups meet regularly to enhance data collection and quality and actively participate in numerous MDHI working groups.

In Broomfield, local funding sources supplement ESG: for example, Broomfield's CSBG funds are used to provide emergency one-time rental, utility and/or mortgage assistance to prevent homelessness.

2. Agencies, groups, organizations and others who participated in the process and consultations

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Table 2 – Agencies, groups, organizations and others who participated in the process and consultations.

1	Agency/Group/Organization	BOULDER HOUSING PARTNERS
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
2	Agency/Group/Organization	EMERGENCY FAMILY ASSISTANCE ASSOC
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

3	Agency/Group/Organization	FLATIRONS HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
4	Agency/Group/Organization	BOULDER SHELTER FOR THE HOMELESS
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
5	Agency/Group/Organization	MENTAL HEALTH PARTNERS
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs Mental and behavioral health

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
6	Agency/Group/Organization	BOULDER COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
7	Agency/Group/Organization	SAFEHOUSE PROGRESSIVE ALLIANCE FOR NONVIOLENCE, INC.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Through coordinated engagement, agencies throughout the region were consulted through a variety of methods that included stakeholder engagement, community meetings, city council meetings and public hearings.

8	Agency/Group/Organization	Boulder Interagency Taskforce on Unhoused High System Utilizers
	Agency/Group/Organization Type	Services – homeless Services – health Health agency Publicly Funded Institution/System of Care Other government - local
	What section of the Plan was addressed by Consultation?	Homeless Needs – chronically homeless Homeless Needs – families with children Homelessness Needs – veterans Homelessness Needs –unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Engage with institutions that can potentially discharge people into homelessness including: Boulder Community Health, Clinica, Boulder County Jail, TGTHR, and other criminal justice and/or mental health institutions. Coordination of housing or sheltering services is conducted through a coordinated approach to discharge and is a key component of the Boulder Interagency Taskforce on Unhoused High System Utilizers.

Identify any Agency Types not consulted and provide rationale for not consulting.

No agencies were expressly not consulted. Action Plan processes are also informed through consultation with various stakeholders.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Denver Homelessness Initiative	Homelessness prioritization and housing opportunities
PHA Strategic and Development Plans	Housing Authorities within Consortium	Development and voucher coordination
Homeless Solutions for Boulder County Strategic PI	Homeless Solutions for Boulder County	System Housing First activities
BC Regional Housing Partnership Work Plan	Boulder County Regional Housing Partnership	Development coordination
Family Resource Network Work Plan	Family Resource Network	Family homelessness and community development

Table 3 – Other local / regional / federal planning efforts

Narrative

As much of housing and community development work is conducted regionally and collaboratively, the consortium also solicits input from a variety of nonprofit housing and social service providers.

AP-12 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.**

Community engagement is designed to be inclusive and representative of a diverse set of target groups that have disproportionate housing needs. All data collected via the extensive outreach efforts performed at that time has been utilized to support the strategy and development of the 2024 Action Plan.

Consortium staff designed a comprehensive approach to outreach to inform residents. The Citizen Participation Plan is available on the City of Boulder’s website.

The 2024 Action Plan was posted on Boulder’s website. Notice of the 30-day comment period was published on the website, in local papers, sent out as a press release and via a newsletter. An in-person public hearing will be held on June 4, 2024 for the City of Boulder. An in-person public hearing will be held on June 25, 2024 for the City of Longmont. An in-person public hearing will be held on July 23, 2024 for the City of Broomfield. Notices contained the nondiscrimination and ADA/Section 504, as well as the TDD phone number, stated (in Spanish) that Spanish or other translation was available and offered hard copies upon request.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	NA	NA	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	NA	NA	NA	
3	Internet Outreach	Non-targeted/broad community	NA	NA	NA	https://bouldercolo.gov/services/affordable-housing-investments
4	Other: Community Newsletter	Non-targeted/broad community	NA	NA	NA	

Table 4 – Citizen Participation Outreach

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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 this 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 4				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	815,585	6,000	1,651,047	2,472,632	0	ConPlan Remainder = \$815,000 x 0 year = \$0 Received: 2020 = \$824,551 2021 = \$844,606 2022 = \$808,365 2023 = \$817,489 2024 = \$815,585
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,012,614	0	3,677,907	4,690,521	0	ConPlan Remainder = \$1,200,000 x 0 year = \$0 Received: 2020 = \$1,186,669 2021 = \$1,174,519 2022 = \$1,279,918 2023 = \$1,201,920 2024 = \$1,012,614

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 108	public - federal	Admin and Planning Housing New construction for ownership Other	4,000,000	0	0	4,000,000	0	The Affordable Housing Modular Factory began construction in mid-2023. The Section 108 loan agreement was signed in 2024 and disbursed for ongoing factory construction.
Other HOME-ARP	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	0	0	4,253,246	4,253,246	0	Remainder of federal 2021 HOME-ARP funds.

Table 2 - 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, each location has significant local resources to use in leveraging HOME and CDBG funding.

- The City of Boulder’s Affordable Housing Fund (AHF) generates widely fluctuated revenues of cash-in-lieu and linkage fees (between 2019 – 2023) for a combined average of \$9M as a result of the City of Boulder Inclusionary Housing ordinance.
- Boulder’s Community Housing Assistance Program (CHAP) is funded primarily through property tax and a Housing Excise Tax and generates approximately \$3.4M annually.
- Each jurisdiction assists people with lower AMI with a social service network. For example, the City of Boulder provides assistance through the Human Services Fund, the Health Equity fund, and the Substance Education and Awareness (SEA) Fund.
- Boulder’s General Fund homelessness division funds a multitude of services, including but not limited to the provision of locally funded permanent supportive housing (PSH) vouchers and case management services associated with housing development.
- Each jurisdiction allocates local funds to projects which are an eligible match contribution to

satisfy HOME match requirements, and members of the consortium prefer to not have local funding 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. Other things being equal, applications with greater matching sources will receive favorable consideration.

- The Consortium works with public housing authorities and HOME subrecipients to ensure the HOME match requirement is satisfied.

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

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

- Ponderosa Mobile Home Park. The City purchased this 68-lot community in 2017 with CDBG-DR (Disaster Recovery) funds. The park's nearly 200 residents are primarily families of Latin descent and people with special needs. Section 108 funds are being used to develop a modular housing factory, the first project of which will be to provide housing for Ponderosa development. City of Boulder entitlement CDBG Funds will be used to repay the Section 108 loan funds.
- Alpine-Balsam. The Alpine-Balsam property, formerly the Boulder Community Health (BCH) hospital, was purchased by the City of Boulder in 2015. The City of Boulder is embarking on the multi-year process to redevelop Alpine-Balsam motivated by the desire to shape the redevelopment of an area that has been focused around a major healthcare facility for decades, to address the city's decentralized service challenges by creating a City Service Center, and to address critical affordable housing needs. BHP is developing two parcels with senior and family affordable rental housing totaling 144 units.
- 2961 30th Street. The City has land banked 2961 30th Street for future development of affordable housing. The site may have capacity for development of 30-40 units.

Discussion

See discussion above.

Annual Goals and Objectives

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

Goals Summary Information

Goal	Category	Geographic Area	Priority Needs Addressed	Funding		
Rental Housing Programs	Affordable Housing	Boulder/Broomfield HOME Consortium Region	Rental Housing Programs	CDBG :	\$368,811	
				HOME :	\$3,752,469	
				Other HOME-ARP:	\$3,831,156	
	Start Year: 2020	End Year: 2024	Outcome: Affordability	Objective: Provide decent affordable housing		
	Narrative:					
	Preserve existing and increase the amount and affordability of rental housing for the Consortium’s lowest income renters. Activities include Broomfield TBRA Program, new construction and rehab funding for affordable rental multi family housing.					
			Goal Outcome Indicator	Quantity	UoM	
			Rental units constructed	60	Household Housing Unit	
			Rental units rehabilitated	5	Household Housing Unit	
			Housing for Homeless added	63	Household Housing Unit	
			Tenant-based rental assistance / Rapid Rehousing	95	Households Assisted	
			Other	0	Other	
Housing Stabilization Programs	Homeless	Boulder/Broomfield HOME Consortium Region	Housing Stabilization Program	CDBG :	\$120,000	

	Affordable Housing				
	Start Year: 2020	End Year: 2024	Outcome: Affordability	Objective:	
	Narrative: The city will continue funding its successful Family Resource Schools programs, which provides case management and individual assistance to families at five Boulder schools with large populations of low- and middle-income students.				
	Goal Outcome Indicator		Quantity	UoM	
	Public service activities for Low/Moderate Income Housing Benefit		200	Households Assisted	
Community Investment Programs	Non-Housing Community Development	Boulder/Broomfield HOME Consortium Region	Community Investment	CDBG :	\$1,623,795
				HOME :	\$100,000
				Section 108 :	\$4,000,000
	Start Year: 2020	End Year: 2024	Outcome: Sustainability	Objective: Create suitable living environments	
	Narrative: 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. Activities include anticipated funding of CHDO Operating, Section 108 Loan Repayment, construction of the Modular Production Facility which will build affordable housing, rehab to the Boulder Shelter for the Homeless, and addition of a greenhouse at Growing Gardens, a nonprofit which grows food for low income community members.				
	Goal Outcome Indicator		Quantity	UoM	

	Other		2		Other
Homeownership Programs	Affordable Housing	Boulder/Broomfield HOME Consortium Region	Homeownership Programs Existing Housing Homebuyer Programs	CDBG :	\$150,026
				HOME :	\$735,286
	Start Year: 2020	End Year: 2024	Outcome: Affordability	Objective: Provide decent affordable housing	
	Narrative:				
	New and Existing Owner-Occupied Housing Assistance Programs - 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. Increase the supply of affordable housing units through the construction of new homeownership units affordable to low- and moderate-income home buyers. Activities include Habitat Violet, and Habitat Rogers Rd.				
	Goal Outcome Indicator		Quantity	UoM	
	Homeowner Housing Added		17	Household Housing Unit	
	Homeowner Housing Rehabilitated		5	Household Housing Unit	
Economic Development Programs	Other	Boulder/Broomfield HOME Consortium Region	Economic Development	CDBG :	\$50,000
	Start Year: 2020	End Year: 2024	Outcome: Sustainability	Objective: Create economic opportunities	
	Narrative:				
	Increase the economic empowerment of residents to secure a stable income and begin to build wealth. Activities include the Microenterprise program, and construction of the Modular Production Factory which will provide education, training, and employment opportunities to local school district students.				
		Goal Outcome Indicator		Quantity	UoM
	Businesses assisted		10	Businesses Assisted	

Administration	Other	Boulder/Broomfield HOME Consortium Region	Rental Housing Programs Homeownership Programs Existing Housing Homebuyer Programs Housing Stabilization Program Community Investment Economic Development	<table border="1"> <tr> <td>CDBG :</td> <td>\$160,000</td> </tr> <tr> <td>HOME :</td> <td>\$102,766</td> </tr> <tr> <td>Other HOME-ARP:</td> <td>\$422,090</td> </tr> </table>		CDBG :	\$160,000	HOME :	\$102,766	Other HOME-ARP:	\$422,090
	CDBG :	\$160,000									
	HOME :	\$102,766									
	Other HOME-ARP:	\$422,090									
	Start Year: 2020	End Year: 2024	Outcome: Sustainability	Objective: Create suitable living environments							
Narrative:											
Costs incurred to plan for and administer the grant funds.											
Goal Outcome Indicator			Quantity	UoM							
Other			0	Other							

Table 3 – Goals Summary

DRAFT

Goal Descriptions

1	Goal Name	Rental Housing Programs
	Goal Description	Preserve existing and increase the amount and affordability of rental housing for the Consortium’s lowest income renters.
2	Goal Name	Housing Stabilization Programs
	Goal Description	The city will continue funding its successful Family Resource Schools programs, which provides case management and individual assistance to families at five Boulder schools with large populations of low- and middle-income students.
3	Goal Name	Community Investment Programs
	Goal Description	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.
4	Goal Name	Homeownership Programs
	Goal Description	New and Existing Owner-Occupied Housing Assistance Programs - 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. Increase the supply of affordable housing units through the construction of new homeownership units affordable to low- and moderate-income home buyers.
5	Goal Name	Economic Development Programs
	Goal Description	Increase the economic empowerment of residents to secure a stable income and begin to build wealth. Activities include the Microenterprise program.
6	Goal Name	Administration
	Goal Description	Costs incurred to plan for and administer the grant funds.

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 91.215(b)

See goals chart.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The projects proposed for the 2024 program year are as follows.

- | # | Project Name |
|----------|--------------------------------|
| 1 | Administration |
| 2 | Rental Housing Programs |
| 3 | Homeownership Programs |
| 4 | Housing Stabilization Programs |
| 5 | Community Investment Programs |
| 6 | Economic Development Programs |

Table 4 – 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 this Plan.

While scarcity of federal funding can create challenges in project prioritization, the Consortium has dedicated local funding to ensure progress toward affordable housing, homelessness, and community development needs. However, there are obstacles that impact the needs in the community: lack of developable land or potential infill sites, misalignment of available employment and affordable rents, recent inflationary trends compared to a stagnant minimum wage, high construction and development costs, high levels of chronic homelessness, increasing levels of relationship victimization, and enhanced mental and behavioral health challenges (with limited treatment or available counseling). To that end, projects and programs that address these obstacles are prioritized in this Action Plan.

AP-38 Project Summary

Project Summary Information

	Administration	Administration	-	CDBG : \$160,000 HOME : \$102,776 Other (HOME-ARP) : \$422,090
	Description	Administration and planning costs for CDBG, HOME, and HOME-ARP		
	Target Date for Completion	12/31/2025		
1	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	NA		
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	NA		

	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Administration and planning			
	Rental Housing Programs	Rental Housing Programs	Boulder/Broomfield HOME Consortium Region - Other	Rental Housing Programs	CDBG: 368,811 HOME : \$3,752,469 OTHER, HOME-ARP: 3,831,156
	Description	Rental housing programs			
	Target Date for Completion	12/31/2027			
2	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	60 units new construction 15 TBRA households 11 units new construction housing for homeless 12 rental units rehabbed 34 rental units rehabbed			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Boulder, Longmont, and Broomfield			
	Planned Activities (additional	BHP Hilltop (Mt Calvary) new construction of rental housing, Broomfield tenant based rental assistance (TBRA), Longmont Inn Between Wesley Homes new construction of rental housing for homeless,			

	information for this discussion may be available on the AP-36 Project Detail screen)	unallocated HOME CHDO, unallocated HOME entitlement for rental, Boulder Shelter for the Homeless PSH unit electrical upgrades, Thistle Parkside Village rehab, unallocated CDBG			
	Homeownership Programs	Homeownership Programs	Boulder/Broomfield HOME Consortium Region - Other	Homeownership Programs	CDBG : \$150,026 HOME : \$735,286
	Description	Homeownership Programs			
	Target Date for Completion	12/31/2027			
3	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	17 homeownership units 5 housing rehab owners assisted			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Boulder and Longmont			
	Planned Activities (additional information for this discussion may be available on the AP-	St Vrain Habitat Rogers Rd, Flatirons Habitat Violet Phase II, and St Vrain Habitat Duplexes homeownership new construction, minor home repair and architectural barrier removal program, unallocated CHDO homeownership.			

	36 Project Detail screen)				
	Housing Stabilization Programs	Housing Stabilization Programs	Boulder/Broomfield HOME Consortium Region - Other	Housing Stabilization Programs	CDBG : \$120,000
	Description	Housing Stabilization Programs			
	Target Date for Completion	12/31/2025			
4	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	200 persons assisted			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Boulder			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Public service dollars for the Family Resource Schools (FRS) program			

	Community Investment Programs	Community Investment Programs	Boulder/Broomfield HOME Consortium Region - Other	Community Investment Programs	CDBG : \$1,623,795 HOME : \$100,000
	Description	Community Investment Programs			
	Target Date for Completion	12/31/2026			
5	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	4 organizations			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Boulder and Longmont			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	CHDO Operating, Section 108 Loan Repayments including principal, interest, and financing fees, Boulder Shelter rehab, Growing Gardens, unallocated Community Investment Programs			
6	Economic Development Programs	Economic Development Programs	Boulder/Broomfield HOME Consortium Region - Other	Economic Development Programs	CDBG : \$50,000
	Description	Economic development programs			

Target Date for Completion	12/31/2025
Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	10
Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Boulder Broomfield HOME Consortium Region

Geographic Distribution

Target Area	Percentage of Funds
Boulder/Broomfield HOME Consortium Region	100

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Please see the Discussion section below for complete details of geographic areas of entitlement.

Discussion

HOME funds received by the Consortium have historically been distributed to the Consortium jurisdiction members based on a set percentage (City of Boulder – 44%, City of Longmont – 23%, Boulder County – 20%, City and County of Broomfield – 13%). Longmont oversees its own distribution of HOME funds. Broomfield has used its funds to support a Tenant Based Rental Program. Boulder oversees distribution of its HOME funds as well as the funds designated for Boulder County.

The HOME Consortium members employ a rotational distribution of funding through which HOME awards funds are rotated throughout the region with each jurisdiction receiving the majority of the funds to pursue a project of magnitude. Each year, the actual awarding of funds will be evaluated by the HOME Consortium members to ensure funds ultimately support an eligible project that best meets the housing needs of the Consortium area.

The consortium utilizes a mixed approach which includes a limited application process, solicitation of applications from qualified organizations and an open-door unsolicited application process.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Please see below for information related to the one-year affordable housing goals for the Boulder Broomfield HOME Consortium.

One Year Goals for the Number of Households to be Supported	
Homeless	75
Non-Homeless	131
Special-Needs	0
Total	206

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	124
Rehab of Existing Units	51
Acquisition of Existing Units	16
Total	206

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The above numbers only reflect HOME defined units and do not include units supported through CDBG funding.

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

Introduction

Publicly supported housing plays a critical role in the provision of affordable housing, and this role expands in high cost housing markets. This includes provision of rental housing for residents with lower income as well as ownership housing for residents with moderate income created through public incentives or requirements. The Consortium is fortunate to have three public housing entities that own and operate affordable rental and deed-restricted for sale housing and administer housing choice voucher programs. Broomfield's Housing Authority administers a small number of vouchers allocated by the Colorado Department of Housing; the housing authority does not own or manage affordable rentals.

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

See Section AP-35.

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

According to the regional Analysis of Impediments to Fair Housing Choice (AI), which utilized data from area public housing authorities, housing authority clients largely have extremely low incomes. Many are older adults and are less likely to pursue ownership housing. For those interested in ownership, the most effective programs are likely land trusts and/or stabilizing ownership within mobile home park communities.

All housing authorities connect clients expressing an interest in ownership to area nonprofits specializing in homeownership and self-sufficiency.

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

There are no troubled housing authorities within the Boulder Broomfield Regional Consortium area.

Discussion

Please see above.

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

Introduction

Homelessness is a critical activity of Boulder and Broomfield counties. The Consortium has developed a wide-ranging response to homelessness, including coordinated outreach, case management, sheltering, housing, and funding. Funding is leveraged by Federal, state, and local resources, and the Consortium embraces a Housing First philosophy. In Boulder County alone, over 2,300 people experiencing homelessness have been exited from homelessness since late 2017. Current initiatives are centered on housing retention, peer support, day services, focusing on chronically homeless high utilizers of the criminal justice and healthcare systems, recovery housing and permanent supportive housing unit development. Over 150 units of permanent supportive housing are being developed over the next 18 - 24 months.

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

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

Boulder County PJs coordinate single adult homelessness through Homeless Solutions for Boulder County (HSBC).

One-year goals for outreach and assessment include:

- Coordinated outreach provider meetings, including individual client staffing between outreach entities within the City of Boulder;
- Increased capacity of the Boulder Targeted Homeless Engagement & Referral Effort (BTHERE) and Longmont Targeted Homeless Engagement & Referral Effort (LTHERE) outreach teams, including the provision of Coordinated Entry, case management and reunification services in the field. These are targeted outreach teams which include members with lived experience, mental health experience, and homeless service experience;
- Expansion of the City of Boulder Safe and Managed Spaces program to compassionately address camping in public spaces;
- Participation of all entities in the Point in Time Survey, including conducting an additional summer Point in Time Survey; and
- Development of a day services center to centralize resources and provide engagement/navigation opportunities for individuals experiencing unsheltered homelessness and not already engaged in services.

Addressing the emergency shelter and transitional housing needs of homeless persons.

Emergency sheltering is coordinated across Boulder County leveraging local coordinated entry (CE) which is a standardized assessment that matches sheltering services aligned with the particular needs of individuals to expedite housing connection. One-year goals in sheltering and transitional housing

include:

- Financial support of consolidated adult homelessness services at Boulder Shelter for the Homeless for persons experiencing homelessness in the city of Boulder and for people who are in need of intensive sheltering services in Longmont;
- Development of a day service center in Boulder that can be flexed to meet emergency sheltering needs;
- Development of respite/recovery services in Boulder;
- Support of HOPE for Longmont to provide intake, assessment and sheltering along with housing focused outreach for individuals experiencing homelessness; and
- Continued Longmont funding of the OUR Center to provide basic needs for families and individuals experiencing and those at risk of homelessness.

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:

- Strengthening landlord relationships to increase options for homeless individuals/families to gain housing, and for at-risk or formerly homeless people to retain housing;
- Continue BCHA's setting aside of up to 50 vouchers to be utilized for households that at initial screening met the McKinney-Vento Homeless Assistance Act definition and/or revised definition of homeless the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act). This local preference will be limited to applicants referred in through Boulder County's Community Housing Resource Panel and may include families transitioning from a Rapid Rehousing Program;
- Continuation of locally funded housing voucher programs through the cities of Boulder and Longmont. Within the City of Boulder, local vouchers are targeted to people who cannot be housed through traditional, HUD-funded vouchers;
- Continuing the Emergency Housing Voucher program, in collaboration with the CoC and coordinated across jurisdictions and housing authorities;
- Establishing two residential sites for people experiencing homelessness who also are recovering from significant substance use disorder; and
- Continuing Boulder's Building Home program – peer support, daytime programming, and a dedicated housing retention team aimed at building community and supporting housing

retention for participants in permanent supportive housing.

- Incorporating 30 Supportive Housing Vouchers and associated tenant supportive services into the operation of the Day Service Center
- Supporting the Boulder Shelter for the Homeless unit acquisition program for people who cannot qualify for leases through traditional means due to significant criminal records

The Consortium, primarily through Boulder County, will continue the following programs to help formerly homeless individuals and families transition from homelessness into permanent housing:

- Access to personal finance coaching;
- Public benefits screening, eligibility and enrollment – Families and individuals are screened for eligibility and enrolled in public benefits via PEAK (online benefits enrollment);
- 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 community confers regarding individuals experiencing homelessness who are being discharged from institutions and is currently working to formalize a system-wide discharge plan. Designated partners address specific needs of people exiting emergency healthcare, the criminal justice system, or mental health in-patient care.

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 and subsidies for housing stabilization.

- Housing Stabilization Program (HSP), funded by local tax revenue, administers funding to provide short-term rental and deposit assistance to community members experiencing homelessness or requiring temporary housing stability.
- Funding longer-term stability for household transitioning from a Rapid Rehousing Program by issuing up to 50 Homeless Admission Vouchers for households meeting the McKinney-Vento Homeless Assistance Act definition or a revised definition of “homeless” as defined by the HEARTH Act. In addition, the Family Unification Program (FUP), offers a supportive housing early intervention program providing housing and case management services to families with

identified child welfare concerns and youth transitioning out of the foster care system.

Boulder 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

- Childcare subsidies for families who have low-income families
- School-based wrap-around support for families
- Community resource referrals and case management for older adults
- Resources, including mediation, for landlords, tenants, and roommates
- Enforcement of “Failure to Pay Wages” ordinance
- Eviction prevention services including legal resources, rental assistance and mediation

Community funding – local funds support

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

Program

- Access to physical, behavioral and mental health care
- Access to quality childcare and preschool for children in households with low-income
- Legal services to avoid eviction or other issues leading to homelessness
- Re-entry mentoring and resources (e.g., Focus ReEntry)

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 and associated high rental prices. 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.

Each member of the consortium has a Comprehensive Plan that contains a wide range of housing policies, including guidance on its underlying values, priorities, and collaborative efforts.

- Boulder County - <https://www.bouldercounty.org/property-and-land/land-use/planning/boulder-county-comprehensive-plan/>
- City of Boulder - <https://bouldercolorado.gov/projects/boulder-valley-comprehensive-plan>
- City of Longmont - <https://www.longmontcolorado.gov/departments/departments-n-z/planning-and-development-services/plans-and-reports/comprehensive-plan>
- City/County of Broomfield - <https://broomfield.org/2273/Comprehensive-Plan>

Discussion

Please see above.

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

Introduction

Other actions that the consortium will undertake to address housing and community development needs are summarized in this section.

Actions planned to address obstacles to meeting underserved needs.

Despite the Consortium'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 Consortium to continue its focus on meeting needs in the areas of rental housing, owner-occupied housing, homeownership opportunities, homelessness assistance, and investing in target communities. The Consortium will continue to focus federal and local resources to meet these needs and work with partners to devise and support creative solutions—and additional federal resources associated with the Section 108 Loan will be instrumental in meeting new and increasing needs.

Since the last Consolidated Plan, covering years 2015-2019, the City of Boulder has initiated a regional housing plan with Consortium partner jurisdictions, developed a Middle Income Housing Strategy, a Manufactured Housing Strategy, and executed a housing work plan. That work plan contains several elements intended to address underserved needs by removing obstacles and leveraging opportunities in the built environment.

Actions planned to foster and maintain affordable housing.

Similar to the obstacles faced in meeting the underserved needs of Consortium Boulder residents, meeting the affordable housing needs of the community will continue to be a challenge. There are many causes for this:

- detached single-family homes that are increasingly only affordable to the wealthy
- attached homes, such as condos and apartments, that provide better affordability for middle-income households but are less attractive to families and often have repair needs
- 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
- a finite amount of financial resources to meet these needs.

The Consortium will continue to leverage federal resources with local funds by enforcing local affordable housing ordinances. In addition, it will explore other tools and opportunities to preserve and create affordable housing options as discussed in the above section. Consortium members will continue to nurture relationships with for-profit developers able to help meet the affordable housing needs of low- and moderate-income households.

Actions planned to reduce lead-based paint hazards.

The Consortium will continue to 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 hazards.

Actions planned to reduce the number of poverty-level families.

The Consortium members will continue to focus their efforts and resources to reduce the number of families with income at or below the poverty-level through the preservation and creation of safe and affordable housing. The foundational importance of meeting the housing needs of these families will support their moves toward self-sufficiency. Continued and expanded coordination with available local funding such as the City of Boulder’s Human Services Fund provides the opportunity to support the agencies serving these families. Expanded coordination with the economic vitality programs will provide opportunities for these families to gain 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 Department of Housing & Human Services, Longmont Community Services Department, and Broomfield Economic Vitality and Development Department will continue to administer their respective CDBG programs. Activity selection and funding decisions will continue to be made in close coordination with local funding programs. These decisions will continue to be influenced by the expertise of advisory boards and committees, appointed by city and county management. The Consortium 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 the local housing authorities and nonprofit housing providers, the Consortium will continue its close coordination while nurturing relationships with for-profit developers able to help meet the affordable housing needs of residents. The Consortium will continue to focus HUD Block Grant dollars on affordable housing opportunities and capital improvement needs of service providers, as well as continue to partner with community-based agencies to devise and support creative solutions to meet their capital improvements needs.

Discussion

Please see above.

Program Specific Requirements

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

Introduction

Projects planned with CDBG funds expected to be available during the year are identified below.

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.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	6,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	4,000,000
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	4,006,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

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 Consortium members who fund homeownership programs through HOME or CDBG use the resale provision when HOME funds are used for homebuyer activities as required in 92.254. When the first owner sells the home, it will be sold following the guidelines of the PJs Permanently Affordable Homeownership program. The new owner will be vetted by the PJ to confirm they meet the income and other requirements to qualify for the home. This process will be followed in perpetuity for each sale.

The City applies resale provisions in all homeownership programs where HOME funds are used. Resale of a property is required if the property is in the HOME period of affordability only to a buyer whose household qualifies as a low-income household and will use the home as the family's principal residence. 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 returns on their investments, including any improvements. Loans will be secured by a signed mortgage, promissory note, and lien filed against the property. The City of Boulder will place an index-based resale restriction on each unit assisted. 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.

The resale calculation formula is noted in each covenant. It starts with the original purchase price, reduced by excessive damage, increased by appreciation and increased by approved capital improvement credits, to arrive at the Maximum Sales Price.

The appreciation for most cases ranges from 1 to 3.5% per year. It is based on two indices: the change in the Consumer Price Index-Urban (CPI-U) or the change in the Area Median Income (AMI) whichever is less, with a guaranteed 1% increase and a max of 3.5% increase per year. Some older

covenants had a negative appreciation or could go up to 4.5%.

Our resale formula is in place in order to keep the homes permanently affordable. Each household agrees to these price restrictions upon purchase of their home.

The original purchase prices of each home are targeted at specific AMI levels. Fair Return on Investment is calculated annually and can be between 1 and 3.5 percent.

The City of Boulder reserves the right to allow lease-purchase options in conjunction with our homebuyer program on an as-needed basis for Habitat for Humanity clients. In such cases, ownership will be conveyed to an eligible homebuyer within 36 months of signing the lease-purchase agreement, or within 42 months of project completion. The affordability period of the unit will commence when the ownership of the unit is conveyed to the homebuyer.

At the end of the 36-month period, if the household occupying the lease-purchase unit is not eligible or able to purchase the unit, the PJ has an additional six months to identify a different eligible homebuyer to purchase the unit. In all cases, if a homebuyer does not purchase the unit by the end of the 42-month period, it must be converted to a HOME rental unit. In all cases, lease-purchase participants will receive housing counseling, in accordance with the HOME requirement that homebuyers receiving HOME assistance or living in HOME-assisted units must receive housing counseling.

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:

Although no 2024 HOME funds will be used to acquire owner-occupied units, it is the Consortium's policy to use the resale provision that ensures the affordability of units acquired with HOME funds as required in 24 CFR 92.254(a)(4).

As stated above, the City of Boulder applies resale provisions when HOME funds are used including application of the prescribed affordability period and requirements stating that the buyer must qualify as a low-income household and will use the home as the family's principal residence. 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. The amount subject to recapture is the direct subsidy received by the homebuyer.

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:

No 2024 HOME funds will be used to refinance existing debt secured by multifamily housing.

Per the HOME rules, existing debt on a multifamily 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.

The PJ does not intend to use HOME funds at this time to provide homebuyer assistance or for rehabilitation of owner-occupied housing.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

n/a

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

n/a

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

n/a

Discussion:

Eligible applicants for HOME Investment Partnership Program funding include those certified as Community Housing Development Organizations (CHDOs), Housing Authorities, non-profit affordable housing developers, for-profit affordable housing developers. Generally funding applications are reviewed by the Consortium members on an ad-hoc basis and are evaluated against funding policies and procedures. Additionally, competitive fund rounds may be conducted to address specific goals. Detailed application package information can be found on the jurisdiction’s website during an open funding process.

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Attachments

Publisher's Affidavit

Citizen Participation Comments

Grantee SF-424's and Certification(s)

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