City of Boulder, Boulder County,
City and County of Broomfield,
City of Longmont

Consolidated Plan 2025-2029

PREPARED FOR:

The Boulder, Broomfield, Longmont HOME Consortium

CREATED 11/19/2025

PREPARED IN PARTNERSHIP WITH

ROOT POLICY RESEARCH

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Boulder-Broomfield Regional HOME Consortium has amended its 2025-2029 Consolidated Plan to reflect a voluntary $1.5 million grant reduction in the HOME Investment Partnerships grant. This adjustment will proportionally scale back housing production goals across program years 2026, 2027 and 2028.

The Boulder Broomfield Regional HOME Consortium (Consortium), comprised of the Cities of Boulder and Longmont, Boulder County, and the City and County of Broomfield, is excited to present its Five-Year Consolidated Plan (Plan) covering years 2025-2029. HOME, also known as the HOME Investment Partnerships Program, is a federal housing grant administered by the U.S. Department of Housing and Urban Development (HUD) used to assist communities in addressing housing needs -through such activities as new construction, rehabilitation and rental subsidies- for residents who have low and moderate income.

In addition to satisfying the planning and reporting requirements for the Consortium, components of this Plan detail how the City of Boulder, City of Longmont and City and County of Broomfield, as direct recipients of Community Development Block Grant (CDBG) funding from the federal government, will use it to address housing and community development needs, as presented in the CDBG supplement to this Plan. While Boulder County does not receive a direct allocation of CDBG funding for the balance of county jurisdiction, it does utilize this funding through a competitive process administered by the State of Colorado Department of Local Affairs (State).

The Consortium shall administer its grants in accordance with all applicable immigration restrictions and requirements, including the eligibility and certification requirement that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S. C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218 or other Executive Orders or immigration laws. The city will not use funding under this grant in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or abets policies that seek to shield illegal aliens from deportation. Unless excepted by PRWORA, the city must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.

The Consortium agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

The Consortium will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The primary objective of this 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 creating affordable housing through Boulder Mod, a modular housing factory capable of making around 50 new homes per year, public service for educational support serving students at five elementary schools within the Boulder Valley School District (BVSD), and housing rehabilitation and assistance for low-income owners. Additionally, the city will continue to support families in the Family Resource Schools program at five elementary schools. The city expects to use these CDBG allocations to around 200 households in the 2025 Action Plan year. Additionally, 11 affordable homeownership units added or preserved, 5 homes rehabilitated for low-income homeowners, 5 rental units rehabilitated, and 15 households receiving Tenant-Based Rental Assistance.

The City of Longmont proposes to allocate CDBG funds to support its Housing Rehabilitation Program administered by Brothers Redevelopment, public services, and economic development activities. Through these allocations, the city anticipates serving a total of 25 households through the rehabilitation program in the 2025 Action Plan year.

The City and County of Broomfield proposes to allocate their funds towards housing stabilization programs, housing rehabilitation, support for small businesses and other economic development initiatives, and community development opportunities. Broomfield anticipates serving 12 owner households with rehabilitation needs and supporting two small businesses through a economic development small business loan in the 2025 Action Plan year.

HOME Allocations

Broomfield proposes to use its HOME Funds to continue the Tenant Based Rental Assistance Program (TBRA) administered through the Health and Human Services Department, serving an estimated 10 families annually.

Longmont proposes to continue to use its HOME funds for affordable housing unit generation. This includes city acquisition of naturally occurring affordable housing and deed-restrictions and partnerships with affordable housing developers.

The HOME Consortium is currently funding the construction of Longmont’s Inn Between Wesley Homes for the creation of rental housing for people existing homelessness. St. Vrain Habitat for Humanity Rogers Road, also funded through HOME, will create nine affordable homes. Funding was used in the development of the Grove at Cottonwood in Broomfield.

3. Evaluation of past performance

The primary objective of the Consortium is to maintain, and ultimately increase the availability, amount, and quality of housing, community development and human services opportunities, to serve a diversity of residents' needs. Although each community may approach this differently depending on needs and existing housing and services, the annual evaluation of performance focuses on the Consortium's and each individual member jurisdiction's ability to invest resources toward these shared goals. Jurisdictions receiving a direct allocation of CDBG funding evaluate investments leveraged to achieve local housing and community development objectives.

In the past five years, the City of Boulder's housing investments have primarily focused on preserving and creating affordable rental housing. This has included construction of new rental units; rehabilitation of existing rental units; development of supportive, transitional housing units; and preservation of public housing units. The city has also funded owner-occupied housing rehabilitation and homeownership opportunities, and assisted people experiencing homelessness and other needs with supportive services, including the allocation of funds to the Family Resource Schools program. Significantly, Boulder Mod, a modular home factory, was completed and opened in 2024 and is earmarked to build 61 new homes for residents in Ponderosa Mobile Home Park in Boulder that needed rehabilitation and energy efficiency upgrades. Boulder utilized a Section 108 loan to complete this project. Boulder's CDBG funds will be used to repay the Section 108 loan over the course of this 5-year Consolidated Plan.

The City of Longmont's CDBG funds have traditionally been used to make long lasting improvements for many low to moderate income individuals and families. Over the past five years, the City of Longmont has used CDBG to complete housing rehabilitation, emergency repairs, and mobile home repairs, remove impediments for households with a disabled and/or older adult family member, provide housing counseling and consumer debt counseling. Longmont has also used funding for the rehabilitation of Longmont Housing Authority's Suites Permanent Supportive Housing.

In Broomfield, CDBG funded programs included single-family home rehabilitation, mobile home repair, urgent home repair, public service support to our local and only food bank, and support for affordable housing development. Through both CDBG and CDBG-CV funding, the Housing division provided homeowners with bathtub replacement, fixing plumbing issues throughout the home, fireproof garage doors, water heaters, furnaces, porch and sidewalk replacement, minor electrical and plumbing repair and energy efficiency improvements. The City and County of Broomfield continues to collaborate with the independent housing authority, Broomfield Housing Alliance (BHA), to offer various types of housing to low-income residents (particularly those under 60% AMI). BHA has made progress on the Cottonwood project, which will offer roughly 40 rental units to low- and moderate-income households. Broomfield also provides assistance to Broomfield FISH, a family resource center and food bank that provides case management and emergency rental assistance to eligible families.

Boulder County has addressed gaps identified in the Needs Assessment over the past five years through housing development, using federal and state Low-Income Housing Tax Credit (LIHTC) dollars and gap

funding from HOME and CDBG, as awarded by the State, and preservation projects through BCHA general funds. BCHA's newest LIHTC development in Lafayette, Willoughby Corner, opened in 2024 and contains 192 apartments for residents with income between 30% and 60% AMI so far. The next phase of the project will deliver additional affordable rental and homeownership options. BCHA has also completed substantial rehabilitation of properties, including boiler and cooling tower replacements, and siding, decking, window, and railing upgrades.

4. Summary of citizen participation process and consultation process

Community engagement for this Plan was designed to include as many stakeholders as possible and to be representative of a wide set of groups that have hard-to-address needs.

Key components of the outreach included:

1) A resident survey designed to collect information on residents' housing, community development and human services dispositions and needs, including the experience of discrimination and displacement. The survey was marketed through social services agencies and family resource centers, housing agencies, and Consortium members and community partners email lists and social media. The survey garnered 573 responses;

2) Resident focus groups gathered input from older adults and people within transitional and permanent supportive housing;

3) Focus groups with stakeholders who work with residents who have low income and those who work in the affordable housing development and economic development space to discuss policy and program interventions for addressing needs;

4) Community meetings in the City of Boulder, City and County of Broomfield, City of Lafayette, Longmont;

5) A public hearing before the public comment period held in conjunction with a public meeting for the Longmont Housing and Human Services Advisory Board; and

6) A 30-day comment period from May 18th through June 18th, during which two public hearings were held in Longmont and Broomfield.

7) A 30-day comment period was open from August 1-August 31, 2026, with a public hearing at 10am on August 18 at 1101 Arapahoe Ave, Boulder (substantial amendment to 2025-2029 consolidated plan and year one annual action plan).

5. Summary of public comments.

No comment were received in August 2026.

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

N/A; no comments were received

7. Summary

Please see above.

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

Table 1 – Responsible Agencies

Narrative

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 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 and monitoring of the specific HOME projects for which it has been awarded funding.

The City of Boulder's CDBG program is administered through its Department of Housing & Human Services staff who oversee the funding application process as well as the administration and monitoring of funds. Staff work with the two volunteer City Manager-appointed committees to review applications. The Affordable Housing 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 its CDBG program. HCI staff coordinate efforts of the entities involved in implementing projects and programs funded, as well as provide technical assistance to community organizations, and encourage 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 offer funding recommendations to City Council.

The Broomfield CDBG program is administered through its Economic Vitality Department. Broomfield's CDBG programs are managed directly by the city staff who manage bids and oversight for the home repair improvements 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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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

For the Consortium Consolidated Plan and jurisdictional CDBG Plans, the team encouraged input from the community through a resident survey, four open community meetings, three stakeholder focus groups, and two resident focus groups.

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(l)).

The Consortium members actively coordinate with the public, area housing providers, and partner agencies providing family resources, physical and behavioral health services, and others, in a variety of ways, including through:

1) Annual distribution of funding. Consortium members work 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) Affiliations with local and regional boards, committees and coordination efforts;

3) 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) Continuous coordination among local jurisdictions and housing and service providers.

Service providers interviewed during stakeholder focus groups emphasized that organizations in Consortium area practice a "no wrong door" collaborative approach. If they are unable to serve a client, they will refer them to another organization in the area that may have more capacity, resources, or expertise.

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), the Continuum of Care (CoC) for 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.

In 2017, the Cities of Boulder and Longmont, and Boulder County formed the Homeless Solutions for Boulder County (HSBC), which coordinates homelessness response systems and housing interventions for individual adults. Since 2020, over 1,660 individuals have exited homelessness (as of February 2025).

HSBC is aligned with the CoC and has leveraged other housing options, such as local and state funded Permanent Supportive Housing vouchers. This coordinated exit program is primarily achieved through a case conferencing system that matches the people with the highest prioritization on the CoC's Boulder county specific listing to permanent supportive housing vouchers. These vouchers and program based developments provide opportunities of stability for people experiencing chronic homelessness.

In Boulder County, the needs of families with children are met through a similar fashion under the Family Resource Network (FRN). Members of the FRN work with the CoC to tie HUD resources to families in need. Additionally, the FRN coordinates a number of local and state funded resources to meet the needs of these families, from non-congregate sheltering, to rapid rehousing, short term rental assistance, and in some cases, permanent supportive housing.

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, 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.

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 Human Services divisions, along with several local human services agencies, along with several local human services agencies, receives federal Emergency Solutions Grant (ESG) funds to work toward the prevention of homelessness and provide rapid rehousing. 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.

Under the direction of MDHI Continuum of Care (CoC), local homelessness service providers, including the Boulder County Department of Housing & Human Services, Boulder Shelter for the Homeless (also known as All Roads), Clinica Family Health (formerly Mental Health Partners of Boulder and Broomfield Counties), and TGTHR (formerly Attention Homes), providing transitional housing and supportive services for youth experiencing homelessness, utilize Homeless Management Informational System (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 aligns with the policies and procedures set by MDHI around client confidentiality, data collection, computer entry, and reporting. Additionally, Boulder

County and its HSBC partners utilize Connect, the County's client portal which supports data collection and reporting, particularly for coordinated entry, shelter attendance, and evaluation of system effectiveness. HSBC members participate with MDHI for continuous discussion regarding the use and administration of HMIS specifically addressing issues of duplication and ease of use. Additionally, HSBC work groups meet regularly to enhance data collection and quality.

In Broomfield, local funding sources supplement ESG, such as CSBG funds that are used to provide emergency one-time rental, utility and/or mortgage assistance to prevent homelessness.

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

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Boulder County Housing Authority (BCHA)	PHA; services for people with disabilities	Public Housing Needs; Housing Needs Assessment; Non-Homeless needs; Anti-poverty strategy	Boulder County Housing Authority participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Homeless Solutions for Boulder County (HSBC)	Services – homelessness	Housing needs assessment; homeless needs – chronically homeless/ families with children	HSBC participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Emergency Family Assistance Association (EFAA)	Services – homeless / housing	Housing needs assessment; homeless needs – families with children; Anti-poverty strategy	EFAA participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Safehouse Progressive Alliance for Nonviolence (SPAN)	Services – victims; services -children	Homeless needs – families with children	SPAN participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Sister Carmen Community Center	Services – housing; Services - education	Housing Needs Assessment; Homeless needs – families with children; anti-poverty strategy	Sister Carmen Community Center participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Colorado Legal Services	Services – housing; services – fair housing	Housing Needs Assessment; anti-poverty strategy	Colorado Legal Services participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
OUR Center	Services – housing; services – health	Housing Needs Assessment; anti-poverty strategy	OUR Center participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.

St. Vrain Habitat for Humanity	Housing	Housing Needs Assessment; Market Analysis	St. Vrain Habitat for Humanity participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Broomfield Department of Human Services	Other government - county	Non-homeless needs; Homelessness strategy	Broomfield Department of Human Services participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Broomfield Department of Public Health	Health agency	Non-homeless needs; Homelessness strategy; Lead-based paint strategy	Broomfield Department of Public Health participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Broomfield Housing Alliance (BHA)	Housing PHA	Housing; non-homeless special needs	BHA participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Holy Comforter Church	Civic leaders	Housing Need Assessment; homeless needs; Anti-poverty strategy	Holy Comforter Church participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
FRIENDS of Broomfield	Services – persons with disabilities	Non-homeless needs	FRIENDS of Broomfield participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Colorado Safe Parking	Services - homeless	Homeless needs – chronically homeless; homeless needs – veterans; homelessness strategy	Colorado Safe Parking participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Almost Home	Services - housing	Housing Need Assessment; homeless needs; Anti-poverty strategy	Almost Home participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
United Methodist Church	Civic leaders	Housing Need Assessment; homeless needs; Anti-poverty strategy	United Methodist Church participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.

Mental Health Partners/ Clinica Family Health	Services – health; services – persons with disabilities	Non-homeless needs; anti-poverty strategy	Clinica Family Health participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Boulder County Personal Finance Program	Services – education	Anti-poverty strategy	Boulder County Personal Finance Program participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Sunshine Home Share	Services – housing; services – elderly persons; services – persons with disabilities	Housing Need Assessment; Non-homeless needs; anti-poverty strategy	Sunshine Home Share participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Upwards	Services – children; Services - education	Economic development; anti-poverty strategy	Upwards participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
HOPE Longmont	Services – homelessness	Homeless needs; homeless strategy; anti-poverty strategy	HOPE Longmont participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Longmont Senior Services	Services – elderly	Non-homeless needs	Longmont Senior Services participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Element Properties	Housing	Housing Need Assessment; Market analysis; economic development	Element Properties participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
MGL Partners	Housing	Housing Need Assessment; Market analysis; economic development	MGL Partners participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Longmont Economic Development Partnership	Business and civic leaders	Market analysis; economic development	Longmont Economic Development Partnership participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.

Longmont Sustainability Program	Other government – local	Economic development; Market analysis	Longmont Sustainability Program participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
St. Vrain Valley School District	Services – children; services – education	Homeless needs – families with children	St. Vrain Valley School District participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Center for People with Disabilities	Services – persons with disabilities	Non-homeless needs	Center for People with Disabilities participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Pennrose	Housing	Housing Needs Assessment; Market Analysis; Economic development	Pennrose participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Inn Between	Services – homeless	Housing Needs Assessment; Homelessness needs	Inn Between participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Flatiron Habitat	Housing	Housing Needs Assessment; Market Analysis; Economic development; Anti-poverty strategy	Flatiron Habitat participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
The Refuge	Services – homeless	Housing Needs Assessment; Homelessness needs	The Refuge participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Broomfield FISH	Services – housing	Housing Need Assessment; Homeless Needs; Non-homeless needs; anti-poverty strategy	Broomfield FISH participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.
Imgrnt. Legal Center of Boulder County	Services - other	Housing Need Assessment; Homeless Needs; Non-homeless needs; anti-poverty strategy	Imgrnt. Legal Center of Boulder County participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.

Boulder Emergency Management	Emergency management organization, floodplain management		Boulder Emergency Management participated in a one-on-one interview to inform strategy and gaps for MA-45 Hazard Mitigation.
NextLight Internet	Broadband Access		NextLight Internet participated in a one-on-one interview to inform strategy and gaps for MA-60 Broadband Needs
All Roads	Services - Homelessness		All Roads participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services, particularly for those experiencing homelessness
Longmont Housing Authority	PHA		LHA participated in a focus group with other stakeholders to inform strategy and gaps within the provision of housing and services.

Table 2 – Agencies, groups, organizations who participated

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

N/A

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	MDHI	Prevent homelessness through emergency assistance and other homelessness prevention activities; create and preserve deeply affordable rental housing. Results of Point-in-Time results from survey conducted in the Denver Metro area each January.
Capital Improvement Program (CIP)	City of Longmont	Projects from the CIP are included in the non-housing community development needs and goals of this Strategic Plan.
Capital Improvement Program (CIP)	City of Broomfield	Projects from the CIP are included in the non-housing community development needs and goals of this Strategic Plan.
Capital Improvement Program (CIP)	City of Boulder	Projects from the CIP are included in the non-housing community development needs and goals of this Strategic Plan.
Capital Improvement Program (CIP)	Boulder County	Projects from the CIP are included in the non-housing community development needs and goals of this Strategic Plan.
Aging Well in Boulder 2024	Area Agency on Aging	Con Plan considers aging trends and needs of the growing population of seniors
2022-2027 Boulder Hazard Mitigation Plan	Boulder Office of Emergency Management	Assists with Hazard Mitigation section
Boulder County Pathways to Housing Stability End of Grant Report	Boulder County Community Services	Highlights programs that improve outcomes for chronically homeless individuals
2023 City and County of Broomfield Housing Needs Assessment Update	Broomfield Housing Alliance and City and County of Broomfield	Reviews ongoing efforts to achieve housing goals and strategic opportunities
2023 City of Longmont Housing Needs Assessment	City of Longmont	Reviews ongoing efforts to achieve housing goals and strategic opportunities

Table 3 – Other local / regional / federal planning efforts

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(l))

The Consortium has strengthened its coordination and cooperation throughout Boulder County with the creation of a Regional Housing Partnership centered on a Regional Strategic Housing Plan adopted in 2016. The Regional Plan, adopted by all Boulder County jurisdictions, including Boulder County, City of Boulder and City of Longmont, has set forth a goal of increasing the number of affordable homes countywide to reach 12% of its housing stock be permanently affordable by 2035. The partnership launched a website called “Home Wanted” in 2020 for people to learn more about the region’s affordable housing needs. The regional effort has strengthened relationships between participating jurisdictions and most jurisdictions have taken active steps consistent with its strategies, including Longmont, with its development of the Spoke on Coffman with 73 new affordable units and the town of Superior with a new Inclusionary Housing Ordinance that requires all residential developments with 10 or more units to set aside at least 15% of units for households earning below 80% AMI.

In March 2020, Broomfield established an ordinance that requires affordable housing in new developments of 20 percent of rentals and 10 percent of for sale units and has since updated its housing market analysis and strategies, established the Housing Advisory Committee (a group of nonprofits, developers, and service providers that operate in Broomfield and the region), and established the Broomfield Housing Authority (Broomfield Housing Alliance) in 2022.

The Consortium member jurisdictions continue to partner with the State in the coordination of funding opportunities ensuring the leveraging of state, local and private investment funding to support housing and community development efforts. All Consortium members participate in MDHI, which facilitates, integrates and tracks cooperative, community-wide and regional systems of care for people who have become homeless, to help them become stable, and work toward self-sufficiently, as possible.

Narrative

Please see above.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(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 for this Plan was designed to include as many stakeholders as possible and to be representative of a wide set of groups that have hard-to-address housing needs. Key components of the outreach included:

1) A resident survey designed to collect information on residents' housing, community development and human services dispositions and needs, including the experience of discrimination and displacement. The survey was marketed through social services agencies and family resource centers, housing agencies, and Consortium members and community partners email lists and social media. The survey garnered 573 responses;

2) Resident focus groups gathered input from older adults and people within transitional and permanent supportive housing;

3) Focus groups with stakeholders who work with residents who have low income and those who work in the affordable housing development and economic development space to discuss policy and program interventions for addressing needs;

4) Community meetings in the City of Boulder, City and County of Broomfield, City of Lafayette, and City of Longmont in partnership with the Housing and Human Services Advisory Boards; and

5) A 30-day comment period during which the draft Plan was offered for review, and two public hearings, which were held on May 27th, 2025 and June 17th 2025 in Longmont and Broomfield.

6) A 30-day comment period was held from August 22nd, 2025 to September 21st 2025 with a public hearing held on September 9th 2025 to allow the public to comment on revisions made to allocation amounts.

7) A 30 day public comment period was open from August 1-August 31, 2026, with a public hearing August 18, 2026 (substantial amendment to 2025-2029 consolidated plan and year one annual action plan). No comments were received.

An additional public hearing was held in Longmont prior to the public comment period on November 14th, 2024 in conjunction with the Longmont Health and Human Services Advisory Board. Notice of this hearing and community meeting was published in the local paper. Notices contain the TDD phone number, state (in Spanish) that Spanish or other translation is available, information that the meeting location is accessible, and children can attend with parents.

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	Community Meetings	Non-targeted/ broad community	Four community meetings held in 4 Consortium jurisdictions. Meeting attendance: City of Boulder – 2; City and County of Broomfield – 4; Boulder County (Lafayette) – 0; City of Longmont – 8; Total of 14 residents	Wide range of comments covering housing and community development needs	All comments or views received were accepted	
2	Resident Survey	Non-targeted/broad community All residents, particularly those with housing and human services needs	573 survey respondents representing populations with housing needs	Feedback related to housing and community development needs, and human services needs and challenges	All comments or views received were accepted	
3	Resident Focus Group	Older adults	6 older adults participated in a focus group at the Boulder West Age Well Center	Feedback related to unique housing accessibility and affordability challenges faced by older adults	All comments or views received were accepted	

4	Resident focus group	Persons experiencing homelessness, residents in transitional housing	7 residents living in transitional or permanent supportive housing participated in a focus group at the Inn Between in Longmont	Feedback related to unique housing barriers faced by those who have previously experienced homelessness and low-income families with children	All comments or views received were accepted	
5	Stakeholder Focus Group	Service providers, developers, and community development experts throughout the region	48 service providers and 7 community development experts participated in focus groups to discuss barriers to housing and gaps in service provision in the region.	Feedback regarding groups with the greatest challenges with housing stability, gaps in housing and service provision in the region.	All comments or views received were accepted	
6	Public hearing	Non-targeted/ broad community	Held public hearing in conjunction with the Longmont Health and Human Services Advisory Board public meeting. There was one resident who attended	Affordability concerns for elderly were expressed, along with need for emergency rental assistance and displacement concerns	All comments or views received were accepted	
7	Public hearing	Non-targeted/ broad community	Presented at Broomfield City Council meeting on May 27th, 2025 at 6 p.m.	No comments received from general public; received question from Councilor about the future of CDBG.	All comments or views received were accepted	

8	Public hearing	Non-targeted/ broad community	Presented at Longmont City Council on June 17th, 2025 at 7 pm.	No comments received from general public.	All comments or views received were accepted	
9	Public hearing	Non-targeted/ broad community	Public hearings held September 9th, 2025 and August 18, 2026 at 1101 Arapahoe Ave, Boulder CO 80302.	No comments received from general public.	All comments or views received were accepted	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Housing 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 existing housing needs assessments and market analyses, most recent American Community Survey (ACS) data, as well as resident surveys.

Primary Findings

Rental housing. All jurisdictions have experienced a significant decline in private market rental units affordable to renter households with income less than $50,000. These units are renting at higher rates, which has broadened the income brackets in which rental gaps exist and increased the number of renters with high incomes. Specifically,

- In Boulder, the number of affordable units for rental households with income less than $35,000 decreased from 2,372 in 2018 to 1,316 in 2023. Low-income renter households are making up slightly lower proportions of renters overall compared to previous years. In 2018, renter households with income less than $35,000 made up 45% of all renters and in 2023 they made up 42%.
- In Broomfield, the number of affordable units for rental households with income less than $35,000 decreased from 783 in 2018 to 241 in 2023. Despite the decrease in affordable rental units for this group, their proportion and population of renters has remained stable since 2018 at 15%. This suggests that the affordability gap has deepened for low-income renters as the number of affordable options decrease.
- In Longmont, the number of affordable units for rental households with income less than $35,000 decreased from 2,735 units in 2018 to 1,029 in 2023. Low-income renter households make up lower proportions of renters overall compared to previous years. In 2018, renter households with income less than $35,000 made up 33% of all renters and in 2023 they made up 24%-- this is the largest percentage point decrease in the Consortium.
- In Boulder County overall, the number of affordable units for rental households with income less than $35,000 decreased from 6,687 units in 2018 to 2,904 in 2023. Low-income renter households are making up lower proportions of renters overall compared to previous years. In 2018, renter households with income less than $35,000 made up 38% of all renters and in 2023 they made up 31%.

By 2023, all Consortium member jurisdictions showed a widened rental mismatch between affordable units and renters. These gaps vary by jurisdiction:

- In Boulder, this gap is a shortage of 8,909 units for renters with household incomes less than $50,000 as of 2023 (maximum affordable rent $1,250 per month). This gap has expanded from 7,600 units since the 2018 analysis and to higher income brackets, where the shortage impacted renters with household income up to $35,000.
- In Broomfield, the affordability gap is 1,838 units, up from 1,400 units in the 2018 analysis. Broomfield saw the gap widen from renters with income less than $35,000 in 2018 to those with income less than $50,000 in 2023.
- In Longmont, the gap is 3,284 units. In 2018, this gap was 2,200 units, with the decline largely due to fewer households who have low income. Longmont also experienced a reduction in rental units affordable to households under $50,000, up from $35,000.
- In Boulder County, the gap for renter households is 14,356, up from 12,000 in 2018. As with other areas of the Consortium, the gap expanded from impacting renter households with income less than $35,000 in 2018 to renter households with income less than $50,000 in 2023.

Ownership Housing

Housing for purchase is very difficult to find for households who have low to moderate incomes.

In 2023, a household looking to purchase the median-priced home—a measure of the "typical" price for a home—would have needed to earn at least:

- $331,802 in Boulder. In Boulder, 13% of renter households earn over $150,000 and the median income for renter households is $47,486.
- $213,277 in Broomfield. In Broomfield, 22% of renter households earn over $150,000 and the median income for renter households is $89,475.
- $182,818 in Longmont. In Longmont, 10% of renter households earn over $150,000 and the median income for renter households is $62,454; and
- $214,068 in Boulder County overall. In Boulder County, 15% of renter households earn over $150,000 and the median income for renter households is $61,453.

An affordable home for a household earning $100,000 is about $444,208. Analysis conducted on the inventory of homes listed or sold in 2024 in Boulder County indicates that 24% of all homes listed or sold were priced at less than $500,000.

Fifty-five percent of renters in the Consortium region pay more than 30% of their monthly gross household income toward housing costs, including utilities, and insurance (defined as "cost burdened"), with the highest concentration in Boulder at 64% and lowest in Broomfield at 43%. A significant proportion of these renters pay more than 50% of their monthly gross income toward rent (defined as "severely cost burdened"). The highest share is in Boulder at 43% of renters, followed by Boulder County (32%), Longmont (25%), and Broomfield (19%).

Data on owner cost burden from the 2023 5-year American Community Survey (ACS) report that 22% of owners in the Consortium area are cost burdened (including 10% who are severely cost burdened). Longmont has the highest rate of owners who are cost burdened (24%), followed by Boulder County (23%), City of Boulder (23%), and Broomfield (18%). Owners have lower rates of cost burden compared to renters because of the extremely high barrier to entering ownership in the Consortium: the households who have the ability to buy in the Consortium market area are high income and, overall, high income households are less likely to be cost burdened.

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

Summary of Housing Needs

To supplement the data for this section, the resident survey completed for this Con Plan provides some indication of overcrowding in the Consortium:

- 18% of residents who responded to the survey said their home is not big enough for their family;
- 31% of large families (5 or more members) said their home is not big enough;
- 22% of Hispanic respondents said their home is not big enough—10 percentage points higher than the region;
- 12% of respondents responded "yes" to the question, "Does anyone who regularly lives with you sleep on a couch or on the floor because there is no room in the bedroom?" Respondents living in publicly assisted housing had the highest rate in the sample at 43%, followed by 33% of domestic violence survivors. Single parents reported doubling up at higher rates than married couples with children (20% compared to 12%)

The Consortium provides the following definitions of "substandard condition" and "substandard condition but suitable for rehabilitation," as well as "standard" condition.

Standard Condition: A "standard condition" dwelling unit is a unit which meets HUD Section 8 Housing Quality Standards (HQS) or the City of Boulder's local code with no major defects in the structure and in which only minor maintenance is required. Such a dwelling will generally have the following characteristics: a reliable roof; a sound foundation; adequate and stable floors, walls and ceilings; surfaces and woodwork that are not seriously damaged nor have paint deterioration; sound windows and doors; adequate heating, plumbing, and electrical systems; adequate insulation; and adequate water and sewer systems, and not overcrowded as defined in BRC 9-8-5. With the exception of emergency rehabilitation, a unit in standard condition is not eligible to receive City of Boulder housing rehabilitation funds.

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: A dwelling unit in the City of Boulder that does not meet "standard condition" as defined above and as reflected in the HUD Housing Quality Standards (HQS) inspection and the City of Boulder's Housing Code, but is both structurally feasible (the structure is determined sound and suitable for rehabilitation) and financially feasible, meaning the structure does not require more than 50% of the structure's after rehabilitation appraised market value to rehabilitate. The unit is likely to have deferred maintenance and may have some structural damage such as a leaking roof, deteriorated interior surfaces, and inadequate insulation. The unit has other items noted as "General Standards of Items that Fail", as reflected by the HQS/other inspection. However, a dwelling unit that is "substandard suitable for rehabilitation" has basic infrastructure (including systems for clean

water and adequate waste disposal) that allows for economically and physically feasible improvements and upon completion of rehabilitation would meet the definition of “standard condition”. (This does not include units that require only cosmetic work, correction, minor livability problems or maintenance work.

Substandard Condition Not Suitable for Rehabilitation A dwelling unit in the City of Boulder that is in such poor condition that it is neither structurally nor financially feasible to rehabilitate. A poor structural system is defined as foundation systems and structural members that are not able to support nominal structural loads and financially feasible, meaning the structure requires more than 50% of the structure’s after rehabilitation appraised market value to rehabilitate.

Demographics	Base Year: 2010	Most Recent Year: 2023	% Change
Population	368,679	403,427	9.4%
Households	153,965	170,988	11.1%
Median Income	$0.00	$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2019-2023 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	21,982	16,023	21,674	14,733	76,185
Small Family Households	3,679	4,421	6,527	4,900	38,954
Large Family Households	324	600	1,415	769	4,978
Household contains at least one person 62-74 years of age	4,046	3,804	5,041	3,312	16,472
Household contains at least one person age 75 or older	3,469	2,438	2,478	1,593	4,518
Households with one or more children 6 years old or younger	1,082	2,032	2,601	1,422	7,806

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

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

Households	0-30% AMI renters	>30-50% AMI renters	>50-80% AMI renters	>80-100% AMI renters	Total renters	0-30% AMI owners	>30-50% AMI owners	>50-80% AMI owners	>80-100% AMI owners	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	560	254	80	160	1,054	99	139	4	10	252
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	119	85	120	45	369	30	4	105	15	154
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	150	130	126	100	506	12	210	114	59	395
Housing cost burden greater than 50% of income (and none of the above problems)	10,353	3,148	884	115	14,500	4,313	1,905	1,193	158	7,569

Households	0-30% AMI renters	>30-50% AMI renters	>50-80% AMI renters	>80-100% AMI renters	Total renters	0-30% AMI owners	>30-50% AMI owners	>50-80% AMI owners	>80-100% AMI owners	Total
Housing cost burden greater than 30% of income (and none of the above problems)	914	3,660	5,329	1,210	11,113	1,258	1,961	3,272	2,028	8,519
Zero/negative Income (and none of the above problems)	1,044	0	0	0	1,044	784	0	0	0	784

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

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

Households	0-30% AMI renters	>30-50% AMI renters	>50-80% AMI renters	>80-100% AMI renters	Total renters	0-30% AMI owners	>30-50% AMI owners	>50-80% AMI owners	>80-100% AMI owners	Total owners
Having 1 or more of four housing problems	11,183	3,608	1,213	425	16,429	4,453	2,249	1,418	243	8,363
Having none of four housing problems	3,088	4,970	9,021	5,199	22,278	3,265	5,206	10,029	8,863	27,363

Households	0-30% AMI renters	>30-50% AMI renters	>50-80% AMI renters	>80-100% AMI renters	Total renters	0-30% AMI owners	>30-50% AMI owners	>50-80% AMI owners	>80-100% AMI owners	Total owners
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

Households	0-30% AMI Renters	>30-50% AMI Renters	>50-80% AMI Renters	Total Renters	0-30% AMI Owners	>30-50% AMI Owners	>50-80% AMI owners	Total Owners
Small Related	1,774	2,098	1,574	5,446	1,324	1,075	1,452	3,851
Large Related	102	105	245	452	123	203	204	530
Elderly	2,502	1,269	740	4,511	2,770	2,024	1,875	6,669
Other	7,603	3,688	3,671	14,962	1,433	713	963	3,109
Total need by income	11,981	7,160	6,230	25,371	5,650	4,015	4,494	14,159

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

Households	0-30% AMI Renters	>30-50% AMI Renters	>50-80% AMI Renters	Total Renters	0-30% AMI Owners	>30-50% AMI Owners	>50-80% AMI owners	Total Owners
Small Related	0	0	809	809	1,139	625	0	1,764
Large Related	0	0	35	35	113	113	14	240
Elderly	2,154	644	280	3,078	1,930	895	618	3,443
Other	0	7,179	1,813	8,992	1,224	0	0	1,224
Total need by income	2,154	7,823	2,937	12,914	4,406	1,633	632	6,671

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

Households	0-30% AMI renters	>30-50% AMI renters	>50-80% AMI renters	>80-100% AMI renters	Total renters	0-30% AMI owners	>30-50% AMI owners	>50-80% AMI owners	>80-100% AMI owners	Total owners
Single family households	138	190	191	55	574	42	229	194	49	514
Multiple, unrelated family households	14	10	30	75	129	0	0	25	10	35
Other, non-family households	119	14	24	15	172	0	0	0	15	15
Total need by income	271	214	245	145	875	42	229	219	74	564

Table 11 – Crowding Information - 1/2

Data Source: 2016-2020 CHAS

Households	0-30% AMI Renters	>30-50% AMI Renters	>50-80% AMI Renters	Total Renters	0-30% AMI Owners	>30-50% AMI Owners	>50-80% AMI Owners	Total Owners
Households with Children Present								

Table 12 – 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 Boulder is complicated by the large student population drawn to the area to attend the University of Colorado-Boulder. Because their income is limited, students can make up a significant proportion of households living in poverty with 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 rents affordable to them. The rental market caters to the student population, many of whom live with roommates, are willing to live in smaller units, and can pay more in rent.

Apartment vacancy rates in the Consortium are generally lower than the vacancy rate of 6.9% in the Denver Metro Area overall. According to the Q4 2024 Denver Metro Apartment Vacancy and Rent Report, Boulder North has a vacancy rate of 6.5% and Boulder South has a rate of 4.7%. Longmont has a slightly higher vacancy rate than the region at 7.1%. The median rent for a studio apartment in Q4 2024 in Boulder and Broomfield County was $1,545 per month and the median amount for a one-bedroom apartment was $1,745, according to the Denver Metro Apartment Vacancy and Rent Report. A single-person household with income equal to 30% AMI (around $31,650) can only afford an apartment $790 and below to avoid cost burden-- $755 to $955 below current median rents.

The survey conducted for the Consolidated Plan collected responses from 66 single-person households. These households were mostly older (48% were older than 65), many were retired (26%), most made less than $50,000 (52%), many reported disabilities (36%), and more than three-quarters were Non-Hispanic White (76%). The most common housing challenges reported by these households included:

- Concern about rent increases (33%);
- Difficulty keeping up with rent or mortgage payments (26%); and
- Half (50%) of single person households with a disability need accessibility improvements in home/apartment.

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.

Residents with disabilities. In the Consortium counties, according to 2023 5-year ACS data, 9% of the population has some type of disability. Overall, 9% of residents in the City of Boulder have some type of disability. In Boulder County, 10% of residents have a disability. People with disabilities represent 11% in Broomfield and 14% of the population in Longmont.

People with disabilities are often overrepresented among people living in poverty. According to 2023 5-year ACS data, in Boulder County, they make up 18% of people over age 16 who live in poverty, while comprising only 9% of the population older than 16 overall.

According to the resident survey completed for this Plan, 29% of people with disabilities worry about their rent increasing beyond what they can afford and 34% struggle to pay their rent or mortgage each month. This is compared to 19% of respondents in the survey overall that selected that they worry about rent increasing and struggling to pay their rent or mortgage.

Twenty-three percent of households with a member who has a disability said their home/apartment needs some type of modification to meet their household's accessibility needs. Modifications needed

included grab bars in bathroom (25%), ramps (19%), stair lifts (16%), wider doorways (16%), and accessible parking (16%), and accommodations for an emotional support animal.

Through the open-ended comments, households with a member with a disability indicated their most pressing concerns are access to mental health and addiction counseling, increased Medicare assistance and acceptance, help with home maintenance, and more financial assistance. Older adults in a resident focus group highlighted need for affordable homes to downsize to for future accessibility needs. In the City of Boulder, these residents observed that there were no affordable single level homeownership options and that newer products were inaccessible townhomes.

Eighteen percent of people with a disability in the resident survey reported that they need help taking care of themselves or their home but cannot afford to hire someone. This is compared to 12% of all respondents in the region.

Residents with disabilities were more likely to take public transit compared to the region overall. Twenty-five percent of respondents with a disability reported that they want to use the bus, but the stop is too far from their home to use it compared to 16% of all respondents. Additionally, 17% of respondents with a disability reported they can't get to a bus stop easily or safely compared to 9% of respondents in the region overall.

Survivors of domestic violence. Eight percent of survey respondents in the region reported that they had experienced domestic violence or harassment. Of these respondents, 26% reported that they worry their rent will increase to a level they cannot afford and over half (51%) reported that they struggle to pay their rent or mortgage, signifying that this group is especially at-risk to housing instability and in need of housing support. In stakeholder focus groups, service providers for survivors of domestic violence pointed out that survivors' finances and credit scores are often intertwined with their abusive partner, leading to additional challenges when securing a safe apartment to move to.

What are the most common housing problems?

According to the CHAS (Comprehensive Housing Affordability Strategy) data above, the most common housing problems occur for renters with income of less than 30% AMI. The housing problem this population faces most frequently is a cost burden. Seventy-three percent experience a severe cost burden (spending more than 50% of income on housing costs) and 6% experience a cost burden (spending 30% to 49% of income in housing costs). These renters have a very hard time finding affordable rentals beyond those provided or subsidized by local housing authorities. Many of these renters have disabilities and need permanent supportive housing, which is severely lacking in the region.

Owners with income of less than 30% AMI also face this problem most frequently. Sixteen percent experience a cost burden, and 56% experience a severe cost burden. For owners, cost burden is the most common housing problem, reflective of the region's very high home prices.

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

Yes. Seventy-eight percent of renter households with one or more severe housing problems have income of less than 30% AMI. Severe housing problems for owner households are also concentrated for those with income less than 30% AMI. Fifty-eight percent of owners in this income bracket report one or more housing problems.

Among residents represented in the resident survey, residents in publicly assisted housing, residents with a disability, domestic violence survivors, large households, single parents, and Hispanic residents reported struggling with their rent or mortgage at higher rates than all respondents in the region. Specifically:

- Twenty-four percent of Hispanic residents reported that they struggle to pay their rent or mortgage;
- Thirty-four percent of residents with a disability, 51% of domestic violence survivors, 30% of large households, and 37% of single parents struggle to pay their rent or mortgage compared to 19% of respondents in the region overall; and
- Residents in publicly assisted housing, large households, and single parents reported that their home is not big enough for their family at rates more than double that of respondents in the region overall (12%).

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

The resident survey captured 30 residents who are precariously housed. This was defined as people who are currently homeless, those staying with friends or family but not on the lease (“couch-surfing”), and people living in transitional or temporary housing in the survey.

These residents have far more acute needs than other types of residents represented by the survey:

- Barriers to finding a new apartment or home included inability to afford rental application fees or security deposits (30%) and a criminal record (30%);
- Thirty percent felt they were discriminated against when seeking housing;
- Twenty-nine percent reported that they feel worse off financially compared to the previous year. They reduced or went without dental procedures, clothing, car repairs, food, and medical procedures due to their financial circumstances. Half (50%) felt they lived paycheck to paycheck without a way to get ahead; and

- Only 40% use a personal vehicle for transportation compared to 67% of respondents in the region. They are more likely to walk, bike, and use public transportation.

Additionally, single parents reported more indicators of imminent housing instability compared to couples with children and respondents in the region overall in the resident survey:

- Seventy-three percent of single parents felt they live paycheck to paycheck without seeing a way to get ahead compared to 34% in the region and 36% of couples with children;
- Over half (51%) of single parents worried that they would not be able to pay for an unexpected expense; and
- Thirty-seven percent of single parents struggle to pay their rent or mortgage compared to 19% in the region.

Rapid rehousing (RRH) recipients. As of February 2025, there are 41 households with children enrolled in Boulder County's CoC RRH program, most with an exit date of mid to late 2026. There are 5 individuals in Boulder County's ESG RRH program with exit dates in early 2026. The goal of RRH is to move the household to self-sufficiency within the 24-month rental assistance window. Access to childcare, reliable transportation and living wage employment opportunities are the primary barriers to ongoing housing stability. As this population typically remains in the low to very low-income range, they require an income based or move up housing opportunity such as PSH to maintain housing at program end. Close to 48% of households with children receiving RRH have been impacted by domestic violence during the previous 12 months and 90% are single parent headed by a woman. 91% of households with children eligible for RRH are experiencing homelessness for the first time compared to 31% for individuals.

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:

The Consortium uses the HEARTH Act definition of at-risk of homelessness (categories 2 and 3): anyone who is facing eviction or homelessness within 14 days due to economic issues and has no resources available.

At-risk of homelessness can also be defined as an individual or family who reported staying in the following locations on the night of the Point-in-Time Count (PIT), a survey which provides a snapshot of data regarding people experiencing homelessness on the final Monday night of each January:

- 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 experiencing homelessness
- Staying “somewhere else” and facing eviction

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

The primary housing characteristic in the Consortium area affecting instability and increased risk of homelessness is the inability to find and remain in an affordable rental unit. The resident survey revealed that precariously housed residents were more likely to have experienced housing denial or discrimination, have trouble saving money and feel they live paycheck to paycheck, face barriers to housing entry due to a criminal record, and cannot afford a rental security deposit. As a result, they live in temporary housing conditions “couch surfing”, living in crowded conditions with friends or family, or in shelter or street environments.

Additionally, participants who lived in transitional housing who took part in a resident focus group shared their initial housing instability stemmed from foreclosure, relationship breakdowns with partners and family members, and their landlord selling the property. Participants wished to see more availability of rental and mortgage assistance and valued the intensive case management and stability that transitional housing provided.

In stakeholder focus groups, service providers identified low-income households with children, people with eviction and/or criminal records, households with fixed income, document deficient households, survivors of domestic violence, individuals with disabilities, and individuals with mental illness as groups with the greatest challenges securing stable housing.

Individuals face the same barriers as families with respect to affordability and availability of rental units. However, homelessness tends to present differently with individuals instead of families. As identified in Boulder County’s 2024 Point-in-Time (PIT) count conducted by the Metro Denver Homeless Initiative (MDHI), 40% of single adults were considered chronically homeless. Of the single-adult chronically homeless population, 57% reported substance use as a barrier and 70% reported mental health concern as a barrier. As such, the lack of sufficient housing with supportive services impacts the housing stability of individuals.

Discussion

Please see above.

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

Assess the need of any racial or ethnic group that is hard to address in comparison to the needs of that category of need as a whole.

Introduction

A 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% of all households with low income within a jurisdiction have a housing problem, and 70% of Hispanic households with low income have a housing problem. In this case, Hispanic households with low income have a 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 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.

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 the White population: 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 burdened greater than 30% AMI.

0%-30% of Area Median Income

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	18,225	2,582	1,638
White	14,060	1,841	1,038
Black / African American	232	0	0
Asian	643	79	144
American Indian, Alaska Native	4	15	10
Pacific Islander	8	0	0
Hispanic	2,924	568	345

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 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%

30%-50% of Area Median Income

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	12,561	5,245	0
White	9,591	4,135	0
Black / African American	205	0	0
Asian	454	154	0
American Indian, Alaska Native	85	20	0
Pacific Islander	0	0	0
Hispanic	1,974	790	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 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%

50%-80% of Area Median Income

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	8,478	7,591	0
White	6,922	6,101	0
Black / African American	119	58	0
Asian	370	204	0
American Indian, Alaska Native	39	25	0
Pacific Islander	0	0	0
Hispanic	870	1,094	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 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%

80%-100% of Area Median Income

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	4,865	9,350	0
White	4,135	7,240	0
Black / African American	35	108	0
Asian	104	409	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	549	1,355	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 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%

Discussion

The above needs tables were generated by HUD for the eCon Plan from a proprietary data set and the analysis below is based on that data set.

Needs exist for the following groups:

- Black households with income less than 30% AMI: 100% of Black households in the Boulder Consortium in this income bracket have housing problems—12 percentage points higher than White households of the same income.
- Black households with income between 30% and 50% AMI: 100% of Black households in the Boulder Consortium in this income bracket have housing problems—30 percentage points higher than White households of the same income.
- Black households and Asian households with income between 50% and 80% AMI: 67% of Black households and 64% of Asian households in this income range report a housing problem compared to 53% of White households and the jurisdiction as a whole.

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 hard to address needs 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 Consortium 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 people per room, 4. Household cost burden exceeds 50%.

The resident survey allowed condition issues to be analyzed by tenure and selected household characteristics. The analysis found that residents who lived in mobile homes, residents in publicly assisted housing, precariously housed respondents, households with income less than $49,999 and domestic violence survivors reported that their home with in fair or poor condition at the highest rates:

- Overall, 17% of respondents in the Consortium rated the condition of their home as fair or poor;
- 38% of mobile home residents and 24% of renters rated the condition of their home fair or poor compared to 11% of homeowners;
- By race and ethnicity, 20% of respondents who selected other or multiple races reported their home was in poor or fair condition compared to 19% of non-Hispanic White respondents and 18% of Hispanic respondents; and
- Twenty-nine percent of households with income less than $49,999 reported their home was in fair or poor condition compared to only 2% of households with income more than $150,000.

0%-30% of Area Median Income

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	15,844	4,957	1,638
White	12,404	3,496	1,038
Black / African American	208	19	0
Asian	568	154	144
American Indian, Alaska Native	0	19	10
Pacific Islander	8	0	0
Hispanic	2,324	1,153	345

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 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%

30%-50% of Area Median Income

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	6,283	11,510	0
White	5,033	8,675	0
Black / African American	140	59	0
Asian	224	389	0
American Indian, Alaska Native	0	105	0
Pacific Islander	0	0	0
Hispanic	769	1,990	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 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%

50%-80% of Area Median Income

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	2,568	13,514	0
White	2,024	11,014	0
Black / African American	65	119	0
Asian	125	454	0
American Indian, Alaska Native	4	60	0
Pacific Islander	0	0	0
Hispanic	304	1,659	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 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%

80%-100% of Area Median Income

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	932	13,285	0
White	617	10,759	0
Black / African American	0	144	0
Asian	100	414	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	209	1,695	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 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%

Discussion

Black households within the Consortium had the highest rates of severe housing problems in all brackets under 80% AMI. Ninety-two percent of Black households with income less than 30% AMI report a severe housing problem—15 percentage points higher than the jurisdiction as a whole in this AMI bracket.

Pacific Islander households with income less than 30% AMI also report severe housing problems that are higher than the jurisdiction as a whole at 100% compared to 76%, although this group has a low population, and results should be interpreted with caution (n = 8).

The greatest gap is between Black households with income 30% to 50% AMI, where 70% report a severe housing problems—35 percentage points higher than the jurisdiction as a whole. For Black households with income between 50% and 80% AMI, 35% report a severe housing problem—19 percentage points higher than the jurisdiction as a whole.

In the 80% to 100% AMI bracket, Asians have a 13% higher need relative to the jurisdiction as a whole.

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 greater need in comparison to the needs of that category of need as a whole.

Introduction

Cost burden is experienced when a household pays more than 30% 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% 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	104,799	24,309	24,403	1,644
White	89,073	19,470	19,750	1,048
Black / African American	672	219	418	0
Asian	4,439	920	782	144
American Indian, Alaska Native	239	125	0	10
Pacific Islander	14	0	8	0
Hispanic	8,597	3,065	2,973	345

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion

There are hard to address housing cost burdens for Black and American Indian households. American Indian households experience cost burden 19 percentage points higher than the jurisdiction as a whole. Black households experience severe cost burden 16 percentage points higher than the jurisdiction as a whole.

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?

Hard to address housing needs exist for the following groups:

- Black households with income less than 30% AMI: 100% of Black households in the Boulder Consortium in this income bracket have housing problems—12 percentage points higher than White households of the same income.
- Black households with income between 30% and 50% AMI: 100% of Black households in the Boulder Consortium in this income bracket have housing problems—30 percentage points higher than White households of the same income.
- Black households and Asian households with income between 50% and 80% AMI: 67% of Black households and 64% of Asian households in this income range report a housing problem compared to 53% of White households and the jurisdiction as a whole.

Black households also reported high rates of cost burden and severe cost burden relative to the jurisdiction as a whole. American Indian households experience cost burden 19 percentage points higher than the jurisdiction as a whole. Black households experience severe cost burden 16 percentage points higher than the jurisdiction as a whole.

For households with income between 50% and 80% AMI, Black and Asian households report at least one housing problem. Sixty-seven percent of Black households and 64% of Asian households in this AMI bracket report a housing problem compared to 53% of White households and the jurisdiction as a whole.

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

The resident survey conducted to support this Plan allowed identification of housing challenges by tenure, household income, selected household characteristics, and race and ethnicity.

Among residents from protected classes, Hispanic households and households with a member who has a disability are the most likely to experience a housing challenge.

Families with children and large families also experience some housing challenges at higher rates than in the region. This includes:

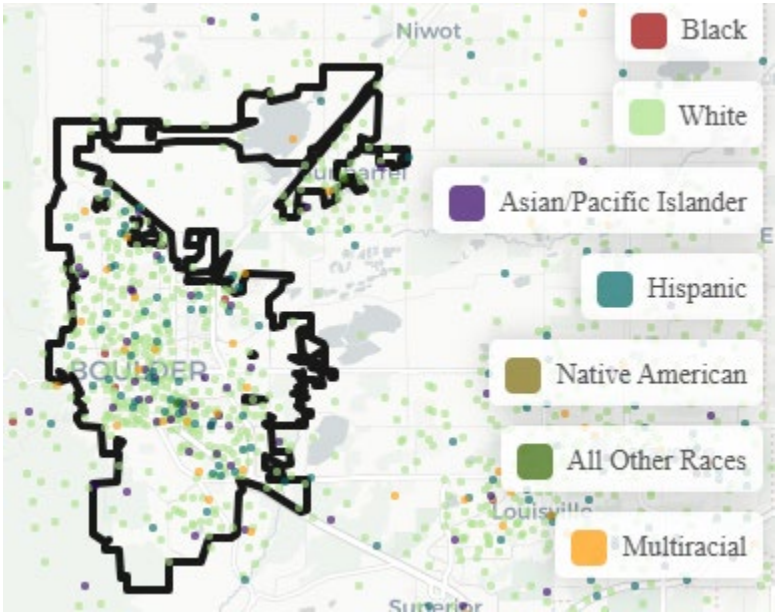
- Worry about rent increases, desire to live with fewer people but inability to afford it, and struggling to pay rent or mortgage were the biggest housing challenges for Hispanic households;
- Thirty-four percent of households with a member who has a struggle to pay their rent or mortgage and 18% need home health care but can’t afford it; and

- Residents in publicly assisted housing, domestic violence survivors, large households, single parents, and couples with children reported that their home is not big enough for their family at rates higher than residents in the region overall.

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

Boulder has no areas where racial or ethnic minorities or low-income families are concentrated. Racially/ethnically concentrated areas of poverty (R/ECAPs), per HUD's definition, involve a racial/ethnic concentration threshold and a poverty test. R/ECAPs have a non-white population of 50% or more. A neighborhood that meets this criterion is a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. There are no R/ECAPs in the Consortium. The following figures show clusters using HUD's Socio-Demographic Data Dashboard dot density maps by race/ethnicity and national origin. As indicated by the maps, there are no strong clusters of non-White racial groups in Boulder. Hispanic residents are mostly spread out throughout the city. See MA-50 for more detailed maps.

Population by Race and Ethnicity, City of Boulder

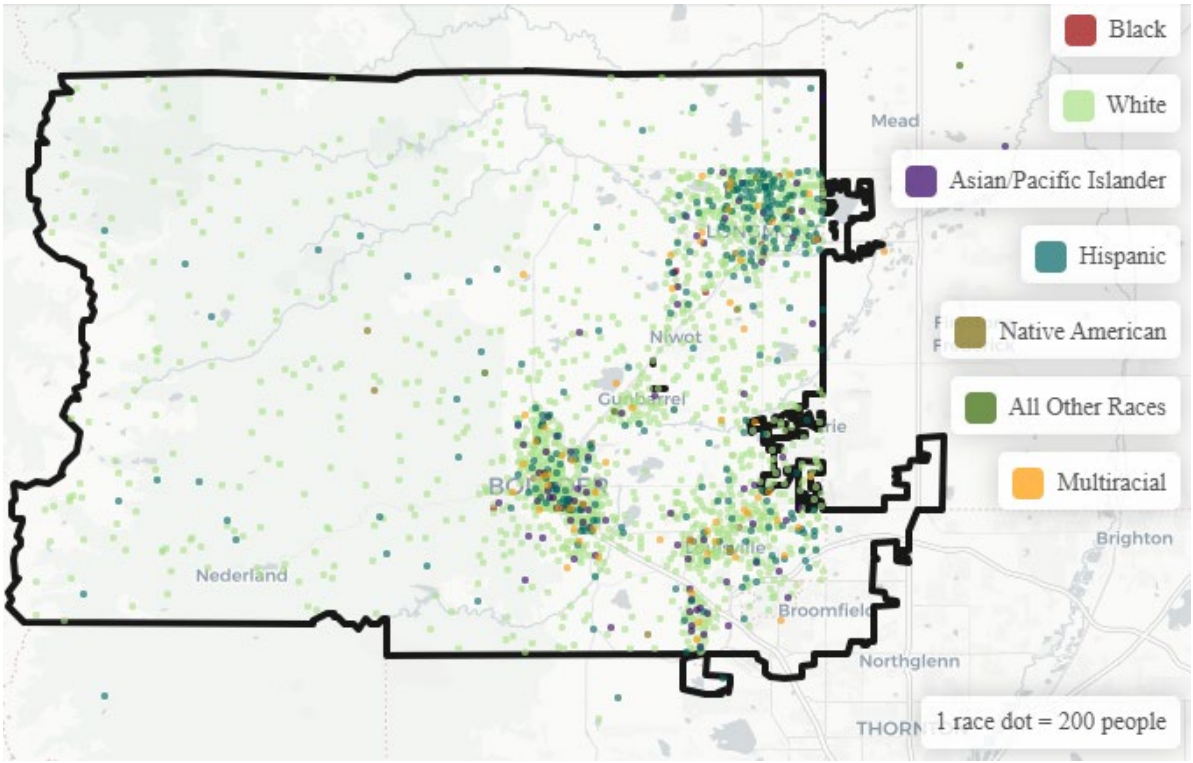


Source: HUD Socio-Economic Dashboard, 2021 5-year ACS data; 1 race dot = 200 people.

Alternative description: Dot map of the City of Boulder displaying demographics by race.

Boulder County has no areas where racial or ethnic minorities or low-income families are concentrated, by HUD definition. The following figures show cluster in the HUD Socio-Demographic density maps by race/ethnicity. As indicated by the maps, there are no strong clusters of racial minorities in Boulder County. Hispanic residents within Boulder County are clustered in the urban areas in Boulder and Longmont.

Population by Race and Ethnicity, Boulder County

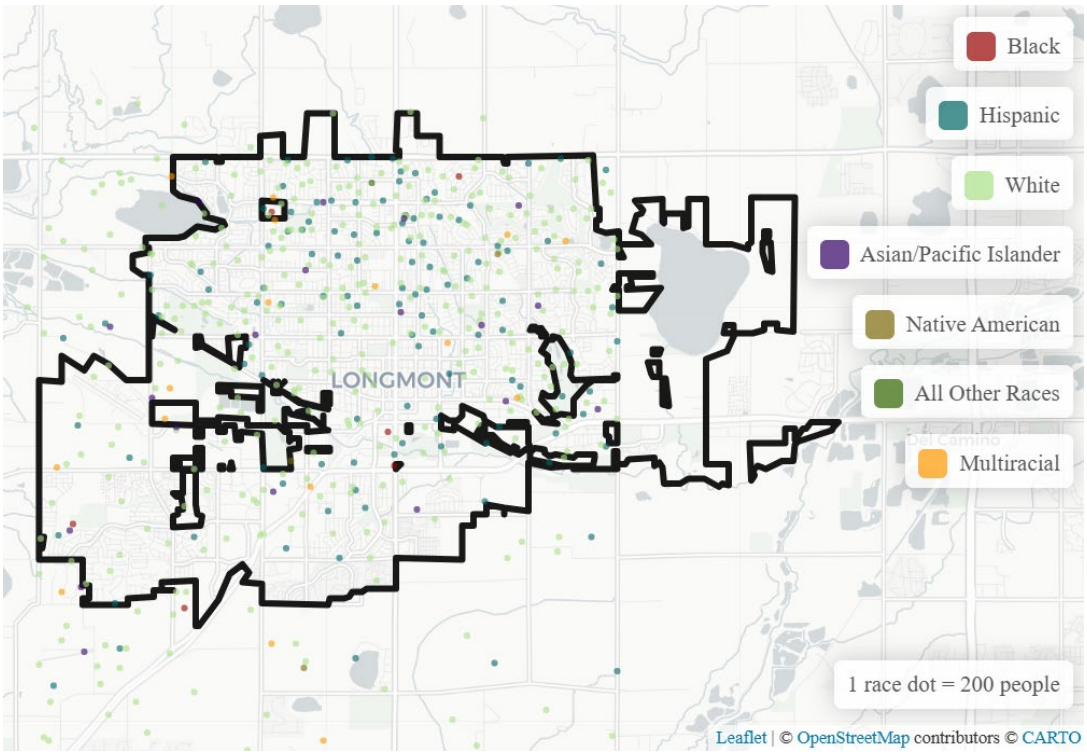


Source: HUD Socio-Economic Dashboard, 2021 5-year ACS data; 1 race dot = 200 people.

Alternative text: Dot map of Boulder County displaying demographics by race.

As shown in the following figures, Longmont has a racially/ethnically population, that is fairly well-dispersed across neighborhoods. North-central neighborhoods have Hispanic residents that tend to be closer together but no concentrations by HUD definition.

Population by Race and Ethnicity, Longmont

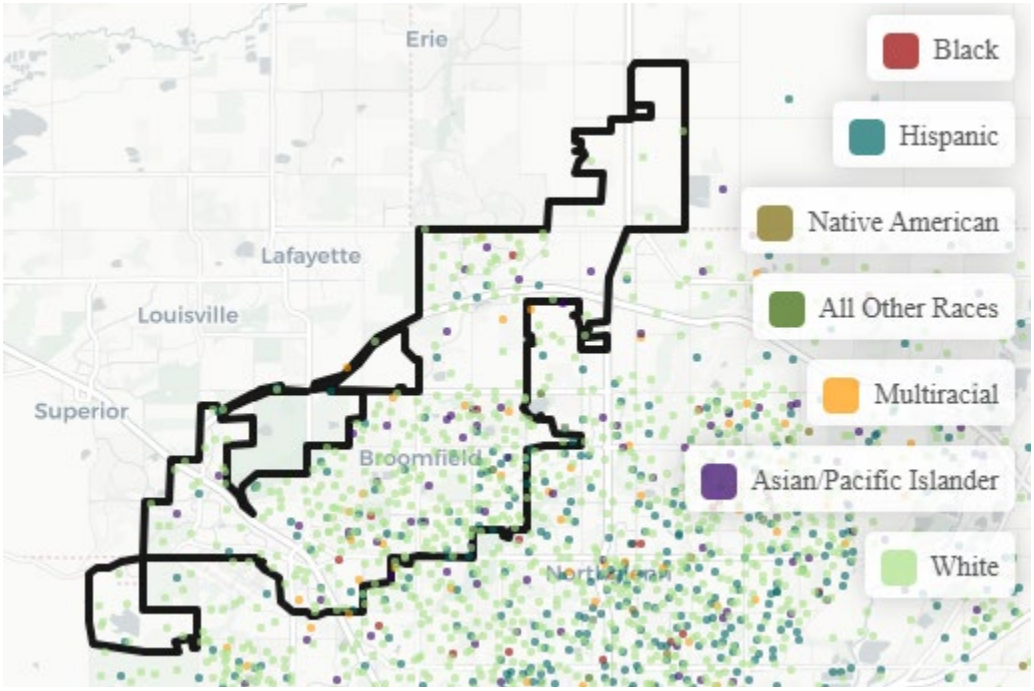


Source: HUD Socio-demographic tables, 2021 5-year ACS.

Alternative text: Dot map of Longmont displaying demographics by race

Broomfield has no areas where non-White racial groups are concentrated. Hispanic residents are also dispersed throughout the populated areas in Broomfield.

Population by Race and Ethnicity, City and County of Broomfield



Source: HUD Socio-Demographic Maps and 2021 5-year ACS data.

Alternative text: Dot map of Broomfield displaying demographics by race.

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

Introduction

This section discusses the type and use of public housing in Boulder and Broomfield counties. The Consortium is fortunate to have four public housing entities that own and operate affordable rental and deed-restricted for sale housing and administer housing choice voucher programs: Boulder Housing Partners (BHP), serving the City of Boulder; Longmont Housing Authority (LHA), serving the City of Longmont; Boulder County Housing Authority (BCHA) serving the balance of Boulder County; and Broomfield Housing Alliance (BHA), serving the City and County of Broomfield. None of the Consortium's PHAs have "public housing."

Consortium Totals

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	432	8	0	2880	659	1626	73	80	434

Table 22 - Public Housing by Program Type

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

Data Source: Boulder County Housing Authority, Boulder Housing Partners, Longmont Housing Authority, and Broomfield Housing Alliance

Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Total vouchers	Project Based Vouchers	Tenant Based Vouchers	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	N/A	N/A	N/A	21,751	22,691	22,869	17,665	22,301
Average length of stay	N/A	N/A	N/A	Not tracked	Not tracked	Not tracked	Not tracked	Not tracked
Average Household size	N/A	N/A	N/A	2.1	2.5	2.0	1	4
# Homeless at admission	N/A	N/A	N/A	1	0	1	0	0
# of Elderly Program Participants (>62)	N/A	N/A	N/A	1072	181	605	43	3

	Certificate	Mod-Rehab	Public Housing	Total vouchers	Project Based Vouchers	Tenant Based Vouchers	Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	N/A	N/A	N/A	720	156	455	35	11
# of Families requesting accessibility features	0	0	0	38	0	38	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: Boulder County Housing Authority, Boulder Housing Partners, Longmont Housing Authority, and Broomfield Housing Alliance

Race of Residents

	Certificate	Mod-Rehab	Public Housing	Total vouchers	Project Based Vouchers	Tenant Based Vouchers	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	2696	762	1535	62	72	331
Black/African American	0	0	0	165	52	83	10	7	21
Asian	0	0	0	49	8	36	0	1	4
American Indian/Alaska Native	0	0	0	67	14	36	4	3	3
Pacific Islander	0	0	0	28	0	8	0	0	0
Other	0	0	0	80	19	53	1	6	4
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: Boulder County Housing Authority, Boulder Housing Partners, Longmont Housing Authority, and Broomfield Housing Alliance

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	0	0	0	1152	428	551	3	23	7
Not Hispanic	0	0	0	2088	433	1170	70	56	57
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: Boulder County Housing Authority, Boulder Housing Partners, Longmont Housing Authority, and Broomfield Housing Alliance

Boulder County Housing Authority

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	0	0	0	969 (this is including EHVs)	75	676	73	80	65

Table 26 - Public Housing by Program Type

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

Data Source: Boulder County Housing Authority

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	0	0	0	21,751	22,657	22,468	17,665	22,301
Average length of stay	0	0	0	Data not tracked	Data not tracked	Data not tracked	Data not tracked	Data not tracked
Average Household size	0	0	0	2	3	2	1	4
# Homeless at admission	0	0	0	1	0	1	0	0
# of Elderly Program Participants (>62)	0	0	0	324	12	250	43	3
# of Disabled Families	0	0	0	334	10	215	35	11
# of Families requesting accessibility features	0	0	0	Data not tracked	Data not tracked	Data not tracked	Data not tracked	Data not tracked
# of HIV/AIDS program participants	0	0	0	Data not tracked	Data not tracked	Data not tracked	Data not tracked	Data not tracked
# of DV victims	0	0	0	Data not tracked	Data not tracked	Data not tracked	Data not tracked	Data not tracked

Table 27 – Characteristics of Public Housing Residents by Program Type

Data Source: Boulder County Housing Authority

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	0	0	0	867	68	607	62	72	58
Black/African American	0	0	0	74	7	47	10	7	3
Asian	0	0	0	18	1	15	0	1	1
American Indian/Alaska Native	0	0	0	32	3	19	4	3	3
Pacific Islander	0	0	0	8	0	8	0	0	0
Other	0	0	0	28	5	15	1	6	1
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 28 – Race of Public Housing Residents by Program Type

Data Source: Boulder County Housing Authority

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	0	0	0	231	25	171	3	23	7
Not Hispanic	0	0	0	733	50	500	70	56	57
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 29 – Ethnicity of Public Housing Residents by Program Type

Data Source: Boulder County Housing Authority

Broomfield Housing Alliance

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	0	0	0	50	0	50	0	0	0

Table 30 - Public Housing by Program Type

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

Data Source: Broomfield Housing Alliance

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	0	0	0					
Average length of stay	0	0	0					
Average Household size	0	0	0	2.11		2.11		
# Homeless at admission	0	0	0					
# of Elderly Program Participants (>62)	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
# of Disabled Families	0	0	0	14		14		
# of Families requesting accessibility features	0	0	0	38		38		
# of HIV/AIDS program participants	0	0	0					
# of DV victims	0	0	0	0		0		

Table 31 – Characteristics of Public Housing Residents by Program Type

Data Source: Broomfield Housing Alliance

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	0	0	0	42		42			
Black/African American	0	0	0	4		4			
Asian	0	0	0	1		1			
American Indian/Alaska Native	0	0	0	3		3			
Pacific Islander	0	0	0	0		0			
Other	0	0	0						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 32 – Race of Public Housing Residents by Program Type

Data Source: Broomfield Housing Alliance

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	0	0	0	15		15			
Not Hispanic	0	0	0	35		35			
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 33 – Ethnicity of Public Housing Residents by Program Type

Data Source: Broomfield Housing Alliance

Longmont Housing Authority

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	432	8	0	440	117	315	0	0	0

Table 34 - Public Housing by Program Type

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

Data Source: Longmont Housing Authority

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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Average length of stay	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Average Household size	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# Homeless at admission	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of Elderly Program Participants (>62)	0	0	0	224				
# of Disabled Families	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
# of Families requesting accessibility features	0	0	0					
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0		0	0	0

Table 35 – Characteristics of Public Housing Residents by Program Type

Data Source: Longmont Housing Authority

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	0	0	0	207					
Black/African American	0	0	0	10					
Asian	0	0	0	3					
American Indian/Alaska Native	0	0	0	7					
Pacific Islander	0	0	0	20		0			
Other	0	0	0						

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

Table 36 – Race of Public Housing Residents by Program Type

Data Source: Broomfield Housing Alliance

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				138					
Not Hispanic				302					
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Ethnicity of Public Housing Residents by Program Type

Data Source: Broomfield Housing Alliance

Boulder Housing Partners

Totals in Use

	Certificate	Mod-Rehab	Public Housing	Total vouchers	Project Based Vouchers	Tenant Based Vouchers	Special Purpose Vouchers - Veterans Affairs Supportive Housing	Special Purpose Vouchers - Family Unification Program	Special Purpose Vouchers - Disabled *
# of units vouchers in use	0	0	0	1,421	467	585	0	0	369

Table 38 - Public Housing by Program Type

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

Data Source: Boulder Housing Partners

Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Total vouchers	Project Based Vouchers	Tenant Based Vouchers	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	N/A	N/A	N/A	-	$22,724	$23,269	N/A	N/A

	Certificate	Mod-Rehab	Public Housing	Total vouchers	Project Based Vouchers	Tenant Based Vouchers	Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Average Household size	N/A	N/A	N/A	-	2.02	1.78	N/A	N/A
# Homeless at admission	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of Elderly Program Participants (>62)	N/A	N/A	N/A	524	169	355	N/A	N/A
# of Disabled Families	N/A	N/A	N/A	372	146	226	N/A	N/A
# of Families requesting accessibility features	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of DV victims	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 39 – Characteristics of Public Housing Residents by Program Type

Data Source: Boulder Housing Partners

Race of Residents

	Certificate	Mod-Rehab	Public Housing	Total vouchers	Project Based Vouchers	Tenant Based Vouchers	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	N/A	N/A	N/A	1580	694	886	N/A	N/A	273
Black/African American	N/A	N/A	N/A	77	45	32	N/A	N/A	18
Asian	N/A	N/A	N/A	27	7	20	N/A	N/A	3

	Certificate	Mod-Rehab	Public Housing	Total vouchers	Project Based Vouchers	Tenant Based Vouchers	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	N/A	N/A	N/A	25	11	14	N/A	N/A	0
Pacific Islander	N/A	N/A	N/A	0	0	0	N/A	N/A	0
Other	N/A	N/A	N/A	52	14	38	N/A	N/A	3

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

Table 40 – Race of Public Housing Residents by Program Type

Data Source: Boulder Housing Partners

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	N/A	N/A	N/A	768	403	365	0	0	0
Not Hispanic	N/A	N/A	N/A	1,018	383	635	0	0	0

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

Table 41 – Ethnicity of Public Housing Residents by Program Type

Data Source: Boulder Housing Partners

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

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination, based on a disability, in programs and activities conducted by HUD, or that receive financial assistance from HUD. Housing Connect provides a preference for public housing tenant selection based on "inaccessibility of a unit and/or to accommodate a disability under a request for reasonable accommodation." All PHAs in the Consortium accommodate needs as they arise.

Boulder Housing Partners (BHP). BHP has six communities for older adults (four for those 62 and over and two for those 55 and over) and one 20-unit community (30 PRL) for neuro-diverse residents. In 2025, BHP has 1,421 vouchers, including 23 Emergency Housing Vouchers, 22 Continuum of Care-funded vouchers, and 48 City of Boulder Permanent Supportive Housing vouchers.

Boulder County Housing Authority (BCHA). BCHA manages 61 properties currently administers 969 HCVs as of 2025. There are currently 506 disabled families on the waitlist for Project Based Vouchers, HUD Rural Development Housing, HUD Multifamily Housing Assistance, and HCVs, making up 41% of the waitlist. Demographics are in the figure titled "Boulder County Housing Authority Voucher Demographics."

Longmont Housing Authority. Longmont utilizes a lottery system for HCVs. The last opening for applications was in September 2022 and applications are not being accepted until more vouchers are made available. Because this list is specifically for the voucher program, which is tenant based assistance, the application does not ask if there are accessible unit needs. A resource list is provided should applicants have difficulties trying to lease units, but the LHA does not have dedicated Housing Specialists to help search for a unit.

Broomfield Housing Alliance. According to data provided by the Broomfield Housing Alliance, there are 82 vouchers in Broomfield, of which BHA administers 49 Housing Choice Vouchers. Seventy-six percent (38 voucher holders) reported that they or a member of their household have a disability.

Needs of public housing tenants. The resident survey provided insight into the needs tenants in publicly assisted housing and potential applicants for accessible units, as measured by older adults and respondents with a disability. Top housing challenges for respondents living in publicly assisted housing included:

- Worry about rent increasing to unaffordable amount (36%);
- Struggle to pay rent or mortgage (26%);
- Home is not large enough for family (24%)
- Struggle to pay utilities (19%); and
- Worry that landlord with stop accepting HCV (19%).

Top housing challenges for older adults included:

- Struggle to pay property taxes (23%);
- Worry about rent increasing to unaffordable amount (20%);
- Struggle to pay rent or mortgage (12%);
- Need help taking care of self or home but can't find or afford to hire someone (11%);
- Have disability and can't find an accessible place to live (11%);

Top housing challenges for households with a disability included:

- Struggle to pay rent or mortgage (34%);
- Worry about rent increasing to unaffordable amount (29%);
- Struggle to pay property taxes (24%);
- Struggle to pay utilities (21%); and
- Want to live in own place with fewer people but cannot afford it (20%).

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?

Boulder Housing Partners. For the Housing Choice Voucher Program, Boulder Housing Partners uses a lottery system to fill vouchers for their federally funded voucher programs. The goal is to process all the applications from one lottery round before opening the lottery again. Because this list is specifically for the voucher program, which is tenant based assistance, the application does not ask if there are accessible unit needs. Once a voucher holder is issued a voucher, they are responsible for finding a unit in the private market. BHP has Housing Assistance Coordinators to assist voucher holders in the process of finding an apartment.

Boulder County Housing Authority. As of March 2025, 1,222 households on the waitlist for Project Based Vouchers, HUD Rural Development Housing, HUD Multifamily Housing Assistance, and HCVs administered by BCHA. The average household income of those on the waitlist is $18,394, 224 are elderly applicants (18%), and 506 have a disability (41%).

Longmont Housing Authority. Longmont utilizes a lottery system for HCVs. The last opening for applications was in September 2022 and applications are not being accepted until more vouchers are made available. According to HUD's Picture of Subsidized Households, Longmont had 518 HCV users.

Broomfield Housing Alliance. The waitlist for vouchers is currently closed in Broomfield. There are currently 271 people on the waitlist. Thirty percent of those on the waitlist identified as single parents and 31% identified as Hispanic. Forty-eight percent have a disability and 48% are currently homeless.

Immediate needs and challenges. The previous housing challenges faced by residents in publicly assisted housing, residents with a disability, and older adults all relate to worry about current and future ability to pay for housing and other basic needs. Emergency rental assistance and subsidized housing are therefore high needs for families on waiting lists. The most immediate needs of residents in publicly assisted housing are deeper affordability to ease worries about rent increases and ability to pay housing costs, larger options to accommodate families, utility assistance, and programs that incentivize continued landlord participation in the HCV program.

An older adult who participated in a resident focus group reported that it is difficult to navigate the application process with limited computer knowledge. The application was confusing and difficult to navigate by herself and utilized senior center resources in Boulder for support.

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

The resident survey conducted for this Plan provides a unique ability to compare the needs of residents living in publicly assisted housing with other households. There were 70 respondents who indicated they live in publicly assisted or deed restricted housing. Of those, 38 indicated they live with children under age 18. Seventeen survey participants indicated they have a Section 8 housing voucher.

Among housing voucher holders, 50% indicated it is somewhat (30%) or very difficult (20%) to find a landlord that accepts vouchers.

The majority of respondents indicated that it is difficult to use because there is not enough time to find a place before the voucher expires and the voucher is not enough to meet current rents.

Additional resident feedback in the survey revealed:

- Thirty-six percent of residents in publicly assisted housing selected they were worried about their rent increasing compared to 19% of all residents;
- 26% of publicly assisted housing residents struggled to pay their rent or mortgage compared to 19% in the region;
- 24% selected their home is not large enough for family compared to 12% in the region; and
- 19% reported they struggle to pay utilities compared to 14% in the region, and 19% worried their landlord will stop accepting HCVs compared to 7% in the region.

Discussion

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

Introduction:

This section provides an overview of the Consortium's resources to address the needs of people experiencing homelessness. Data in the table below are from the 2024 PIT Count and COHMIS from MDHI and combines data from Broomfield and Boulder Counties.

Population	Estimate the # of persons experiencing homelessness on a given night (PIT)		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	236	14	443	74	4	251
Persons in Households with Only Children (Youth)	19	13	111	51	5	75
Persons in Households with Only Adults	279	252	1848	154	46	258
Chronically Homeless Individuals	109	165	468		20	710
Chronically Homeless Families			4		1	401
Veterans	27	34	103	7	1	95
Unaccompanied Child						
Persons with HIV	1	3	20		1	125

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

Boulder County's 2024 PIT counted a total of 534 people experiencing homelessness. Of that number, 289 self-identified as experiencing homelessness for the first time and 238 identified as chronically homeless. In Broomfield, there were a total of 86 people experiencing homelessness, including 46 who identified as first-time homeless and 36 who identified as chronically homeless. Boulder estimates that the PIT count underestimates single adults experiencing homelessness by about 20% and families to a greater extent.

Since the inception of the Homeless Solution for Boulder County (HSBC) collaborative in October of 2017, which serves single adults experiencing homelessness, the County has had access to a different methodology of collecting data on individuals experiencing homelessness. Through the Coordinated Entry assessment, the County knows that in 2024, of the 1,093 individuals who were assessed for homelessness services, 312 had been experiencing homelessness for more than 2 years and 539 had been homeless for a month or less.

When stratified by community within Boulder County, approximately 70% of people completing entry assessment were shown to have been experiencing homelessness elsewhere and had been in the City of Boulder for less than one month at screening. This is also correlated with a large percentage of those entering the community with established long-term and chronic homelessness. In Longmont, the pattern differs with more people experiencing their first episode of homelessness in Longmont and remaining in the community. This provides certain challenges in the way the system responds to housing and support needs.

Exiting homelessness

In 2024, 308 people exited homelessness (249 to housing options, 47 reunified with support networks, and 12 to other programs). Specific to single adults, the system has been able to manage an inflow/outflow ratio (number of people entering the system divided by the number of people exiting the system in a given year) of approximately 30-39%. This has been accomplished through a number of exit strategies and supports including but not limited to:

- Acquiring property (condominiums in scattered sites) that can be used to serve people experiencing chronic homelessness who cannot otherwise qualify for leases (i.e. people with criminal histories);
- Focusing on maintaining a large percentage of total housing development as affordable housing and focusing activity on the creation of permanent supportive housing vouchering opportunities– both in vouchers and unit development. For example, the Bluebird development opened with 40 program-based PSH units, and the Zinnia development opened in 2024 adding 55 program-based PSH units;
- Developing Building Home, which matches peer services and a housing retention team to PSH clients who have significant challenges in maintaining their housing;
- Establishing local PSH vouchering programs to target housing to key subpopulations;
- Coordinating outreach and sheltering services toward a housing focus, including opening a Day Services Center (DSC) in 2024 that provides co-location of various services (including an addition 30 PSH vouchers tied to DSH case management);
- Supporting a substance use residential facility and outpatient services; and

- Targeting high utilizers of criminal justice and hospital emergency departments for coordinated case conferencing and expedited housing options.

Chronically homeless individuals. The PIT count in the Consortium area identified 109 sheltered and 150 unsheltered chronically homeless individuals. This group is made up of primarily single adults. Service providers shared that this group is one of the hardest to house in the county and face several barriers to entering housing. One barrier is the lack of supply of affordable and accessible one-bedroom or studio housing for single individuals. These individuals often need housing paired with behavioral health or substance abuse recovery services. Participants in a community meeting in Longmont shared that even when housing does exist, it is even more difficult to secure long-term services. When looking for housing, this group faces significant "lease-up" issues such as poor credit, past evictions, criminal history, or lack identification. Some of the interventions mentioned in the section above are designed to counteract some of these challenges.

Chronically homeless families. The PIT count in the Consortium area identified 40 families experiencing chronic homelessness who are currently sheltered and 10 unsheltered families experiencing chronic homelessness. Homelessness for this group often stems from domestic violence, according to stakeholders interviewed for this report. Service providers desired housing options that act as a bridge between homelessness and a more permanent housing solution, including additional family shelters, and more emergency motel vouchers. Participants in the Broomfield Community meeting highlighted the need for a domestic violence shelter in the city, as existing resources were only in Longmont and the City of Boulder. Emergency Family Assistance Association provides support for families in crisis in the region.

Veterans and their families. The PIT count in the Consortium area identified 27 sheltered homeless veterans and 34 unsheltered homeless veterans. Homeless Solutions of Boulder County includes the government entities of Boulder County, City of Boulder, and Longmont. Homeless Solutions has worked to decrease veterans experiencing homelessness through this multi-jurisdictional partnership and partnerships with the Veterans Community Project, and VA VASH vouchers. The Veterans Community Project developed a village of tiny homes and an outreach center in Longmont to support veterans experiencing homelessness. This group typically has higher needs for accessible housing, mental health supports, and substance abuse recovery supports.

Unaccompanied youth. 18 sheltered and 9 unsheltered unaccompanied youth were counted in the Boulder consortium area. The City of Boulder offers support to TGTHR, a youth shelter serving individuals ages 12 to 24 that offers food, counseling, employment help, healthcare, and transportation services. As of spring 2025, sheltering services have been reduced for youth ages 12 – 17 due to funding and capacity constraints.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	221	188
Black or African American	119	22
Asian	<5	0
American Indian or Alaska Native	13	5
Pacific Islander	45	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	75	57
Not Hispanic	459	222

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

Families with children. One estimate of this population would be a combination of the numbers of children in the public school districts experiencing homelessness and receiving assistance from McKinney-Vento-designated school staff. The McKinney-Vento population in the Boulder Valley School District (BVSD) for school year 2022-2023 was 411 children, and in the St. Vrain Valley School District (SVVSD), 575 children. Broomfield is served by the Adams 12, Boulder Valley, St. Vrain Valley, Jefferson County R-1, Weld RE8, and Brighton school districts, making the McKinney-Vento estimates for this county difficult.

The resident survey does offer some insight into the precariously housed population and family type. Of the 30 precariously housed respondents, 15 had children: Seven were single parents (23% of all precariously housed respondents) and eight had children with a partner (27% of all precariously housed respondents).

Veterans. There were 27 sheltered homeless veterans and 34 unsheltered homeless veterans in the Consortium area. No veterans had children in the PIT count. 22 were chronically homeless and 17 were homeless for the first time in Boulder County.

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

Racial and ethnic minorities are impacted by homelessness in Boulder County. Below are percentages of people in the 2024 PIT, compared to their percentage of the overall county population.

- Hispanic: 15% of county population, 14% of PIT
- African American: 1% of county population, 21% of PIT
- American Indian/Alaska Native: 5% of county population, 3% of PIT
- Multi-Racial: 3% of county population, 10% of PIT

According to HMIS intake data provided by MDHI, 72% of HMIS clients in Boulder and Broomfield Counties experiencing homelessness are White and 17% are Hispanic. Twelve percent are Black.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In the 2024 PIT, 193 people (34%) of those counted in Boulder Consortium area were unsheltered. Service providers interviewed in stakeholder focus groups reiterated that unsheltered individuals experiencing chronic homelessness are the hardest people to house. They often have multiple barriers, such as significant behavioral health challenges, substance abuse disorders, and disabilities, often limiting their ability to obtain a rental unit even if prioritized for a voucher. This group requires single bedroom or studio apartments for permanent housing, emergency shelter space, and temporary housing solutions that include supportive services—all of which face a severe shortfall in the consortium area.

Traditional PIT counts do not observe unstably housed individuals and families who are couch-surfing or staying in hotels or motels. In the resident survey, staying with friends or family was the most common version of housing instability. Stakeholders observed a severe need for more emergency shelter space and temporary housing solutions for people experiencing homelessness or in crisis. One stakeholder said that by the end of the day, there are usually no available beds. For families experiencing homelessness, several stakeholders would like to see a family shelter in Boulder County and more emergency motel vouchers in the region that act as a bridge between homelessness and a more permanent housing solution.

Discussion:

Interaction with Coordinated Entry screening (CD) in Boulder County has remained relatively consistent since 2022. In 2022, 1,035 people entered CE, in 2023 1,105 entered, and in 2024 1,093 people entered. There was a jump between 2021 when there were 871 people who entered CE in the county.

Spending on homelessness has become a major priority in the past decade by the City of Boulder. According to information compiled by the city, the City budget allocated $668,000 toward homelessness in 2016 primarily dedicated to winter sheltering, family assistance, and homeless prevention. In 2024, the City budgeted nearly $10 million towards homeless services, which also included the Eviction

Prevention and Rental Services Program created through the Long-Term Rental Tax that generated over a million dollars in 2024.

Origins of homelessness are rooted in displacement. According to the resident survey, 36% of respondents who moved when they did not want to were displaced by a rent increase, followed by 19% whose landlord refused to renew the lease, 15% moved due to personal or relationship reasons, and 15% moved due to poor property conditions (i.e. mold, bugs, or rodents).

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 people from a variety of groups who are not identified as homeless in the Consortium area. The variety of groups considered in this section include: older adult households, persons with disabilities, large households, single parent households, survivors of domestic violence, and persons with addictions or a mental illness. The estimates of need rely on a wide range of data sources and are supported by stakeholder and resident engagement findings.

Describe the characteristics of special needs populations in your community:

Populations with the most significant needs in the Consortium area include:

- ***Households made up of older adults.*** There are 76,701 residents 62 years or older in the Consortium, accounting for 19% of the Consortium population. Consortium-wide, 7% of older adult households have some type of housing need. Older adults who participated in a resident focus group were concerned about the limited affordable and accessible options to downsize and age into in the region. Some participants said they had to return to work to afford rising housing costs and HOA fees but encountered age discrimination when applying.
- ***Frail elderly.*** Frail elderly includes older adults who require assistance with three or more activities of daily living, such as bathing, walking, and performing light housework. There are an estimated 3,096 individuals who are in this category. An estimated 7%, or 206 people, who have housing or service needs.
- ***Disability.*** There are 35,000 residents with a disability living in the Consortium area, making up 9% of the total population. Applying the poverty rate for people with disabilities in Boulder/Broomfield counties estimates that 28% of people with a disability, or 9,920 residents, have some type of housing need. The resident survey conducted as part of this Plan found that the top housing challenges for people with disabilities include securing a unit that meets their accessibility needs and managing the cost of rental units.
- ***Large families (with 5 or more people).*** There are around 6,041 large family households in the Consortium. HUD CHAS data indicate that 9% of large households Consortium-wide have some type of housing problem. Their most common housing need is related to cost burden, although they are also more susceptible to overcrowding. In the resident survey, 31% of large households said their home was not big enough for their family.
- ***Single parents with children.*** There are about 10,200 single parent families with children in the Consortium area—about 6,800 are female-headed households. The poverty rate for these households is 18%—much higher than the area-wide family poverty rate of 6%. The estimated 1,800 single parent households with children living in poverty are the most likely to struggle with rising housing costs and may need unique supports given the challenges they face. In the resident survey, 37% of single parents struggled to pay for their rent or mortgage compared to 19% of couples with children and 19% of respondents overall;

- ***Survivors of domestic violence.*** According to national estimates from the National Intimate Partner and Sexual Violence Survey (NISVS), 4.5% of women and 2.8% of men experience stalking, physical violence, and/or contact sexual violence by an intimate partner each year. Applying these national rates to the Consortium area, an estimated 11,970 residents experience IPV. Of those, around 10% (1,231 people) have housing or service needs based off national survey rates.
- ***Limited English proficient households.*** About 2,725 households in the Consortium area have limited English proficiency (LEP), meaning no one over the age of five speaks English "very well." Spanish is the most common language spoken by these households in the Consortium, followed by other Indo-European languages. These households may have trouble accessing resources and/or housing-related documents in their native language. The 10% of households with limited English proficiency living in poverty are the most likely to experience acute housing needs. Residents at the City of Boulder community meeting discussed significant barriers in housing access for this group, including language barriers and inaccessible federal programs for those without a Social Security Number. Participants called for more transparency from nonprofits and city programs to clarify what support is available based on eligibility. They recommended this guidance be produced in English and Spanish. Additional recommendations from participants in Boulder included multigenerational housing options that accept vouchers.
- ***At risk of homelessness.*** Households spending 50% or more of their income on housing are considered at risk of homelessness. These households have limited capacity to adjust to rising home prices and are heavily impacted by even minor shifts in rents, property taxes, and/or incomes. The Consortium area has 22,069 households with income of less than 100% AMI (30% of all households with low and moderate income) that are severely cost burdened and therefore at risk of homelessness.
- ***Persons with addiction or mental illness.*** According to the 2023 National Survey on Drug Use and Health from the U.S. Department of Health and Human Services, 9.9% of those 18 and older have a drug use disorder and 10.9% have an alcohol use disorder. The 2021 National Survey on Drug Use and Health reports that 7.6% of these individuals need treatment. Applying these estimates to the Consortium, an estimated 61,887 residents 18 and over have a substance abuse disorder and 26,974 (44%) are in need of treatment.

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

In addition to the population-specific housing and supportive service needs identified above, service providers consulted for this Plan provided the following feedback on general supportive service needs of identified populations, including:

- Temporary shelter and transitional housing;
- Permanent supportive housing for chronically homeless individuals, including one bedroom and studio apartments with supportive services;

- Additional family shelters and motel vouchers to help families with children transition from crisis to more stable housing options;
- Resources for families experiencing domestic violence, including more shelter space (especially in Broomfield);
- More childcare options and subsidized slots for low-income families;
- Public transit closer to the homes of people with disabilities and low-income families with regular maintenance on stops to clear snow or other barriers; and
- Accessible and affordable housing options for people with disabilities and older adults.

Supportive service needs were also collected through the resident survey to inform this plan:

- Twenty-five percent of people with disabilities reported that they want to take the bus, but the stop is too far away from their home to use it and 17% said they cannot get to the stop safely or easily. People with disabilities also identified resources for mental healthcare, less expensive housing, programs and activities for positive youth development, help with car repair, resources to learn to be more financially stable, and resources to help older family members or people with a disability as resources that would be the most helpful in the Boulder area.
- Twenty percent of older adults in the survey were worried their housing costs would increase to a level they could not afford and 23% struggled to pay property taxes. Older adults who participated in a focus group were concerned that their fixed incomes and retirement savings could not keep up with rising rents and HOA fees. Some have had to go back to work but face age-related discrimination in the job market. They value the supportive services and social activities provided by senior centers in Boulder that have helped them navigate the financial uncertainty they have experienced.
- Large households face significant housing challenges related to space and budgeting. Thirty percent of large households struggled to pay their rent or mortgage compared to 19% of all respondents in the region. Additionally, 31% said their home wasn't big enough for their family and 22% said they want to get their own place or live with fewer people but they can't afford it.
- Single parent households are the most likely to struggle with rising housing costs and may need unique supports given the challenges they face raising children on a single income. Thirty-seven percent of single parents struggled to pay their rent or mortgage compared to 19% of couples with children and 19% of all respondents in the region. Single parents selected resources for healthcare, less expensive housing, programs and activities for positive youth development, help with car repair, legal assistance, and food pantries as resources that would be most helpful in the Boulder region. Participants in a resident focus group in Longmont valued their subsidized childcare provided by the CCAP program in Boulder County. Applications for this program have been frozen since March 2024.
- Precariously housed residents identified healthcare resources, less expensive housing, help to pay for childcare, opportunities to learn or improve English, resources to learn to be more financially stable, and emergency rental assistance as resources that would be most helpful in the Boulder area.

In a community meeting in Boulder, residents shared that Spanish speaking residents have difficulty navigating housing programs and financial assistance due to language barriers and lack of transparency regarding income- and residency-related eligibility. Eighteen percent of Hispanic respondents to the survey lived in a mobile home—the highest of all racial and ethnic groups. Mobile home residents reported the highest rate of poor or fair living conditions and 95% of mobile home residents were worried about lot rent increasing to an unaffordable level.

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

According to CDC and the National HIV Surveillance System estimates, there are 171.3 people living with HIV/AIDS per 100,000 residents in Boulder County. This equates to about 604 people.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The Consortium does not currently have an established preference for HOME TBRA and does not plan to create one during the period covered by this Consolidated Plan.

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

Describe the jurisdiction's need for Public Facilities:

City of Boulder. The City of Boulder's 2024-2029 Capital Improvement Program identifies $903.7 million in planned spending for over 200 projects. These include utility projects to improve water treatment facilities and the Main Sewer Interceptor Project, the 30th St. Corridor Multimodal Improvements Project and Baseline Road Phase 2 Improvements, facilities and fleet maintenance projects, improvements to Pleasant View Fields park, Violet Park, and North Boulder Park, improvements to trailheads, and network hardware replacement and security administration projects to support existing technology systems. In 2021, Boulder voters renewed the Community, Culture, Resilience, and Safety sales and use tax to support citywide capital infrastructure investments.

City and County of Broomfield. According to Broomfield's Capital Improvements Plan, improvements to sewers will receive the most funding, followed by transportation systems, development agreements, water facility improvements, and buildings and facilities. Transportation projects include pavement management and street lighting upgrades. The completion of the Broomfield Community Center is a highlight and cornerstone of the community. In past years, the City has also identified the need for a new library branch building, a library expansion, court building expansion, policy building expansion, and a new animal shelter.

Residents who attended the community meeting in Broomfield desired transportation between senior communities and other public facilities.

City of Longmont. According to Longmont's 2025-2029 Capital Improvements Plan, the city will fund $310,065,394 in projects. A quarter of spending will go to water improvements and another quarter will go to transportation. Funding will also go towards public buildings and facility improvements, including improvements to municipal building roofs, ADA accessibility, and exterior maintenance. Transportation funds will go towards pavement management and improvements and system management. Additional priorities include broadband fiber construction and installation, electric utility improvements, parks and recreation facilities construction and improvements, and other significant transportation improvements including better accessibility, more bike paths/lanes, and adding train quiet zones.

Residents who attended the community meeting in Longmont would like to see more sustainable funding for libraries and expanded recreational centers to support its growing population.

Boulder County. Boulder County's Capital Improvement Program focuses on transportation facilities and services. Funding currently goes toward transit services from Boulder to Lyons, Gold Hill, Fort Collins, and other locations in Boulder County, roadway safety and resilience, including road shoulder maintenance, regional train maintenance and improvements, community mobility programs for older adults and people with disabilities, and road improvements in regional corridors.

How were these needs determined?

The city-owned capital improvement needs are assessed annually and prioritized for the expenditure of city funds and revenues. The capital improvement needs of Boulder service providers, prioritized for CDBG investments, 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.

For Broomfield, priority needs were determined based on an analysis of the current functions the facilities serve, the building conditions and age, and the forecasted demand for that service based on population growth on other relevant criteria, including affordability and budgeting with conservative revenue forecasts. Study sessions are held with City Council and public hearings held prior to approving plans and annual budgets.

The City of Longmont conducts an in depth evaluation of the City's public facility needs every 5 years and has its public utilities on regular replacement or maintenance schedules. The facilities and utilities to be updated or newly constructed each year are included and detailed in the City Capital Improvements Plan which is updated and adopted annually as part of the City's budget approval.

Describe the jurisdiction's need for Public Improvements:

City of Boulder. 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. See above for details. Feedback from a focus group with older adults highlighted need for more sidewalk maintenance and enhanced security of public transit, especially for bus lines that run later at night with fewer passengers.

City and County of Broomfield. In addition to the public facility needs discussed above, the 2025 CIP identifies other public improvements that are needed and will receive funding, including community park improvements, playground maintenance and improvements across the city, pedestrian bridge and underpass repairs, erosion control maintenance to trails citywide, and park drainage improvements citywide.

City of Longmont. Public improvements with the most significant capital needs (based on funding allocation) in the next five years include: 1) Storm drainage and rehabilitation; 2) Water systems rehabilitation; 3) Improvements to public parks and recreation centers; 4) Various transportation improvements, ranging from street rehabilitation to transit station improvements and corridor enhancements; and 5) Expansion of broadband service.

How were these needs determined?

In Boulder, the city-owned capital improvement needs are assessed annually and prioritized for the expenditure of city funds and revenues. The capital improvement needs of Boulder service providers, prioritized for CDBG investments, are continuously identified through the annual funding round as well as ongoing coordination with local service providers serving households who have low income.

In Broomfield, priority needs were determined based on an analysis of the current functions the facilities serve, the building conditions and age, and the forecasted demand for that service based on population growth on other relevant criteria, including affordability and budgeting with conservative revenue forecasts. Study sessions are held with City Council and public hearings held prior to approving plans and annual budgets.

For Longmont, needs were determined through the 2025-2029 Capital Improvement Program, which details the City's capital infrastructure needs for the five-year period. The city's departments and divisions update the Capital Assets Maintenance Plan (CAMP) and any strategic plans, identify the projects to be considered in the CIP, complete the project forms describing the projects and detailing the costs, coordinate with each other on projects that involve more than one department or division, and coordinate with other agencies, if applicable. The Budget Office coordinates the annual CIP process. Duties include assisting City staff in completing CIP forms; preparing the initial rankings for all projects; updating fund statements for each funding source; assembling, preparing and distributing all documents and materials; monitoring project expenses; and preparing amendments and additional appropriation ordinances. The City provides information to agencies and groups to get their input on proposed projects and, to the extent possible, coordinate projects with agencies that build or upgrade their own capital projects. The City Council reviews, holds public hearings, discusses, makes any changes to and adopts the CIP as part of the Operating Budget process every fall.

Describe the jurisdiction's need for Public Services:

The resident survey asked extensive questions about public service needs in the region.

- In the City of Boulder, respondents rated healthcare resources, downpayment assistance to buy a home, help to pay for childcare, help with car repair, help with legal process, and food assistance as services that would be most helpful;
- In the City and County of Broomfield, respondents rated resources for mental healthcare, less expensive housing, programs and activities for positive youth development, job training opportunities to build skills, resources to learn to be more financially stable, and resources to help older family members or persons with a disability as services that would be most helpful;
- In the City of Longmont, respondents rated resources for mental healthcare, downpayment assistance to buy a home, programs and activities for positive youth development, job training opportunities to build skills, resources to learn to be more financially stable, and emergency rental assistance as services that would be most helpful; and
- Respondents in other areas of Boulder County rated resources for mental healthcare, downpayment assistance to buy a home, help to find quality childcare, job training

opportunities to build skills, resources to learn to be more financially stable, and resources to help older family members or persons with a disability as services that would be most helpful.

At community meetings, Residents in Boulder discussed the need for more services for homeless people with mental illness and substance abuse and alcohol risk-prevention education for youth. They also highlighted that inflation in housing and groceries impacts low-income families. Similar concerns were discussed in Broomfield and Longmont. Residents in Broomfield and Longmont saw mental healthcare as a large gap, especially for unhoused individuals.

Broomfield residents reported a gap in resources for survivors of domestic violence. The closest shelters and resources for this group were in Boulder and Longmont. These shelters were almost always full. Residents in Longmont reported seeing more families experiencing homelessness and hoped that there would be more spaces for family shelters that included supportive services. Longmont participants observed that housing funding was lined up and developments were ready, but supportive services for residents of transitional or supportive housing lacked staff and funding for services to help people stay housed.

Stakeholders interviewed in focus groups highlighted that the provision of human services is constrained by chronic underfunding, staff shortages, and administrative burdens. Several noted that staffing remains a critical issue, as low wages coupled with demanding caseloads make it difficult to retain qualified professionals. They emphasized that services for unhoused individuals in the region are insufficient, especially for those requiring street outreach, mental health care, and addiction recovery support. Current recovery services, such as sober living, are often cost-prohibitive and lack funding. There is also a need for services that extend beyond housing, such as long-term mental health support to support individuals in maintaining stability. To make the most efficient use of available funding, the region has adopted a strong regional approach.

How were these needs determined?

Public service needs were determined through community outreach using a resident survey, feedback from community meetings, and stakeholder interviews.

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.

The primary challenge is in the lack of affordable housing in the region. Affordability challenges have increased to impact renters with higher incomes compared to data from the 2020 to 2024 Consolidated Plan. In the 2020 to 2024 plan, renters with income between $25,000 to $35,000 saw gaps in affordability. 2023 data featured in this plan shows that there is now a gap in affordability for renters with income between $35,000 and $50,000, which has increased the range of households with affordable rental needs.

According to Boulder County Assessor data, the median home value in Boulder County increased from $520,000 in 2019 to $700,000 in 2024—a 35% increase. Only 24% of homes sold in Boulder County were less than $500,000 in 2024.

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

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	101,717	58%
1-unit, attached structure	15,089	9%
2-4 units	8,958	5%
5-19 units	21,267	12%
20 or more units	23,961	14%
Mobile Home, boat, RV, van, etc	4,078	2%
Total	***175,070***	***100%***

Table 42 – Residential Properties by Unit Number

Data Source: 2023 5-year ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	419	0%	3,243	5%
1 bedroom	2,008	2%	17,958	29%
2 bedrooms	16,208	16%	23,254	37%
3 or more bedrooms	85,179	82%	17,882	29%
Total	***103,814***	***100%***	***62,337***	***100%***

Table 43 – Unit Size by Tenure

Data Source: 2023 5-year ACS

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

Consortium members individually maintain databases of affordable units assisted with federal, state, and local programs.

Boulder County. Boulder County Housing Authority owns 1,100 housing units and served 1,076 voucher holders in 2024. Sixty-two percent of voucher holders have income between $10,000 and $40,000, 34% have a disability, 33% are elderly, and 75% are female.

City of Boulder. Boulder's Housing and Human Services Department maintains data from the Annual Tenant Report and Department of Planning and Development Services to track progress in meeting the city's goal of achieving permanent affordability for 15% of all housing units by 2035. As of December

2024, Boulder has 4,098 affordable housing units (8.7% of all units). 2,650 are multifamily units and 624 units are within condominiums. 82 rental units are dedicated to extremely low-income households, 263 rental units are dedicated to very low-income households, 848 rental units are dedicated to low-income households, and 25 are dedicated towards moderate and middle-income households. For affordable owner-occupied units, 124 are dedicated towards low-income households, 522 are dedicated to moderate- and middle-income households, and 92 were dedicated to households with income over 100% AMI. Of current residents within affordable rentals, 10% identified as having a disability and 17% identified as being retired. The city's dashboard is updated periodically and can be accessed here.

City of Longmont. According to the 2023 Longmont Housing Needs Assessment, there are 2,696 income-restricted housing units—2,543 are rental units and 153 are ownership units. Most of these units (1,400) were funded through the federal LIHTC program. Others were funded through HUD programs, the City's inclusionary housing program, or part of LHA's portfolio. Housing built through inclusionary housing must be deed-restricted for households at or below 50% AMI for renters and 80% AMI for owners.

City and County of Broomfield. According to the 2023 Broomfield Housing Needs Assessment Update, Broomfield currently has nine multifamily buildings with a total of 455 units available to those 60% AMI and below. Of the affordable multifamily buildings, five are dedicated to senior living and account for 282 units and one development serves older adults with developmental disabilities with a total of eight units. In addition, Broomfield has 28 paired homes that are affordable to those 80% AMI and two single family homes that are affordable to those 120% AMI. There are two LIHTC developments in the pipeline that will add an additional 209 units to Broomfield's rental stock—100 of these units are for those with income 60% AMI and below. An additional 847 units are set to be built in Broomfield. 137 of these will be affordable units funded through the Inclusionary Housing Ordinance, development agreements, or other non LIHTC sources). In total, 237 affordable units are in the pipeline.

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

According to the National Housing Preservation Database (NHPD), there are 5,144 homes that are publicly assisted in Boulder County and 771 in Broomfield County. 261 homes with federally assisted rental subsidies are set to expire in Boulder County within the next five years and four will expire in Broomfield County.

The above estimates represent an undercount given that they do not include all properties with exclusively local subsidies.

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

No, there remains a shortage of affordable rentals. The need has expanded to households in the $35,000 to $49,999 income range (from households with income between $25,000 to $35,000 income in the past Consolidated Plan, covering 2020 to 2024). Ownership units are also very difficult to find for moderate income renters seeking to buy.

Describe the need for specific types of housing:

There are two primary needs in the Consortium region: 1) Rental units affordable to households with income of less than 50% AMI (with important focus for those with income of less than 30% AMI; and 2) Affordable homeownership products.

A rental gaps analysis was conducted for Boulder County and Broomfield to support this eCon Plan. The gaps analysis compares the number of renters by income bracket with the number of affordable rental units affordable by income bracket (housing costs make up no more than 30% of income). The model indicates that for residents with annual income of less than $50,000 in the Boulder Consortium, an overall gap of approximately 16,198 units exists.

According to Boulder County Assessor data, the median home price in Boulder County was $700,000 in 2024. In the City of Boulder, the median price was $920,000 and in Longmont $540,000. Fifty-six percent of all home sales in Boulder County were above $650,000. According to ZHVI data from Zillow, the average sales price in 2024 in Broomfield was $645,985.

According to the homeownership gaps model using 2023 ACS data, only households with income more than $150,000 can afford to purchase homes in the Boulder Consortium area. Affordable homes for sale are generally in the form of detached single-family homes in Longmont or attached, deed-restricted units in Boulder.

Rental and Purchase Gaps, Boulder Consortium Area

Rental Gaps					
Income Range	Maximum Affordable Gross Rent	# of Renter Households	# of Rental Units Affordable	Rental Gap	Cumulative Gap
Less than $5,000	$125	3,214	117	-3,097	-3,097
$5,000 to $9,999	$250	2,020	382	-1,638	-4,735
$10,000 to $14,999	$375	2,420	835	-1,585	-6,320
$15,000 to $19,999	$500	2,306	324	-1,982	-8,302
$20,000 to $24,999	$625	2,566	534	-2,032	-10,334
$25,000 to $34,999	$875	4,981	951	-4,030	-14,364
$35,000 to $49,999	$1,250	6,568	4,734	-1,834	-16,198
$50,000 to $74,999	$1,875	9,889	22,274	12,385	-3,813
$75,000 to $99,999	$2,500	8,391	20,043	11,652	7,838
$100,000 or more		9,995	14,492	-5,490	2,348

Renter Purchase Gaps					
Income Range	Maximum Affordable Price	% of Renter Households	% of Homes Affordable	Renter Purchase Gap	Cumulative Gap
Less than $5,000	$14,807	5%	1%	-4%	-4%
$5,000 to $9,999	$29,611	3%	0%	-3%	-7%
$10,000 to $14,999	$44,418	4%	1%	-3%	-10%
$15,000 to $19,999	$59,225	4%	1%	-3%	-13%
$20,000 to $24,999	$74,032	4%	0%	-4%	-17%
$25,000 to $34,999	$103,646	8%	1%	-7%	-24%
$35,000 to $49,999	$148,067	11%	0%	-10%	-34%
$50,000 to $74,999	$222,103	16%	1%	-15%	-49%
$75,000 to $99,999	$296,138	13%	2%	-12%	-61%
$100,000 to $149,999	$444,208	16%	11%	-5%	-65%
$150,000 or more		16%	81%	65%	

Note: Renter purchase gaps assume a 6.87% 30-year mortgage rate, 10% downpayment, and 30% of monthly housing costs going towards HOA fees, property taxes, and homeowners' insurance. Includes renters from Broomfield and Boulder Counties.

Source: 2023 5-year ACS and Root Policy Research.

Alternative text: This graphic has two tables stacked. The top table describes the number of renters by income bracket, the maximum affordable rent available to them, the number of affordable units in the region, and the gap between the number of renters and affordable units. The table on the bottom also shows the number of renters by income bracket and the homes available for purchase that would be affordable to them and gaps between the renters (potential buyers) and units affordable in the region.

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. Where appropriate, alternative data sources have been referenced and numbers updated.

Cost of Housing – Boulder County

	Base Year: 2010	Most Recent Year: 2023	% Change
Median Home Value	$353,300	$713,900	102%
Median Contract Rent	$897	$1,788	99%

Table 44 – Cost of Housing

Data Source: 2010, 2023 5-year ACS: Reflects Boulder County Only (See table "Cost of Housing – Broomfield County" for median home and contract rents in Broomfield.

Cost of Housing – Broomfield County

	Base Year: 2010	Most Recent Year: 2023	% Change
Median Home Value	$270,500	$631,600	133%
Median Contract Rent	$865	$1,920	122%

Table 45 – Cost of Housing

Data Source: 2010, 2023 5-year ACS: Reflects Broomfield County Only

Rent Paid	Number	%
Less than $500	1,812	2.97%
$500-999	3,099	5.08%
$1,000-1,499	12,807	21.01%
$1,500-1,999	20,120	33.01%
$2,000 or more	23,112	37.92%
Total	***60,950***	***100%***

Table 46 - Rent Paid

Data Source: 2023 5-year ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,313	No Data
50% HAMFI	8,988	2,765
80% HAMFI	27,931	8,072
100% HAMFI	No Data	16,605
Total	***39,232***	***27,442***

Table 47 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,397	1,578	1,911	2,541	3,005
High HOME Rent	1,130	1,242	1,516	1,887	2,085
Low HOME Rent	995	1,065	1,278	1,476	1,647

Table 48 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. Please see the discussions on housing needs in NA-05, 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 affordable homes available for rent or purchase. It is difficult for supply to keep up with continued demand by households moving to the region. All jurisdictions have experienced a significant decline in private market rental units affordable to renter households with income less than $50,000. These units are renting at higher rates, which has broadened the income brackets in which rental gaps exist and increased the number of renters with high incomes.

Developers interviewed pointed to several barriers to the development of affordable housing in the region: Regulatory and zoning constraints, administrative delays, and lack of funding and incentives. See MA-40 for more detail.

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

The median rent in Boulder County is $1,893 and $2,074 in Broomfield County. HUD FMRs for 2023 are lower than the median rent. When FMRs lag behind market rents, Housing Choice Voucher holders

typically have difficulty finding rental units that can accommodate the allowable payment standard. Consortium members will continue to prioritize the preservation of affordable housing, especially considering the loss of naturally occurring affordable rentals in the last 5 years.

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 throughout Boulder County and Broomfield.

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

The Consortium provides the following definitions of “substandard condition” and “substandard condition but suitable for rehabilitation," as well as "standard" condition.

Standard Condition: Structure/dwelling unit substantially meets the Uniform Physical Condition Standard (UPCS) and/or local or state codes.

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 Uniform Physical Condition Standard (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	22,771	22%	32,455	52%
With two selected Conditions	265	0%	1,457	2%
With three selected Conditions	91	0%	125	0%
With four selected Conditions	14	0%	3	0%
No selected Conditions	80,673	78%	28,297	45%
Total	***103,814***	***100%***	***62,337***	***100%***

Table 49 - Condition of Units

Data Source: 2023 5-year ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	28,577	28%	21,356	34%
1980-1999	36,056	35%	18,033	29%
1950-1979	33,889	33%	18,742	30%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	5,292	5%	4,206	7%
Total	***103,814***	***100%***	***62,337***	***100%***

Table 50 – Year Unit Built

Data Source: 2023 5-year ACS

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	39,181	38%	22,948	37%
Housing Units build before 1980 with children present	10,752	11%	7,213	13%

Table 51 – Risk of Lead-Based Paint

Data Source: 2023 5-year ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			8,919
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 52 - Vacant Units

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

Based on 2023 5-year estimates, 38% of owner-occupied units and 37% of rental units were built before 1980. Homes built before this date are more likely to need rehabilitation and lead abatement. The resident survey further explored the need for owner and rental rehabilitation:

- 17% of respondents in the region overall rated the condition of their home as fair or poor. Among jurisdictions, residents from the City of Boulder were the most likely to rate the condition of their home as fair or poor (23%), followed by Longmont (22%), other areas of Boulder County (18%), and Broomfield (12%).
- By tenure, precariously housed residents were most likely to be unsatisfied with the condition of their home (31%).
- Residents in publicly assisted housing had the second highest rating of fair or poor conditions (33%). Renters were more than twice as likely to rate the condition of their home as fair or poor compared to homeowners.
- 29% of respondents with household income less than $49,999 reported fair or poor conditions compared to only 2% of respondents with income above $150,000.

- Domestic violence survivors (26%) and single parents (24%) had among the highest rates reporting poor or fair conditions.

Of respondents who said they were unsatisfied with the condition of their home, 39% reported issues with interior walls (39%), bathroom plumbing (38%), broken windows (35%), foundation issues (35%), weatherization (35%), landscaping (32%), and cooling system issues (32%).

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 health effects of lead-based paint exposure 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 approximately 39,181 owner-occupied units in the region built before 1980, when the federal government banned consumer uses. Of owner-occupied units built before 1980, 11% have children present. Of the 22,948 rental units built before 1980, 13% have children present. These potential hazards are at HUD upper bounds of risk. It is important to note that Boulder's hazards, in particular, may be lower due to remodeled units driven by high demand for housing.

Discussion

Please see above.

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

Introduction

Totals Number of Units – Consortium Totals

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	0	0	0	2093	467	635	17	29	379
# of accessible units	0	0	0	74	22	0	0	0	0

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

Table 53 – Total Number of Units by Program Type

Data Source: Boulder County Housing Authority, Boulder Housing Partners, Longmont Housing Authority, and Broomfield Housing Alliance

Totals Number of Units – Boulder County Housing Authority

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	0	0	0	991**			17	29	10
# of accessible units	0	0	0	Data not tracked	Data not tracked	Data not tracked	Data not tracked	Data not tracked	Data not tracked

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**
****Total Annual Contributions Contract with HUD; includes all Special Purpose Vouchers but does not include Emergency Voucher Program**

Table 54 – Total Number of Units by Program Type

Data Source: Boulder County Housing Authority

Totals Number of Units – Broomfield Housing Alliance

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	0	0	0	50		50			
# of accessible units	0	0	0						
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 55 – Total Number of Units by Program Type

Data Source: Broomfield Housing Alliance

Totals Number of Units – Longmont Housing Authority

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	0	0	0						
# of accessible units	0	0	0	52					
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 56 – Total Number of Units by Program Type

Data Source: Longmont Housing Authority

Totals Number of Units – Boulder Housing Partners

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	0	0	0	1,052	467	585	0	0	369
# of accessible units	0	0	0	22	22	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 57 – Total Number of Units by Program Type

Data Source: Boulder Housing Partners

Describe the supply of public housing developments:

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:

As Boulder's largest holder of affordable housing assets, Boulder Housing Partners' inventory offers 1,442 of units. Of this inventory, BHP has two communities with public housing in Boulder which offer one to four-bedroom apartments and townhomes for income-qualified and eligible community members. Arapahoe Court offers one-bedroom apartment homes for adults age 62+ and people with disabilities. Madison offers one, two and three-bedroom apartments and townhomes for adults 62+, people with disabilities, and families.

Longmont Housing Authority does not have any Public Housing units in its portfolio. It does have 462 affordable rental homes in 9 different communities which includes 38 homes for individuals and families, 82 Permanent Supportive Housing (PSH) homes, and 342 homes for older adults. Longmont Housing Authority has 75 additional homes under construction for individuals and families, expected to be completed in January 2026.

Boulder County Housing Authority does not have any Public Housing units in its portfolio. 13-unit Hillside Square in Louisville was converted to a project-based subsidy from public housing and now supports households under 50% AMI who are 62 years or older or have minor children in the home.

Broomfield Housing Alliance is a grantee of the Colorado Department of Local Affairs Division of Housing for the Housing Voucher Program and receives 50 directly from the state. BHA is currently constructing the Cottonwood project, which will offer roughly 40 rental units to low- and moderate-income households.

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. In 2024, BCHA completed 1,459 HVAC work orders, 662 emergency work orders, and 9,446 total work orders.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 58 - Public Housing Condition

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

Boulder County Housing Authority. Boulder County's Affordable and Attainable Housing Tax fund will go towards the rehabilitation, renovation, and continued development of affordable housing.

Broomfield Housing Alliance. BHA's housing inventory is new—The Grove at Cottonwood is anticipated to be finished in 2025 and ready for leasing in 2026. Vista Pointe Homes is in pre-development stages. There are no income-restricted properties in the Broomfield apartment directory built before 1980.

The resident survey provided additional insight into the rehabilitation needs of residents within publicly assisted housing in the Consortium area. A third (33%) of respondents who lived in publicly supported housing reported their home was in fair or poor condition. The most needed repair reported by publicly assisted housing residents were cooling/ AC system issues, followed by interior wall issues, landscaping, and broken windows.

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

Boulder Housing Partners. BHP offers several services for its current residents, including:

- Healthcare information and referrals for seniors and people with disabilities;
- Family site programs, including after-school and summer programs for children and service coordinators for families; and
- Free or reduced membership to Boulder recreation facilities, free rides with Boulder B-Cycle

Boulder County Housing Authority. BCHA offers several services for its current residents, including:

- Supportive tenancy counseling and coaching;
- Referrals for mental health and medical services
- Unlimited transit passes
- Community building events
- Housing Helpline

Broomfield Housing Alliance. Broomfield strategically chose the location of its next affordable development, Vista Pointe Homes. The development will feature 55 to 65 income restricted rental units and is located nearby several community resources and transit.

Discussion:

Please see above.

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

Introduction: This section provides and overview for individuals and families experiencing homelessness. It also outlines the key facilities and services that address the needs of these vulnerable populations.

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)	48				
Households with Only Adults	324	16	202		
Chronically Homeless Households				369	
Veterans					
Unaccompanied Youth	14			42	

Table 59 - Facilities Targeted to Homeless Persons

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

Boulder County provides rapid rehousing and rental assistance through tenant- and project-based vouchers, newly constructed housing developments serving households with income at or below 60% AMI, and rental assistance coupons for transitional housing and permanent housing. In May 2024, Boulder County launched the WellMind Connection and Crisis Assistance and Treatment team to help residents navigate and find the right mental and behavioral health resources. Additionally, Boulder Community Health launched the Pillar Program, which offers short-term case management services and referrals for those seeking treatment for chronic pain or substance abuse disorders.

Longmont provides services through its Department of Human Services and funds programs throughout the city that increase access to healthcare, legal representation, food pantries, shelter, housing, self-sufficiency programs, anti-poverty programs, basic needs, childcare, safe exchanges for children, transitional housing, veterans services, transportation and early childhood learning programs through the Human Services Agency Funding Program.

The City of Boulder's Human Services Fund (HSF) provides roughly $2.1 million annually in support for services to community members at-risk or experiencing socio-economic trouble, in alignment with the city's Human Services Strategy. Services provided through HSF investments include childcare and early education; physical, dental, mental and behavioral health services; financial assistance for rent, food and housing; legal services for underrepresented community members; child and family safety; and other basic needs services for community members of all ages.

The city's Health Equity Fund (HEF) provides roughly $5 million annually for a wide range of programs aimed at reducing health impacts to low income groups. Programs include services for direct physical, dental, mental and behavioral health care, health systems access and navigation, food security, nutrition, physical fitness and wellness education, and other unique projects impacting social determinants of health.

The City of Boulder Substance Education and Awareness (SEA) Fund invests in programs to prevent youth and family substance use and abuse. The Fund supports adult influencer trainings, youth pro-social events, youth peer education programs, business retail staff training and education, and collaborative substance abuse program planning and advocacy.

Boulder County, the City of Boulder, the City of Longmont, Boulder Housing Partners, Longmont Housing Authority, Boulder County Housing Authority, Boulder Shelter for the Homeless, Clinica Family Health and Wellness (formerly Mental Health Partners), Metro Denver Homeless Initiative, and other partners consistently conduct case conferencing for placement of homeless individuals with housing resources, implement new initiatives, and monitor system performance. Persons experiencing homelessness are connected with other wrap-around services in the community. Representatives from Boulder Community Health and the justice system are also active participants in the coordination of services for

adult individuals experiencing homelessness. Specific services and facilities are listed in the prompt 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.

- TGTHR runs a program that includes street outreach, day drop-in and overnight emergency shelter bed services to homeless teens and recently opened a PSH facility with 40 units in Boulder. As of spring 2025, sheltering services have been reduced for youth ages 12-17 due to funding and capacity constraints.
- All Roads provides year-round, housing-focused sheltering for disabled individual adults experiencing homelessness. All Roads also helps run the coordinated entry program, outreach in the county, and the case management of permanent supportive housing units in partnership with Boulder Housing Partners. Within the shelter, BSH provides meals, on-site access to health and mental health services, case management and housing navigation services, laundry facilities, and storage. All Roads also provides comprehensive, housing focused day services (including respite services) that are provided to approximately 150 people per day. Moreover, All Roads is the lead agency for the Building Home program, providing housing retention services.
- Bridge House provides multiple homeless services including the Ready To Work (RTW) program that provides transitional employment, housing, and training to move on to mainstream employment.
- Clinica Family Health, Salud Family Health Center, and Dental Aid provide on-site health and dental care to households with low income, including those experiencing homelessness. Clinica also provides street medical outreach to the unhoused population. The Sister Carmen Community Center partners with St. Benedict Health, Healing Ministry, Good Samaritan Hospital, Dental Aid, and Clinica Family Health to refer patients to healthcare.
- Family resource centers including Emergency Family Assistance Association (EFAA), the OUR Center, and Sister Carmen Community Center, provide basic needs and prevention assistance through rental and other financial aid, case management and emergency and transitional housing units.
- Clinica Family Health and Wellness provides behavioral health services, including substance abuse treatment, life skills and employment. Locations are in Boulder, Broomfield, Lafayette, Longmont, and Nederland. Clinica partners with homeless service providers throughout the region, including the All Roads Shelter, to provide mental health intervention.
- The Boulder Police Department has a Homeless Outreach Team that works to build relationships with visible and hidden homeless populations and refer them to appropriate services

- Boulder Housing Partners also administers a HCV program (not exclusively CoC vouchers), and partners with local homeless services providers to develop and manage housing, including permanent supportive housing programs, for people experiencing homelessness.
- Mother House Haven Ridge in Boulder offers shelter and support for pregnant women experiencing homelessness.
- HOPE for Longmont provides the only year-round overnight service center for Longmont community members experiencing homelessness while offering supportive follow-through services.
- Safehouse Progressive Alliance for Nonviolence (SPAN) and Safe Shelter of St. Vrain Valley provide support for survivors of domestic violence through a variety of crisis and transition support services. SPAN also offers emergency shelter beds and transitional housing.
- The Refuge in Broomfield is a hub for people experiencing homelessness. It provides free lunch and snacks, personal care items and outdoor gear, on-site community partners for housing and employment navigation, and operates the Broomfield Cares Mobile Outreach Team made up of social workers and community partners that deliver services directly to homeless individuals
- Tribe Recovery Homes opened in January 2024 to address addiction and behavioral health challenges among individuals experiencing homelessness and has serviced 124 individuals with counseling and housing.

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

Introduction

This section discusses the needs of people in the Consortium area. Please see NA-45 for more demographic details of unique 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

The estimated housing and supportive service needs appear in NA-45 and are based on the incidence of poverty, incidence of disability, cost burden, and national statistics on the likelihood of at-risk individuals to have both short- and long-term housing and service needs. NA-45 also discusses the supportive needs of these populations as identified by findings from the resident survey and stakeholder focus groups.

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

Ensuring that individuals transitioning from mental and physical health institutions receive appropriate supportive housing in Boulder and Broomfield counties involves accessing various local programs and services designed to facilitate stable housing and comprehensive support. Service providers pointed to the “no wrong door” collaborative approach to best serve resident needs, including those returning from mental and physical health institutions.

In Boulder County, the Housing Stabilization Program (HSP) works with local partners like Family Resource Centers, domestic violence agencies, the St. Vrain and Boulder Valley School Districts, Boulder County Family and Children Services, and Colorado Works. In 2024, the program offered 475 households case management and distributed $2.8 million in rental assistance through its partners. Additionally, the Boulder County Housing Helpline provides housing navigation supports, assistance with landlord/tenant issues, eviction prevention, and referrals to rental assistance programs. In 2024, this helpline answered over 2,600 questions. All Roads, a shelter and support network for people experiencing homelessness in Boulder County also offers respite services and helps individuals with serious medical conditions with discharge plans following a stay at mental and physical health institutions with the ultimate goal of ensuring long-term supportive housing options for these homeless individuals.

The City of Boulder, City of Longmont, and Boulder County are part of Homeless Solutions for Boulder County—a group that works to implement homeless strategy goals. These goals include pathways to permanent housing and expanding access and services to reduce homelessness. Although data is not available regarding persons returning from mental and physical health institutions, the priority of locating permanent housing fits the needs of this group. Since the inception of the strategy in 2017, over 1,800 individuals have exited homelessness (as of September 2023).

In Broomfield, Clinica Family Health provides comprehensive outpatient care and support for individuals who are exiting institutions. Additionally, the Broomfield Collaborative Care Management Program provides support to individuals and families through integrating a service and support team from local service providers. Their inter-agency collaboration allows for comprehensive housing and service assistance for individuals exiting 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)

Boulder's one-year goal goals include assistance for rental housing programs and community vitality initiatives, which include the delivery of public services for people at-risk of or experiencing homelessness.

Boulder's key initiatives to support the needs of people experiencing homelessness and identified populations with supportive service needs include:

- Continued implementation of the Homelessness Strategy, including achieving housing goals, fully implementing integrated data for improved outcome tracking, and refining a new adult homeless service systems;
- Continued investing city's housing and human services financial resources, aligning direct services with expanding partnerships to achieve outcome driven goals as identified in the Human Services Strategy, Health Equity initiative, Housing Strategy, the Economic Sustainability Strategy, Resilience Strategy, and the Boulder Valley Comprehensive Plan (BVCP)—A Boulder Future, an update to this plan, is underway;
- Continued support of the Family Service, which includes the Child Care Subsidy Program, financial assistance to support low- and lower-middle income families in paying for quality, affordable childcare and Family Resource Schools, a partnership with the Boulder Valley School District (BVSD) to provide outreach, direct services and referrals for families and children to remove academic and non-academic barriers to success in five Boulder elementary schools.

In 2024, Homeless Solutions for Boulder County (HSBC) and Public Policy Associates conducted a homeless programs evaluation.[1] The report is based on data analysis and interviews with government officials, service providers, and people experiencing homelessness. The program evaluation report recommended the following to enhance existing homelessness services:

- Optimize data systems;

[1] https://www.documentcloud.org/documents/25524624-20250213_homelessness_study_session_memo/

- Address activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964;
- Expand housing and support services;
- Enhance crisis response;
- Strengthen governance and collaboration;
- Increase community understanding and support; and
- Balance funding for short-term interventions with long-term housing solutions.

The City of Boulder's Health Equity Fund and Human Services Fund provide upstream investments in programs that help prevent homelessness, increase the efficacy, sufficiency and resiliency of individuals and families at-risk, and modify support systems to better address root causes of income and access gaps. Food security and health are top priorities of the fund. In 2024, $940,210 went to healthy food security and clean water related programs and almost $3 million went to physical fitness and healthy recreation. The city also allocates Human Services Fund and Health Equity Fund dollars for case management and legal services that help people who are experiencing economic hardship – including older adults, Hispanic community members, disabled individuals, people existing the jail system, pregnant women experiencing housing insecurity – access federal health, food and emergency financial assistance. The aim is to increase economic mobility through employment, post-secondary education and financial literacy while ensuring access to health.

For entitlement/consortia 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))

Please see above for the City of Boulder's activities in respect to persons who are not homeless but have other needs.

The City of Broomfield's 2024 Department of Human Services provided over $1.5 million in grants for local nonprofits. These included Imagine!, an organization that services residents with disabilities and Clinica Family Health, who provided underinsured residents with mental healthcare access. Broomfield aims to enhance Adult Protective Services as the population continues to age and provide more entry points for low income families to access public assistance. This includes the Self-Sufficiency and Employment Division that screens families for food stamps, Medicaid, CCCAP, and TANF, tenant-based rental assistance, and Broomfield's Workforce Center. Additionally, Broomfield has implemented the EasyRide Transportation program for residents over 60 and adults with disabilities and has since expanded to provide rides to Boulder and medical appointments throughout the Denver metro. In terms of housing support, Broomfield passed an Inclusionary Housing Ordinance in 2020 and updated it in 2022 that requires new developments to include affordable units along with incentives for affordable housing developers. Broomfield Housing Alliance continues to collaborate with real estate and LIHTC developers to create and preserve affordable housing in the city. The Home Rehabilitation and Mobile Home Repair programs offer low-income homeowners affordable repair services and accessibility modifications in partnership with Brother's Redevelopment.

In Longmont, the 2025 budget provides $700,000 of ongoing funding and $300,000 in one-time funding from the general fund for the city's Affordable Housing Fund. These funds assist for-profit and nonprofit developers in preserving and creating affordable housing options in Longmont. Revenue from the marijuana sales tax for affordable housing development is expected to be $275,000 in 2025. Three percent of the general fund is allocated to fund services that address critical human service needs in Longmont, including housing stabilization and homeless intervention programs. Additionally, $275,000 from the Marijuana Sales Tax has been allocated towards mental health, addiction, outreach, and therapeutic services for people with mental health and substance abuse challenges.

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

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

As part of the engagement conducted for the Consolidated Plan, developers provided feedback on public policy barriers on affordable housing. The barriers identified below are in addition to market barriers, such as price increases, rising construction costs, and low vacancy rates.

Developers highlighted regulatory and zoning constraints, administrative delays, and lack of funding and incentives as key barriers to affordable development.

- **Zoning regulations** present challenges for developers, particularly due to time-consuming processes and lengthy review periods. Additional zoning constraints, such as complex design standards, further slow development (e.g., requirements for private common spaces, historic district protections, height restrictions, etc.). The public nature of zoning and permitting processes introduces additional delays and opposition from neighborhood groups often disrupts projects.
- **Administrative inefficiencies** are another contributor to project delays, adding time, cost and risk to developments. For example, staff turnover within city and county departments disrupts continuity in collaboration with developers and slows problem-solving when issues arise. Developers also highlighted the need to streamline overlapping planning documents and neighborhood boards. Mid-project code changes and administrative barriers to obtaining Temporary Certificates of Occupancy (TCOs) were also mentioned.
- **Lack of funding and incentives**. Developers often face high financial stakes, as delays increase costs and risks associated with borrowing. This is particularly problematic in affordable housing projects where profit margins are slimmer. While developers acknowledge that there is a large need for the lowest AMI brackets, they say that they need support from local governments to help them see a return on their substantial investment.

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, Broomfield, and Longmont Consortium.

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	1,361	694	0.8%	0.3%	-0.5%
Arts, Entertainment, Accommodations	16,636	18,875	9.8%	8.7%	-1.1%
Construction	7,476	7,177	4.4%	3.3%	-1.1%
Education and Health Care Services	35,854	44,232	21.1%	20.5%	-0.6%
Finance, Insurance, and Real Estate	9,399	9,026	5.5%	4.2%	-1.4%
Information	8,479	15,522	5.0%	7.2%	2.2%
Manufacturing	14,345	25,292	8.4%	11.7%	3.3%
Other Services	5,079	5,845	3.0%	2.7%	-0.3%
Professional, Scientific, Management Services	31,647	48,019	18.6%	22.2%	3.6%
Public Administration	5,289	5,162	3.1%	2.4%	-0.7%
Retail Trade	13,925	17,493	8.2%	8.1%	-0.1%
Transportation and Warehousing	4,665	2,681	2.7%	1.2%	-1.5%
Wholesale Trade	7,735	9,076	4.6%	4.2%	-0.4%
Total	169,896	216,205	100.0%	100.0%	0.0%

Table 60 - Business Activity

Data Source: 2022 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	229,560
Civilian Employed Population 16 years and over	219,551
Unemployment Rate	4.36%
Unemployment Rate for Ages 16-24	0.09%
Unemployment Rate for Ages 25-65	0.04%

Table 61 - Labor Force

Data Source: 2023 5-year ACS

Occupations by Sector	Number of People
Management, business and financial	47,664
Farming, fisheries and forestry occupations	569
Service	29,355
Sales and office	36,494
Construction, extraction, maintenance and repair	9,885
Production, transportation and material moving	15,724

Table 62 – Occupations by Sector

Data Source: 2023 5-year ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	105,312	68%
30-59 Minutes	39,664	26%
60 or More Minutes	8,947	6%
Total	***153,923***	***100%***

Table 63 - Travel Time

Data Source: 2023 5-year ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	6,511	310	2,801
High school graduate (includes equivalency)	16,487	680	4,616

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Some college or Associate's degree	32,720	1,625	7,509
Bachelor's degree or higher	114,874	3,507	17,194

Table 64 - Educational Attainment by Employment Status

Data Source: 2023 5-year ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	411	738	1,247	2,358	1,205
9th to 12th grade, no diploma	3,271	955	1,827	2,497	1,068
High school graduate, GED, or alternative	14,661	6,395	4,987	10,432	9,058
Some college, no degree	26,954	8,419	5,919	13,909	12,119
Associate's degree	1,216	3,978	3,206	6,593	4,221
Bachelor's degree	8,668	24,151	18,925	33,993	17,078
Graduate or professional degree	837	11,798	16,280	30,601	18,475

Table 65 - Educational Attainment by Age

Data Source: 2023 5-year ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$39,753
High school graduate (includes equivalency)	$42,367
Some college or Associate's degree	$45,955
Bachelor's degree	$71,451
Graduate or professional degree	$93,116

Table 66 – Median Earnings in the Past 12 Months

Data Source: 2023 5-year ACS

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

In the Consortium, the tables above show that the employment industries that provide the greatest share of jobs are Professional, Scientific, and Management (22%), Education and Health Care Services (21%), and Manufacturing (12%).

Most workers in the HOME Consortium are employed in Education and Health Care Services (21%), Professional, Scientific, Management Services (19%), and Arts, Entertainment, Accommodations (10%).

Overall, the industries of workers and jobs are well-aligned in the Consortium. The Jobs less Workers column of the Business Activity table suggests that the Consortium has somewhat fewer workers than jobs in Information, Manufacturing, and Professional, Scientific, and Management. Conversely, the Consortium has somewhat more workers than jobs in Transportation and Warehousing (1.5 percentage point difference).

In Broomfield, the employment industries that provide the greatest share of jobs are Professional, Scientific, Management Services (29%), Information (12%), and Education and Health Care Services (9%).

Most workers in the Broomfield are employed in Education and Health Care Services (19%), Professional, Scientific, Management Services (17%), and Arts, Entertainment, Accommodations (9%).

Overall, the industries of workers and jobs are well-aligned in Broomfield. The Jobs less Workers column of the Business Activity table suggests that the Consortium has somewhat fewer workers than jobs in Information, Retail Trade, and Professional, Scientific, Management Services. Conversely, Broomfield has somewhat more workers in all other industries, with the largest being a 10 percentage point gap between the number of workers in the Education and Health Care sector and the number of jobs.

The employment industries that provide the greatest share of jobs in Longmont are: Education and Health Care services (26% all jobs), Professional, Scientific and Management services (17% of all jobs), Retail (11% of all jobs), Arts, Entertainment and Accommodations (10% of all jobs), and Manufacturing (10% of all jobs).

Most workers in Longmont are employed in Education and Health care services (20% of workers), Professional, Scientific and Management services (16% of all workers), Manufacturing (11% of all workers), Arts, Entertainment and Accommodations (9% of all workers), and Retail Trade (9% of all workers).

Overall, the industries of workers and jobs are well-aligned in Longmont. The Jobs less Workers column of the Business Activity table suggests that Longmont has somewhat fewer workers than jobs in Education and Health Care Services (six percentage point difference). Conversely, the City has somewhat more workers than jobs in the Information Business category (three percentage point difference). In all other industries the difference in workers and jobs is 2 percentage points or less.

Describe the workforce and infrastructure needs of the business community:

Boulder is an important employment center for the region and offers a healthy economy. There is a need to expand housing opportunities for workers to be able to live in the communities they work in. According to 2022 data from the Longitudinal Employer-Household Dynamics (LEHD), 59% of workers employed in Boulder County live outside the county. This share has gone up from 52% in 2017. In the City of Boulder, 82% of workers employed in the city live outside the city, and this share has also increased from 77% in 2017. Broomfield County has been able to add more housing stock to reduce the

share of commuters (although the share remains high); in 2010, 99% of workers employed in Broomfield County lived outside the county, however this dropped to 88% in 2017 and has slightly increased again to 89% in 2022. In Longmont in 2022, 69% of workers employed in the City live outside the city, an increase from 66% in 2017. The City of Boulder has the highest share of people who both live and work in the city (45%), followed by 26% of workers in Longmont, and 12% in Broomfield.

The largest constraints for the Boulder and Broomfield business community are housing affordability, an increasingly competitive labor market and general labor shortage, and office vacancies. Boulder's Chamber of Commerce highlighted efforts to retain University of Colorado graduates through internships and apprenticeships to fill vacant positions in the workforce. Broomfield continues to encourage business growth through offering new work spaces for innovative businesses. Other issues and challenges include workforce training. Residents at community meetings suggested more apprenticeship and workforce training opportunities that aligned with skill and educational levels of residents. For example, offering more programs for people with less than a high school degree.

The key needs of the business community in Longmont include a talent pipeline in strategic industries, continued redevelopment of commercial and industrial properties (including the development of a "vibrant river corridor"), development and preservation of residential affordability, fostering a collaborative business environment, and improvements to Longmont's multi-modal transit system. In 2016, Longmont adopted Envision Longmont: Multimodal and Comprehensive Plan that guides the development and preservation of housing alongside transportation improvements to strengthen the local economy.

In stakeholder focus groups, community development stakeholders emphasized the need for improved transportation between Denver, Boulder, Broomfield, and Longmont to sustain economic vitality and opportunities.

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.

The increasingly high cost of housing, traffic and lack of transportation options in the corridor, skills gap between available jobs and workers, and an aging population are ongoing economic changes in the region.

The lack of affordable and accessible housing for households with low, moderate and middle income is identified as the most problematic issue among employers in Boulder County, business owners and community members. The lack of housing options forces employees to commute long distances and some job seekers to reject or ignore employment opportunities in the Boulder region.

To partially address transportation challenges, enhancements are underway that will improve regional connectivity. The CO-119 Bus Rapid Transit Project will more efficiently connect residents in Boulder County, particularly between Longmont and Boulder. The project includes improvements to transit stops and a bypass lane for the bus. This project is a partnership between RTD, CDOT, and Boulder County.

According to the Boulder Chamber of Commerce, there is a gap between the number of jobs available in Boulder and the workforce available to fill those positions across all industries and skill levels. One contributing factor to this gap is the aging population—more people are retiring and leaving the workforce every year. Another challenge is the lack of training specific to the needs of local businesses. Trends indicate this gap will only grow in the next few years, especially as workplace environments continue to evolve and more jobs require higher levels of technological literacy and professional competencies.

Workforce training initiatives are delivered through Workforce Boulder County (WfBC), a division within the Boulder County Community Services Department. WfBC offers services to residents and businesses throughout the county and maintains offices in Boulder and at the St. Vrain Community Hub in Longmont. Onsite workshops range from resume and LinkedIn profile builders to career exploration to interview techniques and practices. WfBC also offers financial workshops, homebuyer counseling, and GED readiness. The classes are only held on weekdays during work hours, however, which could create barriers to attendance for families with young children or employed workers looking to change careers.

Front Range Community College (FRCC) maintains a Longmont campus with five academic departments: Arts and Letters; Business, Information, Technologies & Manufacturing; Mathematics; Science & Health Professions; and Social Sciences, Education & Public Services. FRCC also offers a range of English as a Second Language (ESL) classes on the Longmont campus during the day and in the evening. The FRCC Westminster and Larimer County campuses offer vocational and technical education programs including automotive technology, machining, and optics technology.

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

The region has a highly educated workforce—55% of residents 18 and older in the Consortium have a bachelor's degree or higher. As such, many employment opportunities require higher education levels. The moderate and lower wage jobs that are related to these industries and needed to support communities in the region are more challenging to fill due to lack of housing affordable for workers.

The resident survey demonstrated the desire for residents with lower income and people with disabilities to receive job training and skill development. Job training opportunities received an average rating of 6.09 on a scale from 1 (not helpful at all) to 10 (extremely helpful)—among the highest ratings of all services. Single parents, survivors of domestic abuse, residents in mobile homes, and residents in Longmont gave job training opportunities the highest average rating. Residents who attended a community meeting in Boulder emphasized need for more outreach and education within the Hispanic

community. They said some recent legal/ documented immigrants come with skills but do not have the necessary certifications or formal experience to get jobs or start small businesses.

City of Boulder staff will continue to coordinate with the City's Community Vitality Program and other community partners to ensure workforce training continues to expand and be made available to residents with low and moderate income. 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 County, which also houses the homeownership and financial workshops, continues to offer services and training opportunities to prepare individuals to take advantage of existing employment opportunities. The City's Community 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.

The sustained rates of very low unemployment in Longmont create a very competitive labor market and can make it difficult for local businesses to retain top talent. It is also important to note that recent growth and the tight labor market do not benefit all Longmont residents equally. Differences in education and income are apparent across various population groups and may create challenges in the long-term economic resilience of the community. Engaging Hispanic leaders in economic development through the Latino Chamber of Commerce provides an opportunity to bridge that gap. Residents who attended a community meeting in Longmont said they would like to see more workforce development and internship opportunities for residents with less than a high school education.

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 County (WfBC) 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 Community Services provides Consortium area residents with educational opportunities through group workshops, building skills and knowledge base in the areas of money management, housing and employment. Boulder County Housing Authority, through its Family Self Sufficiency Program, offers free individual financial counseling including foreclosure prevention, homeownership preparation, and tenant education. BCHA's Housing Helpline also provides financial coaching.

The St. Vrain Community Hub is Boulder County's "one-stop" integrated services delivery for residents including Workforce Boulder County. The enterprise will be a café set to open in 2025, allowing residents with lower income to learn job skills and increase their income.

Boulder is home to the nationally-recognized Ready to Work (RTW) program called Boulder Bridge House. Bridge House operates the Community Table Kitchen, a commercial production kitchen that provides jobs to RTW trainees.

Longmont is served by Workforce Boulder County. 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 people who have been unemployed for the long-term).

Continued in the discussion below.

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

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.

Discussion

Front Range Community College (FRCC) maintains a Longmont campus with five academic departments: Arts and Letters; Business, Information, Technologies & Manufacturing; Mathematics; Science & Health Professions; and Social Sciences, Education & Public Services. FRCC also offers a range of English as a Second Language (ESL) classes on the Longmont campus during the day and in the evening. The FRCC Westminster and Larimer campuses offer vocational and technical education programs including automotive technology, machining, and optics technology.

The programs offered by WfBC and FRCC support Longmont's goal of stabilizing households. To the extent that participants in workforce training initiatives are able to improve their economic situation and move into market rate housing, this frees up subsidized housing to other households with needs.

In Broomfield, the Broomfield Workforce Center offers services to assist residents in enhancing their job search and employment readiness skills. The center aims to match individuals' experiences with suitable employers and quality jobs, ensuring that the workforce's skills align with market demands. Additionally, the Broomfield Workforce Young Adult Program offers supportive services for young adults 16 to 24 to match skills and interests with employment or post-secondary education opportunities.

MA-50 Needs and Market Analysis Discussion

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

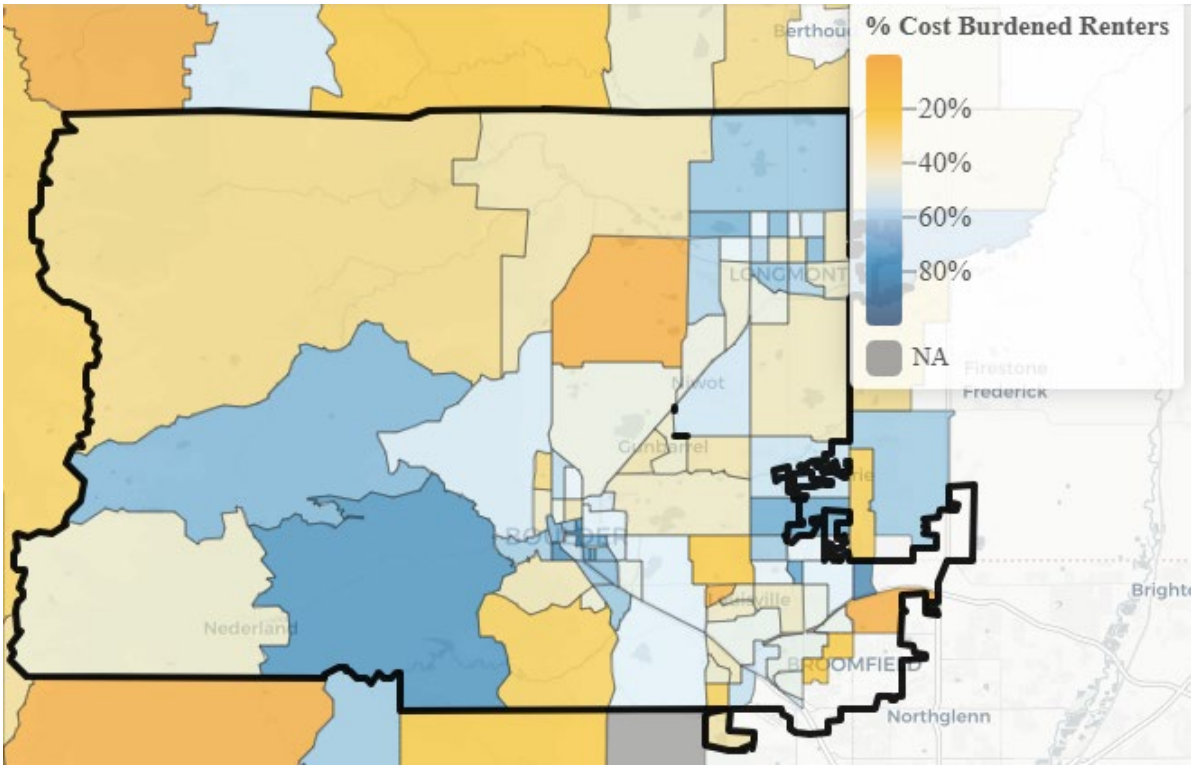
The HUD Community Planning and Development (CPD) Maps specifically allow for the exploration of the following categories of housing needs and problems: substandard housing, overcrowding, cost burden, severe cost burden and risk of homelessness (multiple unrelated family renter households with overcrowding). Each of these categories of housing need and problems were reviewed for each of the Consortium jurisdictions. For this purpose, a concentration that is 20 percentage points higher than the rate in the area overall was considered high.

Substandard housing: According to CHAS, within the Boulder Consortium, only 3% of renters and 1% of owners with income less than 100% AMI have substandard housing issues. There is not a concentration of substandard housing in any particular census tract in the Consortium. The highest concentration of substandard housing in a census tract in Boulder is 7% (Tract 12401). Another tract in Boulder County has 7% concentration of substandard housing (Tract 13602). In Broomfield, the census tract with the highest concentration is 6% (Tract 30500), and in Longmont the highest concentration is 6% (Tract 13208).

Overcrowding: According to CHAS, within the Boulder Consortium, 1% of renters and 1% of owners with income less than 100% AMI are living in overcrowded conditions (with 1.01 to 1.5 people per room). There is not a concentration of overcrowded housing in any particular census tract in the Consortium. The highest concentration of overcrowding in a census tract in Boulder is 7% (Tract 12105). In Broomfield, it is 6% (Tract 30000), and in Longmont, it is 10% (Tract 13505).

Cost burden: According to 2023 5-year ACS data, 55% of renters and 22% of owners are cost burdened in the Boulder Consortium. In the City of Boulder, the tracts with the highest concentrations are all around 70%). These tracts (12401 and 12605) are adjacent to the University of Colorado-Boulder; these tracts have 65% or more of the population between 18 and 24 years of age and thus represent the unique student population. In Broomfield County, there is one census tract with a concentration that is almost 20 percentage points higher than the rate in the area overall; Tract 61200 has a proportion of cost burdened households of 45%; this tract is located on the east side of the county that is adjacent to Brighton. In Longmont, the two census tracts with the highest concentrations are 13207 (70%) and 13306 (68%). These tracts are in the north part of the city, adjacent to Highway 287.

Cost Burdened Renters, Consortium Area

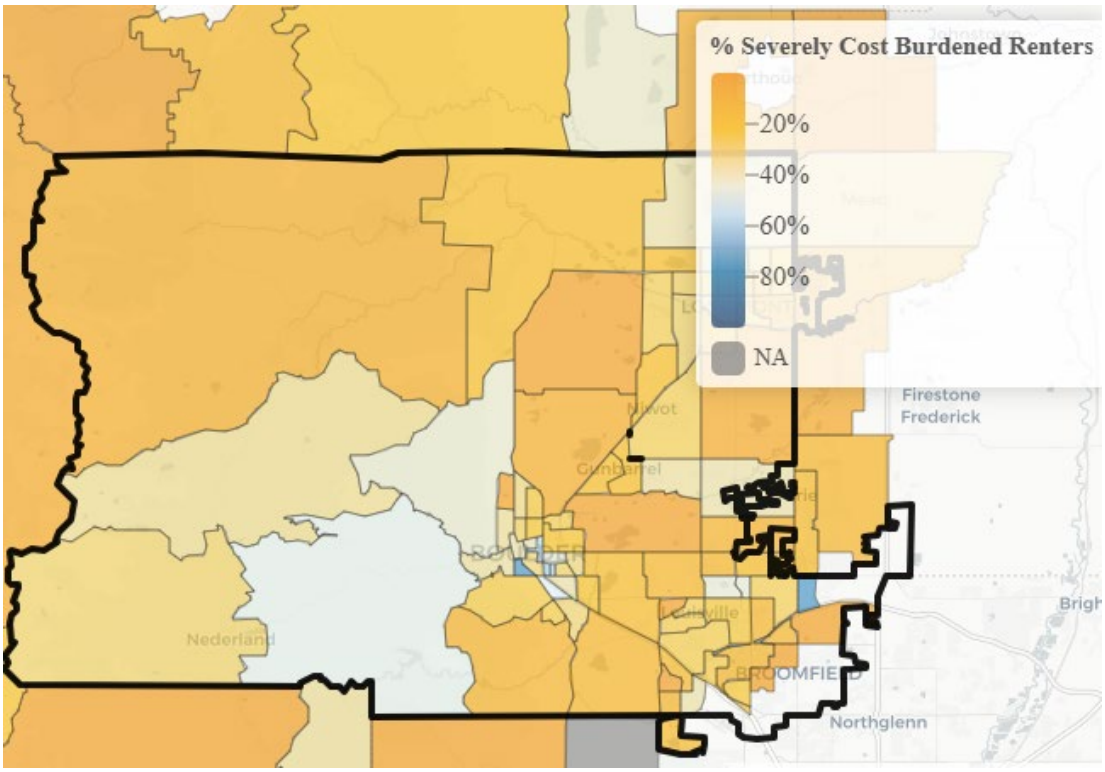


Source: HUD Sociodemographic Maps and 2021 5-year ACS.

Alternative text: A map of Boulder County and Broomfield with a scale of colors from yellow (lowest cost burden) to blue (highest cost burden)

Severe Cost Burden: According to CHAS data, 37% of renters and 21% of owners are severely cost burdened, spending more than 50% of their income on housing costs. In Boulder, two tracts report severe cost burden at rates greater than 60% (12610 and 12401). These tracts are adjacent to the university. In Longmont, two tracts have severe cost burden rates higher than 20% (Tract 13505 at 22% and Tract 13305 at 21%). In Broomfield, one tract has a severe cost burden rate above 20% (Tract 31102 at 33%).

Severely Cost Burdened Renters, Consortium Area



Source: HUD Sociodemographic Maps and 2021 5-year ACS.

Alternative text: A map of Boulder County and Broomfield with a scale of colors from yellow (lowest severe cost burden) to blue (highest severe cost burden)

Risk of Homelessness: Risk of homelessness is shown as a *count* rather than as a *percentage* in the HUD CPD maps. It counts the number of unrelated family renter households with overcrowding. In the Consortium, there are 171 households at risk of homelessness: 35 are in Boulder in Tract 12610 and 25 are in Boulder in Tract 12401. In Longmont, 30 households at risk of homelessness are in Tract 13305, adjacent to Highway 287. In Broomfield, there are 28 households estimated to be at risk of homelessness.

Overall, Tracts 12401 and 12610 in Boulder and 13305 and 13505 in Longmont have the highest concentrations of households with housing problems.

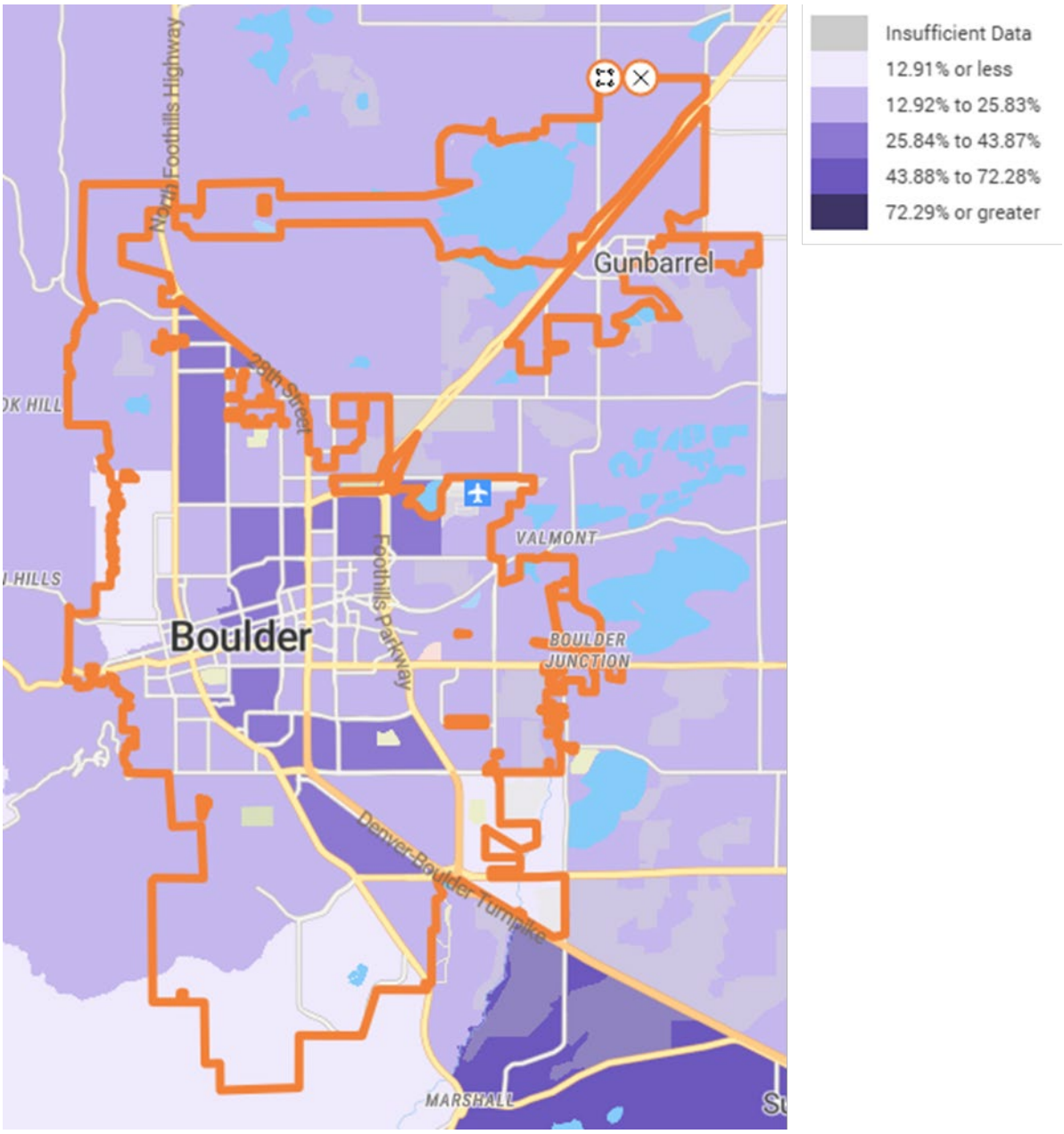
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

In this section, the definition of a concentration is a census tract where the population is more than 50% non-White. The City of Boulder has no tracts that meet this definition.

Boulder has no areas where racial or ethnic minorities or low-income families are concentrated, by HUD definition. The following figures show clusters using HUD's Socio-Demographic Data Dashboard dot density maps by race/ethnicity and national origin. As indicated by the maps, there are no strong

clusters of non-White racial groups in Boulder. Hispanic residents are mostly spread out throughout the city.

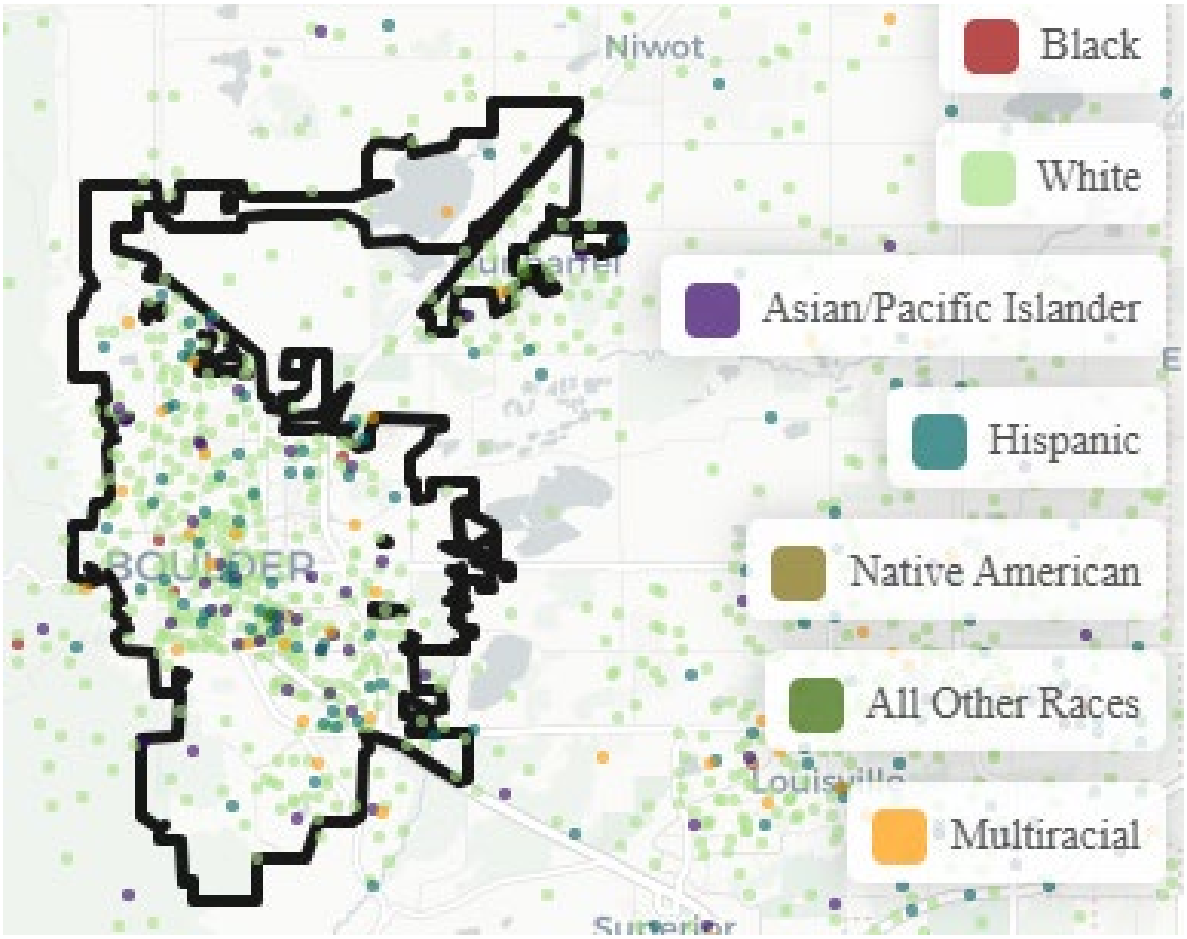
Proportion of Non-White Residents, Census Tract, Boulder



Source: PolicyMap and 2022 5-year ACS.

Alternative text: Map of the City of Boulder with scale of proportion of non-White residents from lowest percentage (light purple) to highest (dark purple)

Population by Race and Ethnicity, City of Boulder

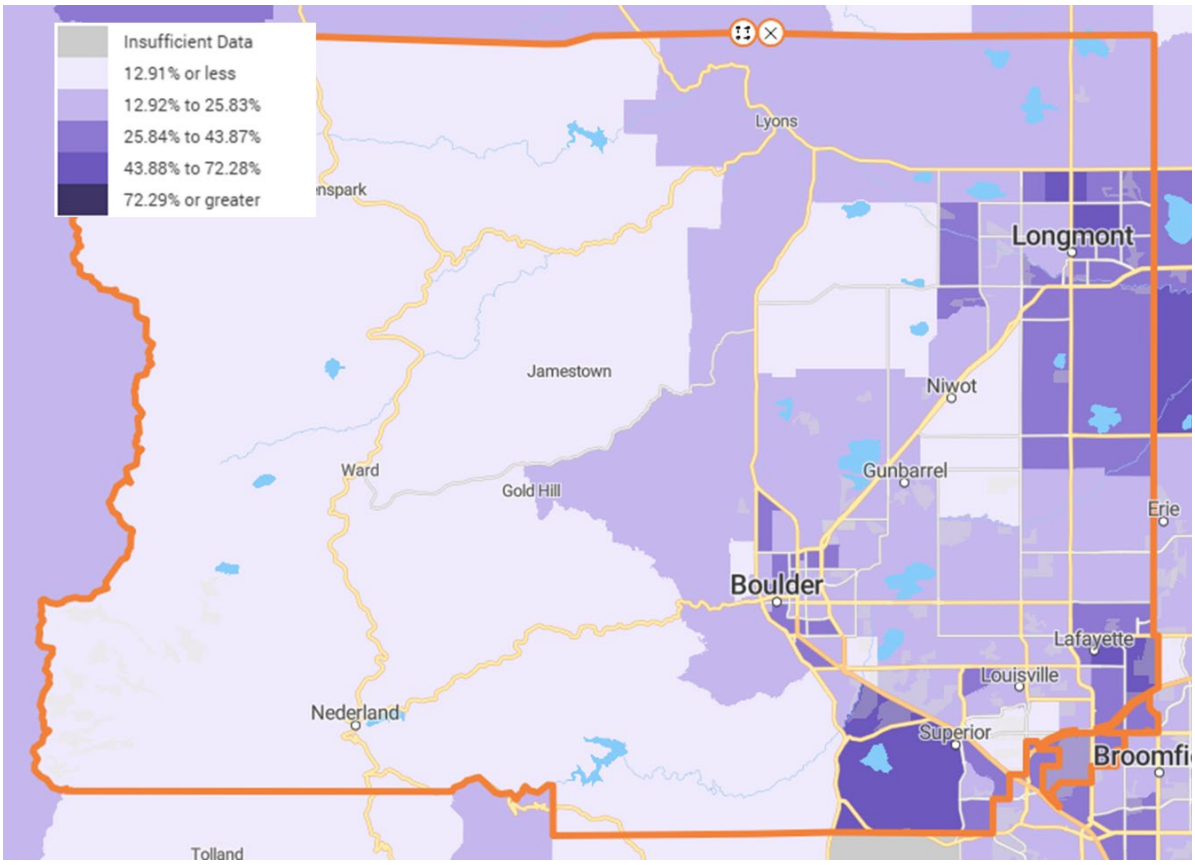


Source: HUD Socio-Economic Dashboard, 2021 5-year ACS data; 1 race dot = 200 people.

Alternative text: Map of City of Boulder with dots representing 200 people each by race. Red represents Black population, green is White, purple is Asian/Pacific Islander, teal is Hispanic, green is all other races, and yellow is multiracial.

Boulder County has one tract that has a concentration of non-White residents: Tract 60602 is 53% non-White in the southwest corner of the County outside of Superior, Colorado. HUD Socio-Demographic density maps by race/ethnicity. As indicated by the map, Hispanic residents within Boulder County are clustered in the urban areas in Boulder and Longmont.

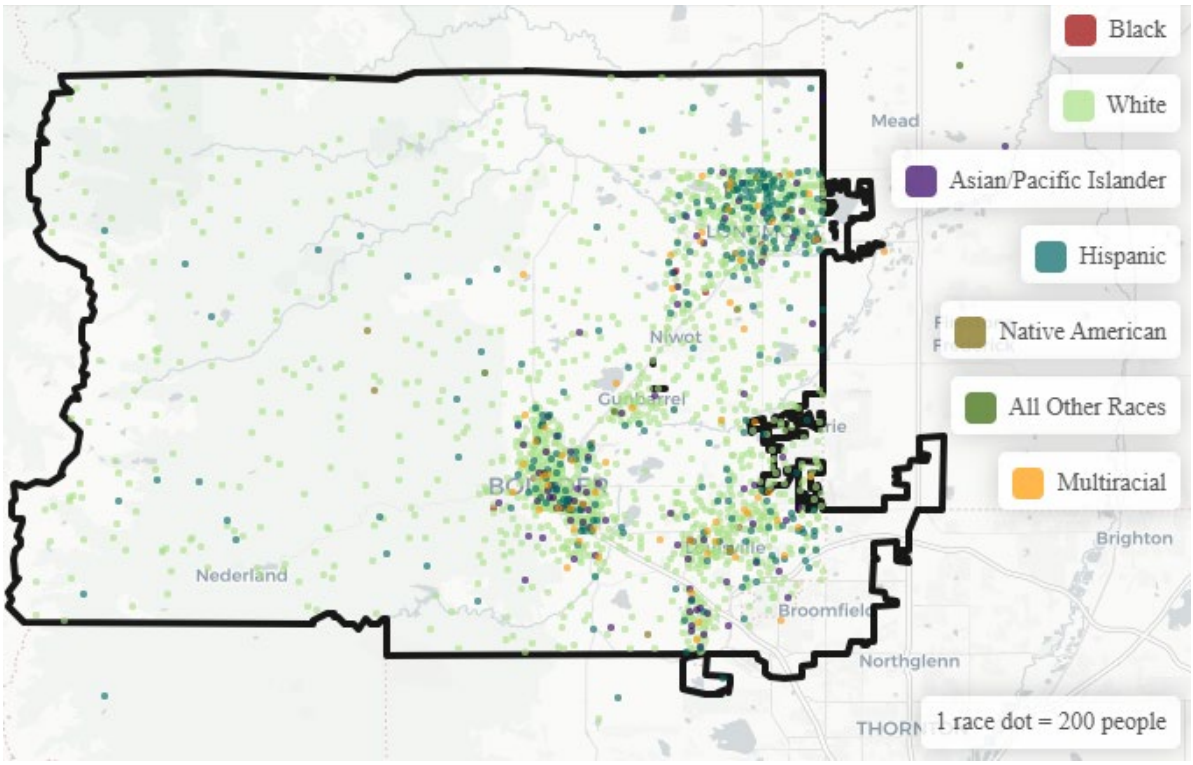
Proportion of Non-White Residents, Census Tract, Boulder County



Source: PolicyMap and 2022 5-year ACS.

Alternative text: Map of Boulder County with scale of purples showing proportion of non-White residents by census tract from light purple (lowest proportion) to dark purple (highest proportion)

Population by Race and Ethnicity, Boulder County

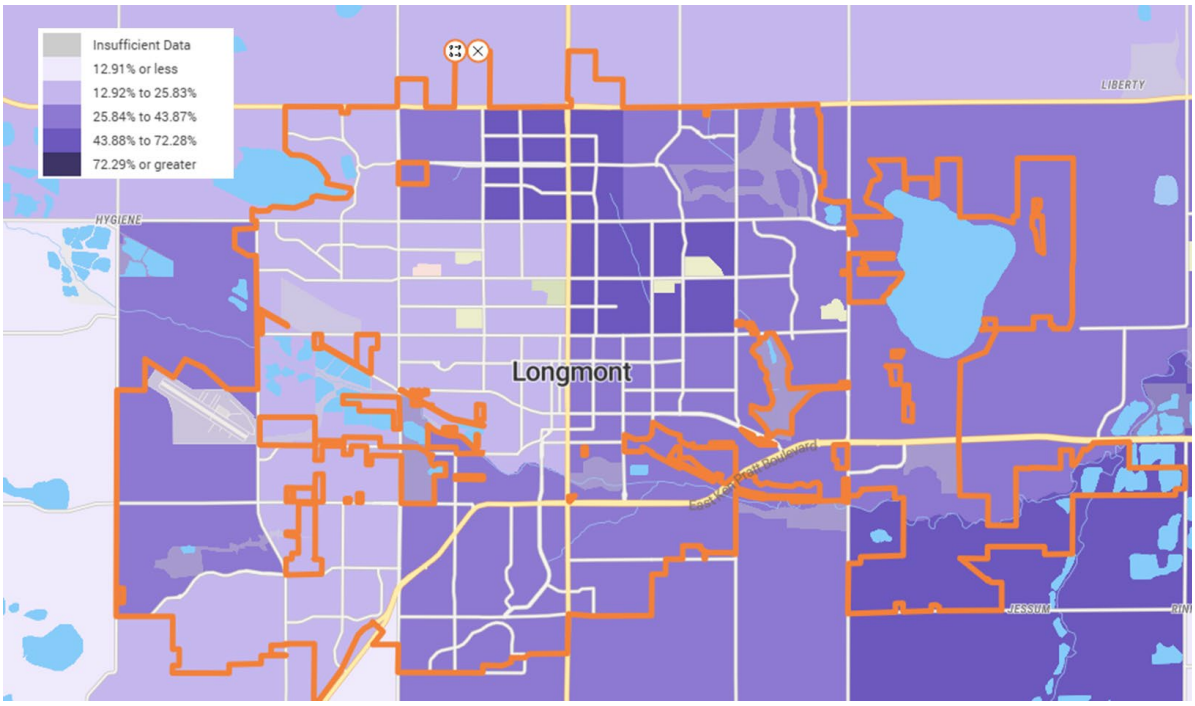


Source: HUD Socio-Economic Dashboard, 2021 5-year ACS data.

Alternative text: Map of Boulder County with dots representing 200 people each by race. Red represents Black population, green is White, purple is Asian/Pacific Islander, teal is Hispanic, green is all other races, and yellow is multiracial.

Tracts 13505, 13503, and 13507 in Longmont's north central neighborhoods have concentrations of non-White residents above 50%. As shown in the dot map titled "Population by Race and Ethnicity, Longmont" these neighborhoods have more Hispanic residents compared to other areas of the city.

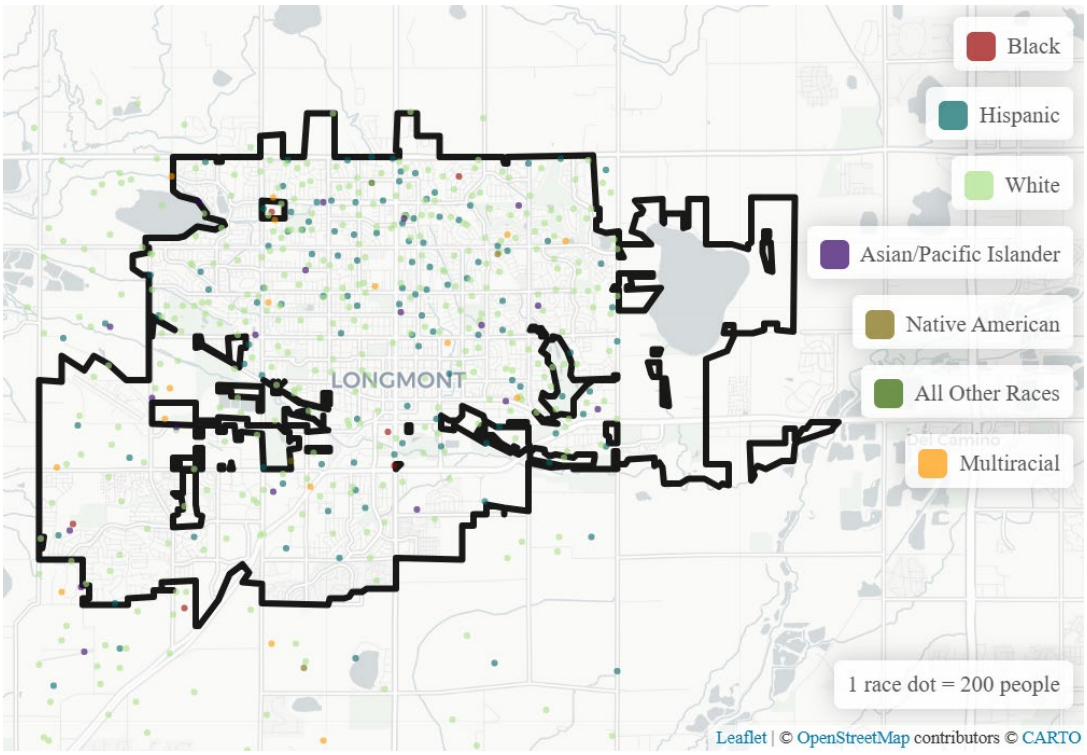
Proportion of Non-White Residents, Census Tract, Longmont



Source: PolicyMap and 2022 5-year ACS.

Alternative text: Map of Longmont with scale of purples showing proportion of non-White residents by census tract from light purple (lowest proportion) to dark purple (highest proportion)

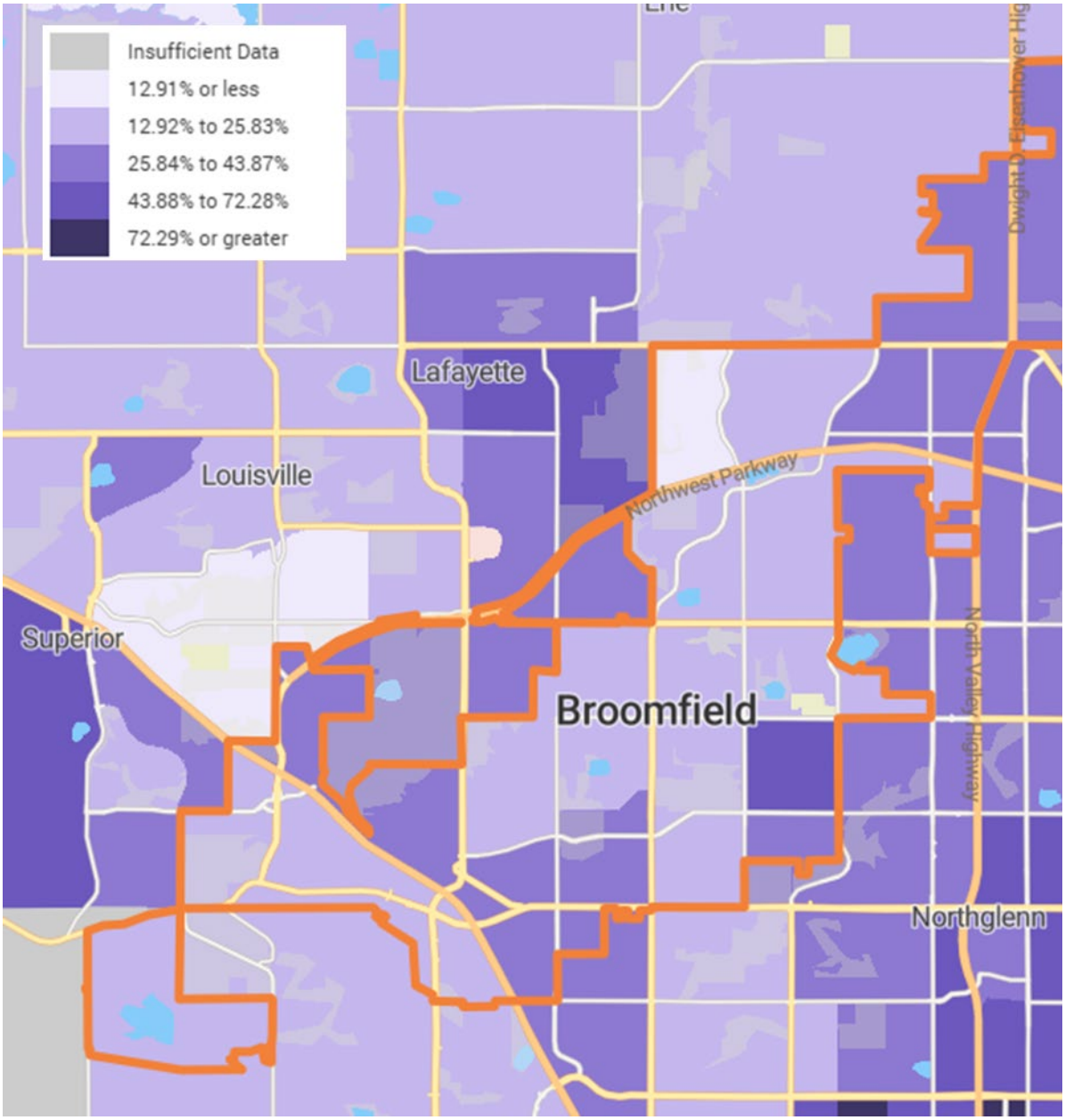
Population by Race and Ethnicity, Longmont



Alternative text: Map of Longmont with dots representing 200 people each by race. Red represents Black population, green is White, purple is Asian/Pacific Islander, teal is Hispanic, green is all other races, and yellow is multiracial.

Broomfield has one tract (30600) that has a non-White population above 50% in the southeastern side of the city. This area has slightly more Hispanic residents, as shown by the dot map titled “Population by Race and Ethnicity, Broomfield.”

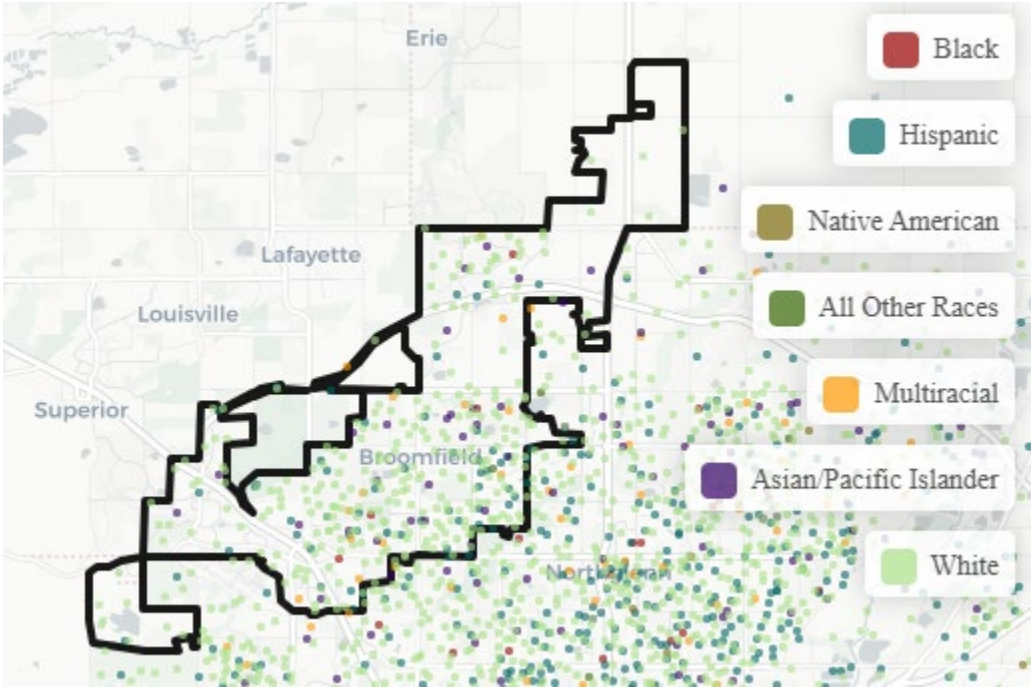
Proportion of Non-White Residents, Census Tract, Broomfield



Source: PolicyMap and 5-year 2022 ACS.

Alternative text: Map of Broomfield with scale of purples showing proportion of non-White residents by census tract from light purple (lowest proportion) to dark purple (highest proportion)

Population by Race and Ethnicity, City and County of Broomfield



Alternative text: Map of Broomfield with dots representing 200 people each by race. Red represents Black population, green is White, purple is Asian/Pacific Islander, teal is Hispanic, green is all other races, and yellow is multiracial.

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

In Longmont, Census Tracts 13305 and 13505 (identified as tracts with the highest concentrations of housing problems and 13505 has a concentration of non-White residents) offer more affordable homes and rentals compared to the rest of the city. The median home value in these tracts are all in the $400,000 range while surrounding tracts are above $500,000. The median rents are also more affordable. In Tract 13505 in northcentral Longmont, for instance, has a median rent of $1,305, the least expensive in the city. Its neighboring track in northwestern Longmont is $1,843, among the most expensive in the city. Northcentral tracts have the lowest ownership rates, mostly due to the high number of renters who live in the multi-family developments in this area or single-family/ duplexes that have been converted to rental properties.

In Boulder, tracts with the highest proportion of households experiencing housing problems are near to the university, thus reflecting unique student households who tend to have less income and live with roommates while studying.

Are there any community assets in these areas/neighborhoods?

For Longmont, the Consortium member with the most diversity and slight concentrations:

Shopping and Restaurants: On the north end of the corridor adjacent to these tracts are several grocery shopping centers, including a Walmart Supercenter and King Soopers Supermarket. "Mom and Pop" and commercial markets, thrift stores, coffee shops, restaurants and stores are available along Main Street. A recognized Hispanic commercial district is located on the east side of Main Street from Ninth Avenue to 15th Avenue with various other primarily Hispanic food and grocery stores and restaurants scattered in other locations on Main Street and one to two blocks off Main on various side streets.

Services: RTD services the Main Street Corridor and adjacent major thoroughfares of 23rd and 21st Avenue. The St. Vrain Community Hub, a Boulder County facility home to services provided by Public Health, Health and Human Services, Workforce Boulder County, Veterans Office, Clerk and Recorder, and Clinica Family Health, is located on Coffman Street in central Longmont and connected via bus to northern tracts. The library, OUR Center, and other city offices are also located adjacent to Main Street in southern tracts.

Parks and Open Space: Carr Park, City of Longmont Dog Park #1, Garden Acres Park, Sanborn Elementary School, Lanyon Park, Rough and Ready skate park, and Clark Centennial Park are located within or adjacent to these tracts.

Business Opportunities: There are many local businesses located in these areas that offer job opportunities for residents. The City helped to support these by offering a Business Improvement Program to neighborhood businesses, and offers a Small Business Lending Program citywide, but has conducted significant outreach in this area. Longmont also offers the Sustainable Business Program which assists businesses with energy efficiency, sustainability certification, and offers free resources to navigate potential rebates and financing incentives available through participation.

Are there other strategic opportunities in any of these areas?

Discover Neighbors, Discover Home grant offers small grants for neighborhood associations to fund community events such as block parties, picnics, gardens, ice cream socials, and outdoor movie nights. Neighborhood Activity Fund offers similar grants for neighborhoods registered with the Neighborhood Group Leaders Association (NGLA). Neighborhood Improvement Projects Fund offers grants for NGLAs to improve neighborhood infrastructure and safety, add amenities like gardens and trees, and other upgrades.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

In the Consortium, around 8,000 households do not have an internet subscription. Twenty-five percent of those households have income below $20,000. In Boulder, around 2,314 households do not have an internet subscription. Twenty-nine percent of those households have income below $20,000. In Longmont, around 2,458 households do not have an internet subscription. Thirty percent of these households have income below $20,000. In Broomfield, 1,218 households do not have an internet subscription. Thirteen percent of these households have income below $20,000.

In a resident focus group, one older adults said they struggled with using computers and internet and prefer to use such services in places where there is staff support, such as senior centers or libraries.

Residents with school-age children who live in some Boulder County Housing Authority-owned properties receive free access to internet services by the Boulder Valley School District. This gives these students the same ability to complete homework assignments and projects as their peers when not at school.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the Federal Communications Commission (FCC) database, Boulder County is served by at least 10 broadband providers. Viasat Inc. and Space Exploration Inc. service 100% of the county.

Broomfield is served by at least 10 broadband providers. Space Exploration Inc., Viasat Inc, and Comcast service 100% of Broomfield.

Longmont is serviced by 10 providers and the City of Longmont provides internet service through NextLight that covers the entire city. NextLight offers discounts to income qualified customers, those who have been approved for Medicaid and SNAP, families with children on free or reduced lunch, and survivors or veterans on pensions. In a stakeholder interview with a broadband provider in Longmont, they reported that cost is the largest barrier to accessing internet and would like to see more discounts for lower-income families throughout the region, similar to NextLight's service. There are some barriers to obtaining NextLight's discounted rates. Some rental complexes have exclusive advertisement contracts with other market rate providers and, as such, do not actively market NextLight. Also, although exclusive contracts with providers are not allowed, rental complexes do need to invest in the infrastructure to bring services to low income residents. Often this takes place during development construction, limiting access in affordable units within newer apartment complexes.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The 2022-2027 Boulder County Natural Hazard Mitigation Plan contains a science-based natural hazard risk analysis, considering a broad range of information and best available data and including a forward-looking analysis of risks to housing and infrastructure sectors from climate change and other hazards. The Plan outlines strategies to reduce or eliminate risks from a range of 17 different hazards our communities face, including communicable disease outbreaks. Boulder County jurisdictions are already experiencing the impacts of a warming climate in the form of reduced snowpack, earlier snowmelt, increased risk of high intensity wildfires—including the 2021 Marshall Fire in Boulder County that burned over 6,000 acres, destroyed 1,084 buildings, and resulted in $513 million in damages in just 12 hours, and the Boulder County flood in 2013.

The Flood and Marshall Fire provided a unique opportunity for communities to begin planning for climate change. As part of the CDBG-DR (Disaster Recovery) program, the Boulder County Collaborative (BCC), made up of Boulder County government and all flood impacted communities in Boulder County, adopted the Resilient Design Performance Standard (RDPS) to ensure that communities could better withstand climate change. This involved organizing the built environment into clusters to prioritize recovery systems and instituting a resilience criteria rating system for projects. Longmont was the first community to adapt the framework for use on non-disaster recovery capital projects. Projects that implement resilience criteria from the RDPS are incrementally helping Boulder County communities improve resiliency to perform better in the next hazard event and reduce risk to such events. Following the Marshall Fire, community engagement and public awareness of hazard management surged, providing Boulder Office of Disaster Management the ability to reach new audiences with disaster preparedness workshops.

Longmont also has an extensive outreach program to educate residents and community groups on how to be better prepared for disasters. "Be Ready Longmont", an outreach program that presents to local community groups about disaster preparedness, offers a variety of classes, and provides a platform for residents to sign up for mobile phone reverse 911 notifications. The City also provides guidance on making emergency plans, and preparing basic emergency supply kits.

The City and County of Broomfield Office of Emergency Management has training and preparedness exercises for residents and partner agencies in Broomfield.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

A staff member of Boulder Disaster Management identified people who lack transportation, such as older adults or people with a disability, experience language barriers, and school aged children who may

be in school at a time of emergency as groups who face barriers when evacuating. They also identified mobile home communities are at risk to climate risks, as they are not built to withstand damaging winds or hail from severe thunderstorms. Boulder Disaster Management has been working with mobile home communities and people with disabilities to demystify disaster response and evacuation plans. They are also planning to implement Longmont's language workshop models.

The staff member also noted that community engagement events are normally attended by people from wealthier neighborhoods or are older people. They added that people with lower incomes generally have less time and money to prepare for potential disasters.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Boulder-Broomfield Regional HOME Consortium has amended its 2025-2029 Consolidated Plan to reflect a voluntary $1.5 million reduction in the HOME Investment Partnerships grant. This adjustment will proportionally scale back housing production goals across program years 2026, 2027, and 2028.

City of Boulder Goals:

1. **Rental Housing Programs.** Preserve existing and increase the amount and affordability of rental housing for the Consortium's lowest income renters.
2. **Homeownership Programs.** Preserve and create affordable owner-occupied housing stock by keeping houses safe and habitable, help older adults age in place through accessibility modifications, and develop additional affordable homeownership opportunities for low- to moderate-income homebuyers.
3. **Community Vitality Programs.** This goal supports public service.
4. **Administration**: Planning and administration

City and County of Broomfield Goals:

1. **Homeownership Programs.** The Homeownership Program goal is to preserve and expand opportunities for affordable homeownership. This is accomplished through rehabilitation assistance to keep existing stock safe and habitable, help owners to age in place, and supporting low-to-moderate income home buyers access quality, affordable homeownership opportunities.
2. **Community Development Programs.** The Community Development Program goal is to revitalize and invest in the community to ensure that all neighborhoods, particularly those with residents who have low to moderate income, enjoy a high quality of life.
3. **Economic Development Programs.** The Economic Development Program goal is to increase the economic empowerment of residents to secure a stable income and build wealth.

City of Longmont Goals:

1. **Rental Housing Programs.** Maintain and produce additional affordable rental housing, particularly for households with income below 50% AMI. This priority need is evident in the gaps analysis conducted for this study which found a shortage of more than 2,657 rentals for households with income less than $35,000. Affordable rental housing was a consistent need identified but residents at community meetings and those who participated in the resident survey.

2. **Existing Homeownership Preservation.** Maintain and increase the inventory of affordable ownership homes by assisting low income households with rehabilitation and accessibility needs to ensure decent, safe and sanitary housing conditions.
3. **New Homebuyer Opportunities.** Increase the inventory through innovative housing development models as opportunities arise, and by providing first time homebuyer classes, budgeting and financial counseling.
4. **Housing Stabilization and Homeless Support Services.** Work with community partners to provide housing resources and services to individuals and families at-risk of or experiencing homelessness.
5. **Community Investments.** Work with regional partners to coordinate investment strategies that fund programs and projects designed to impact existing conditions that threaten the health or welfare of the community, particularly for residents with low income and/or unique needs, and priority populations identified by social services providers.
6. **Economic Development.** Promote job creation or retention through supports for primarily micro-enterprises or small businesses.

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

Geographic Area

Table 67 - Geographic Priority Areas

1	**Area Name:**	Boulder/Broomfield HOME Consortium Region
	Area Type:	HOME Region
	Other Target Area Description:	HOME Region
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

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.

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

Priority Needs

Table 68 – Priority Needs Summary

1	**Priority Need Name**	Rental Housing Programs
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly
	Geographic Areas Affected	HOME Region
	Associated Goals	Administration Rental Housing Programs
	Description	Preserve existing rental housing and increase the amount and affordability of rental housing for the Consortium's lowest income renters.
	Basis for Relative Priority	Preserve and create affordable rental housing options for households with income below 50% AMI. Affordable rentals were a consistent need identified by residents in the community survey, community meetings, and stakeholder interviews. Housing market data shows a shortage of 14,364 affordable housing units for residents with income less than $35,000 in the Consortium area.
2	**Priority Need Name**	Homeownership Programs
	Priority Level	High
	Population	Low Moderate Large Families Families with Children Elderly Frail elderly Individuals Persons with Physical Disabilities

	Geographic Areas Affected	HOME Region
	Associated Goals	Administration Homeownership Programs
	Description	Preserve and create affordable owner-occupied housing stock by keeping houses safe and habitable, help older adults age in place through accessibility modifications, and develop additional affordable homeownership opportunities for low- to moderate-income homebuyers.
	Basis for Relative Priority	Provision of resources and options to low-income homeowners to obtain, maintain, and preserve their housing. There are very limited affordable ownership opportunities in Boulder and throughout the Consortium overall. Keeping low and moderate owners in existing homes ensures they can age in place and/or continue to live and work in the city. The ownership gaps analysis revealed that 81% of homes are only affordable to households with income above $150,000 in the Consortium despite only 16% of renter households (proxy for potential buyers) within this income bracket
3	**Priority Need Name**	Community Vitality Programs
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children
	Geographic Areas Affected	HOME Region

	Associated Goals	Administration Public Services
	Description	This goal supports public service.
	Basis for Relative Priority	Public Service

Narrative (Optional)

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)	Continued tight rental market and difficulty accessing privately provided rentals without public subsidies; economic uncertainty
TBRA for Non-Homeless Needs	Continued tight rental market and difficultly accessing privately provided rentals without public subsidies, particularly for residents with hard-to-address housing needs; economic uncertainty
New Unit Production	Low vacancies in both rental and ownership market; lack of accessible units
Rehabilitation	Low- and moderate-income owners without options to move and increasingly limited NOAH, economic losses and reduced incomes make it harder to afford needed repairs. Limited capital to maintain/improve existing affordable rental developments.
Acquisition, including preservation	Market pressure to convert affordable developments to market rate; limited capital to preserve existing affordable developments

Table 69 – 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 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. CDBG funds will support admin and planning, public service and homeownership. HOME funds will support rental rehab, new construction for homeownership and Tenant Based Rental Assistance (TBRA).

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	Admin and Planning; Housing Homeowner; Public Services	869,873.00	0	472,916.66	1,342,789.66	3,479,492.00	Expected amount available accounts for annual allocation at volumes similar to year 1 for remaining years and is equal to $869,873 x 4 years.
HOME	public - federal	Multifamily rental rehab; New construction for homeownership; TBRA	935,821.59	0	2,168,029.41	3,103,851	2,239,933.89	Funds used to create & preserve affordable housing. Due to VGR, the expected HOME available funds: 2026=434,704.10 2027=434,704.10 2028=434,704.10 2029 equal to year 1 = 935,821.59

Table 70 - 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, 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 – 2024) for a combined average of $7.5 million 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 $4.4 million 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.
- In Longmont, in addition to receipt of CDBG funds, Longmont has allocated local Housing and Human Services and Affordable Housing Funds that help to implement the Action Plan Strategies, Goals and Activities. The local Affordable Housing Fund (AHF) is comprised of an annual allocation from the General Fund, a portion of marijuana tax revenue, and fee-in-lieu payments from the City's Inclusionary Housing program. By the end of 2024, we estimate the program will generate approximately $2.7 million as all development underway was brought on after the IH program was in effect. Longmont encourages applicants to seek other funding and in-kind contributions from private and public sources to match AH funds and CDBG funding.
- In Broomfield, whenever possible, CDBG funds will be leveraged to support new or preserve attainable housing. CDBG is also used to expand program areas that previously didn't get a lot of support, such as small business assistance and support for community organizations

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 of Boulder purchased this 68-lot community in 2017 with CDBG-DR (Disaster Recovery) funds. The park's nearly 200 residents are primarily low-income families. 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 of Boulder has land banked 2961 30th Street for future development of affordable housing. The site may have capacity for development of 30-40 units.

In Longmont, the City currently has 15 approximately acres banked. This is a strategy also captured in the Regional Housing Plan, with the goal to secure land between now and 2026. The City recently inventoried its properties, and found 6 parcels with homes that were purchased for open space or for water retention by the Public Works and Natural Resources (PWNR) Dept. These homes are rented on the open market by PWNR. Longmont City Council approved converting these homes to affordable rentals and as the leases expire for each, they will become rental homes affordable to households at or below 50% AMI. The homes will be rehabilitated if necessary and re-leased to low-income or moderate-income households as the opportunity for lease conversion arises over the next two years. The first home has been successfully rehabilitated for occupancy and now has a low-income tenant as of Summer 2024. Longmont also supports affordable housing through fee waivers, fee offsets, and other housing/building incentives.

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, non-profit organizations, and public institutions.

The Boulder County Department of Housing and Human Services Supportive Housing division works to prevent homelessness by providing financial assistance and homeless prevention programs to residents throughout the county. One such program is the Housing Stabilization Program (HSP). HSP works with local partners like Family Resource Centers, domestic violence agencies, St. Vrain and Boulder Valley School Districts, Boulder County Family and Children Services, and Colorado Works. In 2024, HSP provided case management to 475 households and distributed $2.8 million in rental assistance in 2024. The Department of Housing and Human Services Family Resource Network (FRN) brings together a network of 60 staff from 30 nonprofits, schools, local governments, and county agencies to best serve families in the region.

In Broomfield, the Broomfield Collaborative Management Program aims to provide holistic, wraparound services for families through organizational collaboration. The Collaborative Management Program connects families in need with an Individualized Service and Support Team made up of representatives from community organizations. Organizations provide resources for food and clothing access, mental and behavioral health, education, legal assistance, access to childcare, workforce and employment assistance, financial assistance, and youth services.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Boulder	Government	Ownership Rental	Other
BOULDER HOUSING PARTNERS	PHA	Rental	Jurisdiction
BOULDER COUNTY HOUSING AUTHORITY	PHA	Ownership Rental	Region
Longmont Housing Authority	PHA	Rental	Jurisdiction
Broomfield Housing Alliance	PHA	Rental	Jurisdiction
Boulder County Housing and Human Services	Government	Ownership Public Housing Rental	Other
ALL ROADS	Non-profit organizations	Homelessness	Region
EMERGENCY FAMILY ASSISTANCE ASSOC	Non-profit organizations	Homelessness	Region
FLATIRONS HABITAT FOR HUMANITY	CHDO	Ownership	Region
CITY OF LONGMONT	Government	Ownership	Jurisdiction
CITY OF BROOMFIELD	Government	Rental	Jurisdiction

Table 71 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths. Stakeholders were asked to identify what is working within the current service provision structure in the Boulder region. Service providers maintained that Boulder County excels at maintaining a tightly connected network of agencies that coordinate resources and referrals effectively. Their approach, built on institutional knowledge and a culture of collaboration, includes regular check-ins among partners and the "any door is the right door" philosophy, ensuring individuals are connected to the right services regardless of where they enter the system. Collaborative efforts between neighboring counties, like those between Broomfield and Almost Home of Adams County and Nearly Home with Jefferson County, are enhancing shelter options and creating new opportunities for partnership. This has created a cohesive support network that maximizes available resources.

Beyond successful regional collaboration, Boulder County Housing Authority stakeholders noted that security deposit assistance has been a vital resource for voucher holders. Broomfield has made notable progress in supporting older adults through programs that help with snow shoveling and yard work, enabling residents to age in place. Wraparound services offered by organizations like Sunshine Homes also contribute to stability for older adults. Additionally, stakeholders in Broomfield highlighted that their jurisdiction’s smaller size and nimble structure allow for quicker adaptation and innovation in addressing housing and service needs. Broomfield’s network of mental health, faith-based, and

centralized community resource hubs like Broomfield FISH and the Refuge also drive Broomfield's success in service provision.

Gaps. Stakeholders highlighted that the provision of human services is constrained by chronic underfunding, staff shortages, and administrative burdens. Several noted that staffing remains a critical issue, as low wages coupled with demanding caseloads make it difficult to retain qualified professionals. Many staff members live outside the communities they serve, sometimes leading to disconnects with local clients and available resources. Some leave for less demanding jobs with comparable or higher pay. This churn exacerbates the loss of institutional knowledge and undermines collaboration between service providers. These challenges are mirrored in the early childhood and behavioral health sectors, where staff shortages hinder the ability to meet growing needs effectively.

Stakeholders observed an "unrelenting" increase in demand across housing, behavioral health, and other support services. For example, providing coordinated care for the unhoused is most successful through case coordination and targeted grants pairing vouchers with behavioral health services, but the scale of need far outweighs the resources available. In Broomfield, for example, demand for housing vouchers drastically exceeds supply, with 400 applicants for only 20 available vouchers. To address growing issues, stakeholders have turned to more complex grants and Medicaid reimbursement, which comes with significant administrative and time-consuming costs to ensure money is used and reported correctly. Some said this is taking away effort from the clients in crisis they need to serve quickly and effectively.

Stakeholders emphasized that services for unhoused individuals in the region are insufficient, especially for those requiring street outreach, mental health care, and addiction recovery support. Current recovery services, such as sober living, are often cost-prohibitive and lack funding. There is also a need for services that extend beyond housing, such as long-term mental health support to support individuals in maintaining stability.

Prevention services must also receive greater investment to address issues before they escalate into crises. For example, the lack of funding for rental assistance in Boulder County coupled with escalating rent prices has forced service providers to choose between providing more families with less financial assistance or fewer families with more financial assistance: Neither outcome adequately meets need or demand.

In the resident survey, respondents were asked why some resources were marked difficult or somewhat difficult to access. Thirty-two percent selected that they did not qualify for services and 10% lacked transportation to access 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		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			X
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other			

Table 72 - 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)

The Coordinated Entry system addresses the needs for chronically homeless individuals. Entry points are at All Roads Shelter in Boulder and HOPE Longmont. After individuals are entered into the Coordinated Entry system, individuals receive Navigation Services from shelter staff, including housing-focused case management, employment assistance, and short-term benefits while staying at the overnight shelter.

See SP-60 for more information on services available that meet the needs of families, veterans, and unaccompanied youth.

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

Strengths. Strengths in the region's service delivery system include a cooperative system of providers with few areas of duplication, centralized areas for delivery services (e.g., the St. Vrain Community Hub in Longmont where health and human resources are co-located and collaboration between Boulder County Housing Stabilization Program partners), and a region that has a strong reputation for addressing the needs of residents with very low income. For populations with problems that are hard to address, there are innovative examples of services, such as Broomfield's Sunshine Home Sharing program that pairs older adults with extra space with residents looking for more affordable rent in exchange for chores and light maintenance that help older adults age in place.

Gaps. Stakeholders and residents who participated in community meetings identified the following gaps for populations with problems that are hard to address and persons experiencing homelessness:

- Inadequate supply of affordable homes, including accessible homes for persons with disabilities, studio and one-bedroom apartments for single persons transitioning from homelessness, and two or three bedroom units for families;
- In addition to more affordable and accessible housing, increased funding for accommodations requests for renters and homeowners with disabilities;
- More services for survivors of domestic violence, especially in Broomfield where there is no domestic violence shelter;
- More emergency housing at acts as a bridge between homelessness and a more permanent housing solution, such as emergency motel vouchers and transitional housing options;
- Demand for homeless prevention services such as rental assistance is outpacing availability. Providers are struggling to determine how best to allocate money and have had to restrict eligibility requirements, give less assistance to more families, or provide fewer families with more assistance.

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

Stakeholders highlighted the need to preserve affordability of existing units and continue the development of affordable housing. The region will continue to reinforce and build from its success in regional collaboration and partnerships between organizations. Jurisdictions will continue to allocate Block Grant funds to needed services and increase funding for supportive services as local budgets allow.

Additionally, the HOME Consortium partners are also undertaking a Human Services Needs Assessment to pinpoint specific gaps in service provision to help prioritize and efficiently allocate resources.

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

Goals Summary Information

Table 73 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing Programs	2025	2029	Affordable Housing	Boulder/Broomfield HOME Consortium Region	Rental Housing Programs	CDBG: $0.00 HOME: $1,250,997	Rental units rehabilitated: 70 TBRA: 75 households assisted
2	Homeownership Programs	2025	2029	Affordable Housing	Boulder/Broomfield HOME Consortium Region	Homeownership Programs	CDBG: $3,352,408.66 HOME: $3,775,212.34	Homeowner Housing Added: 19 Household Housing Units
3	Community Vitality Programs	2025	2029	Non-Housing Community Development	Boulder/Broomfield HOME Consortium Region	Community Vitality Programs	CDBG: $600,000 HOME: $0	Public service activities other than Low/ Moderate Income Housing Benefit: 750 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Administration	2025	2029	Other: Program Administration & Planning	Boulder/Broomfield HOME Consortium Region	Community Vitality Programs; Homeownership Programs; Rental Housing Programs	CDBG: $869,873.00 HOME: $317,575.55	Other: 1 Other

Goal Descriptions

1	**Goal Name**	Rental Housing Programs
	Goal Description	The goal of Rental Housing Programs is to preserve and increase the amount, quality, affordability and accessibility of rental housing for the lowest income renters.
2	**Goal Name**	Homeownership Programs
	Goal Description	The goal of Homeownership Programs is to preserve and increase the amount, quality, affordability, and accessibility of owner-occupied units for existing owners and potential buyers with low- to moderate-income. CDBG funds will also be used to repay the Section 108 loan.

3	**Goal Name**	Community Vitality Programs
	Goal Description	The goal of Community Vitality Programs is to revitalize and invest in the community to ensure that all residents enjoy a high quality life. This includes the provision of public service for the duration of this consolidated plan.
4	**Goal Name**	Administration
	Goal Description	Costs incurred to administer the grant funds for program administration and planning.

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)

Rental housing programs expected to result in 15 TBRA households annually for the duration of the ConPlan, and 70 rental units rehabbed for Thistle Fairways. Homeownership programs expected to assist four future owners at Sunset Duplexes as well as at least 15 future homeowners from homes produced by the Modular Factory.

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

Boulder Housing Partners. BHP offers several services for its current residents, including:

- Healthcare information and referrals for seniors and people with disabilities;
- Family site programs, including after-school and summer programs for children and service coordinators for families; and
- Free or reduced membership to Boulder recreation facilities, free rides with Boulder B-Cycle

Boulder County Housing Authority. BCHA offers several services for its current residents, including:

- Supportive tenancy counseling and coaching;
- Referrals for mental health and medical services;
- Unlimited transit passes;
- Community building events, including gardening and holiday events, and emergency planning training;
- Educational activities such as a robotics program; and
- Housing Helpline that assists tenants with mediation with landlord and connects tenants to additional financial resources.

Broomfield Housing Alliance. Broomfield strategically chose the location of its next affordable development, Vista Pointe Homes. The development will feature 55 to 65 income restricted rental units and is located nearby several community resources and transit.

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

A strong economy, high quality of life and growth constraints in the Consortium area have created significant upward pressure on housing prices and rents. The impact on housing affordability affects those households who have lower incomes. In an environment where there are few affordable options provided by the private market, it is easier for protected classes to experience housing discrimination under the guise of acceptable practices such as credit checks and practice that income must be three times the rent by private landlords.

Stakeholders repeatedly emphasized that there is a shortage of affordable housing, both due to loss (price increases) and demand. Developers who participated in a focus group identified regulatory and zoning constraints, administrative delays, and lack of funding and incentives as key barriers to development. Regulatory and zoning constraints, such as excessive permit reviews and public meetings that often bring pushback, extend the timeline of development of new affordable homes and increase building costs as loans accumulate interest. Administrative delays occur due to staff turnover in city and county departments that disrupt collaboration with developers and redundant neighborhood plans that require multiple reviews by different organizations.

The lack of funding and incentives was identified as one of the largest barriers to development in the region by stakeholders. Developers often face high financial stakes, as delays increase costs and risks associated with borrowing. This is particularly problematic in affordable housing projects where profit margins are slimmer. Supply chain issues and shortages of materials have cost developers time and money throughout the building phase. Additionally, a shortage of construction workers has delayed several projects and driven up the cost of labor.

While developers acknowledge that there is a large need for the lowest AMI brackets, they say that they need support from local governments to help them see a return on their substantial investment. One said soft bonds in grant form or soft loans are the most helpful. Developers praised affordable housing funds that incentivized development, specifically in Longmont where density bonuses, reduced parking requirements, and subsidies for water or sewer system development fees are offered, and would like to see more regional alignment that results in broader impact and deconcentrating of low-income housing. Addressing administrative inefficiencies and regulatory constraints also fits into this puzzle, as speeding up the development process also saves money and maximizes the return on affordable housing development.

Despite these challenges, jurisdictions have local trust funds, regulatory requirements benefiting affordable housing efforts (inclusionary housing, commercial linkage fees, annexation requirements, etc.), and, more recently, accommodated innovative housing products (e.g., tiny home village for veterans in Longmont and the modular home factory in Boulder). Without this level of commitment, affordable housing would be much harder to find in the area, given the high demand for living in the communities.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Boulder County Regional Housing Partnership established a regional goal of 18,000 homes affordable to a variety of households with low and moderate income by 2035. This goal is based on the population and land use projections from each community, and acknowledges that more than 6,000 homes are already affordable for the long term. The need for affordable homes exists for people of all ages, life stages, and family sizes across generations. The regional housing plan recommends that market affordability be preserved with the following strategies:

- Acquire and deed restrict existing housing inventory.
- Adopt One-for-One Replacement ordinances allowing developments currently featuring more homes than allowed by current zoning to be rebuilt to include up to the existing unit count with a requirement for included or increased permanently affordable housing.
- Adopt Right of First Refusal ordinances for privately-owned multifamily housing, allowing jurisdictions to be first offered the right to acquire the property by matching the market-based price negotiated by the owner and a third party.
- Pay to extend existing periods of affordability that might otherwise convert to market.
- Recognize mobile home parks as a market affordable asset and seek preservation opportunities.

Additional barriers to affordable housing

The impact on housing affordability affects those who have lower income and protected classes in the region. In an environment where there are few affordable options provided by the private market, protected classes are more likely to experience housing discrimination under the guise of acceptable practices—e.g., strict background checks and high security deposits.

Responses from the resident survey show 67% of respondents with household income less than $49,999 and 90% of precariously housed respondents would change their housing situation if they could. Their largest impediments are inability to afford rent in other places and inability to afford application fees and security deposits. Thirty percent of precariously housed respondents reported a criminal record was an impediment to finding a new place to live. Twenty-nine percent of homeowners reported that they want to sell but cannot afford a new home.

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

In 2017, the Cities of Boulder and Longmont, and Boulder County formed the Homeless Solutions for Boulder County (HSBC), which coordinates homelessness response systems and housing interventions for individual adults throughout Boulder County, with a prioritization of resources for people who are experiencing chronic homelessness. HSBC serves as a localized coordinated entry system that matches needs of single adults, age 18 and older, with resources. This is a requirement for all residents to receive these specific services from Boulder County, Boulder, and/or Longmont. Entry points are in Boulder and Longmont, both of which are accessible to people with disabilities, located close to public transportation, and available by phone. Since the inception of the strategy in 2017, over 1,800 individuals have exited homelessness (as of September 2023).

The Boulder Police Department's Homeless Outreach Team works to assess the needs of homeless individuals through engaging those in encampments and in more isolated locations. Through these interactions, they refer individuals to appropriate services, including HSBC coordinated entry.

The City and County of Broomfield addresses the needs of homeless individuals through its Tenant-Based Rental Assistance Program (TBRA), a two-year self-sufficiency program that provides rental assistance and supportive case management for low-income Broomfield families, elderly and disabled. Families must be homeless or at risk of becoming homeless, living with family or friends, or have unsafe/unstable housing; families who need rental assistance to sustain a current lease or rental agreement do not qualify. Broomfield also administers Housing Choice Vouchers through the Broomfield Housing Alliance as a subrecipient of the Colorado Division of Housing, the waitlist priority for those vouchers are homeless individuals or families. The Refuge offers a safe place for people experiencing homelessness to rest, get connected to local services, and obtain essential hygiene supplies.

The City of Longmont focuses on a Housing First strategy, developing deeply subsidized housing for persons experiencing and at-risk of homelessness and investing in transitional housing. HOPE Outreach Center, Boulder County St. Vrain Community Hub, Journey Church, and Veterans Community Project assist individuals experiencing homelessness in Longmont with immediate needs.

Addressing the emergency and transitional housing needs of homeless persons

Boulder County provides an array of services targeted to addressing emergency and transitional housing needs. Some of these include:

- Emergency or transitional housing for families with a focus in child and family stability;
- Tenant-based housing vouchers for homeless veterans and their families in Boulder County;

- Boulder County funds longer-term stability for household transitioning from a Rapid Rehousing Program (RRH). As of February 2025, there are 41 households with children enrolled in Boulder County's CoC RRH program, most with an exit date of mid to late 2026. There are 5 individuals in Boulder County's ESG RRH program with exit dates in early 2026. The goal of RRH is to move the household to self-sufficiency within the 24-month rental assistance window;
- Housing Stabilization Program, providing rental and security deposit assistance for residents working toward self-sufficiency, and targeted to those facing eviction and/or at risk of homelessness.

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. Goals include:

- Financial support of consolidated adult homelessness services at All Roads in the City of Boulder and for people who are in need of intensive sheltering services in Longmont;

- 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 homeless; and
- Continued Longmont funding of OUR Center to provide basic needs for families and individuals experiencing and those at risk of homelessness.

Facilities and programs are individuals are continued in textbox titled "Addressing emergency shelter and transitional housing needs cont."

There are several facilities and programs that address emergency and transitional housing needs for individuals experiencing homelessness, including:

- Coordinated Entry sites in Boulder and Longmont;
- Homeless Outreach Providing Encouragement (HOPE) Longmont, shelter in Longmont
- Veterans Community Project Village, transitional housing in Longmont
- All Roads, shelter in Boulder
- Atwood Shelter, transitional housing for families in Longmont
- Mother House, transitional housing for pregnant women and single women with children under two years old in Boulder
- Safe Shelter of St. Vrain Valley, shelter for survivors of domestic violence in Longmont
- Safe House Progressive Alliance for Non-Violence, shelter for survivors of domestic violence in

Boulder

- Inn Between, transitional and permanent supportive housing in Longmont
- The Refuge in Broomfield
- Emergency hotel and motel vouchers

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.

Designated partners address specific needs of people exiting emergency healthcare, the criminal justice system, or mental health in-patient care. These include FOCUS Re-Entry, Clinica Family Health, EFAA, and All Roads shelter.

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.

Chronically homeless. As discussed earlier, HSBC, a collaboration between Boulder County and the Cities of Longmont and Boulder, exists to reduce barriers connecting the county's most at-risk residents with housing more efficiently and quickly. This is carried out by matching services with specific resident's needs to effectively allow them to transition to independent living situations.. Interventions such as permanent supportive housing are prioritized for the chronically homeless and coordinated through HSBC efforts.

Families. There are several facilities and programs that address emergency and transitional housing needs for families experiencing homelessness, including:

- Atwood Shelter, transitional housing for families in Longmont
- Mother House, transitional housing for pregnant women and single women with children under

two years old in Boulder

- Safe Shelter of St. Vrain Valley, shelter for survivors of domestic violence in Longmont
- Safe House Progressive Alliance for Non-Violence, shelter for survivors of domestic violence in Boulder
- Inn Between, transitional and permanent supportive housing in Longmont
- Emergency hotel and motel vouchers
- 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.
- 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.

The Housing Helpline in Boulder County assists residents with housing navigation to help families find affordable units and prevent homelessness. The City of Boulder also provides ongoing support for families experiencing or at risk of homelessness through the City's Family Resource Schools program. In Longmont, Sister Carmen Community Center and OUR Center provide homeless prevention services.

Veterans. The Veterans Community Project Village is a tiny home village for veterans transitioning from homelessness. The Village provides wrap-around services and case management to help veterans find more affordable housing units to remain stably housed.

Unaccompanied youth. TGTHR in Boulder is a shelter and resource hub for youth ages 12 to 24 years old. Offers programs for youth transitioning from foster care and supportive housing options for youth. As of spring 2025, sheltering services have been reduced for youth ages 12 – 17 due to funding and capacity constraints.

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 fund the FOCUS Re-entry Program, which helps people being discharged from Boulder County jail. FOCUS recruits and trains mentors to support offenders by meeting their basic and socio-emotional needs, particularly during the first 72 hours following release. This support continues throughout their transition from incarceration to civilian life, from reentry to full reintegration and eventually self-sufficiency without recidivism.

Clinica Family Health, serving Boulder and Broomfield Counties, provides numerous options for individuals being discharged from a publicly-funded institution or system of care. Clinica provides housing services to assist individuals with not only finding but maintaining housing.

Boulder County's Department of Housing and Human Services contracts with seven external organizations to provide through its Housing Stabilization Program: EFAA, Sister Carmen, OUR Center, Bridge House, SPAN, Safe Shelter of St. Vrain Valley, Boulder Shelter for the Homeless, and Mental Health Partner's Community Infant Program (CIP). In addition, the HSBC provides Diversion Services and reunification services for persons who are newly homeless.

Families make up 12% of all households experiencing homelessness in Boulder County. Emergency Family Assistance Association (EFAA) is the primary local provider of family shelter, housing and related emergency services to Boulder's homeless and near-homeless families. The agency provides 64 single family units across seven sites throughout the County. Family Housing sites provide 12 weeks of housing and intensive resource navigation. Transitional Housing units provide up to two years of subsidized rent paired with resource navigation support.

In partnership with EFAA and other community partners such as "I Have a Dream" Foundation, Boulder Housing Partners offers Bringing School Home, a program that brings together affordable housing and educational opportunities for the whole family. Families who meet eligibility requirements and are committed to participating in educational programming to support their children's long-term success may apply to Bringing School Home through EFAA. Supportive services start at the time a family moves into a Bringing School Home community and continues as children move along their educational path toward high school graduation.

All Roads, a shelter and support network for people experiencing homelessness in Boulder County also offers respite services and helps individuals with serious medical conditions with discharge plans following a stay at mental and physical health institutions with the ultimate goal of ensuring long-term supportive housing options for these homeless individuals.

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, City of Longmont, Boulder County, and the City and County of Broomfield have complied and continue 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 CDBG and HOME programs adhere 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?

As discussed in MA-20, CHAS tables show that there are approximately 39,181 owner-occupied units in the region built before 1980, when the federal government banned consumer uses. Of owner-occupied units built before 1980, 11% have children present. Of the 22,948 rental units built before 1980, 13% have children present. These potential hazards are at HUD upper bounds of risk. It is important to note that Boulder's hazards, in particular, may be lower due to remodeled units driven by high demand for housing. The Consortium's newer housing stock paired with frequent "flipping" of older homes means lead-based paint risk is small. Nevertheless, the Consortium is dedicated to preventing lead-based hazards. Integrating lead-based paint hazard identification and mitigation into existing programs is the most efficient and effective strategy to lessen hazards, given budget constraints and limited HUD Block Grant funding. In addition, the participating jurisdictions are committed to distributing educational materials whenever possible.

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

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

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

The City and County of Broomfield updated their lead-based paint policies and procedures for the home rehabilitation program to ensure compliance with new requirements, as well as requiring repair contractors to be re-certified on a regular basis.

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

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

The Consortium is committed to reducing the number of households with income below the poverty level (roughly $32,000 for a household of four) 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 supportive services to residents with low income. As housing is one of the most critical issues for these households, the Consortium will continue to provide and seek additional resources to preserve and create housing opportunities.

The City of Boulder will continue to focus its efforts and resources on reducing displacement and 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. This is done through the city's Human Service Fund provides funding to 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. Boulder Housing Partners has expanded their Family Self-Sufficiency Program in partnership with Boulder County. The program assists low-income families in educational and career advancement.

Boulder's Community Mediation and Resolution Center provides mediation, restorative justice and meeting facilitation services for all city residents, including neutral information regarding landlord-tenant matters. The Mediation Center also provides legal and financial services for individuals facing potential eviction through the Eviction Prevention and Rental Assistance Services program. The City of Longmont also offers mediation services for landlords and tenants.

Each year, the City of Boulder also provides rebates to help compensate residents with lower incomes for the city sales tax they pay on food. Those seeking a rebate must fill out an application documenting their eligibility. In 2025, rebates will be $106 for individuals and $325 for families. To be eligible to receive a refund, applicants must meet financial eligibility guidelines, have been a resident of Boulder for the entire 2024 calendar year, and be: age 62 or over for the entire 2024 calendar year; a person with a disability; or a family with children under 18 years of age in the household for the entire 2024 calendar year. Individuals experiencing homelessness also qualify by providing documentation of receiving services from a city-recognized homelessness services agency. In 2024, 1,091 rebates were granted and $167,000 in funds were dispersed. Forty-seven percent of grantees were families, 43% were older adults, and 10% were individuals with a disability.

The Boulder County Department of Housing and Human Services continues to leverage funds from the Human Services Safety Net Mill Levy. This fund goes towards housing and homelessness prevention, education and skill building, health and well-being (including mental and behavioral health), and individuals and family supports (including Family Resource Centers and financial assistance).

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

Boulder Countywide Regional Housing Strategy established a goal to secure 12% of the county's housing inventory as permanently affordable, serving a variety of low, moderate- and middle-income households by 2035. The goals of this plan align with this vision and community engagement conducted for the Consolidated Plan will inform future housing priorities. The resident survey included questions about resident access to services that will help inform coordination of housing and access to services.

City of Longmont

The City of Longmont's Anti-poverty efforts during the next 5 years will consist of continuing to support and fund agencies/programs that address the City's six human services goals for the 2024 funding round:

- Housing Stability: Supporting a continuum of emergency and transitional housing options; helping people find and sustain stable housing.
- Health & Well-being: Ensuring access to affordable medical, dental and mental health care.
- Food & Nutrition: Helping households obtain adequate quantity and quality of food.
- Self-sufficiency & Resilience: Supporting households during tough economic times; helping households attain steady employment with livable wages and move toward self-sufficiency; and helping households remain as self-reliant as possible.
- Education & Skill Building: Starting young and continuing throughout all stages of life, offering education, and skills training that are the building blocks of self-sufficiency.
- Safety & Justice: Ensuring safe and supportive environments for at risk children and adults.

The City of Longmont also administers the City Assistance and Rebate System (CAReS). The program offers financial assistance and rebates for a number of resident expenses including water, grocery sales tax, property tax or rent, park and greenway maintenance fees. Qualifying residents include residents who receive LEAP, SNAP, SLMB, 104PTC, USDA's free lunch, or other income qualified assistance.

City and County of Broomfield

The City and County of Broomfield will support anti-poverty efforts by continuing to fund legal services that work to avoid evictions of low income households. The Broomfield Health and Human Services (HHS) Department follows a Whole Family Success model which utilizes a multi-generational approach, creates a thriving community that promotes individual and whole family success, employment and economic resiliency, and healthy childhood development. Broomfield HHS also administers multiple self-sufficiency programs including Colorado Works and TANF, Employment First, LEAP, and emergency rental assistance for families who are able to sustain stable housing through their Tenant Based Rental Assistance Program.

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 responsibilities associated with the use of CDBG and HOME funds is carried out by the Department of Housing & Human Services compliance staff. All federally funded projects and programs are monitored for compliance with regulatory and statutory requirements from award of funds through project completion.

Compliance staff conduct an annual Risk Assessment to determine the level and frequency monitoring. The monitoring schedule is developed based on the outcome of the Risk Assessment. Any rental housing property determined to be a high risk for non-compliance is placed on the monitoring schedule regardless of whether they have recently been monitored. At minimum, all rental housing properties are monitored every three years.

On-site monitoring consists of unit/property inspections as well as a review of the Affirmative Marketing Plan, Tenant Selection Plan, Lease Agreement and a sample of tenant files. Additional monitoring is conducted if findings in the initial monitoring deem it necessary. Analysis of recipient records and activity may indicate a need for special monitoring by compliance staff to resolve or prevent further problems.

Desk monitoring is conducted on a quarterly and annual basis to ensure compliance with regulatory and statutory requirements as well as long-term compliance with civil rights and minority business outreach requirements. Desk monitoring consists of a review of Quarterly Progress Reports, Annual Tenant Reports, Annual Beneficiary Reports, Affirmative Marketing Compliance Reports, Financial Statements and Single Audits.

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. CDBG funds will support admin and planning, public service and homeownership. HOME funds will support rental rehab, new construction for homeownership, and Tenant Based Rental Assistance (TBRA).

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	Admin and Planning; Public Services; Repayment of Section 108 loan	869,873.00	0	472,916.66	1,342,789.66	3,479,492.00	Expected amount available accounts for annual allocation at volumes similar to year 1 for remaining years equal to $869,873 x 4.

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: $		
HOME	public - federal	Rental rehab; New construction for homeownership; TBRA	935,821.59	0	2,168,029.41	3,103,851	2,239,933.39	Federal funds used to create and preserve affordable housing. Due to VGR, the expected HOME available funds are equal to 2026=434,704.10 2027=434,704.10 2028=434,704.10 2029 will account for volume equal to year 1 at $935,821.59

Table 74 - 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 has generated an average of approximately $4 million annually between 2019 and 2024 through Inclusionary Housing cash-in-lieu contributions and linkage fees. The Community Housing Assistance Program is funded primarily through property tax and a Housing Excise Tax and generates approximately $3 million annually. The City will continue to leverage resources available including the state, local and private dollars.

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. 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.

In addition to the aforementioned housing sources, the City of Boulder's Human Services Fund (HSF) provides roughly $2.1 million annually in support for services to community members at-risk or experiencing lower incomes, in alignment with the city's Human Services Strategy. Services provided through HSF investments include childcare and early education; physical, dental, mental and behavioral health services; financial assistance for rent, food and housing; legal services for underrepresented community members; child and family safety; and other basic needs services for community members of all ages. The city's Health Equity Fund (HEF) provides roughly $5 million annually for a wide range of programs aimed at reducing health gaps. Programs include services for direct physical, dental, mental and behavioral health care, health systems access and navigation, food security, nutrition, physical fitness and wellness education, and other special projects impacting social determinants of health.

The City of Boulder Substance Education and Awareness (SEA) Fund invests in programs to prevent youth and family substance use and abuse. The Fund supports adult influencer trainings, youth pro-social events, youth peer education programs, business retail staff training and education, and collaborative substance abuse program planning and advocacy. SEA funding comes from a portion of annual revenue from the city's Recreational Marijuana and Electronic Smoking Device taxes.

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 of Boulder purchased this 68-lot community in 2017 with CDBG-DR (Disaster Recovery) funds. The park's nearly 200 residents are primarily low-income families. 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 of Boulder has land banked 2961 30th Street for future development of affordable housing. The site may have capacity for development of 30-40 units.

In Longmont, the City currently has 15 approximately acres banked. This is a strategy also captured in the Regional Housing Plan, with the goal to secure land between now and 2026. The City recently inventoried its properties, and found 6 parcels with homes that were purchased for open space or for water retention by the Public Works and Natural Resources (PWNR) Dept. These homes are rented on the open market by PWNR. Longmont City Council approved converting these homes to affordable rentals and as the leases expire for each, they will become rental homes affordable to households at or below 50% AMI. The homes will be rehabilitated if necessary and re-leased to low-income or moderate-income households as the opportunity for lease conversion arises over the next two years. The first home has been successfully rehabilitated for occupancy and now has a low-income tenant as of Summer 2024. Longmont also supports affordable housing through fee waivers, fee offsets, and other housing/building incentives.

Discussion

Please see above.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing Programs	2025	2029	Affordable Housing	Boulder/Broomfield HOME Consortium Region	Rental Housing Programs	CDBG: $0.00 HOME: $850,997	Household Housing Unit Rental units rehabilitated: 70 Household Housing Unit Tenant-based rental assistance : 15
2	Homeownership Programs	2025	2029	Affordable Housing	Boulder/Broomfield HOME Consortium Region	Homeownership Programs Existing Housing Homebuyer Programs	CDBG: $1,048,815.06 HOME: $2,159,271.84	Homeowner Housing Added: 2
3	Community Vitality Programs	2025	2029	Non-housing community development	Boulder/Broomfield HOME Consortium Region	Community Vitality	CDBG: $120,000 HOME: $0	Public Service for Low/ Mod Income Housing Benefit: 150 households assisted

4	Administration	2025	2029	Other: Program Administration & Planning	Boulder/Broomfield HOME Consortium Region	Community Vitality Programs; Homeownership Programs; Rental Housing Programs	CDBG: $173,974.60 HOME: $93,582.16	Other: 1 Other

Table 75 – Goals Summary

Goal Descriptions

1	**Goal Name**	Rental Housing Programs
	Goal Description	The goal of Rental Housing Programs is to preserve and increase the amount, quality, affordability and accessibility of rental housing for the lowest income renters.
2	**Goal Name**	Homeownership Programs
	Goal Description	The goal of Homeownership Programs is to preserve and increase the amount, quality, affordability, and accessibility of owner-occupied units for existing owners and potential buyers with low- to moderate-income. CDBG funds will repay the Section 108 loan.
3	**Goal Name**	Community Vitality Programs
	Goal Description	The goal of Community Vitality Programs is to revitalize and invest in the community to ensure that all residents enjoy a high quality life. This includes the provision of public service.
4	**Goal Name**	Administration
	Goal Description	Costs incurred to administer the grant funds for program administration and planning.

AP-35 Projects - 91.420, 91.220(d)

Introduction

#	Project Name
1	Rental Housing Programs
2	Homeownership Programs
3	Community Vitality Programs
4	Administration

Table 76 – Project Information

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

Residents and stakeholders consulted through community engagement efforts consistently highlighted need for more affordable housing across the spectrum, from affordable rental units for single older adults exiting homelessness to affordable homeownership options for families. The limited supply of affordable housing in the Boulder area continues to challenge families, older adults, and people with disabilities. In terms of economic activity and community vitality, workers have difficulty securing affordable housing, posing a challenge for employers looking to retain and recruit employees in the region. Therefore, CDBG and HOME funds will be primarily to increase and maintain affordable housing options in the region. Boulder is largely allocating CDBG funds to pay off a Section 108 loan for its innovative modular housing factory, Boulder Mod. The factory will produce 12 to 15 permanently affordable units for homeownership, as well as providing workforce training opportunities for Boulder Valley School District Students.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Rental Housing Programs
	Target Area	Boulder/Broomfield HOME Consortium Region
	Goals Supported	Rental Housing Programs
	Needs Addressed	Rental Housing Programs
	Funding	CDBG: $0.00 HOME: $850,997
	Description	Rental Housing Programs
	Target Date	12/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Rental units rehabilitated: 70 household housing units Rental assistance: 15 households
	Location Description	Boulder and Broomfield
	Planned Activities	Broomfield tenant based rental assistance (TBRA), Thistle Fairways
2	**Project Name**	Homeownership Programs
	Target Area	Boulder/Broomfield HOME Consortium Region
	Goals Supported	Homeownership Programs
	Needs Addressed	Homeownership Programs

	Funding	CDBG: $1,048,815.06 HOME: $2,159,271.84
	Description	Homeownership Programs
	Target Date	12/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner housing added: 2 household housing units produced from the modular factory
	Location Description	Boulder
	Planned Activities	Repayment of the Section 108 loan interest and principal.
3	**Project Name**	Community Vitality Programs
	Target Area	Boulder/Broomfield HOME Consortium Region
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $120,000 HOME: $0
	Description	Community Vitality Programs
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public Service activities other than low/ moderate housing benefit: 150 households assisted
	Location Description	Boulder

	Planned Activities	Public service dollars for the Family Resource Schools (FRS) program.
4	**Project Name**	Administration
	Target Area	Boulder/Broomfield HOME Consortium Region
	Goals Supported	Administration
	Needs Addressed	Rental Housing Programs Homeownership Programs Community Vitality Programs
	Funding	CDBG: $173,974.60 HOME: $93,582.16
	Description	Administration and planning costs for CDBG and HOME
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Boulder
	Planned Activities	Administration and planning

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 77 - 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 - Year one goals for 2025 HOME funds only.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	85
Special-Needs	0
Total	85

Table 78 - 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	0
Rehab of Existing Units	70
Acquisition of Existing Units	0
Total	85

Table 79 - 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, especially 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 and does not own or manage affordable rentals.

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

As laid out in AP-38, the Consortium plans to undertake the following to address needs relating to public and affordable housing:

- Rental Housing and Homeownership Programs: Allocation of funds to support construction process of affordable renter-occupied and owner-occupied units for homeless and low- to moderate-income families/ individuals, assist TBRA households, rehabilitation for renter and owner-occupied units, Section 108 loan repayments
- Community Investment Programs: Public service dollars for the Family Resource Schools (FRS) program, CHDO Operating, unallocated Community Vitality Program funds

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

The Family Self-Sufficiency Program is operated within Boulder Housing Partners and Boulder County Housing Authority. This program provides education and employment services with the goal of helping public housing residents raise their income. Coordinated services include childcare, transportation, job training, employment counseling, financial literacy, and homeownership counseling. Increases in rent as a result of earned income during participating family's time in the program is put into an escrow account for the family to access following program participation. This money can be used for any purpose, including down payments. There were 129 FSS participants within Boulder County Housing Authority and 27 in Boulder Housing Partners in 2023.

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

Exiting people from 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 retention services. Funding is leveraged by Federal, state, and local resources, and the Consortium approaches homelessness response with a housing focus. 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 180 units of permanent supportive housing have been developed in the last year or 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 governmental and nonprofit organizations coordinate single adult homelessness through Homeless Solutions for Boulder County (HSBC). All jurisdictions take part in the Point-in-Time count, and multiple, coordinated outreach teams connect homeless individuals with resources.

One-year goals for outreach and assessment include:

- Coordinated outreach provider meetings, including individual client staffing between outreach entities within the City of Boulder and across Boulder County;
- Increased effectiveness of the City of Boulder outreach services, Longmont Targeted Homeless Engagement & Referral Effort (LTHERE) and Broomfield Cares 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 for single adults 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. Family homelessness is assessed using a coordinated entry form. One-year goals in sheltering and transitional housing include:

- Financial support of consolidated adult homelessness services at All Roads Shelter for persons experiencing homelessness in the city of Boulder and for people who are in need of intensive sheltering services in Longmont through HOPE;
- Continued provision of day services in Boulder that includes respite services, behavioral health services (including medically assisted treatment), physical health services, housing case management, housing retention services, peer support services, basic needs provision, meals, storage, programming, and service/housing navigation.
- Maintaining nighttime sheltering in Boulder including All Roads general, housing-focused sheltering, The Source at TGTHR youth sheltering, and Haven's Ridge The Lodge (sheltering/transitional space for individuals)
- Support of local domestic violence shelters and transitional housing programming
- Support of HOPE for Longmont to provide intake, assessment and sheltering along with housing focused outreach for individuals experiencing homeless; and
- Continued funding of OUR Center in Longmont 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 individuals/families experiencing homelessness to gain housing or access other safe diversionary exits from homelessness, 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 might 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;
- Establishing a residential site 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 All Roads 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. These include Clinica Family Health, Focus Reentry, and All Roads Shelter.

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.

Ensuring that individuals transitioning from mental and physical health institutions receive appropriate supportive housing in Boulder and Broomfield counties involves accessing various local programs and services designed to facilitate stable housing and comprehensive support. Service providers pointed to the "no wrong door" collaborative approach to best serve resident needs, including those returning from mental and physical health institutions.

In Boulder County, the Housing Stabilization Program (HSP) works with local partners like Family Resource Centers, domestic violence agencies, the St. Vrain and Boulder Valley School Districts, Boulder County Family and Children Services, and Colorado Works. In 2024, the program offered 475 households case management and distributed $2.8 million in rental assistance through its partners. Additionally, the Boulder County Housing Helpline provides housing navigation supports, assistance with landlord/tenant issues, eviction prevention, and referrals to rental assistance programs. In 2024, this helpline answered over 2,600 questions. All Roads, a shelter and support network for people experiencing homelessness in Boulder County also offers respite services and helps individuals with serious medical conditions with discharge plans following a stay at mental and physical health institutions with the ultimate goal of ensuring long-term supportive housing options for these homeless individuals.

The City of Boulder, City of Longmont, and Boulder County are part of Homeless Solutions for Boulder County—a group that works to implement homeless strategy goals for single adults. These goals include pathways to permanent housing and expanding access and services to reduce homelessness. Although data is not available regarding persons returning from mental and physical health institutions, the priority of locating permanent housing fits the needs of this group.

There are several organizations and systems that aim to prevent homelessness for people receiving public or private services. These include:

- 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
- Building Home program in Boulder to ensure stability once recently homeless individuals are admitted to PSH programs
- TGTHR in Boulder is a shelter and resource hub for youth ages 12 to 24 years old. Offers programs for youth transitioning from foster care and supportive housing options for youth. . As of spring 2025, sheltering services have been reduced for youth ages 12 – 17 due to funding and

capacity constraints.

- Focus Reentry assists people coming out of criminal institutions reintegrate into the community.

Discussion

Please see above.

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

Introduction

As part of the engagement conducted for the Consolidated Plan, developers provided feedback on public policy barriers on affordable housing. The barriers identified below are in addition to market barriers, such as price increases, rising construction costs, and low vacancy rates. Developers highlighted regulatory and zoning constraints, administrative delays, and lack of funding and incentives as key barriers to affordable development. See MA-40 for additional details.

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

Jurisdictions have local trust funds, regulatory requirements benefiting affordable housing efforts (inclusionary housing, commercial linkage fees, annexation requirements, etc.), and, more recently, accommodated innovative housing products (e.g., tiny home village for veterans in Longmont and the modular home factory in Boulder) to facilitate the construction of more affordable housing. To overcome impediments identified by developers, cities across the jurisdiction have incentivized affordable development as part of inclusionary zoning policies. Longmont has included density bonuses, reduced parking requirements, and subsidies for water or sewer system development fees. Broomfield's incentives for affordable development include a reduction of permit fees, use taxes, and service expansion fees. In the City of Boulder in 2024, the City Council adopted an ordinance that changes the Land Use Code to allow more housing units in some areas, enable smaller homes, and allowing more housing units in growth areas like Boulder Valley Regional Housing. Zoning changes now allow low density residential zones to have duplexes and triplexes to encourage a more types of housing stock. Additionally, as part of Boulder's Inclusionary Zoning ordinance, cash-in-lieu contributions are based on residential square footage to incentivize smaller and more affordable market-rate housing.

Without this level of commitment, affordable housing would be much harder to find in the area, given the high demand for living in the communities.

Developers praised affordable housing funds that incentivized development, specifically in Longmont, and would like to see more regional alignment that results in broader impact and deconcentrating of low-income housing.

In addition, 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 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 2020 to 2024, Boulder County has begun implementation of the Regional Fair Housing Plan. Partner jurisdictions have already seen progress. Longmont developed 73 new permanently affordable units, and the town of Superior in Boulder County passed a new Inclusionary Housing Ordinance. Additionally, Boulder Mod, a modular factory producing permanently affordable homeownership opportunities in a 31,375 square foot metal building opened in 2024 in partnership with the City of Boulder, Flatirons Habitat for Humanity, and Boulder Valley School District. It is expected to produce 12 to 15 homes per year. The factory also provides workforce training for BVSD students. The City and County of Broomfield updated their Housing Needs Assessment and continues to provide TBRA, home rehab, and home maintenance for older adults in the community. These projects contain several elements intended to address needs by removing obstacles and leveraging opportunities in the built environment.

Actions planned to foster and maintain affordable housing

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. Coordination with available local funding and organizations has been successful in the region and will be continued and expanded. Boulder County's Housing Stabilization Program, Longmont's Health and Human Services Review Board, and Broomfield's Housing Solutions Forum are all current examples of inter-organizational and inter-jurisdictional collaboration between funding sources and agencies. 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(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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	0
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	0
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	0

Other CDBG Requirements

1. The amount of urgent need activities: 0

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 2025 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 2025 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 unique needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The Consortium does not currently have an established preference for HOME TBRA and does not plan to create one during the period covered by this Consolidated Plan

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

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.

Appendix - Alternate/Local Data Sources

1	**Data Source Name** FMR and HOME Rents
	List the name of the organization or individual who originated the data set. Department of Housing and Urban Development (HUD)
	Provide a brief summary of the data set. 2025 FMR and HOME rents for Boulder County
	What was the purpose for developing this data set? To provide the government and the public information on housing affordability.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2025
	Briefly describe the methodology for the data collection. U.S. Census survey
	Describe the total population from which the sample was taken. U.S. Census Bureau defined areas.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. All U.S. Census Bureau survey respondents.
2	**Data Source Name** PHA Data
	List the name of the organization or individual who originated the data set. Boulder County Housing Authority, Longmont Housing Authority, Boulder Housing Partners, and Broomfield Housing Alliance.
	Provide a brief summary of the data set. Describes demographics of voucher users
	What was the purpose for developing this data set? To inform NA-35, MA-25 and to better understand affordable inventory
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Comprehensive of Consortium Area

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2025
	What is the status of the data set (complete, in progress, or planned)? Complete
3	**Data Source Name** 2010 Census
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. Federal funds, grants and support to states, counties and communities are based on population totals and breakdowns by sex, age, race and other factors.
	What was the purpose for developing this data set? Businesses use census data to decide where to build factories, offices and stores, and this creates jobs. Developers use the census to build new homes and revitalize old neighborhoods. Local governments use the census for public safety and emergency preparedness. Residents use the census to support community initiatives involving legislation, quality-of-life and consumer advocacy.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2010
	Briefly describe the methodology for the data collection. Paper census form, online form, telephone interview, administrative records, and in-person interviews.
	Describe the total population from which the sample was taken. United States population.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Data is presented at household and individual levels.
4	**Data Source Name** PIC (PIH Information Center)
	List the name of the organization or individual who originated the data set. Office of Public and Indian Housing (PIH)

	Provide a brief summary of the data set. Why do we have IMS/PIC? The Office of Public and Indian Housing (PIH) developed a state of the art system to improve the submission of information to the Department of Housing and Urban Development (HUD). The IMS/PIC facilitates more timely and accurate exchanges of data between Housing Authorities (HAs) and Local HUD Offices. What is IMS/PIC? Due to the success of this application, the IMS/PIC technical architecture will continue to be used as the foundation for future PIH systems.
	What was the purpose for developing this data set? Please see above.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2018
	Briefly describe the methodology for the data collection. Please see above.
	Describe the total population from which the sample was taken. Please see above.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Please see above.
5	**Data Source Name** 2023 American Community Survey
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. The United States Census Bureau facilitates an annual survey, the American Community Survey (ACS), that collects detailed demographic information pertaining to social, economic, and housing characteristics of the U.S. population.
	What was the purpose for developing this data set? The ACS is an ongoing survey that provides vital information on a yearly basis about the nation and its people. Information from the survey generates data that help inform how trillions of dollars in federal funds are distributed each year.

	Provide the year (and optionally month, or month and day) for when the data was collected. 2023
	Briefly describe the methodology for the data collection. The Census Bureau mails letters to inform people living at an address that they have been selected to participate in the ACS and to provide instructions for completing the survey online. Households are asked to complete the survey online or to mail the completed paper questionnaire back to the Census Bureau's National Processing Center. If the Census Bureau does not receive a completed survey within a few weeks, it will mail an additional paper survey questionnaire. Following all mail contacts, a sample is taken from the addresses that have not responded online, by mail, or for those addresses with post office box mail delivery. These addresses are visited by Census Bureau field representatives, who will conduct the interview in person. A sample of people living in group quarters facilities, such as college dormitories, nursing homes, and prisons, are also interviewed in person to ensure coverage of everyone in the country.
	Describe the total population from which the sample was taken. The Census Bureau selects a random sample of addresses to be included in the ACS. Each address has about a 1-in-480 chance of being selected in a month, and no address should be selected more than once every 5 years. The Census Bureau mails questionnaires to approximately 295,000 addresses a month across the United States.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The sample is designed to ensure good geographic coverage and does not target individuals. By focusing on quality geographic coverage, the ACS can produce a good picture of the community's people and housing by surveying a representative sample of the population.
6	**Data Source Name** Longitudinal Employer-Household Dynamics 2022
	List the name of the organization or individual who originated the data set. U.S. Census Bureau

	Provide a brief summary of the data set. LEHD makes available several data products that may be used to research and characterize workforce dynamics for specific groups. These data products include online applications, public-use data, and restricted-use microdata. The Quarterly Workforce Indicators (QWI), LEHD Origin-Destination Employment Statistics (LODES), Job-to-Job Flows (J2J), and Post-Secondary Employment Outcomes (PSEO) are available online for public use. Confidential microdata are available to qualified researchers with approved projects through restricted access use in Federal Statistical Research Data Centers (FSRDCs). Note: The data released by LEHD are based on tabulated and modeled administrative data, which are subject to error. Because the estimates are not derived from a probability-based sample, no sampling error measures are applicable. However, the data are subject to nonsampling errors, which can be attributed to many sources: misreported data, late reporters whose records are missing and imputed, and geographic/industry edits and imputations. The accuracy of the data is impacted by the joint effects of these nonsampling errors. While no direct measurement of these joint effects has been obtained, precautionary steps are taken in all phases of collection and processing to minimize the impact of nonsampling errors.
	What was the purpose for developing this data set? Please see above.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2022
	Briefly describe the methodology for the data collection. Please see above.
	Describe the total population from which the sample was taken. Please see above.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Please see above.
7	**Point in Time (PIT) Count**
	List the name of the organization or individual who originated the data set. Metro Denver Housing Initiative
	Provide a brief summary of the data set. The Point-in-Time (PIT) Count is an annual count of sheltered and unsheltered people experiencing homelessness on a single night in January.

	What was the purpose for developing this data set? The Point-in-Time (PIT) Count is meant to serve as a snapshot of homelessness in a community. These data help to establish the dimensions of the problem of homelessness and help policymakers and program administrators track progress toward the goal of ending homelessness.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2024
	Briefly describe the methodology for the data collection. The methodology that CoCs select to conduct their sheltered and unsheltered count is influenced by the CoCs' geographic and demographic characteristics, as well as their resources and capacity. HUD allows CoCs to use multiple approaches to complete their count, including a census approach, sample, or a combination of census and sampling approaches.
	Describe the total population from which the sample was taken. HUD requires CoCs to collect reliable data on the total number and characteristics of all people (i.e., sheltered and unsheltered) residing in the CoCs' geographic area who are homeless on a single night and report these data to HUD. CoCs often do not have complete data on everyone who is homeless and so must estimate some data.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Please see above.
8	**Homeless Management Information System (HMIS)**
	List the name of the organization or individual who originated the data set. Metro Denver Housing Initiative
	Provide a brief summary of the data set. Tracks client and program outcomes as people interact with homeless services.
	What was the purpose for developing this data set? Measuring system performance and providing real-time data that captures people utilizing homeless services
	Provide the year (and optionally month, or month and day) for when the data was collected. 2024
	Briefly describe the methodology for the data collection. CoC and care provider data entry.
	Describe the total population from which the sample was taken. Residents seeking homelessness services.

	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Residents seeking homelessness services.

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

This is the City and County of Broomfield 2025 to 2029 Consolidated Plan for CDBG funding. This Plan details how the entitlement area of Broomfield proposes to allocate their Community Development Block Grant (CDBG) funds to housing and community development needs. In addition, the City and County is a partner in the Boulder/Broomfield HOME Consortium. Projects in Broomfield that receive HOME Consortium funding are shown under the City of Boulder's portion of this Consolidated Plan. This is a requirement of HUD, as the City of Boulder is the Lead Agency for the Consortium.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Broomfield proposes to use its HOME Funds to continue the Tenant-Based Rental Assistance Program (TBRA) administered through the Health and Human Services Department, serving an estimated 15 households annually. CDBG will be allocated to continue the Home Rehabilitation and Paint-a-Thon Programs, to support the preservation of and development activities for affordable housing and public facilities as they arise, and to provide other public service needs for low-income renters, seniors and special needs populations as determined annually, for total households served annually of approximately 20. Each year, the Rehab program assists approximately 14 homeowner households up to 80% AMI.

Additionally, some of the CDBG funding is utilized for the Enhance Broomfield Program that assists new and existing Broomfield businesses by funding projects that will benefit the residents of the City and County of Broomfield. This year, Small Business loans will help one small business.

3. Evaluation of past performance

Since becoming an entitlement community in 2009, Broomfield committed the entire allocation of CDBG and HOME funding to successfully initiate and operate various housing programs. Specific activities include the home repair and weatherization programs, the housing counseling and eviction prevention programs, various assistance to senior programs, and the establishment of the Broomfield Housing Alliance, who is developing The Grove at Cottonwood, a 40 unit affordable housing complex for residents with intellectual and developmental disabilities and is expected to break ground in 2025. Broomfield's Inclusionary Housing Ordinance established in 2021 has added for-sale affordable homes for residents with 80% AMI or below, increasing middle income earner homeownership. Similarly, 20% of all multi-family developments must rent for 60% AMI, assisting moderate income earner households.

4. Summary of citizen participation process and consultation process

Community and stakeholder engagement included four community meetings in the region. One of which was held in Broomfield. Additionally, the Broomfield Housing Solutions Forum, a group of 29 individuals who represent service providers and housing and human services staff, participated in a discussion about housing needs and service gaps in the region. 261 Broomfield residents responded to the resident survey available in English and Spanish. The Citizen Engagement Appendix to this Plan contains detailed results from the stakeholder consultation, community meetings, and resident survey.

5. Summary of public comments

A summary of the Consolidated Plan findings and allocations was presented to Broomfield City Council on May 27th. No public comments were received in person or through email. One City Councilor inquired about the future of CDBG and the Mayor commented that the CDBG program was vital in supporting housing rehabilitation and personally knew an elderly veteran who benefitted from the rehab program.

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

All comments and views were accepted.

7. Summary

Please see above.

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
CDBG Administrator	BROOMFIELD CITY AND COUNTY	Economic Vitality

Table 80– Responsible Agencies

Narrative

N/A

Consolidated Plan Public Contact Information

Lisa Sacker, Housing Programs Manager
City & County of Broomfield
One DesCombes Drive
Broomfield, CO 80020
lsacker@broomfield.org

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City/County of Broomfield consulted with the community through the Boulder and Broomfield HOME Consortium and CDBG eCon Plan resident survey, three focus groups, two resident focus groups, one community meeting in Broomfield, 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(l)).

The City works with housing and service providers to prepare, develop and implement eligible activities and create or expand projects that meet the needs of the community, specifically when it comes to eviction prevention and housing security. In 2024, Broomfield continued to expand its relationships with private residential developers to increase the number of rental and for-sale attainable housing units through the Inclusionary Housing Ordinance. In October 2024, Broomfield partnered with the Colorado Housing Assistance Cooperation (CHAC) to administer the Down Payment Assistance Program for homebuyers between 80% and 120% AMI with funds provided by the Colorado Division of Housing Proposition 123 fund. Broomfield also actively engages in regional approaches to address homelessness and housing insecurity. Broomfield provided extensive technical assistance to private and non-profit residential housing developers as well as program management to achieve outcomes and ensure compliance. The Broomfield Human Services department provides guidance, services, and resources to individuals seeking benefits that meet health and mental health needs.

The HOME Consortium meets monthly to coordinate with service providers throughout the region and participates in local and regional events to ensure residents are aware of programs and services. The Broomfield staff also participates in regular training events such as fair housing, lead-based paint, and other updates to assist its residents.

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 City and County of Broomfield Human Services Department collaborates 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. In addition, Broomfield collaborates with the Fellowship in Service to Humanity (FISH) organization that provides direct rental assistance. The Human

Services team also contracts with Almost Home who administers hotel vouchers and guidance to people experiencing homelessness. Other community partners include Clinica Family Health, The Refuge, and since the Colorado Safe Parking Initiative was dissolved in late 2024, new efforts amongst non-profit and faith-based communities are organizing efforts to ensure people living in their cars have a safe place to park. Broomfield has a strong grass-roots effort in addressing the entire housing spectrum through the Broomfield Housing Solutions Forum, a forum of over 40 different entities working together to solidify the production of units, the necessary services, and the pursuit of regional partnerships to advance a comprehensive and equitable approach to housing solutions. Broomfield also engages with local and regional agencies serving targeted income households such as contiguous housing authorities, non-profit organizations, and regional partnerships such as the Boulder County Regional Housing Partnership. The cities of Boulder and Longmont, and the City and County of Broomfield participate in the development, adoption, and implementation of the Boulder County 10-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).

Since 2024, Broomfield collaborated with a more regional intent and actively engaged in regional approaches and meetings to better serve their community. Since 2020, Broomfield has created and continues to partner with Almost Home, a nonprofit organization, for use of their non congregate shelter program for the Severe Weather Activation Program (SWAP) to shelter Broomfield residents who are experiencing homelessness. Broomfield has also participated in Built for Zero efforts, which focused exclusively on the veteran population. Broomfield is actively engaged to expand efforts and assist more people experiencing homelessness by collaborating with Nearly Home in Jefferson County to address the populations who travel across each of our geographical borders.

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

Broomfield does not receive ESG funds. Consortium member Boulder County Health and Human Services receives ESG funds for homeless prevention and rapid rehousing. Broomfield does, however, participate in case conferencing, which consists of multiple agencies in Broomfield who work together to get people experiencing homelessness the services they need to collaborate to get the people who are ready to leave the streets into safe, quality housing. In 2024, approximately 25 people from the SWAP program were moved into housing.

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

1	**Agency/Group/Organization**	Broomfield Housing Alliance
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Broomfield Housing Alliance regularly participates in discussions regarding housing services and development in Broomfield. Broomfield notifies BHA on Broomfield housing policy decisions and updates, and requests comments from its staff and Board of Directors.
2	**Agency/Group/Organization**	Broomfield FISH
	Agency/Group/Organization Type	Food Bank and Family Resource Center Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder/ service provider focus group.
3	**Agency/Group/Organization**	The Refuge
	Agency/Group/Organization Type	Faith based community and day shelter

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs 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?	Participated in stakeholder/ service provider focus group.
4	**Agency/Group/Organization**	Clinica Family Health (formerly) Mental Health Partners
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health
	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 VISPDAT for housing voucher opportunity
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder/ service provider focus group.
5	**Agency/Group/Organization**	Holy Comforter Church
	Agency/Group/Organization Type	Services-homeless

	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?	Provides emergency resources to persons experiencing homelessness in Broomfield.
6	**Agency/Group/Organization**	FRIENDS of Broomfield
	Agency/Group/Organization Type	Service provider - disabilities
	What section of the Plan was addressed by Consultation?	Non-homeless special needs Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder/ service provider focus group.
7	**Agency/Group/Organization**	Broomfield Safe Parking Efforts
	Agency/Group/Organization Type	Services - homeless
	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?	Participated in stakeholder/ service provider focus group.
8	**Agency/Group/Organization**	Almost Home
	Agency/Group/Organization Type	Services - homeless

	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?	Participated in stakeholder/ service provider focus group.
9	**Agency/Group/Organization**	United Methodist Church
	Agency/Group/Organization Type	Services - homeless
	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?	Participated in stakeholder/ service provider focus group.
10	**Agency/Group/Organization**	Flatiron Habitat of Humanity
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder/ service provider focus group.
11	**Agency/Group/Organization**	Sunshine Home Share

	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	Participated in stakeholder/ service provider focus group.
12	**Agency/Group/Organization**	City and County of Broomfield Public Health Department
	Agency/Group/Organization Type	Other government – local Health agency Services - health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	Participated in stakeholder/ service provider focus group.

Table 81– Agencies, groups, organizations who participated

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

Not applicable. All relevant agencies are invited and welcome to coordinate and participate in Broomfield's efforts.

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 Homeless Initiative (MDHI)	Provides data and information on current conditions of persons experiencing homelessness and offers various strategies to address housing issues.
Broomfield Community Service Network	Broomfield Community Foundation	The Broomfield Community Service Network (BCSN) connects Broomfield organizations and builds capacity for greater collaborative impact. They coordinate connections between service providers to share resources with one another.
Broomfield Housing Solutions Forum (BHSF)	Local non-profits and CCOB; rotation system	Meets monthly with regional and local partners to discuss housing in-security, work on strategic goals and foster more collaboration among organizations that work around housing. Has working groups that work diligently on topics related to elevating housing opportunities and solutions in the community.
10-Year Plan to End Homelessness	Boulder County Community Services	Partners with Broomfield and other organizations like FISH, The Refuge, and Self-Sufficiency, to serve people experiencing homelessness.
Broomfield Housing Needs Assessment	City and County of Broomfield	2023 needs assessment data update analyzes housing gaps and defines best practices and strategies to address various socio-economic and housing issues.
Comprehensive Plan	City and County of Broomfield	Long-term planning goals in the Comp Plan were considered and incorporated into Strategic Plan goal setting.
CIP Capital Improvement	City and County of Broomfield	The CIP was consulted and incorporated into public improvement components of the annual action plan.
Long Range Financial Plan	City and County of Broomfield	Provides a method to assist Broomfield in achieving the goal of economic sustainability by focusing on areas of growth, finance, the local economy, and debt retirement.
Built for Zero	Community Solutions	Leads a collaborative effort that aims to end homelessness among veterans.
ACA-Area Council on Aging	Denver Regional Council of Governments (DRCOG), an eight-county region	Meets monthly to address the needs of the region's older adults and people living with disabilities. Provides a comprehensive, community-based service guide for older adults, people with disabilities and their caregivers.
Boulder County Regional Housing Partnership	Boulder County	Meets monthly to address housing needs and creative housing solutions in the region. It also gives jurisdictions an opportunity to share their current plans and future goals around housing. Including Boulder and Broomfield Counties, all cities within the counties participate.
Broomfield Digital Access Project	City and County of Broomfield	Coordination with our Communications and Technology team to bridge the gap for residents that could struggle with the digital divide. Quarterly meetings to go over the Broomfield Digital Access Project and website audit to provide accessibility.

Region VIII CDBG/HOME User Group	Group of professionals across several states that work with CDBG and HOME	Quarterly meeting with professionals from Region VIII - Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming that administer CDBG and HOME funds for their jurisdictions. The group meets to discuss challenges and opportunities around CDBG, to exchange success stories, and to discuss best practices.
Monthly Check-in with HUD	CCOB and HUD	Monthly meetings with our HUD representative to discuss future projects, ask questions and collaborate
HUD State Office	CCOB and HUD	As available CCOB staff attends trainings and meetings provided by the State office to follow best practices, learn about updates and stay in compliance. These include All Grantee yearly meeting, Environmental Review NEPA training, etc.
DOLA Prop 123 Funds	Down Payment Assistance Program	Broomfield was awarded with Prop 123 funds to support a new Down Payment Assistance Program. Broomfield will not utilize any CDBG funds for DPA while we have this other funding stream available and can focus our CDBG funds on other activities that are needed.

Table 82– Other local / regional / federal planning efforts

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(l))

The City and County of Broomfield is part of the Boulder HOME Consortium along with Boulder County, the City of Boulder, and the City of Longmont. Consortium members collaborated in the development of this Consolidated Plan as well as in ongoing administration of HUD funding. The Consortium Members also 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 - 91.105, 91.115, 91.200(c) and 91.300(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 for this Plan was designed to be inclusive and representative of a diverse set of target groups that have disproportionate housing needs.

Key components of the outreach included:

1) A resident survey designed to collect information on residents' housing, community development and human services dispositions and needs, including the experience of discrimination and displacement. The survey was marketed through social services agencies and family resource centers, housing agencies, and Consortium members and community partners email lists and social media. The survey garnered 573 responses in both English and Spanish. 261 Broomfield residents responded to the survey;

2) Resident focus groups gathered input from older adults and people within transitional and permanent supportive housing;

3) Focus groups with stakeholders who work with residents who have low income and those who work in the affordable housing development and economic development space to discuss policy and program interventions for addressing needs;

4) Community meetings in the City of Boulder, City and County of Broomfield, City of Lafayette, and City of Longmont in partnership with the Housing and Human Services Advisory Board; and

5) A 30-day comment period during which the draft Plan was offered for review, and two public hearings, which were held in May and June in Longmont and Broomfield.

Detailed community engagement summaries can be found in the Grantee Unique Appendix.

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	Public Meeting	Non-targeted/ broad community	Four community meetings held in various jurisdictions in the Consortium. Four people attended the Broomfield community meeting including residents and community advocates.	Wide range of comments covering housing and community development needs.	All comments or views received were accepted.	
2	Resident Survey	Non-targeted/ broad community All residents, particularly those with housing and human services needs	573 survey respondents representing populations with special and disproportionate housing needs. 261 responses from residents in Broomfield	Feedback related to housing and community development needs, and human services needs and challenges	All comments or views received were accepted	
3	Public hearing	Non-targeted/ broad community	Public hearings	No comments received from general public; received question from Councilor about the future of CDBG.		

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)
5	Stakeholder Focus Group	Service providers, developers, and community development experts throughout the region	48 service providers and 7 community development experts participated in focus groups to discuss barriers to housing and gaps in service provision in the region. 29 participants represented Broomfield in a focus group with the Broomfield Housing Solutions Forum	Feedback regarding groups with the greatest challenges with housing stability, gaps in housing and service provision in the region.	All comments or views received were accepted	

Table 83– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment (NA) section of the eCon Plan describes the primary housing challenges in the city. This section summarizes the primary housing and service needs in the City and County of Broomfield, followed by additional information on non-housing community development needs (section NA-50), as required by HUD. Data and information for this section draw on a market data, disproportionate needs data from HUD ("CHAS" data), 2023 5-year American Community Survey (ACS) data, stakeholder consultation, and resident input.

Priority needs. At the community meeting held to inform this plan—and in stakeholder focus groups—discussions and a variety of exercises focused on identifying priority needs in Broomfield. Among the many potential needs discussed, the following areas were consistently named as the most acute:

- Affordable rental housing for extremely low and very low-income households—an outcome priority identified by participants in a community meeting, stakeholders in Broomfield, and evidenced by the housing gaps analysis, and a top need identified in the city's 2023 Housing Needs Assessment Data Update. Stakeholders specified rental housing for households with income 60% AMI or less and homeownership options less than $500,000;
- Stable, local funding source for affordable housing and more funding for Broomfield Housing Authority for vouchers and properties;
- Accessibility improvements to existing homes and expansion of accessible housing inventory for Broomfield's aging population;
- Improved property conditions, particularly in complexes with out-of-state owners who were viewed as less responsive property managers;
- More emergency financial resources to prevent homelessness. Current funding has strings attached and cannot be used quickly enough by families in crisis;
- Housing with supportive services for very vulnerable populations, including survivors of domestic violence;
- More robust services for those experiencing homelessness in Broomfield, including a homeless shelter;
- More funding for behavioral health services, especially for chronically homeless individuals; and
- More efficient and reliable transportation between work and home and for seniors or people with disabilities that connect neighborhoods with healthcare and resources.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The Consortium does not currently have an established preference for HOME TBRA and does not plan to create one during the period covered by this Consolidated Plan.

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

Describe the jurisdiction's need for Public Facilities:

According to Broomfield's Capital Improvements Plan, improvements to sewers will receive the most funding, followed by transportation systems, development agreements, water facility improvements, and buildings and facilities. Broomfield has chosen the area with the most low- to moderate-income residents to begin working to replace sewer and water pipes as well as improve sidewalks and bikeways to the main route of one of the Title 1 Elementary Schools in the First Filing neighborhood.

Transportation projects include pavement management and street lighting upgrades. The completion of the Broomfield Community Center is a highlight and cornerstone of the community, especially for older adults. In past years, the City has also identified the need for a new library branch building, a library expansion, and combined courts and police building expansion, policy building expansion.

How were these needs determined?

Priority needs were determined based on an analysis of the current functions the facilities serve, the building conditions and age, and the forecasted demand for that service based on population growth on other relevant criteria, including affordability and budgeting with conservative revenue forecasts. Study sessions are held with City Council and public hearings held prior to approving plans and annual budgets.

Describe the jurisdiction's need for Public Improvements:

In addition to the public facility needs discussed above, the 2025 CIP plan identifies other public improvements that are needed and will receive funding, including community park improvements, playground maintenance and improvements across the city, pedestrian bridge and underpass repairs, erosion control maintenance to trails citywide, and park drainage improvements citywide. The Broomfield Heights Stormwater and Pedestrian Improvements are an example of a recently executed project. The Broomfield Heights improvements aim to reduce flood risk to existing properties in the neighborhood while improving walkability to Emerald Elementary School.

How were these needs determined?

Priority needs were determined based on an analysis of the current functions the facilities serve, the building conditions and age, and the forecasted demand for that service based on population growth on other relevant criteria, including affordability and budgeting with conservative revenue forecasts. Study sessions are held with City Council and public hearings held prior to approving plans and annual budgets.

Describe the jurisdiction's need for Public Services:

The resident survey asked extensive questions about public service needs in the region. In Broomfield, residents rated resources for mental healthcare, less expensive housing, programs and activities for

positive youth development, job training opportunities to build skills, resources to learn to be more financially stable, and resources to help older family members or persons with a disability as services that would be most helpful.

At community meetings, Broomfield residents reported a gap in resources for survivors of domestic violence. The closest shelters and resources for this group were in Boulder and Longmont. These shelters were almost always full.

Stakeholders interviewed in focus groups highlighted that the provision of human services is constrained by chronic underfunding, staff shortages, and administrative burdens. Several noted that staffing remains a critical issue, as low wages coupled with demanding caseloads make it difficult to retain qualified professionals. They emphasized that services for unhoused individuals in the region are insufficient, especially for those requiring street outreach, mental health care, and addiction recovery support. Current recovery services, such as sober living, are often cost-prohibitive and lack funding. There is also a need for services that extend beyond housing, such as long-term mental health support to support individuals in maintaining stability. To make the most efficient use of available funding, the region has adopted a strong regional approach.

How were these needs determined?

Public service needs were determined through community outreach using a resident survey, feedback from community meetings, and stakeholder interviews.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

Rental Gaps. There is not sufficient housing in Broomfield for low income renters making less than $50,000 per year. A rental gaps analysis performed for Broomfield in 2023 indicates a shortage of 1,838 units for households with income less than $50,000. The shortage has increased in terms of units and scale since 2018, when the shortage impacted renters with income less than $35,000 with an affordable unit shortage of 1,382 units.

The gaps analysis, which compares supply and demand for rental housing at specified affordability levels, shows that 23% of renters (2,620 households) living in Broomfield earned less than $50,000 per year. These renters need units that cost less than $1,250 per month to avoid being cost burdened. Only 7% of rental units (782 units) in the area rent for less than $1,250 per month. This leaves a "gap," or shortage, of 1,838 units for these low-income households. Seniors and people with documented disabilities continue to be priced out of LIHTC homes with each yearly increase in rental rates established by HUD.

The rental market in Broomfield largely serves renters earning between $50,000 and $100,000 per year: 71% of rental units are priced within that group's affordability range. Another 22% of rental units are serving higher income renters (earning more than $100,000 per year) and are priced over $3,750 per month. The market fails to adequately serve the 10% of renters earning less than $25,000 per year—even when accounting for the impact of subsidized housing programs. Only 1% of rentals (128 units) are affordable to this group.

The City's renters with the greatest needs are a diverse group. Many of the City's renters with the worst-case needs are special needs populations, at risk of homelessness or formerly homeless, persons with disabilities, victims of domestic violence, and residents challenged by mental illnesses and substance abuse.

For sale market. Broomfield's homeownership rate (63%) has declined somewhat since 2018 (65%) and 2010 (72%) as multifamily development has increased and for-sale affordability decreased. Homeownership disparities exist by race and ethnicity. Non-Hispanic White households and Asian households have ownership rates slightly above the overall city rate at 64% for both groups.

Homeownership for Hispanic and African American households is much lower: 52% and 37%, respectively. For Hispanic households, the disparity is partially related to income: Median income for

Hispanic households is $108,443—about $5,000 less than for non-Hispanic White households. Household income for Black households is $104,531—almost $10,000 less than non-Hispanic White households.

As discussed in detail in the 2023 Broomfield Housing Needs Assessment Update, the ownership market in Broomfield has experienced sharp price increases and declining affordability since 2012. Rising prices in the ownership market have the most impact on renters who would like to buy as ownership is pushed further out of reach. In the resident survey, 14% of residents in Broomfield who would like to buy a home selected inability to afford a down payment as an impediment. To address this barrier, Broomfield was awarded $1.5 million from the Colorado Department of Local Affairs Proposition 123 funding for a Down Payment Assistance Program targeted to residents with income between 80% and 120% AMI.

The 2023 Broomfield Housing Needs Assessment includes an analysis of homes listed for sale and sold in Broomfield in 2021 and 2022 and conducted a gaps analysis for renters who may wish to buy a home. The analysis found that Broomfield's median sale price of $648,512 was higher than the metro overall ($601,926) and higher than surrounding areas except the City of Boulder. Only 1% of homes listed/sold in Broomfield were priced below $298,000 (affordable to households with income less than $100,000) while 87% were priced over $447,000 (affordable to households with income more than $150,000). At the time the study was conducted, the gaps analysis showed that only households with income above $150,000 could afford to buy a home. Mobile homes (median price of $55,000), condos (median price of $412,000), and townhomes (median price of $537,800) were the least expensive options according to 2021 and 2022 assessor data. The median price of a single family home was $630,000.

If demand for living in the region continues, job growth is strong, and opportunities to increase affordable housing stock are limited, future workforce will be more likely to commute in from areas like east Boulder County and western Weld County communities, especially workers earning $100,000 and less.

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

Introduction

This section provides an overview of the economic and community development status of the City and County of Broomfield. Data tables have been updated with 2023 5-year ACS data where possible.

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	297	25	0.8%	0.1%	-0.8%
Arts, Entertainment, Accommodations	3,403	2,956	9.4%	7.4%	-1.9%
Construction	1,913	1,746	5.3%	4.4%	-0.9%
Education and Health Care Services	7,059	3,753	19.4%	9.4%	-10.0%
Finance, Insurance, and Real Estate	2,228	2,320	6.1%	5.8%	-0.3%
Information	1,754	4,909	4.8%	12.3%	7.5%
Manufacturing	3,068	3,318	8.4%	8.3%	-0.1%
Other Services	999	797	2.7%	2.0%	-0.7%
Professional, Scientific, Management Services	6,220	11,368	17.1%	28.6%	11.5%
Administration and Support, Waste Management	1,706	1,364	4.7%	3.4%	-1.3%
Public Administration	1,515	1,288	4.2%	3.2%	-0.9%
Retail Trade	2,811	3,484	7.7%	8.8%	1.0%
Transportation and Warehousing	1,520	812	4.2%	2.0%	-2.1%
Wholesale Trade	1,867	1,633	5.1%	4.1%	-1.0%
Total	36,360	39,773	100.0%	100.0%	0.0%

Table 84 - Business Activity

Data Source: 2022 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	43,541
Civilian Employed Population 16 years and over	42,125
Unemployment Rate	3.25%
Unemployment Rate for Ages 16-24	4.81%
Unemployment Rate for Ages 25-65	3.11%

Table 85 - Labor Force

Data Source: 2023 5-year ACS

Occupations by Sector	Number of People
Management, business and financial	10,093
Farming, fisheries and forestry occupations	52
Service	5,123
Sales and office	6,865
Construction, extraction, maintenance and repair	1,782
Production, transportation and material moving	2,701

Table 86 – Occupations by Sector

Data Source: 2023 5-year ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,843	58%
30-59 Minutes	11,023	36%
60 or More Minutes	1,723	6%
Total	***30,589***	***100%***

Table 87 - Travel Time

Data Source: 2023 5-year ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	1,073	0	511
High school graduate (includes equivalency)	3,399	64	1,118
Some college or Associate's degree	8,090	302	1,466
Bachelor's degree or higher	22,403	756	2,717

Table 88 - Educational Attainment by Employment Status

Data Source: 2023 5-year ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	127	115	73	220	230
9th to 12th grade, no diploma	543	231	418	527	278
High school graduate, GED, or alternative	2,029	1,102	1,154	2,339	2,129
Some college, no degree	1,579	1,573	1,289	3,145	2,557
Associate's degree	219	1,059	964	1,828	821
Bachelor's degree	1,319	5,142	4,128	6,449	2,904
Graduate or professional degree	127	2,541	2,937	4,731	2,438

Table 89 - Educational Attainment by Age

Data Source: 2023 5-year ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$42,905
High school graduate (includes equivalency)	$53,386
Some college or Associate's degree	$55,921
Bachelor's degree	$82,446
Graduate or professional degree	$104,475

Table 90 – Median Earnings in the Past 12 Months

Data Source: 2023 5-year ACS

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

The employment industries that provide the greatest share of jobs in Broomfield are Professional, Scientific, and Management services (29% of all jobs), Information (12% of all jobs), Education and Health Care Services (9% of all jobs), Retail (9% of all jobs), and Manufacturing (8% of all jobs). Manufacturing is becoming one of the fastest growing sources of employment in Broomfield.

Most workers in Broomfield are employed in Education and Health care services (19% of workers), Professional, Scientific, and Management services (17% of all workers), Arts, Entertainment and Accommodations (9% of all workers), and Retail Trade (7% of all workers).

Describe the workforce and infrastructure needs of the business community:

Broomfield residents are relatively well educated, labor market engagement is high, and unemployment rates are lower than state and national averages. According to Broomfield's Comprehensive Plan, Broomfield's future economic sustainability will depend on economic development efforts that encourage continued diversity and balance with respect to job growth.

Broomfield businesses have traditionally demanded a highly educated workforce, and that trend will continue into the foreseeable future. The target industries for expansion over the next decade in Broomfield include Healthcare and Education, Professional and Business Services, Financial Activities, Information, Aerospace Engineering, and Bioscience Engineering, and other advanced manufacturing, all of which require post-secondary training.

As the region continues to grow, there will be increasing demands on regional transportation infrastructure, including road/highways and public transit. This is particularly important for Broomfield as the city has a very high proportion of both in- and out-commuters: 88% of working Broomfield residents are out-commuters and 89% of Broomfield's jobs are held by in-commuters according to 2022 LEHD data.

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.

As discussed in the City's Comprehensive Plan, Broomfield is uniquely positioned to redevelop existing commercial centers and to establish new ones in the developing neighborhoods in the northern section of the community. Because of its central location between Denver and Boulder, Broomfield is a highly attractive expansion and target location for many new businesses.

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

Broomfield has a highly skilled workforce, with 55% of the population aged 25 to 65 holding a bachelor's degree or higher. Eighty-one percent of the Broomfield working-age population has at least some college experience, an Associate's degree, or a Bachelor's degree or higher.

The Job-Less Workers column of the Business Activity table suggests that Broomfield has somewhat fewer workers than jobs in Professional, Scientific and Management Services (12 percentage point difference) and Information and in Professional, Scientific, Management Services (8 percentage point difference). Conversely, the City has somewhat more workers than jobs in the Education and Health Care Services (10 percentage point difference). In all other industries, the difference between workers and jobs is 2 percentage points or less.

The job market in Broomfield is characterized by a high proportion of both in- and out-commuters: 88% of working Broomfield residents are out-commuters and 89% of Broomfield's jobs are held by in-commuters. The most common out-commuting destinations are Denver and Boulder, and the most common in-commuting origins are Denver, Westminster, and Thornton.

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.

In Broomfield, the Broomfield Workforce Center offers services to assist residents in enhancing their job search and employment readiness skills. The center aims to match individuals' experiences with suitable employers and quality jobs, ensuring that the workforce's skills align with market demands. Additionally, the Broomfield Workforce Young Adult Program offers supportive services for young adults 16 to 24 to match skills and interests with employment or post-secondary education opportunities. This approach focuses on key base-level skills that each industry has in common, to ensure that job seekers obtain transferable skills that provide a strong foundation, and promote continuous education and training.

According to the City's Comprehensive Plan's Economic Development goals, the target industries for expansion over the next decade in Broomfield include:

- Healthcare and Education
- Professional and Business Services
- Financial Activities
- Information
- Aerospace Engineering
- Bioscience Engineering

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

Yes, the City and County of Broomfield participates through the Denver Regional Council of Governments (DRCOG).

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.

DRCOG's Comprehensive Economic Development Strategy revolves around five themes:

- Intentional workforce development, including upskilling programs, expanded educational opportunities, childcare workforce development;
- Addressing affordability, including the development of a regional housing strategy, and making childcare, healthcare, and transportation more affordable and accessible;
- Equitable access to opportunities, including entrepreneurship support for special populations, financial counseling, and public transit expansion;
- Community infrastructure deployment, including investments in broadband, water and sewer upgrades; and
- Building a resilient, vibrant region, with a focus on hazard mitigation and sustainable planning.

These initiatives would help Broomfield attract and retain workers by lowering living costs and expanding transportation options to areas of opportunity throughout the region. Regional infrastructure improvements would also allow for expanded residential and business opportunities. Broomfield is particularly attractive to residents and business given its location between Denver and Boulder.

Discussion

Please see above.

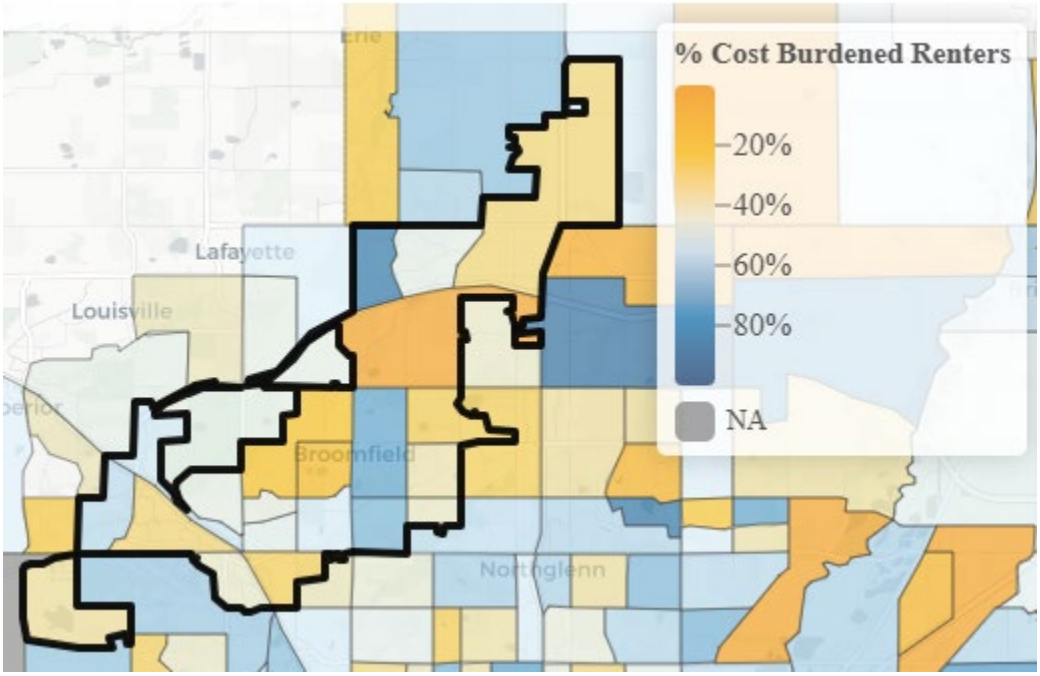
MA-50 Needs and Market Analysis Discussion

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

The maps shown in this section are screenshots of HUD's Socio-Demographic Data Dashboard that utilizes 2021 5-year ACS data.

Concentration of housing cost burden. Cost burden was identified as the most common housing problem in the region and in Broomfield. The map titled "Percentage of Cost Burdened Renters by Census Tract, City and County of Broomfield" shows that Tract 314.01 in northwest Broomfield has the highest proportion of cost-burdened renters at 86.5%, followed by Tract 305 and 308 in south central Broomfield (70.8% and 66.5%, respectively). The southwestern corner has Tracts with renter cost-burden rates above 50%. For owners, shown in the map titled "Percentage of Cost Burdened Owners by Census Tract, City and County of Broomfield" cost burden is highest in Tract 311.01 where 56% of owners are cost burdened.

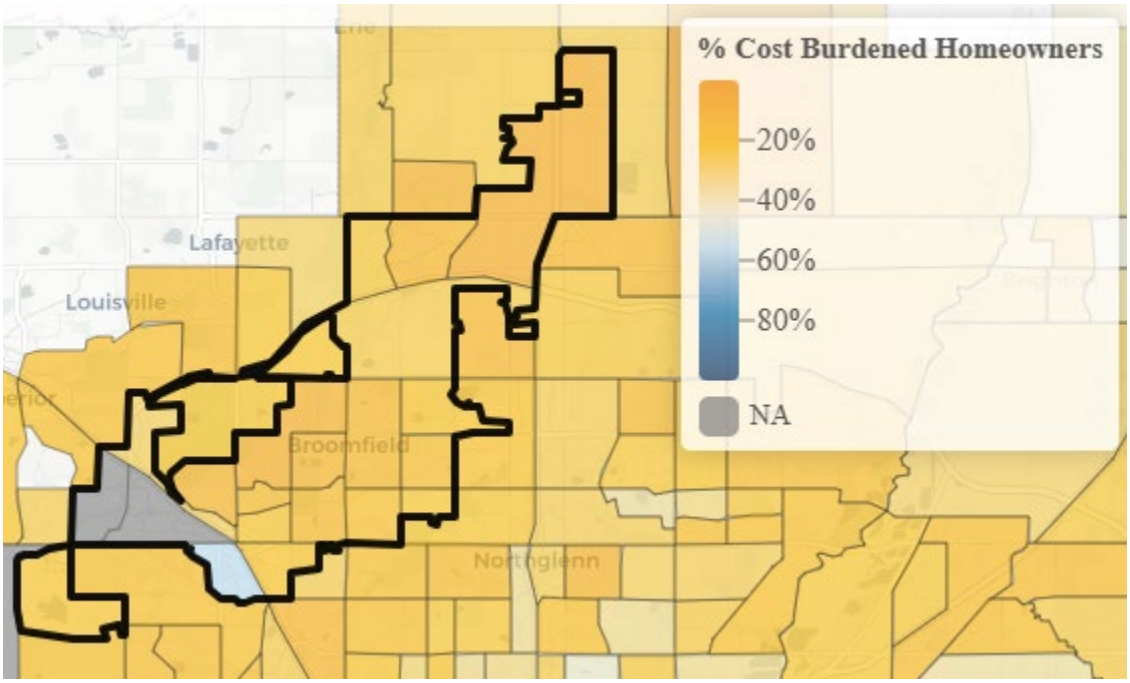
Percentage of Cost Burdened Renters by Census Tract, City and County of Broomfield



Source: HUD Socio-Demographic Maps, 2022 5-year ACS.

Alternative text: Map of Broomfield showing proportions of cost burdened renters by census tract, with yellow indicating smallest proportion and blue indicating higher proportions

Percentage of Cost Burdened Owners by Census Tract, City and County of Broomfield



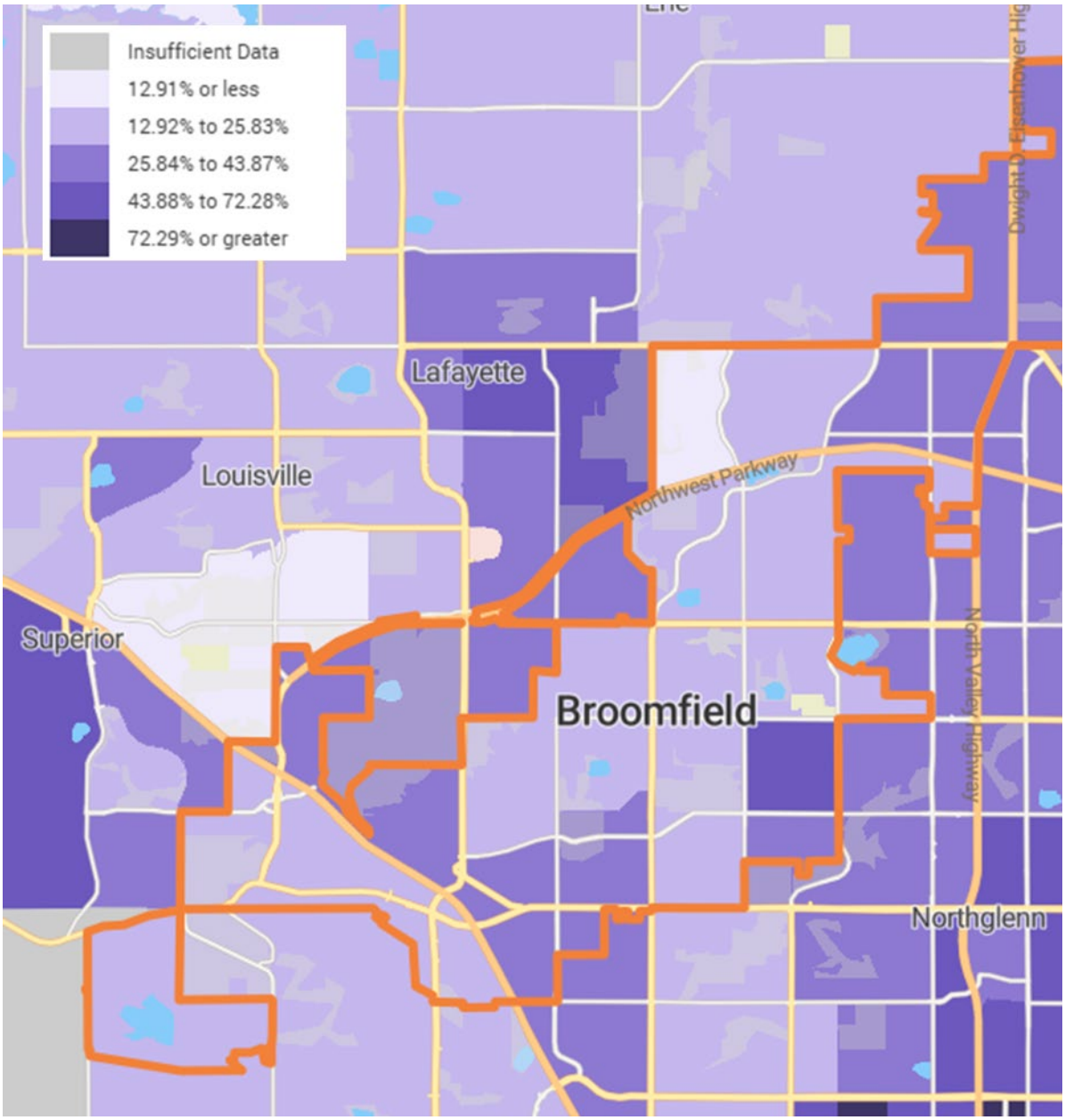
Source: HUD Socio-Demographic Maps, 2022 5-year ACS.

Alternative text: Map of Broomfield showing proportions of cost burdened owners by census tract, with yellow indicating smallest proportion and blue indicating higher proportions

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

Race/ethnicity. A concentration is defined as a tract with a non-White population that surpasses 50% of the population. Broomfield has one tract (30600) that has a non-White population above 50% in the southeastern side of the city. This area has slightly more Hispanic residents, as shown by the dot map below. The map titled “National Origin, City and County of Broomfield” shows a slightly higher representation of immigrants from Mexico in the southeastern area of Broomfield.

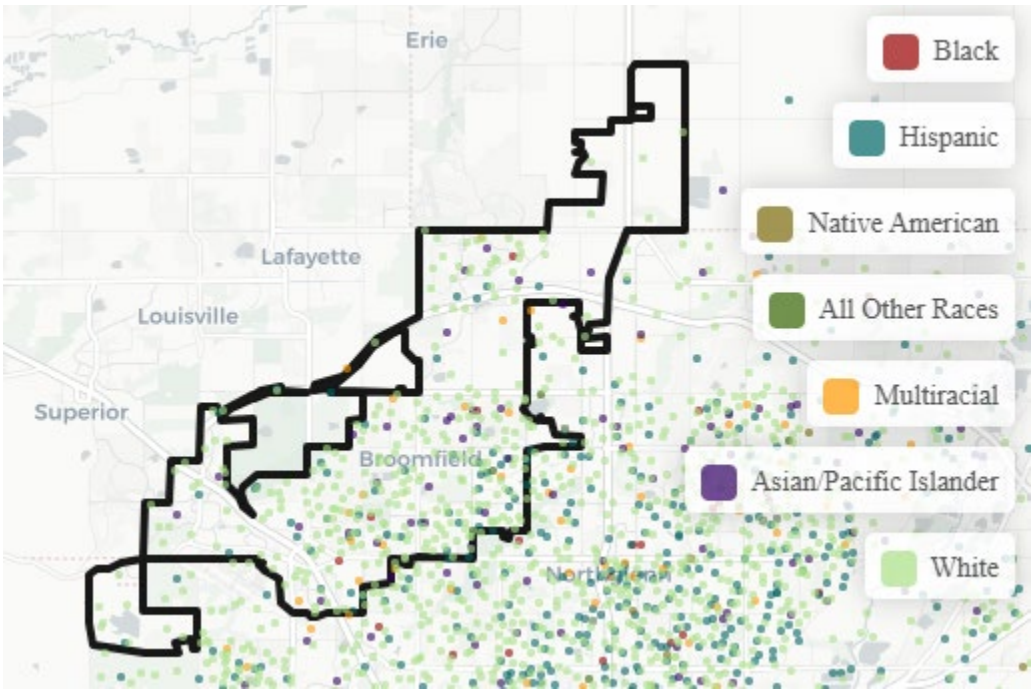
Proportion of Non-White Residents, Census Tract, Broomfield



Source: PolicyMap and 5-year 2022 ACS.

Alternative text: Map of Broomfield showing proportion of non-White residents from light purple (lowest proportion), to dark purple (highest proportion)

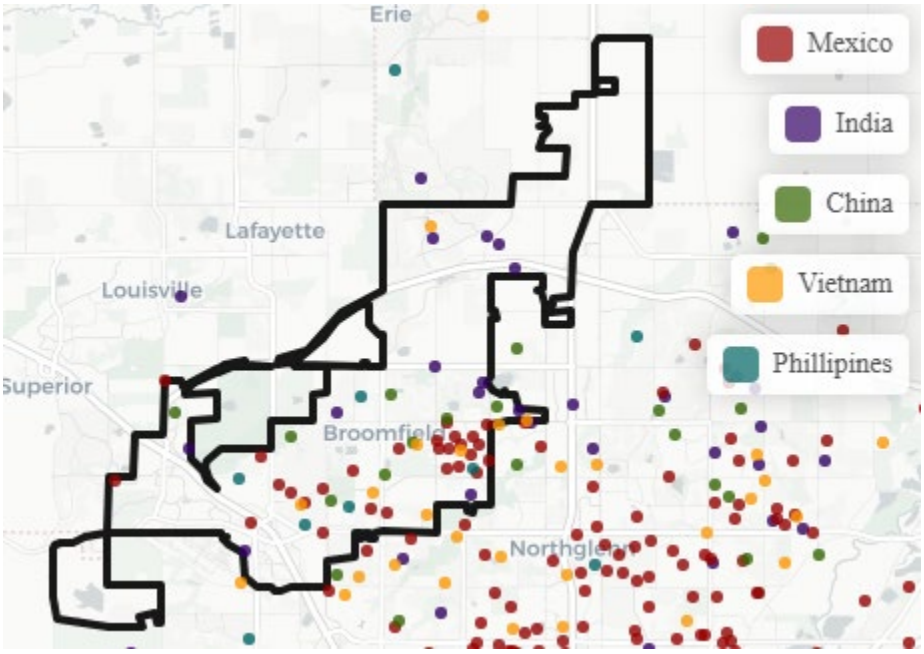
Population by Race and Ethnicity, City and County of Broomfield



Source: HUD Socio-Demographic Maps, 2022 5-year ACS

Alternative text: Map of Broomfield with dots representing 200 people each by race. Red represents Black population, green is White, purple is Asian/Pacific Islander, teal is Hispanic, green is all other races, and yellow is multiracial.

National Origin, City and County of Broomfield

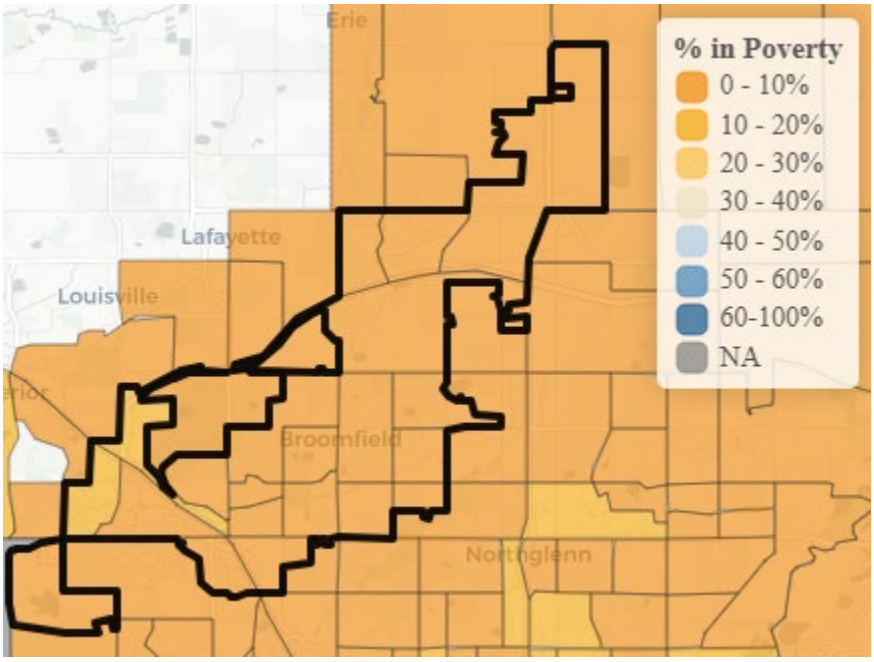


Source: HUD Socio-Demographic Maps, 2022 5-year ACS

Alternative text: Map of Broomfield with dots representing 25 people each by origin. Red represents people from Mexico, purple represents people from India, green represents people from China, yellow represents people from Vietnam, and team represents people from the Philippines.

Poverty. HUD defined concentrated poverty as a Census tract with a poverty rate of 40% or higher (or three times the metro area average). Poverty does not vary much throughout Broomfield. Tracts in southwestern Broomfield have the highest poverty rates (15%). There are no neighborhoods that qualify as concentrated poverty.

Poverty Rate by Census Tract, City and County of Broomfield



Source: HUD Socio-Demographic Maps, 2022 5-year ACS

Alternative text: Map of Broomfield with poverty rate by census tract shown on scale from orange (lowest poverty) to blue (highest poverty).

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

Tracts in south central and southwestern Broomfield, where housing burden and poverty overlap, tend to have older housing stock compared to northern Broomfield. There are more affordable housing options in these tracts, including three LIHTC properties. Harvest Hill, a 152 unit apartment complex income restricted to residents with income 30% to 70% AMI, was recently approved and will be located in southwestern Broomfield. The property is located within a quarter-mile of RTD stations, including connections to the Flatiron Flyer to Denver and Boulder. There will also be an onsite park adjacent to the property and sidewalks and bike lanes installed along Wadsworth Boulevard to promote connectivity to transit stations and trails. Development of more income-aligned communities in northern Broomfield is anticipated through the Baseline Center Street project. Income-restricted for sale homes developed through Broomfield's Inclusionary Housing Ordinance are located in areas throughout the city. These include Grand Vue in southern Broomfield, Lennar in northern Broomfield, and Dillon Pointe in central Broomfield.

Are there any community assets in these areas/neighborhoods?

Yes, access to parks and community amenities such as shopping and retail are high in this area. Job access is also high as is the access to major transportation corridors for commuting.

Are there other strategic opportunities in any of these areas?

Since these tracts hold relative affordability compared to other parts of the city, a strategic opportunity is preservation of existing affordable units in the neighborhood.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Citywide, 94% of households have a desktop or laptop computer and 95% have a smartphone. Eighty-eight percent of households have broadband access by cable, fiber, or DSL and 96% have some type of broadband access—6% only have internet through their cellular data plan.

Despite widespread internet access overall, 2023 5-year ACS data indicate that access is much lower for low- and moderate-income households. In Broomfield just 3% of households earning $75,000 or more per year are *without* an internet subscription compared to 11% of households earning less than $20,000 per year and 7% of households earning between $20,000 and $75,000 per year.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the Federal Communications Commission (FCC) database, Broomfield is served by at least 10 broadband providers. Space Exploration Inc., Viasat Inc, and Comcast service 100% of Broomfield.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Broomfield's Hazard Mitigation Plan identifies a number of potential hazards including atmospheric, geologic, public health, and other hazards, along with their probability and consequences. The most likely hazards associated with climate change include drought, extreme temperatures (both heat and cold), flooding, severe storms (hail, lightning, wind), tornado, and severe winter (storm/blizzard). Potential consequences of these occurrences range from moderate to critical.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

There are no geographic areas of the city known to have a disproportionately high risk of natural disasters though some residents and businesses may experience disproportionate impacts.

Residents most vulnerable are those that depend on hourly wage employment as they do not receive wages if they cannot make it to work or their work is closed during or in the wake of a disaster. Small service-oriented businesses are also vulnerable as they are most impacted by potential closures and are less likely than larger corporations to be able to weather a stoppage or shortage in cash flow. Populations that may have difficulty evacuating include older adults or people with a disability, experience language barriers, and school aged children who may be in school at a time of emergency.

Low- and moderate- income households may have more difficulty recovering from disasters that cause housing damage (e.g., tornadoes, flooding, hailstorms) and may require additional resources/support to do so—including home repair programs. Mobile home communities are also more vulnerable to climate risks, as they are not built to withstand damaging winds or hail from severe thunderstorms.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

City and County of Broomfield 2025-2029 Strategic Plan focuses CDBG allocations to continue the Home Rehabilitation and Urgent Repair Programs, support for small businesses and other economic development activities, and community development activities as they arise.

The priorities established in the 2025-2029 Consolidated Plan are as follows:

Homeownership Programs - The Homeownership Program goal is to preserve and expand opportunities for affordable homeownership. This is accomplished through rehabilitation assistance to keep existing stock safe and habitable, help owners to age in place, and supporting low-to-moderate income home buyers access quality, affordable homeownership opportunities.

Community Development Programs - The Community Investment Program goal is to revitalize and invest in the community to ensure that all neighborhoods, particularly those with residents who have low to moderate income, enjoy a high quality of life.

Economic Development Programs - The Economic Development Program goal is to increase the economic empowerment of residents to secure a stable income and build wealth.

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

Geographic Area

Table 91 - Geographic Priority Areas

1	**Area Name:**	City and County Wide
	Area Type:	Regional
	Other Target Area Description:	Regional
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Allocations are based purely on economic need, 100% low-income benefit. Funds are distributed on application submittal on an on-going basis.

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

Priority Needs

Table 92 – Priority Needs Summary

1	**Priority Need Name**	Homeownership Programs
	Priority Level	High
	Population	Low Moderate Large Families Families with Children Elderly Individuals Persons with Physical Disabilities
	Geographic Areas Affected	Regional
	Associated Goals	Homeownership Programs Program Administration
	Description	Preserve existing affordable owner-occupied housing stock by keeping houses safe and habitable, help owners to age in place through modifications.
	Basis for Relative Priority	Preserve and expand opportunities for affordable homeownership. This is accomplished through rehabilitation assistance to keep existing stock safe and habitable, help owners to age in place, and supporting low-to-moderate income home buyers access quality, affordable homeownership opportunities.
2	**Priority Need Name**	Community Development
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle 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 Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Regional
	Associated Goals	Community Development Programs Program Administration
	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.
	Basis for Relative Priority	Annual community development funding allocation prioritizes the capital needs, including facility acquisition and rehabilitation, of agencies that serve low-income households. This priority also encompasses revitalization needs of low income neighborhoods.
3	**Priority Need Name**	Economic Empowerment

	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Regional
	Associated Goals	Economic Development Programs Program Administration
	Description	Increase the economic empowerment of residents to secure a stable income and begin to build wealth. Increase the economic stability of businesses to provide and maintain employment opportunities primarily for low/moderate income residents.
	Basis for Relative Priority	Economically vibrant, the region is poised to continue on a sustainable path of economic development. To ensure participation of people who have low and moderate income in the local economy have expanded workforce training opportunities and continued access to capital to start new and expand existing businesses will be critical.

Narrative (Optional)

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

Introduction

This section discusses the City and County of Broomfield's resources that will be used to meet the goals of the 2025 – 2029 Five Year Consolidated Plan. Since becoming an entitlement community in 2009, Broomfield has successfully initiated and operated various housing programs.

Broomfield proposes to use CDBG funds to continue the Home Rehabilitation and Urgent Repair Programs, support for small businesses and other economic development activities, and community development activities as they arise. It is proposed that HOME funds be used to continue the Tenant Based Rental Assistance Program (TBRA) administered through the Health and Human Services Department.

I

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	284,341.00	10,645.00	0.00	294,986.00	1,137,364	The expected CDBG available remaining funds are equal to $269,135 x 4 years.

Table 93 - 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 Broomfield, whenever possible, CDBG funds will be leveraged to support new or preserve attainable housing. CDBG is also used to expand program areas that previously didn't get a lot of support, such as small business assistance and support for community organizations

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

The City does not currently propose to use any publicly owned land to address the needs identified in the Consolidated Plan. However, the City will remain open to this is as a strategy to increase affordable housing opportunities.

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, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City and County of Broomfield	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction

Table 94 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths. The Broomfield Collaborative Management Program (via Broomfield FISH) aims to provide holistic, wraparound services for families through organizational collaboration. The Collaborative Management Program connects families in need with an Individualized Service and Support Team made up of representatives from community organizations. Organizations provide resources for food and clothing access, mental and behavioral health, education, legal assistance, access to childcare, workforce and employment assistance, financial assistance, and youth services.

Stakeholders in Broomfield highlighted that their jurisdiction's smaller size and nimble structure allow for quicker adaptation and innovation in addressing housing and service needs. Broomfield's network of mental health, faith-based, and centralized community resource hubs like Broomfield FISH and the Refuge also drive Broomfield's success in service provision. This network meets regularly to identify, coordinate, and leverage funding and resource opportunities through the Broomfield Housing Solutions Forum.

Gaps. The greatest challenges in the region include limited funding to serve the growing number of residents who need services. Transportation options to move residents to major employment centers and additional services, such as doctor appointments, is an additional challenge. Advocates in Broomfield also indicated that the City is lacking direct services (and shelter options) for people experiencing homelessness and survivors of domestic violence.

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		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other			

Table 95 - 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)

The City and County of Broomfield addresses the needs of homeless individuals through its Tenant-Based Rental Assistance Program (TBRA), a two-year self-sufficiency program that provides rental assistance and supportive case management for low-income Broomfield families. Families must be homeless, living with family or friends, or have unsafe/unstable housing; families who need rental assistance to sustain a current lease or rental agreement do not qualify. Broomfield also administers Housing Choice Vouchers, through the Broomfield Housing Alliance, as a subrecipient of the Colorado Division of Housing, the waitlist priority for those vouchers are homeless individuals or families. The Refuge offers a safe place for people experiencing homelessness to rest, get connected to local services, and obtain essential hygiene supplies.

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

Strengths. Strengths in the region's service delivery system include a cooperative system of providers with few areas of duplication, centralized areas for delivery services and a region that has a strong reputation for addressing the needs of residents with very low income. For special needs populations, there are innovative examples of services, such as Broomfield's Sunshine Home Sharing program that pairs older adults with extra space with residents looking for more affordable rent in exchange for chores and light maintenance that help older adults age in place.

Gaps. Stakeholders and residents in Broomfield who participated in community meetings identified the following gaps for special needs populations and persons experiencing homelessness:

- Inadequate supply of affordable homes, including accessible homes for persons with disabilities, studio and one-bedroom apartments for single persons transitioning from homelessness, and two or three bedroom units for families;
- In addition to more affordable and accessible housing, increased funding for accommodations requests for renters and homeowners with disabilities;
- More services for survivors of domestic violence, including need for a shelter to Broomfield; and
- More emergency housing that acts as a bridge between homelessness and a more permanent housing solution, such as emergency motel vouchers and transitional housing options.

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

Stakeholders part of the Broomfield Housing Solutions Forum aim to continue collaboration to maximize their limited funding.

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeownership Programs	2025	2029	Affordable Housing	City and County Wide	Existing Owner-Occupied Hsg Assistance Program Home Buyer Programs	CDBG: $1,065,000	70 Households Assisted
2	Community Development Programs	2025	2029	Non-Housing Community Development	City and County Wide	Community Development	CDBG: $28,400	Other: 5 Other
3	Economic Development Programs	2025	2029	Economic Development	City and County Wide	Economic Empowerment	CDBG: $137,350	Other: 4 businesses 5 jobs
4	Program Administration	2025	2029	Affordable Housing Homeless	City and County Wide	Rental Housing Programs Existing Owner-Occupied Hsg Assistance Program Home Buyer Programs Homeless Assistance Programs Community Investment Economic Empowerment	CDBG: $201,600	Other: 0 Other

Table 96 – Goals Summary

Goal Descriptions

1	**Goal Name**	Homeownership Programs
	Goal Description	The Homeownership Program goal is to preserve and expand opportunities for affordable homeownership. This is accomplished through rehabilitation assistance to keep existing stock safe and habitable, help owners to age in place, and supporting low-to-moderate income home buyers access quality, affordable homeownership opportunities.
2	**Goal Name**	Community Development Programs
	Goal Description	The Community Development Programs goal is to revitalize and invest in the community to ensure that all neighborhoods, particularly those with residents who have low to moderate income, enjoy a high quality of life. This includes public facility improvements and rental housing development and rehabilitation.
3	**Goal Name**	Economic Development Programs
	Goal Description	The Economic Development Programs goal is to increase the economic empowerment of residents to secure a stable income and build wealth.
4	**Goal Name**	Program Administration
	Goal Description	Administration of CDBG funded programs.

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)

Approximately 20 households per year will be assisted in a variety of CDBG funded programs for low-income households. Approximately 10 families a year will be served through the HOME-funded Tenant-Based Rental Assistance Program; HOME funds are discussed in the Consortium Consolidated Plan. In addition, approximately 35 families will be served through Cares Act allocation(s), which is approximately $92,000.

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

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

Broomfield requires all contractors doing rehabilitation or repair work in homes assisted with the rehabilitation programs to be certified in Lead-Based Paint removal and to use the HUD approved lead based paint safe practices and standards. The brochure “Protect your Family from Lead in your Home” is issued to all new participant families in the CDBG programs. Broomfield was monitored in 2023 and has since created extra steps to make sure all lead-based paint hazards and remediation policies are up to date. Broomfield staff has also contacted the director of the Office of Lead Hazard Control and Healthy Homes to continue collaborating with HUD staff to ensure compliance and best practices are being followed.

Twenty-four percent (4,721 units) of owner-occupied units in Broomfield were built before 1980. Broomfield’s rental stock is even newer—18% (2,058 units) were built before 1980. Although lead-based paint hazards will continue to be monitored, Broomfield’s newer housing stock minimizes the extent of risk.

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

Please see above.

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

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

The City and County of Broomfield will continue to support anti-poverty efforts by continuing to fund legal services that work to avoid evictions of low-income households. The Broomfield Health and Human Services (HHS) Department follows a Whole Family Success model which utilizes a multi-generational approach, creates a thriving community that promotes individual and whole family success, employment and economic resiliency, and healthy childhood development. Broomfield HHS also administers multiple self-sufficiency programs including Colorado Works and TANF, Employment First, LEAP, and emergency rental assistance for families who are able to sustain stable housing.

Additionally, the Broomfield Collaborative Management Program (via Broomfield FISH) aims to provide holistic, wraparound services for families in poverty through organizational collaboration. The Collaborative Management Program connects families in need with an Individualized Service and Support Team made up of representatives from community organizations. Organizations provide resources for food and clothing access, mental and behavioral health, education, legal assistance, access to childcare, workforce and employment assistance, financial assistance, and youth services.

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

The City and County of Broomfield, in partnership with other agencies, will continue to collaborate in pooling necessary resources to assist individuals and families with obtaining the tools to overcome poverty. The strategy will include:

- Addressing the housing needs of very low-income renter households through programs which provide new affordable housing or acquisition and rehabilitation of existing housing stock.
- Improving the quality of the existing housing stock for low-income homeowners who may be at or near the poverty level.
- Providing programs to assist low-income persons and families to prepare for and/or achieve homeownership, improving their financial condition and increasing stability.

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

Programs and projects administered and implemented by the City and County of Broomfield are monitored on a daily basis. Staff maintains electronic files on individual projects to ensure that all required procedures have been satisfied.

Broomfield monitors all housing and other programs set forth in the contract documents with the agency/contractor responsible for the specific work. Monitoring standards and procedures cover fiscal record keeping, labor standards, acquisition and relocation, rehabilitation and economic development (as applicable), eligibility criteria and quality of work. Broomfield will evaluate on an annual basis how its programs further fair housing opportunities

Broomfield also tracks its performance and success in meeting goals at a broader level. Broomfield reviews the strategies and objectives as identified in the Consolidated Plan with actual program accomplishments. Based on that analysis, Broomfield considers amending or making updates to the adopted Consolidated Plan.

Expected Resources

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

Introduction

The City and County of Broomfield's resources are being used to meet the goals of the 2025-2029 Five Year Consolidated Plan. Since becoming an entitlement community in 2009, Broomfield has successfully initiated and operated various housing programs, serving over 1,000 low and moderate-income households.

Programmatically, the 2025 Action Plan continues to focus on its single-family home rehabilitation program and expand activities that support small businesses.

In addition to CDBG funds, Broomfield receives HOME funds through the Boulder-Broomfield Consortium which are utilized to provide Tenant-Based Rental Assistance (TBRA) administered through the City and County of Broomfield Health and Human Services Department. The HOME funds are reflected in the Boulder Action Plan.

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	284,341.00	10,645.00	0.00	294,986.00	1,137,364	Expected Amount Available is annual allocation $284,341 x 4

Table 97 - 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 Broomfield, whenever possible, CDBG funds will be leveraged to support new or preserve attainable housing. CDBG is also used to expand program areas that previously didn't get a lot of support, such as small business assistance and support for community organizations.

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

Broomfield owns very little public land. Some of the land they own conflicts with flight patterns from the local airport. However, Broomfield will remain open to this as a strategy to increase affordable housing opportunities, particularly during the redevelopment of the Arista First Bank Center and the Broomfield Town Square.

Discussion

The City and County of Broomfield continue to work with both internal and external partners to identify opportunities to leverage or expand its programs to serve the target population.

Annual Goals and Objectives

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

Goals Summary Information

1	Homeownership Programs	2025	2029	Affordable Housing	City and County Wide	Existing Owner-Occupied Hsg Assistance Program	CDBG: $225,341.00	Homeowner Housing Rehabilitated: 16 Household Housing Unit
2	Economic Development Programs	2025	2029	Economic Development	City and County Wide	Economic Empowerment	CDBG: $15,645	Jobs created/retained: 2 Jobs Businesses assisted: 1
3	Program Administration	2025	2029	Affordable Housing Homeless	City and County Wide	Rental Housing Programs Existing Owner-Occupied Hsg Assistance Program Home Buyer Programs Homeless Assistance Programs Community Investment Economic Empowerment	CDBG: $54,000.00	Other: 0 Other

Table 98 – Goals Summary

Goal Descriptions

1	**Goal Name**	Homeownership Programs
	Goal Description	The Homeownership Program goal is to preserve and expand opportunities for affordable homeownership. This is accomplished through rehabilitation assistance to keep existing stock safe and habitable, help owners to age in place, and supporting low-to-moderate income home buyers access quality, affordable homeownership opportunities.

2	**Goal Name**	Economic Development Programs
	Goal Description	The Economic Development Programs goal is to increase the economic empowerment of residents to secure a stable income and build wealth.
3	**Goal Name**	Program Administration
	Goal Description	Administration of CDBG funded programs.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Broomfield continues to primarily focus on its single-family home rehabilitation program but will also expand activities that support small businesses and neighborhood support organizations in 2025. Broomfield will utilize CDBG funding to expand its current Enhance Broomfield small business assistance program, microgrants program, and to provide support to community service providers.

#	Project Name
1	Homeowner Occupied Rehab Program & PAT (2025)
2	Planning and Administration
3	Economic Development Programs

Table 99 – Project Information

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

The continued rising costs of housing and low vacancy rates in the Denver Metro region create further obstacles to create equitable housing opportunities, providing housing stability to current residents, and resolve issues of homelessness. Broomfield's average home pricing, as well as average rental unit costs, continue to increase. Households earning low or moderate incomes are priced out of the current housing market or are paying well above 30% of their gross income toward their housing costs.

Current allocation priorities are therefore focused on housing programs and support (primarily single-family rehabilitation), small business assistance, and community organization support.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Homeowner Occupied Rehab Program & Paint-a-Thon (2025)
	Target Area	City and County Wide
	Goals Supported	Homeownership Programs
	Needs Addressed	Existing Owner-Occupied Hsg Assistance Program
	Funding	CDBG: $225,341.00
	Description	Contract with subrecipient Brothers Redevelopment, Inc. for the 2025 program year; to offer single-family homeowner rehabilitation services to low and moderate income residents in Broomfield. Also, includes funding for the Paint a thon program to provide exterior improvements to low income homeowners
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	16 low to moderate income homeowners
	Location Description	City and County of Broomfield
	Planned Activities	14A Rehabilitation: Single-Unit Residential LMH
2	**Project Name**	Planning and Administration
	Target Area	City and County Wide
	Goals Supported	Homeownership Programs Community Investment Programs Economic Development Programs Program Administration

	Needs Addressed	Rental Housing Programs Existing Owner-Occupied Hsg Assistance Program Home Buyer Programs Homeless Assistance Programs Community Investment Economic Empowerment
	Funding	CDBG: $54,000.00
	Description	Funding to support planning and administration of 2025 CDBG funds.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City and County of Broomfield
	Planned Activities	Support Planning and Administration for 2025 CDBG funds allocation
3	**Project Name**	Economic Development Programs
	Target Area	City and County Wide
	Goals Supported	Economic Development Programs
	Needs Addressed	Economic Empowerment
	Funding	CDBG: $15,645.00
	Description	The Economic Development Programs goal is to increase the economic empowerment of residents to secure a stable income and build wealth. It includes Small Business Loans and Microgrants.
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	Estimated one loan granted and one job created
	Location Description	Citywide - City and County of Broomfield
	Planned Activities	18A - ED Direct Financial Assistance to For-Profits

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

Assistance will be directed county wide, no specific targeted areas inside of the county.

Geographic Distribution

Target Area	Percentage of Funds
City and County Wide	100

Table 100 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Broomfield does not have identified areas of low-income or minority concentration, therefore, the programs are not directed geographically. Low-income residents from the entire entitlement area are eligible to participate in the Broomfield programs.

Discussion

Please see above.

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

Introduction

The City and County of Broomfield focuses on activities and efforts to address housing issues identified in the 2025-2029 Consolidated Plan Housing Needs Assessment and updated statistical data. In 2025, Broomfield continues to serve the targeted population through activities described within this plan. This is becoming more of a challenge due to several factors, which include lack of units to keep up with the demand for affordable housing, and the continued rise in the cost of living. Additionally, the limited amount of federal and local resources, limited land availability within Broomfield development, and the rise in construction and labor costs continue to impact affordability.

Compounding these issues is the financial challenge Broomfield faces relative to its exponential growth. Over the past twenty years, Broomfield has grown and evolved in significant ways. Broomfield changed from a city located in four counties, into a government providing city and county programs and services. The population has nearly doubled, and the local economy is now one of the strongest in Colorado. While being the smallest geographic county in Colorado at just over 33 square miles, it experienced the largest population growth by percentage in the 2020 Census count, increasing by almost a third at over 32%. Much of Broomfield is now at or near build-out, and the socio-economic factors influencing development are rapidly evolving. However, city and county revenues are not growing at the same pace. Broomfield therefore faces a challenge to continue building at an appropriate growth rate while balancing residential and commercial growth. With the inflation rate affecting infrastructure and city services costs as well, it becomes increasingly more expensive to provide the requisite support to all development, especially residential projects.

An additional challenge faced by Broomfield is the lack of housing vouchers. Broomfield did not become a county until 2001. At that time, HUD was not allocating additional vouchers to new jurisdictions. Therefore, Broomfield receives a portion of the vouchers allocated to the State of Colorado through a subaward. These vouchers are limited in quantity and Broomfield's goal is to be a direct voucher recipient so the amount of housing vouchers can increase. Broomfield's housing authority is working with the Division of Housing within DOLA to address the housing voucher needs in the community.

Actions planned to address obstacles to meeting underserved needs

The goals set forth in this plan position the City and County of Broomfield to continue its focus on meeting needs in the areas of housing stability, displacement prevention, economic vitality and fiscal sustainability, and community services for low- to moderate-income residents. The City will continue to focus both federal and local resources and work with partners to devise and support creative solutions to meet these needs, as well as search out additional funding resources to aid in developing additional programs to meet local needs. The city will continue to explore new leveraging opportunities and

support regional efforts.

Actions planned to foster and maintain affordable housing

The City and County of Broomfield plans to continue focusing the majority of its CDBG funding on the Home Rehabilitation program to maintain the limited affordable housing stock and prevent displacement of lower income residents. Additionally, Broomfield works with private sector developers and owners of affordable housing to produce and maintain their stock of housing units, by setting aside general funds from its Inclusionary Housing program to support those efforts. Broomfield provides a mix of CDBG and general funding grants to businesses who want to expand capacity of existing operations, facilitate the creation of jobs for low to moderate income individuals, and invest in the long-term sustainability and vitality of their business. This business support in turn helps efforts to maintain affordable housing in Broomfield by offering additional opportunities within the local workforce for local residents.

Actions planned to reduce lead-based paint hazards

The City and County of Broomfield will continue, through the rehabilitation program, to ensure any discovered hazards of lead-based paint are remediated, and to continue education efforts through its family self-sufficiency and other Health and Human Services programs.

Broomfield requires all contractors doing rehabilitation or repair work in homes assisted with the rehabilitation programs to be certified in Lead-Based Paint removal and to use the HUD approved lead based paint safe practices and standards.

Actions planned to reduce the number of poverty-level families

The City and County of Broomfield will continue to focus its efforts and resources to reduce the number of poverty-level families through the preservation and upgrade of safe and affordable housing. Continued and expanded coordination with Broomfield's Human Services programs will provide the opportunity to support the agencies serving poverty-level families. Additionally, continued support of the HOME-funded TBRA program will provide poverty-level families opportunities to gain training, resources, and support that can lead them to achieve self-sufficiency.

Actions planned to develop institutional structure

As part of the Economic Vitality and Development department, the City and County of Broomfield's Housing division primarily administers the Community Development Block Grant (CDBG)

program. CDBG is also being expanded within the department’s Business division.

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

Continued close coordination with Broomfield's Health and Human Services Division, as well as the newly created Broomfield Housing Alliance, will be the basis of activity and program funding recommendations made to Broomfield’s City Council for housing-related activities.

The Housing Division is an active member of the Broomfield Community Service Network (BCSN) .At least one staff member participates in the monthly meetings provided by the group. BCSN connects Broomfield organizations, including non-profits, government agencies and regional partners, and builds capacity for greater collaborative impact. Broomfield participates in the monthly Broomfield Housing Solutions Forum (BHSF) to continue the collaboration efforts with local organizations.

Broomfield also regularly coordinates with the Broomfield Workforce Center, the North Metro Small Business Development Center, the Denver Metro Economic Development Corporation, and the State Office of Economic Development and International Trade. Broomfield also provides annual funding to the Broomfield Area Chamber of Commerce to support technical assistance services for local businesses.

In addition, Broomfield will continue to expand its partnership and coordination with other local and regional social service and nonprofit organizations.

Discussion

Please see above.

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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	10,645
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	0
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	0

Other CDBG Requirements

1. The amount of urgent need activities	0

Discussion

Appendix - Alternate/Local Data Sources

1	**Data Source Name** 2023 American Community Survey
	List the name of the organization or individual who originated the data set. • U.S. Census Bureau
	Provide a brief summary of the data set. The United States Census Bureau facilitates an annual survey, the American Community Survey (ACS), that collects detailed demographic information pertaining to social, economic, and housing characteristics of the U.S. population.
	What was the purpose for developing this data set? The ACS is an ongoing survey that provides vital information on a yearly basis about the nation and its people. Information from the survey generates data that help inform how trillions of dollars in federal funds are distributed each year.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2023
	Briefly describe the methodology for the data collection. The Census Bureau mails letters to inform people living at an address that they have been selected to participate in the ACS and to provide instructions for completing the survey online. Households are asked to complete the survey online or to mail the completed paper questionnaire back to the Census Bureau's National Processing Center. If the Census Bureau does not receive a completed survey within a few weeks, it will mail an additional paper survey questionnaire. Following all mail contacts, a sample is taken from the addresses that have not responded online, by mail, or for those addresses with post office box mail delivery. These addresses are visited by Census Bureau field representatives, who will conduct the interview in person. A sample of people living in group quarters facilities, such as college dormitories, nursing homes, and prisons, are also interviewed in person to ensure coverage of everyone in the country.
	Describe the total population from which the sample was taken. The Census Bureau selects a random sample of addresses to be included in the ACS. Each address has about a 1-in-480 chance of being selected in a month, and no address should be selected more than once every 5 years. The Census Bureau mails questionnaires to approximately 295,000 addresses a month across the United States.

	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The sample is designed to ensure good geographic coverage and does not target individuals. By focusing on quality geographic coverage, the ACS can produce a good picture of the community's people and housing by surveying a representative sample of the population.
2	**Data Source Name** Longitudinal Employer-Household Dynamics 2022
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. LEHD makes available several data products that may be used to research and characterize workforce dynamics for specific groups. These data products include online applications, public-use data, and restricted-use microdata. The Quarterly Workforce Indicators (QWI), LEHD Origin-Destination Employment Statistics (LODES), Job-to-Job Flows (J2J), and Post-Secondary Employment Outcomes (PSEO) are available online for public use. Confidential microdata are available to qualified researchers with approved projects through restricted access use in Federal Statistical Research Data Centers (FSRDCs). Note: The data released by LEHD are based on tabulated and modeled administrative data, which are subject to error. Because the estimates are not derived from a probability-based sample, no sampling error measures are applicable. However, the data are subject to nonsampling errors, which can be attributed to many sources: misreported data, late reporters whose records are missing and imputed, and geographic/industry edits and imputations. The accuracy of the data is impacted by the joint effects of these nonsampling errors. While no direct measurement of these joint effects has been obtained, precautionary steps are taken in all phases of collection and processing to minimize the impact of nonsampling errors.
	What was the purpose for developing this data set? Please see above.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2022
	Briefly describe the methodology for the data collection. Please see above.
	Describe the total population from which the sample was taken. Please see above.

	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Please see above.

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

This is the City of Longmont 2025 to 2029 Consolidated Plan for CDBG funding. This Plan details how the entitlement area of Longmont proposes to allocate their Community Development Block Grant (CDBG) funds to housing and community development needs. In addition, the City is a partner in the Boulder/Broomfield HOME Consortium. Projects in Longmont that receive HOME Consortium funding are shown under the City of Boulder's portion of this Consolidated Plan. This is a requirement of HUD, as the City of Boulder is the Lead Agency for the Consortium.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Longmont proposes to allocate CDBG funds to support the development and rehabilitation of affordable rental housing, the rehabilitation of existing affordable homes, small business, and rental assistance payments. Longmont will also allocate funds to nonprofit partners for housing counseling, rental security deposits, and utility assistance. Through these allocations, the city anticipates serving a total of 570 households in the 2025 Action Plan year. This includes: 23 households experiencing homelessness transitioning back into housing; 8 new affordable rental homes created; 50 rental homes for seniors preserved; and stabilizing 240 households via housing and financial counseling and 230 via rent assistance and eviction prevention, and 20 businesses. The average investment per household will be $2,400, with $15.3 million dollars leveraged and brought into the community.

The City of Longmont also administers the Boulder County Down Payment Assistance Program, which provides amortized and deferred loans for households who wish to purchase a home in Boulder County, outside the city limits of Boulder. The program expects to serve 20 clients over the next five-year period.

Goals in Longmont include:

1. **Rental Housing Programs.** Maintain and produce additional affordable rental housing, particularly for households with income below 50% AMI. This priority need is evident in the gaps analysis conducted for this study which found a shortage of more than 2,657 rentals for households with income less than $35,000. Affordable rental housing was a consistent need identified but residents at community meetings and those who participated in the resident survey.
2. **Existing Homeownership Preservation.** Maintain and increase the inventory of affordable ownership homes by assisting low income households with rehabilitation and accessibility needs to ensure decent, safe and sanitary housing conditions.

3. **New Homebuyer Opportunities.** Increase the inventory through innovative housing development models as opportunities arise, and by providing first time homebuyer classes, budgeting and financial counseling. More than half of Longmont renters surveyed want to buy a home in the city but cannot due to high prices and large downpayments needed. Can support, through acquisition of land, infrastructure and/or development cost financing, the construction of new affordable for-sale homes.
4. **Housing Stabilization and Homeless Support Services.** Work with community partners to provide housing resources and services to individuals and families at-risk of or experiencing homelessness. Very low and lower income households are increasingly at-risk of homelessness or just a decrease in housing security due to rising rents and stricter qualifying criteria (e.g., evidence of documented status). Individuals and families experiencing housing need holistic case management and outreach services to address immediate and long-term needs.
5. **Community Investments.** Work with regional partners to coordinate investment strategies that fund programs and projects designed to impact existing conditions that threaten the health or welfare of the community, particularly for residents with low income and/or special needs, priority populations identified by social services providers. Additional neighborhood resources may become a need during the latter years of this Consolidated Plan.
6. **Economic Development.** Promote job creation or retention through supports for primarily micro-enterprises or small businesses. Stakeholders identified a need for job creation and employment opportunities, as well as skill development and technical assistance, especially for residents with high school education or below.

3. Evaluation of past performance

The City of Longmont's CDBG funds have traditionally been used to make long lasting improvements for many low to moderate income individuals and families. Over the past five years, the City of Longmont has used CDBG funds to complete housing rehabilitation, emergency repairs, and mobile home repairs; remove impediments for households with a disabled and/or older adult family member; provide housing counseling and consumer debt counseling. In addition, it has used General funds and local Affordable Housing funds to provide support services, provide down payment assistance, support the construction of affordable for-rent and for-sale homes, and provide internet access and computers to low-income families with children to bridge the digital divide. Additional detail on specific programs and accomplishments by year are in the jurisdiction-level Consolidated Annual Performance and Evaluation Report (CAPER) available online.

4. Summary of citizen participation process and consultation process

Citizen participation in development of this Plan was primarily achieved through completion of a resident survey and attendance at community meetings.

Residents living within the Consortium area had an opportunity to share their experiences with housing options and community resources through a resident survey offered in English and Spanish. A total of 573 residents participated—85 of which resided in Longmont. Residents who commonly face disproportionate housing needs were represented by respondents, including:

- 123 households with income less than $49,999;
- 70 respondents in publicly assisted housing;
- 140 residents with a disability;
- 43 survivors of domestic violence;
- 42 single parents;
- 159 couples with children;
- 55 Hispanic residents.

The survey included questions about residents' current housing and financial situation, housing and transportation challenges, knowledge of and access to community resources, and experience with housing discrimination.

To better understand needs in Longmont, a focus group was held with residents living in transitional and permanent supportive housing through the Inn Between. Additionally, a public hearing was held in Longmont in conjunction with the Health and Human Services Advisory Board to discuss the process and priorities of the Consolidated Plan.

Notice of the 30-day comment period and date/location of public hearings were published in the local paper. One public hearing was held during a Longmont City Council meeting at which time anyone could speak. Notices contain the TDD phone number, state (in Spanish) that Spanish or other translation is available, information that the meeting location is accessible, and children can attend with parents.

5. Summary of public comments

No public comments were received.

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

All comments and views were accepted and considered during development of the Five-year Consolidated Plan and allocation plan.

7. Summary

Please see above.

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	LONGMONT	
CDBG Administrator	LONGMONT	Housing and Community Investment
HOME Administrator		

Table 101– Responsible Agencies

Narrative

The City of Longmont, Housing and Community Investment (HCI) Division has the leadership responsibility for the City of Longmont's CDBG program. HCI staff coordinate the efforts of the entities involved in implementing projects and programs funded, provide technical assistance to non-profit organizations, and encourage involvement from the business community. The Technical Review Group and Longmont Housing and Human Services Advisory Board review CDBG, HOME and local Affordable Housing Fund proposals and make funding recommendations to City Council.

The consolidated planning process allows the City to ensure that a comprehensive, coordinated system is in place with regular meetings and interaction with citizens, public service agencies and organizations, and public and private housing and community developers.

Consolidated Plan Public Contact Information

City of Longmont, HCI Division 350 Kimbark Street, Longmont, CO 80501
Contact: Christy Wiseman, Housing Investment Manager 303-651-8736 or
Christy.wiseman@longmontcolorado.gov

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Stakeholders who represent non-profit agencies and community development organizations in Longmont participated in focus groups. In addition to the resident survey, a resident focus group was held with Longmont residents in transitional and permanent supportive housing and a community meeting was held in conjunction with the Health and Human Services Advisory Board. A public hearing was also held in Longmont to garner resident feedback on the draft plan.

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(l)).

The City of Longmont participates with other Boulder-Broomfield Consortium members to continuously and actively coordinate with public and assisted housing providers and partner 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.

In addition, the City of Longmont is an active participant in the Boulder County Regional Housing Partnership along with Boulder County, the City of Boulder, Jamestown, Louisville, Lafayette, Lyons, Nederland, and Superior. The City of Longmont is part of Homeless Solutions for Boulder County and works alongside nonprofits serving homeless individuals through Boulder County to maximize coordinated entry efforts.

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 City of Longmont, through the HOME 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.

In 2017, the Cities of Boulder and Longmont, and Boulder County formed the Homeless Solutions for Boulder County (HSBC), which coordinates homelessness response systems and housing interventions for individual adults throughout Boulder County, with a prioritization of resources for people who are experiencing chronic homelessness. HSBC serves as a localized coordinated entry system that matches needs of single adults, age 18 and older, with resources. This is a requirement for all residents to receive these specific services from Boulder County, Boulder, and/or Longmont. Entry points are located in Boulder (within All Roads Shelter) and Longmont (HOPE), both of which are accessible to people with disabilities and located close to public transportation.

HSBC is aligned with MDHI and functions in coordination with MDHI's housing placement system and has leveraged other housing options, such as Permanent Supportive Housing and locally funded and HUD funded set asides of Housing Choice Vouchers by the local Housing Authorities to fill service gaps.

Longmont also participated in the development, adoption and implementation of the Boulder County 10-Year Plan to Address Homelessness which provided a blueprint for how the participating communities would coordinate to prevent homelessness, address issues that keep people in homelessness and create housing and supportive services needed to end homelessness. This plan has been retired, but was the impetus for starting the HSBC, the committee that oversees the need for and provision of Permanent Supportive Housing units, and local coordination includes the Boulder Homeless Planning Group and the Longmont Housing Opportunities Team (LHOT).

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, along with several local human service agencies, receives federal ESG funds directly for homeless prevention and rapid rehousing.

Under the direction of MDHI Continuum of Care (CoC), local homeless service providers including Boulder County Housing and Human Services, All Roads shelter in Boulder, Clinica Family Health, Inn Between in Longmont, and Attention Homes, utilize HMIS, a computerized data collection tool designed to capture longitudinal client-level information. 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. Additionally, Boulder County and the HSBC partners utilize Connects for data collections and reporting, particularly for coordinated entry, shelter attendance, and evaluation of system effectiveness. HSBC members participate with MDHI for continuous discussion regarding the use and administration of HMIS specifically addressing issues of duplication and ease of use. HSBC work groups meet regularly to enhance data collection and quality.

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

1	**Agency/Group/Organization**	HOPE Longmont
	Agency/Group/Organization Type	Services – homeless Services - housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Chronically homeless, veterans Homelessness Strategy Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder participated in focus group with service providers and community development representatives.
2	**Agency/Group/Organization**	Longmont Senior Services
	Agency/Group/Organization Type	Services – elderly persons Services – persons with disabilities
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder participated in focus group with service providers and community development representatives.
3	**Agency/Group/Organization**	Element Properties
	Agency/Group/Organization Type	Business Leaders Housing Business and civic leaders

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market analysis Economic development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder participated in focus group with service providers and community development representatives.
4	**Agency/Group/Organization**	Longmont Economic Development Partnership
	Agency/Group/Organization Type	Business Leaders Housing Business and civic leaders
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market analysis Economic development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder participated in focus group with service providers and community development representatives.
5	**Agency/Group/Organization**	Longmont Sustainability Program Manager
	Agency/Group/Organization Type	Other government – local Civic leaders
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market analysis Economic development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder participated in focus group with service providers and community development representatives.
6	**Agency/Group/Organization**	McKinney-Vento Education Liaison
	Agency/Group/Organization Type	Services – children Services - homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless needs – families with children Homeless needs – unaccompanied youth Homelessness strategy Anti-poverty strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder participated in focus group with service providers and community development representatives.
7	**Agency/Group/Organization**	Center for People with Disabilities
	Agency/Group/Organization Type	Services – persons with disabilities
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-homeless special needs Anti-poverty strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder participated in focus group with service providers and community development representatives.
8	**Agency/Group/Organization**	Pennrose

	Agency/Group/Organization Type	Business Leaders Housing Business and civic leaders
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market analysis Economic development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder participated in focus group with service providers and community development representatives.
9	**Agency/Group/Organization**	Inn Between
	Agency/Group/Organization Type	Housing Services – housing Services – homeless Services - victims
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market analysis Economic development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder participated in focus group with service providers and community development representatives.
10	**Agency/Group/Organization**	NextLight Internet
	Agency/Group/Organization Type	Services – broadband internet service providers Services – narrowing the digital divide

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder participated in focus group with service providers and community development representatives.
10	**Agency/Group/Organization**	Longmont Housing Authority
	Agency/Group/Organization Type	PHA Services – housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder participated in focus group with service providers and community development representatives.

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

Not applicable; all relevant agencies and organizations were invited and welcomed to participate in the Five-year Consolidated Plan process.

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?
City of Longmont 2025-2029 CIP	City of Longmont	Projects from the CIP are included in the non-housing community development needs and goals of this Strategic Pan.
Advance Longmont 2.0 (Economic Development Plan)	City of Longmont	Con Plan goals and activities are aligned with this Plan
Envision Longmont (Comprehensive Plan)	City of Longmont	Housing and economic development projects to be funded also meet the goals of those elements in the Comp Plan.
Longmont Housing Needs Assessment	City of Longmont	2023 needs assessment analyzes housing gaps and defines best practices and strategies to address various socio-economic and housing issues.

Table 102– Other local / regional / federal planning efforts

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(l))

The City of Longmont is part of the Boulder HOME Consortium along with Boulder County, the City of Boulder, and the City and County of Broomfield. Consortium members collaborated in the development of this Consolidated Plan as well as in ongoing administration of HUD funding. The Consortium Members also partner with the state Division of Housing and the Colorado Housing Finance Authority in the coordination of funding opportunities ensuring the leveraging of state, federal, 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. In addition, the City of Longmont coordinates with other local governments and Boulder County through the Homeless Solutions for Boulder County (HSBC) program and the Boulder County Regional Housing Partnership. The inter-jurisdictional collaboration in Boulder County overall is an excellent model for regional collaboration.

The Consortium has strengthened its coordination and cooperation throughout Boulder County with the creation of a Regional Strategic Housing Plan in 2016. The Regional Plan, developed by the Regional Strategic Housing Partnership made up of Boulder County, City of Boulder and City of Longmont, has set forth a goal of increasing the number of affordable homes countywide to reach 12% of its housing stock be permanently affordable by 2035. The partnership launched a website called “Home Wanted” in 2020 for people to learn more about the region’s affordable housing needs. The regional effort has strengthened relationships between participating jurisdictions and two jurisdictions have taken active steps consistent with its strategies, including Longmont, with its development of the Spoke on Coffman with 73 new affordable units and the town of Superior with a new Inclusionary Housing Ordinance that requires all residential developments with 10 or more units to set aside at least 15% of units for households earning below 80% AMI.

Narrative

Please see above.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Citizen participation in development of this Plan was primarily achieved through completion of a resident survey and attendance at community meetings.

Residents living within the Consortium area had an opportunity to share their experiences with housing options and community resources through a resident survey offered in English and Spanish. A total of 573 residents participated—85 of which resided in Longmont. Residents who commonly face disproportionate housing needs were represented by respondents, including:

- 123 households with income less than $49,999;
- 70 respondents in publicly assisted housing;
- 140 residents with a disability;
- 43 survivors of domestic violence;
- 42 single parents;
- 159 couples with children;
- 55 Hispanic residents.

The survey included questions about residents' current housing and financial situation, housing and transportation challenges, knowledge of and access to community resources, and experience with housing discrimination.

To better understand needs in Longmont, a focus group was held with residents living in transitional and permanent supportive housing through the Inn Between. Additionally, a community meeting and public hearing was held in Longmont in conjunction with the Health and Human Services Advisory Board to discuss the process and priorities of the Consolidated Plan.

Notice of the 30-day comment period and date/location of public hearings were published in the local paper. One public hearing was held during a Longmont City Council meeting at which time anyone could speak on June 17th, 2025. Notices contain the TDD phone number, state (in Spanish) that Spanish or other translation is available, information that the meeting location is accessible, and children can attend with parents.

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	Public Meeting	Non-targeted/broad community	Four community meetings held in various jurisdictions in the Consortium. Eight people attended the Longmont community meeting including residents and community advocates.	Wide range of comments covering housing and community development needs.	All comments or views received were accepted.	
2	Resident Survey	Non-targeted/broad community All residents, particularly those with housing and human services needs	573 survey respondents representing populations with special and disproportionate housing needs. 85 residents in Longmont	Feedback related to housing and community development needs, and human services needs and challenges	All comments or views received were accepted	
3	Public hearing	Non-targeted/broad community	Public hearings	No comments were received	N/A	

5	Stakeholder Focus Group	Service providers, developers, and community development experts throughout the region	48 service providers and 7 community development experts participated in focus groups to discuss barriers to housing and gaps in service provision in the region.	Feedback regarding groups with the greatest challenges with housing stability, gaps in housing and service provision in the region.	All comments or views received were accepted	
6	Resident Focus Group	Persons experiencing homelessness, residents in transitional housing	7 residents living in transitional or permanent supportive housing participated in a focus group at the Inn Between in Longmont	Feedback related to unique housing barriers faced by those who have previously experienced homelessness and low-income families with children	All comments or views received were accepted	
7	Public hearing	Non-targeted/ broad community	Held public hearing in conjunction with the Health and Human Services Advisory Board public meeting. There was one resident who attended	Affordability concerns for elderly were expressed, along with need for emergency rental assistance and displacement concerns	All comments or views received were accepted	

Table 103– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section summarizes the primary housing and service needs in the City of Longmont, with a focus on populations that are most likely to face housing challenges. Data and information for this section draw on market data, disproportionate needs data from HUD ("CHAS" data), stakeholder consultation, and resident input.

Priority needs. At the community meeting, resident focus group, and stakeholder focus groups held to inform this plan, discussions focused on identifying priority needs in Longmont. Among the many potential needs discussed, the following areas were consistently named as the most acute:

- Rental assistance and affordable housing options were the most urgent housing needs identified by residents at the Longmont community meeting;
- Increased funding resources for service providers in Longmont;
- More community hubs that offer activities for socializing along with services like job training, food access, activities for children, and other critical resources from the area's nonprofits;
- Expanded workforce development programs;
- Need for more supportive services alongside affordable housing;
- Twenty-five percent of Longmont survey respondents said they worry about their rent increasing to an amount they can't afford—six percentage points higher than all respondents in the region;
- Need for more mental health services; and
- Need for more affordable childcare options.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The Consortium does not currently have an established preference for HOME TBRA and does not plan to create one during the period covered by this Consolidated Plan.

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

Describe the jurisdiction's need for Public Facilities:

According to Longmont's 2025-2029 Capital Improvements Plan, the city will fund $310,065,394 in projects. A quarter of the spending will go to water improvements and another quarter will go to transportation. Funding will also go towards public buildings and facility improvements, including improvements to municipal building roofs, ADA accessibility, and exterior maintenance. Transportation funds will go towards pavement management and improvements and system management. Additional priorities include broadband fiber construction and installation, electric utility improvements, parks and recreation facilities construction and improvements, and other significant transportation improvements including better accessibility, more bike paths/lanes, and adding train quiet zones.

How were these needs determined?

The City of Longmont conducts an in depth evaluation of the City's public facility needs every 5 years and has its public utilities on regular replacement or maintenance schedules. The facilities and utilities to be updated or newly constructed each year are included and detailed in the City Capital Improvements Plan which is updated and adopted annually as part of the City's budget approval.

Describe the jurisdiction's need for Public Improvements:

Public improvements with the most significant capital needs (based on funding allocation) in the next five years include: 1) Storm drainage and rehabilitation; 2) Water systems rehabilitation; 3) Improvements to public parks and recreation centers; 4) Various transportation improvements, ranging from street rehabilitation to transit station improvements and corridor enhancements; and 5) Expansion of broadband service.

How were these needs determined?

For Longmont, needs were determined through the 2025-2029 Capital Improvement Program, which details the City's capital infrastructure needs for the five-year period. The city's departments and divisions update the Capital Assets Maintenance Plan (CAMP) and any strategic plans, identify the projects to be considered in the CIP, complete the project forms describing the projects and detailing the costs, coordinate with each other on projects that involve more than one department or division, and coordinate with other agencies, if applicable. The Budget Office coordinates the annual CIP process. Duties include assisting City staff in completing CIP forms; preparing the initial rankings for all projects; updating fund statements for each funding source; assembling, preparing and distributing all documents and materials; monitoring project expenses; and preparing amendments and additional appropriation ordinances. The City provides information to agencies and groups to get their input on proposed projects and, to the extent possible, coordinate projects with agencies that build or upgrade their own capital projects. The City Council reviews, holds public hearings, discusses, makes any changes to and adopts the CIP as part of the Operating Budget process every fall.

Describe the jurisdiction's need for Public Services:

The resident survey asked extensive questions about public service needs in the region. In the City of Longmont, respondents rated resources for mental healthcare, downpayment assistance to buy a home, programs and activities for positive youth development, job training opportunities to build skills, resources to learn to be more financially stable, and emergency rental assistance as services that would be most helpful.

Stakeholders interviewed in focus groups highlighted that the provision of human services is constrained by chronic underfunding, staff shortages, and administrative burdens. Several noted that staffing remains a critical issue, as low wages coupled with demanding caseloads make it difficult to retain qualified professionals. They emphasized that services for unhoused individuals in the region are insufficient, especially for those requiring street outreach, mental health care, and addiction recovery support. Current recovery services, such as sober living, are often cost-prohibitive and lack funding. There is also a need for services that extend beyond housing, such as long-term mental health support to support individuals in maintaining stability. To make the most efficient use of available funding, the region has adopted a strong regional approach. In Longmont specifically, needs outlined by residents and stakeholders are being addressed by city and community programs, including Clinica Family Health, Recovery Café, City of Longmont Downpayment Assistance and Boulder County Downpayment Assistance, Longmont Library Kid and Teen Program, Workforce Boulder County, OUR Center, and the Boulder County Personal Finance Program.

How were these needs determined?

Public service needs were determined through community outreach using a resident survey, feedback from community meetings, and stakeholder interviews.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

Rental Gaps. There is not sufficient housing in Longmont for low income renters making less than $50,000 per year. A rental gaps analysis performed for Longmont in 2023 indicates a shortage of 3,284 units for households with income less than $50,000. The shortage has increased in terms of units and scale since 2018, when the shortage impacted renters with income less than $35,000 with an affordable unit shortage of 2,526 units.

The gaps analysis, which compares supply and demand for rental housing at specified affordability levels, shows that 39% of renters (5,967 households) living in Longmont earned less than $50,000 per year. These renters need units that cost less than $1,250 per month to avoid being cost burdened. Only 17% of rental units (2,683 units) in the area rent for less than $1,250 per month. Again, this leaves a "gap," or shortage, of 3,284 units for these low-income households.

The rental market in Longmont largely serves renters earning between $50,000 and $100,000 per year: 72% of rental units are priced within that group's affordability range. Another 11% of rental units are serving higher income renters (earning more than $100,000 per year) and are priced over $3,750 per month. The market fails to adequately serve the 18% of renters earning less than $25,000 per year—even when accounting for the impact of subsidized housing programs. Only 4% of rentals (676 units) are affordable to this group.

Many of the City's renters with the worst-case needs are special needs populations, at risk of homelessness or formerly homeless, persons with disabilities, those with a criminal or eviction record, victims of domestic violence, and residents challenged by mental illnesses and substance abuse.

The City of Longmont is actively working to address rental gaps through additional unit generation options. One example is the Inn Between of Longmont's Wesley Townhomes Project, which includes 11 new two- to three-bedroom units of transitional housing and serves households with income 40% AMI or below.

For sale market. Longmont's homeownership rate (63%) has increased somewhat since 2018 (61%). Homeownership disparities exist by race and ethnicity. Non-Hispanic White households and Asian households have ownership rates slightly above the overall city rate at 68% for non-Hispanic White residents and 67% for Asian residents.

Homeownership for Hispanic and African American households is much lower: 44% and 19%, respectively. For Hispanic households, the disparity is partially related to income: Median income for Hispanic households is $70,820—about $22,000 less than non-Hispanic White households. Household income for Black households is $44,167—almost $48,000 less than non-Hispanic White households.

As discussed in detail in the 2023 Longmont Housing Needs Assessment, the ownership market in Longmont has experienced sharp price increases and declining affordability since 2012. Rising prices in the ownership market have the most impact on renters who would like to buy as ownership is pushed further out of reach. In the resident survey, 29% of residents in Longmont who would like to buy a home selected inability to afford a down payment as an impediment.

The 2023 Longmont Housing Needs Assessment includes an analysis of homes listed for sale and sold in Longmont in 2022 and conducted a gaps analysis for renters who may wish to buy a home. The analysis found that Longmont's median sale price of $611,421. This increased from $419,544 in 2018—a 46% increase. Only 2% of homes listed/sold in Longmont were priced below $324,200 (affordable to households 80% AMI or below) while 77% were priced over $486,300 (affordable to households with income above 120% AMI). At the time the study was conducted, the gaps analysis showed that only households with income above 100% AMI could afford to buy a home.

The City of Longmont is actively working to address gaps in access to the homeownership market through homeownership programs. For example, in 2024, the City Council approved the City of Longmont Downpayment Assistance Program that will give up to $40,000 or 10% of sales price to participants. The local program will supplement the existing HOME-funded Boulder County Downpayment Assistance Program. Additionally, the City of Longmont is working creatively with development partners to create affordable housing options for employees. For example, the True North development offers a unique opportunity for those who contribute to the Longmont community to also call it home. True North will offer 185 single-family homes for income-qualified individuals and families up to 120% AMI. The first homes will be available for sale in summer 2025.

Future needs. As part of the Boulder County Regional Housing Partnership, the City of Longmont has adopted a housing goal of achieving 12% of its housing stock deed-restricted and affordable by 2035. According to the 2023 Longmont Housing Needs Assessment, growth projections indicate the 12% target requires a total of 5,400 affordable units by 2035. The City is about halfway to its affordable production goal at present, with 2,696 income-restricted units accounting for 6.66% of the total housing stock.

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

Introduction

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	566	140	1.3%	0.4%	-0.9%
Arts, Entertainment, Accommodations	4,167	3,813	9.3%	10.3%	1.0%
Construction	2,465	1,439	5.5%	3.9%	-1.6%
Education and Health Care Services	9,118	9,639	20.4%	26.1%	5.7%
Finance, Insurance, and Real Estate	2,116	1,057	4.7%	2.9%	-1.9%
Information	1,764	344	4.0%	0.9%	-3.0%
Manufacturing	4,844	3,745	10.9%	10.2%	-0.7%
Other Services	1,342	1,001	3.0%	2.7%	-0.3%
Professional, Scientific, Management Services	7,169	6,310	16.1%	17.1%	1.0%
Administration and Support, Waste Management	2,412	1,961	5.4%	5.3%	-0.1%
Public Administration	1,396	1,614	3.1%	4.4%	1.2%
Retail Trade	4,076	3,883	9.1%	10.5%	1.4%
Transportation and Warehousing	1,178	458	2.6%	1.2%	-1.4%
Wholesale Trade	2,006	1,469	4.5%	4.0%	-0.5%
Total	***44,619***	***36,873***	***100.0%***	***100.0%***	***0.0%***

Table 104 - Business Activity

Data Source: 2022 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	55,929
Civilian Employed Population 16 years and over	53,499
Unemployment Rate	4.34%
Unemployment Rate for Ages 16-24	9.14%
Unemployment Rate for Ages 25-65	3.49%

Table 105 - Labor Force

Data Source: 2023 5-year ACS

Occupations by Sector	Number of People
Management, business and financial	9,599
Farming, fisheries and forestry occupations	194
Service	8,004
Sales and office	10,365
Construction, extraction, maintenance and repair	3,907
Production, transportation and material moving	5,660

Table 106 – Occupations by Sector

Data Source: 2023 5-year ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	26,751	63%

Travel Time	Number	Percentage
30-59 Minutes	12,530	29%
60 or More Minutes	3,291	8%
Total	***42,572***	***100%***

Table 107 - Travel Time

Data Source: 2023 5-year ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	3,029	250	1,196
High school graduate (includes equivalency)	6,901	356	1,501
Some college or Associate's degree	11,351	598	2,078
Bachelor's degree or higher	21,484	343	3,142

Table 108 - Educational Attainment by Employment Status

Data Source: 2023 5-year ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	155	324	604	1,092	597
9th to 12th grade, no diploma	1,198	402	837	1,216	513
High school graduate, GED, or alternative	3,814	2,901	2,016	3,841	3,384
Some college, no degree	2,313	2,846	1,951	5,152	4,127
Associate's degree	349	1,427	848	1,973	1,550
Bachelor's degree	1,033	4,136	4,356	6,829	4,301

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	230	1,538	2,955	5,195	3,151

Table 109 - Educational Attainment by Age

Data Source: 2023 5-year ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$38,063
High school graduate (includes equivalency)	$43,190
Some college or Associate's degree	$46,334
Bachelor's degree	$66,009
Graduate or professional degree	$86,739

Table 110 – Median Earnings in the Past 12 Months

Data Source: 2023 5-year ACS

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

The employment industries that provide the greatest share of jobs in Longmont are: Education and Health Care services (26% all jobs), Professional, Scientific and Management services (17% of all jobs), Retail (11% of all jobs), Arts, Entertainment and Accommodations (10% of all jobs), and Manufacturing (10% of all jobs).

Most workers in Longmont are employed in Education and Health care services (21% of workers), Professional, Scientific and Management services (16% of all workers), Manufacturing (11% of all workers), Arts, Entertainment and Accommodations (9% of all workers), and Retail Trade (9% of all workers). Employers within the Education and Healthcare sector include the St. Vrain School District, Front Range Community College, and UC Health.

Overall, the industries of workers and jobs are well-aligned in Longmont. The Jobs less Workers column of the Business Activity table suggests that Longmont has somewhat fewer workers than jobs in Education and Health Care Services (6 percentage point difference). Conversely, the City has somewhat more workers than jobs in the Information Business category (3 percentage point difference). In all other industries the difference in workers and jobs is less than 2 percentage points.

Describe the workforce and infrastructure needs of the business community:

Longmont's economy remains a competitive environment with sustained low unemployment and continued economic growth. The high cost of housing is a barrier to retaining and recruiting employees in Longmont and throughout the region. Transportation was a key barrier to workforce needs, according to stakeholders in the region. Within Longmont, residents living in transitional housing who utilized public transportation were complementary of Longmont's bus system, but said it was difficult to connect to other cities in Boulder County and Denver metro. The City of Longmont is actively working to address these challenges through RIDE Longmont, a City-owned ride share app that only costs $2 for the general public and $1 for students, seniors, and riders with disabilities. The Colorado Department of Transportation recently launched a "Bustang" route that connects Longmont to the City of Boulder and Town of Firestone.

Longmont Economic Development Partnership offers several incentives for small businesses, including development fee rebates for primary employers who build new space or improve an existing building, personal property tax rebates, and exemption from paying sales and use tax on use of measurement, inspection equipment, and manufacturing equipment. In Advance Longmont 2.0, the city's latest economic development strategy and target industry analysis, the business community specified that low unemployment and a competitive labor market has made it a challenge to attract and retain high quality talent in addition to challenges in meeting housing and transportation demand.

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.

Envision Longmont, the city's Comprehensive Plan has identified Advanced Technology, Bioscience, Creative Arts and Culinary, and Professional Services and IT as targets for continued efficient focus of economic development. Recruiting and training workers for these industries is a key objective of the economic development plan, as is creating an environment (and housing) attractive to existing workers in these industries.

Additionally, Longmont has partnered with RTD to facilitate the expansion of its regional transportation network. Within the City of Longmont, construction has begun on a multi-modal facility on Coffman Street and a new bus station on 1st Avenue and Main Street that will provide bus-

rapid-transit services to Boulder. This project also includes high-density mixed-use spaces for residential and commercial space. The enhanced connection to Boulder and other areas of the Denver Metro will impact Longmont's economy by improving in- and out-commuter access to the city and region's job opportunities and retail options. Construction and BRT initiation will be completed during the Consolidated Plan planning period.

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

Longmont has a skilled workforce, with 43% of the population aged 25 to 65 holding a bachelor's degree or higher. Seventy-one percent of the Longmont working-age population has at least some college experience, an Associate's degree, or a Bachelor's degree or higher.

The Jobs-Less Workers column of the Business Activity table suggests that Longmont has somewhat fewer workers than jobs in Education and Health Care Services (6 percentage point difference). Conversely, the City has somewhat more workers than jobs in the Information Business category (3 percentage point difference). In all other industries the difference in workers and jobs is less than 2 percentage points.

A high proportion of Longmont's workforce lives outside of the city (69%). Seventy-four percent of workers who live in Longmont commute to other cities for work. The most common out-commuting destinations are Denver and Boulder, and the most common in-commuting origins are Loveland and Denver.

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 County (WfBC): Serving Boulder County, including Longmont, WfBC provides comprehensive services such as career coaching, funding for training and education, internships, apprenticeships, and specialized programs for young adults, veterans, and adults seeking employment. They also offer a High School Equivalency Diploma (HSED) program and a Computer Training Center for self-guided courses to enhance computer skills.

Workforce Boulder County Youth Program: For young adults 16 to 24 who are experiencing homelessness, are a parent, dropped out of high school, were involved with the criminal justice system, currently or have been in foster care, or have a disability. Program provides a Career Support Specialist to identify career goals and plans. Offers support in finding paid internship positions.

Front Range Community College (FRCC). FRCC maintains a Longmont campus with five academic departments: Arts and Letters; Business, Information, Technologies & Manufacturing; Mathematics; Science & Health Professions; and Social Sciences, Education & Public Services. FRCC also offers a range of English as a Second Language (ESL) classes on the Longmont campus during the day and in the evening. The FRCC Westminster and Larimer campuses offer vocational and technical education programs including automotive technology, machining, and optics technology.

The programs offered by WfBC and FRCC support Longmont's goal of stabilizing households. To the extent that participants in workforce training initiatives are able to improve their economic situation and move into market rate housing, this frees up subsidized housing to other households with needs.

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

No

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.

Discussion

Please see above.

MA-50 Needs and Market Analysis Discussion

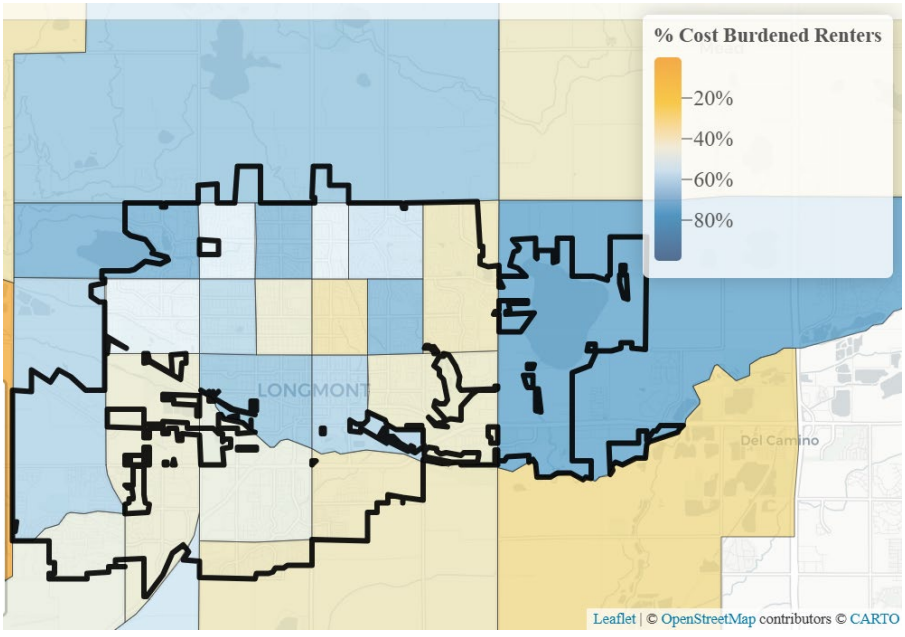
Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The maps shown in this section are screenshots of HUD's Socio-Demographic Data Dashboard that utilizes 2021 5-year ACS data.

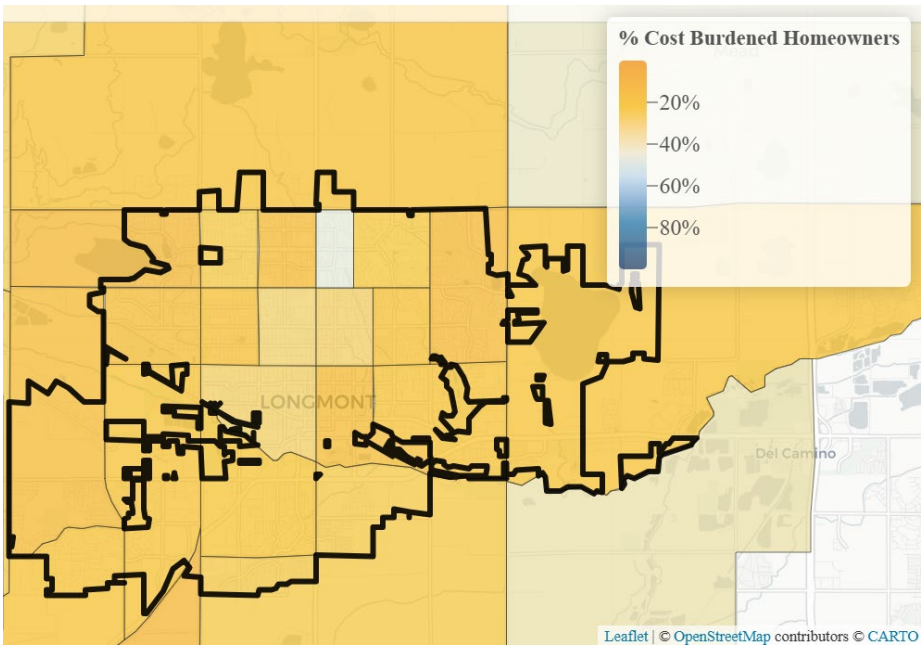
Concentration of housing cost burden. One-third of renters in Longmont are cost burdened and 25% experience severe cost burden. The map titled "Percentage of Cost Burdened Renters by Census Tract, Longmont" shows that the highest concentration of cost burdened renters are in Tract 21.05 in eastern Longmont where 74% of renters are cost burdened and northern Longmont in Tract 132.07 where 70% of renters are cost burdened, and Tracts 133.06 and 135.07 where 68% of renters are cost burdened. Central tracts also have high rates of renter cost burden.

For owners, shown in the map titled "Percentage of Cost Burdened Owners by Census Tract, Longmont" cost burden is highest in Tract 135.05 in northcentral Longmont where 45% of owners are cost burdened.

Percentage of Cost Burdened Renters by Census Tract, Longmont



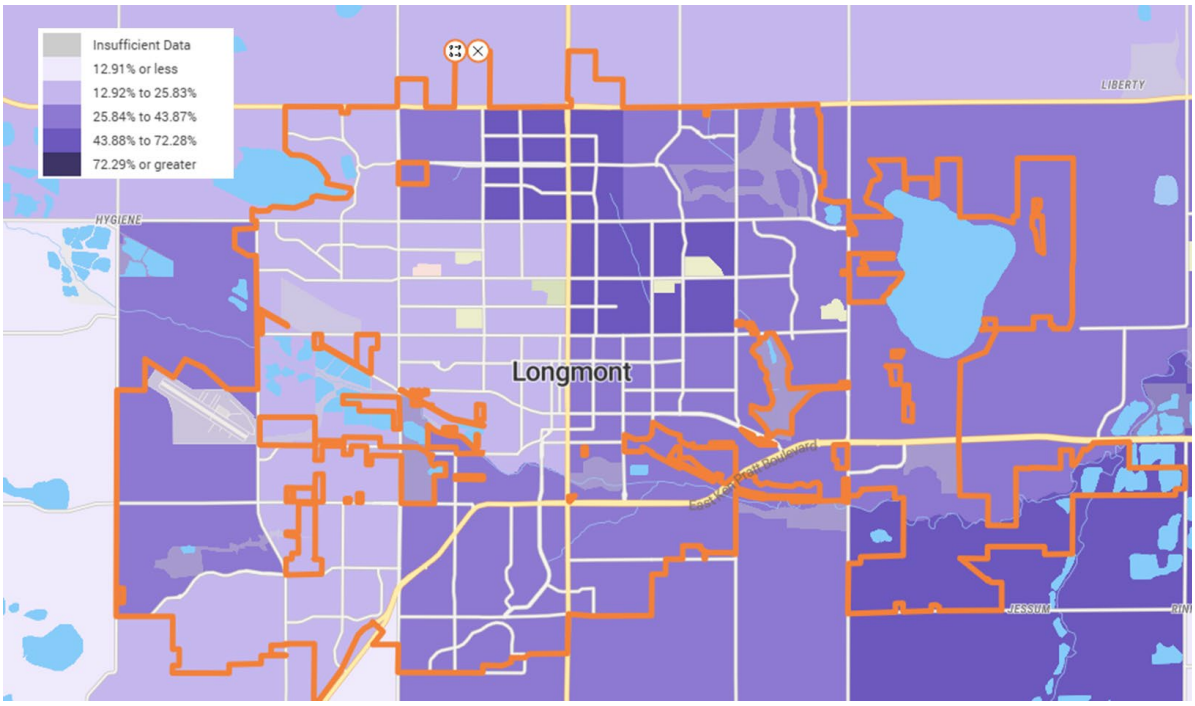
Percentage of Cost Burdened Owners by Census Tract, Longmont



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

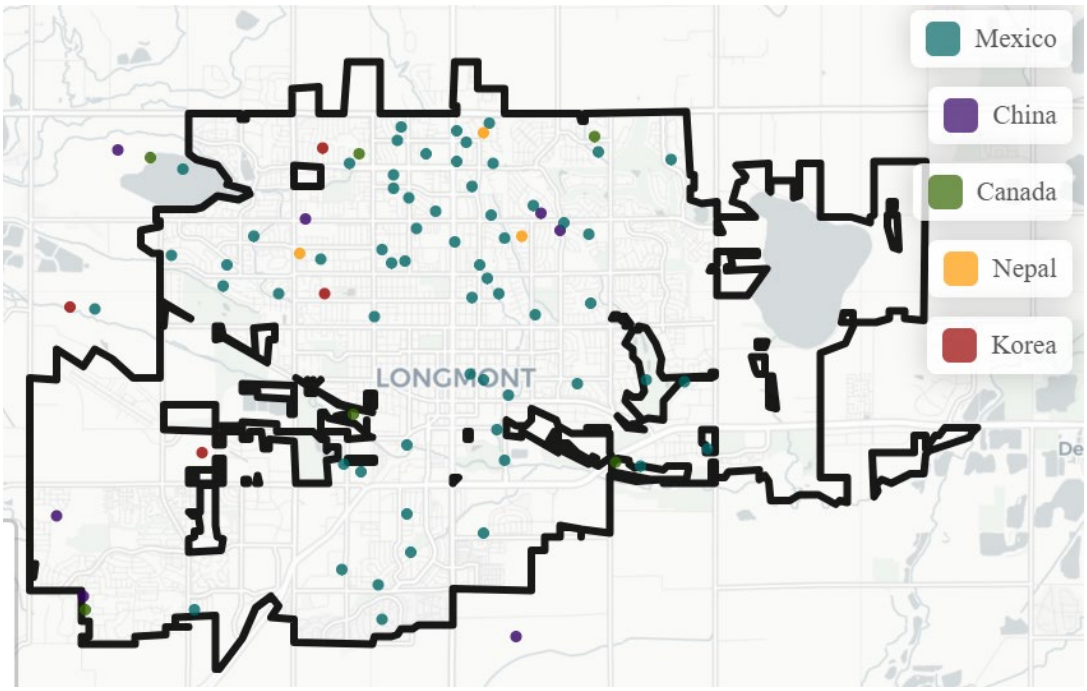
Race/ethnicity. In this section, the definition of a concentration is a census tract where the population is more than 50% non-White. Tracts 13505, 13503, and 13507 in Longmont's north central neighborhoods have concentrations of non-White residents above 50%. As shown in the dot map, these neighborhoods have more Hispanic residents compared to other areas of the city. The map titled "National Origin, Longmont" shows a slightly higher representation of people from Mexico in northcentral Longmont.

Proportion of Non-White Residents, Census Tract, Longmont



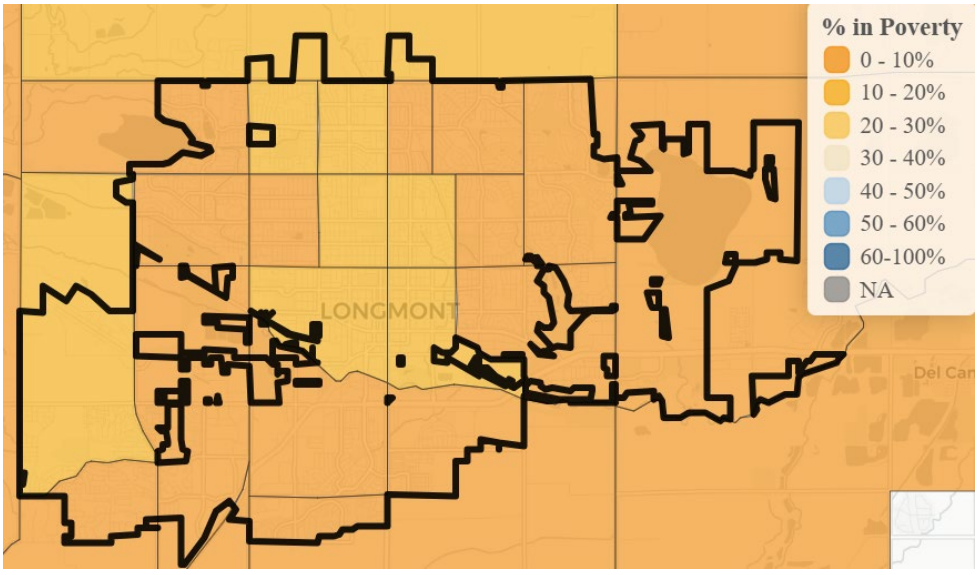
Source: PolicyMap and 2022 5-year ACS.

National Origin, Longmont



Poverty. HUD defined concentrated poverty as a Census Tract with a poverty rate of 40% or higher (or three times the metro area average). Poverty does not vary much throughout Longmont. Tract 132.15 in southwest Longmont has the highest poverty rates (15%). There are no neighborhoods that qualify as concentrated poverty.

Poverty Rate by Census Tract, Longmont



OMB Control No: 2506-0117 (exp. 09/30/2021)

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

These tracts offer more affordable homes and rentals compared to the rest of the city. The median home value in these tracts are all in the $400,000 range while surrounding tracts are above $500,000. The median rents are also more affordable. In Tract 13505 in northcentral Longmont, for instance, has a median rent of $1,305, the least expensive in the city. Its neighboring tract in northwestern Longmont is $1,843, among the most expensive in the city.

Northcentral tracts have the lowest ownership rates, mostly due to the high number of renters who live in the multi-family developments in this area or single-family/ duplexes that have been converted to rental properties.

Are there any community assets in these areas/neighborhoods?

Shopping and Restaurants: On the north end of the corridor adjacent to these tracts are several grocery shopping centers, including a Walmart Supercenter and King Soopers Supermarket. "Mom and Pop" and commercial markets, thrift stores, coffee shops, restaurants and stores are available along Main Street. A recognized Hispanic commercial district is located on the east side of Main Street from Ninth Avenue to 15th Avenue with various other primarily Hispanic food and grocery stores and restaurants scattered in other locations on Main Street and one to two blocks off Main on various side streets.

Services: RTD services the Main Street Corridor and adjacent major thoroughfares of 23rd and 21st Avenue. The St. Vrain Community Hub, a Boulder County facility home to services provided by Public Health, Health and Human Services, Workforce Boulder County, Veterans Office, Clerk and Recorder, and Clinica Family Health, is located on Coffman Street in central Longmont and connected via bus to northern tracts. The library, OUR Center, and other city offices are also located adjacent to Main Street in southern tracts.

Parks and Open Space: Carr Park, City of Longmont Dog Park #1, Garden Acres Park, Sanborn Elementary School, Lanyon Park, Rough and Ready skate park, and Clark Centennial Park are located within or adjacent to these tracts.

Business Opportunities: There are many local businesses located in these areas that offer job opportunities for residents. The City helped to support these by offering a Business Improvement Program to neighborhood businesses, and offers a Small Business Lending Program citywide, but has conducted significant outreach in this area. Longmont also offers the Sustainable Business Program which assists businesses with energy efficiency, sustainability certification, and offers free resources to navigate potential rebates and financing incentives available through participation.

Are there other strategic opportunities in any of these areas?

Discover Neighbors, Discover Home grant offers small grants for neighborhood associations to fund community events such as block parties, picnics, gardens, ice cream socials, and outdoor movie nights. Neighborhood Activity Fund offers similar grants for neighborhoods registered with the Neighborhood Group Leaders Association (NGLA). Neighborhood Improvement Projects Fund offers grants for NGLAs to improve neighborhood infrastructure and safety, add amenities like gardens and trees, and other upgrades.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Citywide, 88% of households have a desktop or laptop computer and 93% have a smartphone. Ninety-four percent have some type of broadband access (only 9% only have internet through their cellular data plan).

However, 2023 ACS data indicate that access is lower for low- and moderate-income households. In Longmont just 3% of households earning $75,000 or more per year are *without* an internet subscription compared to 20% of households earning less than $20,000 per year and 7% of households earning between $20,000 and $75,000 per year.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Longmont is serviced by 10 providers and the City of Longmont provides internet service through NextLight that covers the entire city. NextLight offers discounts to income qualified customers, those who have been approved for Medicaid and SNAP, families with children on free or reduced lunch, and survivors or veterans on pensions. In a stakeholder interview with a broadband provider in Longmont, they reported that cost is the largest barrier to accessing internet and would like to see more discounts for lower-income families throughout the region, similar to NextLight's service,

There are some barriers to obtaining NextLight's discounted rates. Some rental complexes have exclusive advertisement contracts with other market rate providers and, as such, do not actively market NextLight. Also, although exclusive contracts with providers are not allowed, rental complexes do need to invest in the infrastructure to bring services to low-income residents. Often this takes place during development construction, limiting access in affordable units within newer apartment complexes.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The 2022-2027 Boulder County Natural Hazard Mitigation Plan contains a science-based natural hazard risk analysis, considering a broad range of information and best available data and including a forward-looking analysis of risks to housing and infrastructure sectors from climate change and other hazards. The Plan outlines strategies to reduce or eliminate risks from a range of 17 different hazards our communities face, including communicable disease outbreaks. Boulder County jurisdictions are already experiencing the impacts of a warming climate in the form of reduced snowpack, earlier snowmelt, increased risk of high intensity wildfires—including the 2021 Marshall Fire in Boulder County that burned over 6,000 acres, destroyed 1,084 buildings, and resulted in $513 million in damages in just 12 hours, and the Boulder County flood in 2013.

The Flood and Marshall Fire provided a unique opportunity for communities to begin planning for climate change. As part of the CDBG-DR (Disaster Recovery) program, the Boulder County Collaborative (BCC), made up of Boulder County government and all flood impacted communities in Boulder County, adopted the Resilient Design Performance Standard (RDPS) to ensure that communities could better withstand climate change. This involved organizing the built environment into clusters to prioritize recovery systems and instituting a resilience criteria rating system for projects. Longmont was the first community to adapt the framework for use on non-disaster recovery capital projects. Projects that implement resilience criteria from the RDPS are incrementally helping Boulder County communities improve resiliency to perform better in the next hazard event and reduce risk to such events. Following the Marshall Fire, community engagement and public awareness of hazard management surged, providing Boulder Office of Disaster Management the ability to reach new audiences with disaster preparedness workshops.

Longmont is currently undertaking floodplain management, fire mitigation, increasing the tree canopy, developing neighborhood-based resilience plans, and performing stormwater system improvements, according to the 2023 Annual Multi-Hazard Mitigation Plan Update for Longmont.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

A staff member of Boulder Disaster Management identified people who lack transportation, such as older adults or people with a disability, experience language barriers, and school aged children who may be in school at a time of emergency as groups who face barriers when evacuating. They also identified mobile home communities as more susceptible to climate risks, as they are not built to withstand damaging winds or hail from severe thunderstorms. Boulder Disaster Management has been working with mobile home communities and people with disabilities to demystify disaster response and evacuation plans. They are also planning to implement Longmont's language workshop models.

Longmont has an extensive outreach program to educate residents and community groups on how to be better prepared for disasters. “Be Ready Longmont” is an outreach program that presents to local community groups about disaster preparedness, offers a variety of classes, and provides a platform for residents to sign up for mobile phone reverse 911 notifications. The City also provides guidance on making emergency plans and preparing basic emergency supply kits.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Goals established for the 2025-2029 Five-year Consolidated Plan continue to focus on expanding and creating housing stock for very low income renters, preserving existing affordable rental and owner-occupied housing units, increasing the amount of accessible housing for persons living with disabilities, and responding to new economic challenges. The goals and activities planned for the next five years address the most significant needs in the City as identified through stakeholder consultation, resident input, and the needs assessment and market analysis conducted for this plan:

City of Longmont Five-year Goals

1. **Rental Housing Programs.** Maintain and produce additional affordable rental housing, particularly for households with income below 50% AMI. This priority need is evident in the gaps analysis conducted for this study which found a shortage of more than 2,657 rentals for households with income less than $35,000. Affordable rental housing was a consistent need identified but residents at community meetings and those who participated in the resident survey.
2. **Existing Homeownership Preservation.** Maintain and increase the inventory of affordable ownership homes by assisting low income households with rehabilitation and accessibility needs to ensure decent, safe and sanitary housing conditions.
3. **New Homebuyer Opportunities.** Increase the inventory through innovative housing development models as opportunities arise, and by providing first time homebuyer classes, budgeting and financial counseling. More than half of Longmont renters surveyed want to buy a home in the city but cannot due to high prices and large downpayments needed. Can support, through acquisition of land, infrastructure and/or development cost financing, the construction of new affordable for-sale homes.
4. **Housing Stabilization and Homeless Support Services.** Work with community partners to provide housing resources and services to individuals and families at-risk of or experiencing homelessness. Very low and lower income households are increasingly at-risk of homelessness or just a decrease in housing security due to rising rents and stricter qualifying criteria (e.g., evidence of documented status). Individuals and families experiencing housing need holistic case management and outreach services to address immediate and long-term needs.
5. **Community Investments.** Work with regional partners to coordinate investment strategies that fund programs and projects designed to impact existing conditions that threaten the health or welfare of the community, particularly for residents with low income and/or special needs, priority populations identified by social services providers. Additional neighborhood resources may become a need during the latter years of this Consolidated Plan.

6. **Economic Development.** Promote job creation or retention through supports for primarily micro-enterprises or small businesses. Stakeholders identified a need for job creation and employment opportunities, as well as skill development and technical assistance, especially for residents with high school education or below.

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

Geographic Area

1	**Area Name:**	City-wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

Table 111 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Funds will be allocated on the basis of need rather than geographic location.

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

Priority Needs

1	**Priority Need Name**	Rental Housing Programs
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Individuals Persons with Physical Disabilities
	Geographic Areas Affected	City-wide
	Associated Goals	Rental Housing Programs
	Description	**Increase the amount and affordability of rental housing for the Longmont lowest income renters while preserving existing affordable rental housing.** Preserve existing rental housing and increase the amount of affordable rental housing for Longmont's lowest income renters. This could include acquisition (with or without rehab) of market rate housing converted to affordable housing.
	Basis for Relative Priority	The basis of this priority is to preserve and provide affordable rental housing options for households under 50% AMI. Longmont has a defined gap of 2,657 rental homes needed for households with income below $35,000. In addition, Longmont has a goal to have 12% of its housing stock be permanently affordable by 2035.
2	**Priority Need Name**	Homeownership Programs
	Priority Level	High

	Population	Low Moderate Large Families Families with Children Elderly Individuals Persons with Physical Disabilities
	Geographic Areas Affected	City-wide
	Associated Goals	Homeownership Programs
	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.** The City of Longmont will fund and strengthen programs that support existing homeowners to improve existing housing stock so that low-income homeowners are able to adequately maintain their homes, continue to afford their housing, and age in place. Improving housing stock in a concerted fashion can also make a significant impact on an area or neighborhood. Coordinating home rehabilitation with the local weatherization and energy improvement programs leverages funds and magnifies the improvements to the existing housing stock. Removing architectural barriers to a resident's use of their home provides them with the ability to age in place, stabilize their housing costs, and increase wealth.
	Basis for Relative Priority	The basis for this prioritization is the need to provide resources and options to low-income homeowners to maintain and preserve their housing. Many homes in the community were built prior to 1980 and are in need of repairs. Mobile homes continue to deteriorate, and many are no longer decent, safe or sanitary. Very low-income homeowners need assistance to maintain housing. The architectural barrier removal program is vital to keep aging and disabled people in their homes, allowing them to age in place and/or remain housed.
3	**Priority Need Name**	Homebuyer Programs
	Priority Level	High

	Population	Low Moderate Large Families Families with Children Elderly Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City-wide
	Associated Goals	Home Buyer Programs
	Description	**Support low-to-moderate income home buyers and increase the supply of affordable housing units.** The City of Longmont administers the down payment assistance program for Boulder County, with the exclusion of the City of Boulder. It also administers a home buyer program in partnership with developers providing affordable for-sale homes under the City's Inclusionary Housing Program. In addition, the City funds the Housing and Financial Counseling program which helps prepare households for homeownership through training and working to resolve credit issues. Home Buyer programs provide lower wage-earning households with home purchase opportunities so that persons who work in a community can live in that community if they choose. By supporting a diverse community and work force, the City will promote an appropriate jobs-to-housing balance in the community, lessen traffic congestion because people can live closer to their work and decrease commuting time for the work force. These programs provide direct monetary assistance for homeownership programs, actual housing units (created through inclusionary housing and nonprofit funding), and educational opportunities to prevent default and foreclosure, guard against predatory lending and help owners learn to make good financial decisions, make basic home repairs and maintain their property.
	Basis for Relative Priority	The basis for this prioritization is to provide homeownership opportunities to low- to moderate-income home buyers in the City of Longmont and Boulder County. The City of Longmont, and all of Boulder County, has a housing shortage with very low available housing for sale. Escalating housing costs and high interest rates have increased the affordability gap.
4	**Priority Need Name**	Housing Stabilization and Homeless Services

	Priority Level	High
	Population	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
	Geographic Areas Affected	City-wide
	Associated Goals	Rental Housing Programs Housing Stabilization Administration
	Description	Work with community partners to provide housing resources and services to individuals and families at-risk of or experiencing homelessness. Very low and lower income households are increasingly at-risk of homelessness or just a decrease in housing security due to rising rents and stricter qualifying criteria (e.g., evidence of documented status). Individuals and families experiencing housing need holistic case management and outreach services to address immediate and long-term needs.
	Basis for Relative Priority	Increase in homelessness regionwide due to rapidly rising housing costs, influx of residents and jobs, effects of natural disasters, inability to reduce debt or improve credit.
5	**Priority Need Name**	Community Investment Programs
	Priority Level	Low

	Population	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 Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Community Investment Programs
	Description	Work with regional partners to coordinate investment strategies that fund programs and projects designed to impact existing conditions that threaten the health or welfare of the community, particularly for residents with low income and/or special needs, priority populations identified by social services providers. Additional neighborhood resources may become a need during the latter years of this Consolidated Plan.
	Basis for Relative Priority	With limited financial resources available to support the capital improvement needs of public facilities and/or neighborhoods the City will prioritize the capital needs, including facility acquisition or rehabilitation of for agencies that serve low income households in Longmont.

6	**Priority Need Name**	Economic Development Programs
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Economic Development Programs
	Description	Promote job creation or retention through supports for primarily micro-enterprises or small businesses. Stakeholders identified a need for job creation and employment opportunities, as well as skill development and technical assistance, especially for residents with high school education or below.
	Basis for Relative Priority	Creating or retaining low/moderate income jobs in the current economic climate is vital to stabilizing the City's workforce, tax base and community as a whole.

Table 112 – Priority Needs Summary

Narrative (Optional)

Funding priorities will be implemented to achieve the goals and objectives identified in the Strategic Plan for the 2025-2029 program years. The funding priorities were established based on the housing and community development needs identified through staff, public, and stakeholder input, including the results of the community survey. Also, priority needs are strongly related to the analysis in the needs assessment and market analysis.

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

Introduction

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	488,849.00	5,000.00	80,372.93	574,221.93	1,955,396.00	The expected CDBG available remaining funds are equal to $488,849.00 x 4 years.

Table 113 - 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

The City of Longmont's Housing and Community Investment (HCI) Division is the lead agency for the administration of CDBG funding and the implementation of the community development plan. Internally, the HCI works in collaboration with all City Departments to deliver projects, services and other benefits to eligible neighborhoods and clients.

In addition to the receipt of CDBG funds, the City has a couple of local funding sources from the City's General Fund that help to implement the Consolidated Plan Strategies, Goals and Activities. The local Affordable Housing Fund (AHF) is comprised of an annual allocation from the General Fund, a portion of marijuana tax revenue, and fee-in-lieu payments from the City's Inclusionary Housing program. By the end of 2024, we estimate the program will generate approximately $2.7 million as all development underway was brought on after the IH program was in effect. Through its competitive fund rounds, the City allocates the funds along with CDBG funding, to projects that meet the goals of the Consolidated Plan. The City encourages applicants to seek other funding and in-kind contributions from private and public sources to match AH funds and CDBG funding.

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

Longmont may make City-owned property available at below market prices for housing for low-income and moderate-income populations as opportunities arise. Longmont has purchased vacant land either directly, via financing support to partner agencies, or through land donation by developers choosing that as an option for compliance with the Inclusionary Housing ordinance. The City currently has 15 approximately acres banked. This is a strategy also captured in the Regional Housing Plan, with the goal to secure land between now and 2026. The City recently inventoried its properties, and found 6 parcels with homes that were purchased for open space or for water retention by the Public Works and Natural Resources (PWNR) Dept. These homes are rented on the open market by PWNR. Longmont City Council approved converting these homes to affordable rentals and as the leases expire for each, they will become rental homes affordable to households at or below 50% AMI. The homes will be rehabilitated if necessary and re-leased to low-income or moderate-income households as the opportunity for lease conversion arises over the next two years. The first home has been successfully rehabilitated for occupancy and now has a low-income tenant as of Summer 2024. Longmont also supports affordable housing through fee waivers, fee offsets, and other housing/building incentives.

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, non-profit organizations, and public institutions.

The Boulder County Department of Housing and Human Services Supportive Housing division works to prevent homelessness by providing financial assistance and homeless prevention programs to residents throughout the county. One such program is the Housing Stabilization Program (HSP). HSP works with local partners like Family Resource Centers, domestic violence agencies, St. Vrain and Boulder Valley School Districts, Boulder County Family and Children Services, and Colorado Works. In 2024, HSP provided case management to 475 households and distributed $2.8 million in rental assistance in 2024. The Department of Housing and Human Services Family Resource Network (FRN) brings together a network of 60 staff from 30 nonprofits, schools, municipal, and county agencies to best serve families in the region.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF LONGMONT	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
LONGMONT HOUSING AUTHORITY	PHA	Rental	Jurisdiction
BOULDER COUNTY HOUSING AUTHORITY	PHA	Ownership	Region
Boulder County Department of Housing and Human Services	Government	Ownership Rental	Region
BOULDER SHELTER FOR THE HOMELESS	Non-profit organizations	Homelessness	Region
Colorado Enterprise Fund, Inc.	Other	Economic Development	State
CENTER FOR PEOPLE WITH DISABILITIES	Non-profit organizations	Non-homeless special needs	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
EMERGENCY FAMILY ASSISTANCE ASSOCIATION	Non-profit organizations	Homelessness	Region
Habitat for Humanity of St. Vrain Valley	Non-profit organizations	Ownership	Other
Homeless Outreach Providing Encouragement (HOPE)	Non-profit organizations	Homelessness	Jurisdiction
THE INN BETWEEN OF LONGMONT, INC.	Non-profit organizations	Homelessness Rental	Region
Longmont Housing Development Corporation	Non-profit organizations	Rental	Other
Longmont Economic Development Partners	Other	Economic Development Non-homeless special needs	Jurisdiction
Mental Health Partners	Non-profit organizations	Non-homeless special needs Rental	Region
OUR CENTER	Non-profit organizations	Homelessness Rental	Jurisdiction
THISTLE COMMUNITY HOUSING	CHDO	Ownership Rental	Region

Table 114 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths. Stakeholders were asked to identify what is working within the current service provision structure in the Boulder region. Service providers maintained that Boulder County excels at maintaining a tightly connected network of agencies that coordinate resources and referrals effectively. Their approach, built on institutional knowledge and a culture of collaboration, includes regular check-ins among partners and the "any door is the right door" philosophy, ensuring individuals are connected to the right services regardless of where they enter the system. Collaborative efforts between neighboring counties, like those between Broomfield and Adams County, are enhancing shelter options and creating new opportunities for partnership. This has created a cohesive support network that maximizes available resources.

Beyond successful regional collaboration, Boulder County Housing Authority stakeholders noted that security deposit assistance has been a vital resource for voucher holders. Residents living in transitional

housing in Longmont who participated in a focus group were impressed by the level of resources in the city compared to other places they lived.

Gaps. Stakeholders highlighted that the provision of human services is constrained by chronic underfunding, staff shortages, and administrative burdens. Several noted that staffing remains a critical issue, as low wages coupled with demanding caseloads make it difficult to retain qualified professionals. Many staff members live outside the communities they serve, sometimes leading to disconnects with local clients and available resources. Some leave for less demanding jobs with comparable or higher pay. This churn exacerbates the loss of institutional knowledge and undermines collaboration between service providers. These challenges are mirrored in the early childhood and behavioral health sectors, where staff shortages hinder the ability to meet growing needs effectively.

Stakeholders observed an "unrelenting" increase in demand across housing, behavioral health, and other support services. For example, providing coordinated care for the unhoused is most successful through case coordination and targeted grants pairing vouchers with behavioral health services, but the scale of need far outweighs the resources available. To address growing issues, stakeholders have turned to more complex grants and Medicaid reimbursement, which comes with significant administrative and time-consuming costs to ensure money is used and reported correctly. Some said this is taking away effort from the clients in crisis they need to serve quickly and effectively.

Stakeholders emphasized that services for unhoused individuals in the region are insufficient, especially for those requiring street outreach, mental health care, and addiction recovery support. Current recovery services, such as sober living, are often cost-prohibitive and lack funding. There is also a need for services that extend beyond housing, such as long-term mental health support to support individuals in maintaining stability.

Prevention services must also receive greater investment to address issues before they escalate into crises. For example, the lack of funding for rental assistance in Boulder County coupled with escalating rent prices has forced service providers to choose between providing more families with less financial assistance or fewer families with more financial assistance: Neither outcome adequately meets need or demand.

In the resident survey, respondents were asked why some resources were marked difficult or somewhat difficult to access. Thirty-two percent selected that they did not qualify for services and 10% lacked transportation to access services.

Residents living in transitional housing in Longmont who participated in a focus group acknowledged shortcomings in the amount of rental assistance available, services and beds for people with mental illness, and resources for single men in particular.

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		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse			
Child Care	X		
Education	X	X	
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS			X
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other			

Table 115 - 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)

The Coordinated Entry system addresses the needs for chronically homeless individuals. Entry points are at All Roads Shelter in Boulder and HOPE Longmont. After individuals are entered into the Coordinated Entry system, individuals receive Navigation Services from shelter staff, including housing-focused case management, employment assistance, and short-term benefits while staying at the overnight shelter.

There are several facilities and programs in Longmont that address emergency and transitional housing

needs for individuals experiencing homelessness, including:

- Coordinated Entry sites in Boulder and Longmont;
- Homeless Outreach Providing Encouragement (HOPE) Longmont, shelter in Longmont
- Veterans Community Project Village, transitional housing in Longmont
- Atwood Shelter, transitional housing for families in Longmont
- Safe Shelter of St. Vrain Valley, shelter for survivors of domestic violence in Longmont
- Inn Between, transitional and permanent supportive housing in Longmont
- Emergency hotel and motel vouchers

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.

Designated partners address specific needs of people exiting emergency healthcare, the criminal justice system, or mental health in-patient care. These include FOCUS Re-Entry, Clinica Family Health, EFAA, HOPE Longmont and All Roads shelter.

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

Strengths. Strengths in the region's service delivery system include a cooperative system of providers with few areas of duplication, centralized areas for delivery services (e.g., the St. Vrain Community Hub in Longmont where health and human resources are co-located and collaboration between Boulder County Housing Stabilization Program partners), and a region that has a strong reputation for addressing the needs of residents with very low income.

Gaps. Stakeholders and residents who participated in community meetings identified the following gaps for special needs populations and persons experiencing homelessness:

- Inadequate supply of affordable homes, including accessible homes for persons with disabilities, studio and one-bedroom apartments for single persons transitioning from homelessness, and two or three bedroom units for families;

- In addition to more affordable and accessible housing, increased funding for accommodations requests for renters and homeowners with disabilities;
- More emergency housing that acts as a bridge between homelessness and a more permanent housing solution, such as emergency motel vouchers and transitional housing options;
- Demand for homeless prevention services such as rental assistance is outpacing availability. Providers are struggling to determine how best to allocate money and have had to restrict eligibility requirements, give less assistance to more families, or provide fewer families with more assistance.

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

Stakeholders highlighted the need to preserve affordability of existing units and continue the development of affordable housing. The region will continue to reinforce and build from its success in regional collaboration and partnerships between organizations. Jurisdictions will continue to allocate Block Grant funds to needed services and increase funding for supportive services as local budgets allow.

Additionally, the HOME Consortium partners are also undertaking a Human Services Needs Assessment to pinpoint specific gaps in service provision to help prioritize and efficiently allocate resources.

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing Programs	2025	2029	Affordable Housing Homeless		Rental Housing Programs Housing Stabilization Program	CDBG: $547,510.88	Rental units constructed: 10 Household Housing Unit Rental units rehabilitated: 36 Household Housing Unit
2	Homeownership Programs Existing Housing	2025	2029	Affordable Housing		Homeownership Programs - Existing Housing	CDBG: $1,219,502.41	Homeowner Housing Rehabilitated: 80
3	Home Buyer Programs	2025	2029	Affordable Housing		Homebuyer Programs	CDBG: $156,431.68	Direct Financial Assistance to Homebuyers: 10 Households Assisted
4	Housing Stabilization and Homeless Services	2025	2029	Affordable Housing Homeless		Housing Stabilization Program	CDBG: $58,215.84	Homelessness Prevention: 5 Persons Assisted
5	Community Investment Programs	2025	2029	Non-Housing Community Development		Community Investment Programs	CDBG:$39,107.92	Public service activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted
6	Economic Development Programs	2025	2029	Economic Development		Economic Development Programs	CDBG: $20,000	Businesses assisted: 3 Businesses Assisted
7	Administration	2025	2029	Administration		Housing Stabilization Program	CDBG: $488,849.20	Other: 1

Table 116 – 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 Consortium's 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**	Home Buyer Programs
	Goal Description	Support low-to-moderate income households with ownership counseling.
4	**Goal Name**	Housing Stabilization and Homeless Services
	Goal Description	Work with community partners to provide housing resources and services to individuals and families at-risk of or experiencing homelessness. Very low income households are increasingly at-risk of homelessness and increased housing instability due to rising cost burden
5	**Goal Name**	Community Investment Programs
	Goal Description	Work with regional partners to coordinate investment strategies that fund programs and projects designed to impact existing conditions that threaten the health or welfare of the community, particularly for residents with low income and/or special needs, priority populations identified by social services providers. Additional neighborhood resources may become a need during the latter years of this Consolidated Plan.
6	**Goal Name**	Economic Development Programs
	Goal Description	Promote job creation through supports for primarily micro-enterprises or small businesses. Stakeholders identified a need for job creation and employment opportunities, as well as skill development and technical assistance, especially for underskilled residents and residents with disabilities.

7	**Goal Name**	Administration
	Goal Description	General administration

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)

Longmont will create an estimated 30 new units for households with low and moderate income, and conduct rehabilitation for at least 75 rental units and 80 owner-occupied units using CDBG funding. In addition, through the City's local Affordable Housing Fund, it is estimated that an additional 35 new for-sale homes will be created, plus 250 new affordable rental homes. Also, through the Down Payment Assistance program, about 20 new homebuyers will be assisted to purchase a home.

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 Longmont has complied and continues to comply with lead-based paint regulations 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 and HOME Program adhere to all federal lead-based paint regulations.

Twenty-four percent (4,721 units) of owner-occupied units in Broomfield were built before 1980. Broomfield's rental stock is even newer—18% (2,058 units) were built before 1980. Although lead-based paint hazards will continue to be monitored, Broomfield's newer housing stock minimizes the extent of risk.

Thirty-nine percent (9,933 units) of owner-occupied units in Longmont were built before 1980. Longmont's rental stock is slightly newer—36% (5,500 units) were built before 1980. Although lead-based paint hazards will continue to be monitored, Longmont's newer housing stock minimizes the extent of risk.

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. Staff is required to attend LBP training and renew certifications 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 and owner-occupied units. The City will continue this effort over 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

The City of Longmont's Anti-poverty efforts during the next five years will consist of continuing to support and fund agencies/programs that address the City's six human services goals based on the social determinants of health:

- Housing Stability: supporting a continuum of emergency and transitional housing options; helping people find and sustain stable housing.
- Health & Well-being: ensuring access to affordable medical, dental and mental health care.
- Food & Nutrition: helping households obtain adequate quantity and quality of food.
- Self-sufficiency & Resilience: supporting households during tough economic times; helping households attain steady employment with livable wages and move toward self-sufficiency; and helping households remain as self-reliant as possible.
- Education & Skill Building: starting young and continuing throughout all stages of life, offering education, and skills training that are the building blocks of self-sufficiency.
- Safety & Justice: ensuring safe and supportive environments for vulnerable children and adults.

The City of Longmont administers the City Assistance and Rebate System (CAReS). The program offers financial assistance and rebates for a number of resident expenses including:

- The City portion of property tax paid in the previous year or 20 percent of average monthly rent paid by the applicant during the preceding year.
- The Park & Greenway Maintenance Fee paid by the applicant during the preceding year.
- $4 for each month the applicant paid an electric bill to the City of Longmont in the preceding year.
- The monthly service charge for water paid to the City of Longmont in the preceding year.
- A new grocery sales tax rebate of $78 for one person, $156 for two people in the same household who file taxes together, and $204 for three or more people in the same household who file taxes together.

Qualifying residents include residents who receive LEAP, SNAP, SLMB, 104PTC, USDA's free lunch, or other income qualified assistance.

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

The City's anti-poverty efforts complement its plans to preserve and improve existing affordable housing by providing additional housing stability supports, programs, and resources to low-income households. The Boulder County Regional Housing Strategy, which the City has adopted, established a

goal to secure 12% of its housing inventory as permanently affordable by 2035, serving a mix of low/moderate and middle income households throughout the County.

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

Programs and projects administered and implemented by the City of Longmont are monitored on a daily basis. Staff maintains electronic and hard-copy files on individual projects to ensure that all required procedures have been satisfied.

The City monitors all housing and other programs set forth in the contract documents with the agency/contractor responsible for the specific work. Monitoring standards and procedures cover fiscal record keeping, labor standards, acquisition and relocation, rehabilitation and economic development (as applicable), eligibility criteria and quality of work. The City will evaluate on an annual basis how its programs further fair housing opportunities in the City for racial/ethnic groups, disabled, older adults and women. Each year, City Council evaluates the performance of programs and makes program amendments as needed.

The City also tracks its performance and success in meeting goals at a broader level. The City of Longmont reviews the strategies and objectives as identified in the Consolidated Plan with actual program accomplishments. Based on that analysis, the City considers amending or making updates to the adopted Consolidated Plan.

Expected Resources

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

Introduction

Longmont's goal in allocating CDBG funding is to enhance its community by addressing the needs identified in the 2025-2029 Consolidated Plan. The CDBG Program is the primary source of federal funds that are addressed in this Action Plan; however, Longmont also allocates local funds through its Affordable Housing Fund (AHF) for eligible affordable housing developments, human services, and related activities. General Fund dollars are often used to leverage additional funds for projects that help meet the goals of the 2025-2029 Consolidated Plan. The local funds awarded to a project assist those projects in securing additional funds, while stretching the federal dollars awarded to Longmont.

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	488,849.00	5,000.00	80,372.93	574,221.93	1,955,396	Expected amount available $488,849 x 4

Update Table 117 - 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 receipt of CDBG funds, Longmont has allocated local Housing and Human Services and Affordable Housing Funds that help to implement the Action Plan Strategies, Goals and Activities. The local Affordable Housing Fund (AHF) is comprised of an annual allocation from the General Fund, a portion of marijuana tax revenue, and fee-in-lieu payments from the City's Inclusionary Housing program. By the end of 2024, we estimate the program will generate approximately $2.7 million as all development underway was brought on after the IH program was in effect. Longmont encourages applicants to seek other funding and in-kind contributions from private and public sources to match AH funds and CDBG funding.

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

Longmont may make City-owned property available at below market prices for housing for low-income and moderate-income populations as opportunities arise. Longmont has purchased vacant land either directly, via financing support to partner agencies, or through land donation by developers choosing that as an option for compliance with the Inclusionary Housing ordinance. The City currently has 15 approximately acres banked. This is a strategy also captured in the Regional Housing Plan, with the goal to secure land between now and 2026. The City recently inventoried its properties, and found 6 parcels with homes that were purchased for open space or for water retention by the Public Works and Natural Resources (PWNR) Dept. These homes are rented on the open market by PWNR. Longmont City Council approved converting these homes to affordable rentals and as the leases expire for each, they will become rental homes affordable to households at or below 50% AMI. The homes will be rehabilitated if necessary and re-leased to low-income or moderate-income households as the opportunity for lease conversion arises over the next two years. The first home has been successfully rehabilitated for occupancy and now has a low-income tenant as of Summer 2024. Longmont also supports affordable housing through fee waivers, fee offsets, and other housing/building incentives.

Discussion

Please see above.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Homeownership Programs Existing Housing	2025	2029	Affordable Housing		Homeownership Programs - Existing Housing	CDBG: $476,451.93	Homeowner Housing Rehabilitated: 25 Household Housing Unit
7	Administration	2025	2029	Administration		Housing Stabilization Program	CDBG: $97,770.00	Other: 1

Table 118 – Goals Summary

Goal Descriptions

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.
7	**Goal Name**	Administration
	Goal Description	General administration

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section details the CDBG projects proposed for the FY2025 program year.

#	Project Name
1	Housing Rehab Program
2	Administration and Contingencies

Table 119 – Project Information

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

These allocations align with the goals established for the 2025-2029 five-year Consolidated and Strategic Plans, Analysis of Impediments (AI), Market Analysis (MA) and Needs Assessment (NA). Additionally, these allocations address needs identified through stakeholder consultation and resident outreach. There is a need to focus on expanding and creating housing stock for very low-income renters, preserving existing affordable rental and owner-occupied housing units, and creating economic opportunities for low- moderate-income people. The goals are listed below:

1. Rental Housing Programs
2. Homeownership Programs – Existing Owners
3. Homebuyer Programs
4. Housing Stabilization and Homeless Services
5. Community Investments
6. Economic Developments

Obstacles in 2025 pertain to the lingering negative effects of inflation, including:

- Inflation increasing costs of supplies.
- Inflation increases the cost of labor.
- Supply chain issues causing shortages and price surges
- Increase in program expenses
- Labor shortages to complete projects
- Price surges in local housing markets
- Housing shortages

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Housing Rehabilitation Program
	Target Area	City-wide
	Goals Supported	Homeownership Programs – Existing Owners
	Needs Addressed	Homeownership Programs – Existing Owners
	Funding	CDBG: $476,451.93
	Description	Funds rehabilitation activities for subrecipient Brothers Redevelopment. The rehabilitation program is designed to help income qualified homeowners fix problems in their homes such as roofing, plumbing, heating, electrical, etc.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Anticipate that this program will serve 25 households less than 80% AMI.
	Location Description	City-wide
	Planned Activities	
2	**Project Name**	Administration and Contingencies
	Target Area	City-wide
	Goals Supported	Administration

	Needs Addressed	Rental Housing Programs Homeownership Programs - Existing Housing Homebuyer Programs Housing Stabilization Program Community Investment Programs Economic Development Programs
	Funding	CDBG: $97,770.00
	Description	Administration of CDBG program and associated allowable admin costs.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 120 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Longmont's housing and economic development and support services programs are offered citywide. As specific housing or community investment projects are funded over the years of the Plan, some may have specific geographic locations; however, there are no targeted geographic areas in which federal funds will be invested over the term of this Consolidated Plan. All CDBG funding will continue to be allocated to activities that align with our Consolidated Plan within the Longmont city limits. CDBG funds are prioritized to meet affordable housing as well as the capital improvement needs of community-based service providers serving low and moderate-income persons.

As indicated above, the geographic location of the programs is dependent upon the request for funds, as an annual competitive application process drives Longmont's program. The annual allocation process includes release of the Notice of Funding Availability, submission of applications from housing partners and service providers, provision of technical assistance to ensure eligibility of proposed activities, review of the applications by staff, review by the Longmont Housing and Human Services Advisory Board, and submission of recommendations to and final approval of activities by Longmont City Council.

Discussion

See above.

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

Introduction

The following are locally leveraged programs that supplement our CDBG allocation. Current housing market conditions are by far the most significant obstacle in Longmont. The median sale price of homes sold in Longmont has risen by 29% between 2019 and 2024 in Longmont, with 2024 data showing a median sale price of $540,000 according to Boulder County assessor data. To address this, Longmont will continue to supplement CDBG funds with other resources and funds.

Actions planned to address obstacles to meeting underserved needs

Longmont undertook a comprehensive analysis within their 2023 Housing Needs Assessment regarding the need for affordable housing which showed an unmet need for 2,173 affordable rental units at or below 50% AMI. In PY 2024, Longmont will continue its work that was established by the Regional Housing Plan with all jurisdictions in Boulder County.

These action items include:
• Continue pursuing 12% housing stock to be permanently affordable by 2035
• Keep securing land and development/redevelopment opportunities to create diverse housing options
• Bolstering financial resources to create the fiscal support necessary to leverage other sources of funds to achieve unit generation goals
• Continue preserving affordability through purchasing and deed-restricting currently affordable housing
• Proceed with streamlining regulatory processes across all jurisdictions to help facilitate the creation and preservation of diverse housing options

Actions planned to foster and maintain affordable housing

Longmont's locally funded Affordable Housing Fund (AHF) is used for affordable housing projects that acquire, construct, or rehabilitate affordable units. Priority is given to rental projects that assist households at or below 50% AMI or for-sale projects that assist households at or below 80% AMI. The AHF's revenues include an annual $1,000,000 set aside from Longmont's General Fund, half of the City's marijuana tax revenue, fee-in-lieu payments from the City's Inclusionary Housing program, and program income from loan repayments from previously awarded projects.

On June 25, 2024, City Council approved the following projects for 2024 Affordable Housing Fund awards:
• Thistle Community Housing - Cannery Tax Credit Expansion (Acquisition): $400,000 AHF loan
• Habitat for Humanity of the St. Vrain Valley - Faith Point Church (Acquisition): $1,235,000 AHF loan
• The Inn Between of Longmont - Next Step Housing Land Banking (Acquisition): $400,000 AHF loan
• Boulder County Housing Authority (BCHA) - Casa de la Esperanza Rehabilitation (Preservation): $500,000 AHF loan
• The Inn Between of Longmont - Wesley Townhomes (Housing Investment): $350,000 AHF loan

• Boulder County Personal Finance Program - Housing Counseling (Public Service): $100,000 AHF grant

Actions planned to reduce lead-based paint hazards

Longmont will continue to follow policies established to reduce lead-based paint hazards for all construction projects. Occupants of units constructed prior to 1978 will receive proper notification of Lead-Based Paint (LBP) hazards as follows:
• Proper notification to all owners will consist of the Lead Hazard Information Pamphlet published by the EPA/HUD/Consumer Product Safety Commission and will be given regardless of the cost of rehabilitation or paint test finding.
• If lead-based paint is found through testing, or if presumption is used, a Notice of Lead Hazard Evaluation or Presumption will also be supplied.
• When lead hazards are present, a Notice of Lead Hazards Reduction Activity and a Lead Hazard Evaluation Report will also be provided.
• Any construction on units built prior to 1978 must be inspected according to HUD regulations and are subject to the implementation of the Federal Lead Based Paint regulations by HUD. More information on the Federal Lead Based Paint Regulations and Implementation can be found in The City of Longmont's Housing and Rehabilitation Programs Policies and Procedures manual.

Actions planned to reduce the number of poverty-level families

To continue to reduce the number of families living at or below the poverty level, Longmont will provide Human Service funds totaling $2,648,046 from the General Fund budget. CDBG funds are not utilized in this capacity because of the large Human Services Funds allocation. Human Services funding is distributed to nonprofit agencies for services and programs serving families and individuals to break the cycle of poverty. These services include activities centered on Longmont's human services priority areas:
• Housing Stability
• Self-sufficiency and Resilience
• Food and Nutrition
• Health and Well-being
• Education and Skill-building
• Safety and Justice
By continuing the dialogue between Longmont's public and private sectors, especially through the Human Services Master Plan Collaborative, Longmont will enhance coordination between public and private housing and human service agencies.

Actions planned to develop institutional structure

Longmont is working to improve intergovernmental and private sector cooperation to combine efforts and resources to bring together community service needs and the production of affordable housing. Collaborative efforts include providing technical assistance and financial resources to ensure that community organizations have the capacity to effectively execute their housing missions. Longmont also

continues to collaborate in community-wide efforts to form plans to address both ongoing and emerging challenges that the low-income community faces. Longmont, through its monitoring and risk assessment process, gathers data and information on expenditures, outcomes, and numbers to perform an ongoing assessment on the investments it makes with both CDBG and local funds.

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

Longmont's Housing and Community Investment (HCI) Division is the lead agency for the administration of CDBG funding and the implementation of the Consolidated Plan. HCI staff will continue collaborative efforts with all City of Longmont departments to deliver projects, services, and other benefits to eligible neighborhoods and residents. Longmont will continue participation in multiple collaborative partnerships that work to enhance coordination of services and fill service gaps in the Consortium area. These partnerships are vital to the success of each organization. Collaboration also reduces the risk of duplicating resources. Longmont will also continue its coordination with the Office of Fair Housing efforts to educate the community as part of housing needs.

Coordination activities include:
• Coordination on project management for projects funded by multiple jurisdictions
• HOME Consortium meetings between members for affordable housing projects
• Interviews with stakeholders who work with low-income residents to discuss policy and program interventions for addressing needs
• Open community meetings with residents and stakeholders

Discussion

See above.

Program Specific Requirements

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

Introduction

Projects planned with CDBG funds expected to be available during the 2024 Program Year are identified in the Projects Table. All program income that is available for use has been included as funding for 2024 projects.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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	5,000
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	0
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	5,000

Other CDBG Requirements

1. The amount of urgent need activities	0

Discussion

Appendix - Alternate/Local Data Sources

1	**Data Source Name** 2017 Longitudinal Employer-Household Dynamics
	List the name of the organization or individual who originated the data set. he Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau.
	Provide a brief summary of the data set. he LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership. State and local authorities increasingly need detailed local information about their economies to make informed decisions. The LED Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. Under the LED Partnership, states agree to share Unemployment Insurance earnings data and the Quarterly Census of Employment and Wages (QCEW) data with the Census Bureau. The LEHD program combines these administrative data, additional administrative data and data from censuses and surveys. From these data, the program creates statistics on employment, earnings, and job flows at detailed levels of geography and industry and for different demographic groups. In addition, the LEHD program uses these data to create partially synthetic data on workers' residential patterns. Forty-nine states, District of Columbia, Puerto Rico, and the U.S. Virgin Islands are active in the LED Partnership, although the LEHD program is not yet producing public-use statistics for Puerto Rico, or the U.S. Virgin Islands. The LEHD program staff includes geographers, programmers, and economists. Our mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden. See this one-page document on LED (241 KB) for more information.
	What was the purpose for developing this data set? he LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership. State and local authorities increasingly need detailed local information about their economies to make informed decisions. The LED Partnership works to fill critical data gaps and provide indicators needed by state and local authorities.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2017

	Briefly describe the methodology for the data collection. Under the LED Partnership, states agree to share Unemployment Insurance earnings data and the Quarterly Census of Employment and Wages (QCEW) data with the Census Bureau. The LEHD program combines these administrative data, additional administrative data and data from censuses and surveys. From these data, the program creates statistics on employment, earnings, and job flows at detailed levels of geography and industry and for different demographic groups. In addition, the LEHD program uses these data to create partially synthetic data on workers' residential patterns.
	Describe the total population from which the sample was taken. Forty-nine states, District of Columbia, Puerto Rico, and the U.S. Virgin Islands are active in the LED Partnership, although the LEHD program is not yet producing public-use statistics for Puerto Rico, or the U.S. Virgin Islands. The LEHD program staff includes geographers, programmers, and economists.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The program creates statistics on employment, earnings, and job flows at detailed levels of geography and industry and for different demographic groups.
2	**Data Source Name** 2017 American Community Survey
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides vital information on a yearly basis about our nation and its people. Information from the survey generates data that help determine how more than $675 billion in federal and state funds are distributed each year.
	What was the purpose for developing this data set? Through the ACS, we know more about jobs and occupations, educational attainment, veterans, whether people own or rent their homes, and other topics. Public officials, planners, and entrepreneurs use this information to assess the past and plan the future. When you respond to the ACS, you are doing your part to help your community plan for hospitals and schools, support school lunch programs, improve emergency services, build bridges, and inform businesses looking to add jobs and expand to new markets, and more.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2017

	Briefly describe the methodology for the data collection. Survey
	Describe the total population from which the sample was taken. U.S. Population
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Every year, the U.S. Census Bureau contacts over 3.5 million households across the country to participate in the American Community Survey.