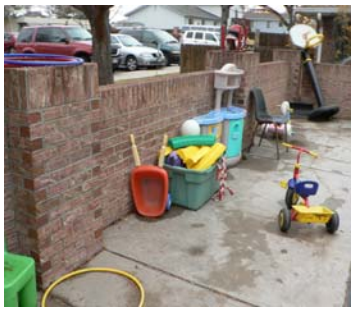
2009-2013
Five Year Community Development Consolidated Plan



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PART I – GENERAL

Part I.A
Executive Summary (As Required by HUD)

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

As the first county in Colorado, Arapahoe County has a long history of development, change and cooperation within the larger neighborhood of the Denver Metropolitan area. The communities of Arapahoe County covered by the Consolidated Plan range from urban communities entirely surrounded by the City of Denver to rural communities. Each of these entities has different needs. This document attempts to address the housing and community development needs of the County, while discussing goals and strategies for meeting those needs.

The County has been in motion. The two light rail lines and their stations have facilitated the creation of transit oriented development. The renovations to I-25 with the T-Rex Construction Project have expanded roadway capacity. The incorporation of the City of Centennial has changed the demography and geography of the County. The importance of Centennial Airport to the community has been intensified. Jurisdictions' comprehensive plans have been written or redone. Arapahoe County is an active, vital community that is looking clearly into the future.

Community Vision

The community development concentration in the next five years will be building upon the existing foundation of service providers, non profits and other agencies in the community to aid in the provision of access to the quality of life available to the majority of residents in Arapahoe County. Quality of life is directly affected by access to affordable housing. Housing opportunities for all income levels are necessary to maintain the economic and social stability of the community, but particularly for those renters making less than $20,000 per year. Housing is a pivotal factor in all other aspects of the County's needs.

In this plan, the County will be addressing homelessness, public services such as health, transportation/infrastructure, accessibility for seniors and disabled, economic development, special needs, recreation and youth needs, and other public facilities, in addition to affordable housing. These focus areas will provide the catalyst of activities that will assist even the most vulnerable members of our community, with affordable housing as the base of self-sufficiency.

This Consolidated Plan will attempt to address needs in these focus areas for the next five years.

Community Profile

Arapahoe County's designation as an Urban County and HOME Consortium includes six local municipalities and a partner city. The City of Centennial is an entitlement community, and has entered into an Intergovernmental Agreement authorizing the County to administer Centennial CDBG funds. The six municipalities that form the Urban County include Deer Trail, Englewood, Littleton, Sheridan, Glendale, and Greenwood Village along with the unincorporated areas of the County. Each of these jurisdictions has a unique personality and ambience that is extremely important to the people who live there. Community decisions are not made lightly and the impact of any decision is weighed with the good of the community in mind.

Planning, Process, Coordination and Institutional Structure

The County operates with five Commissioners who maintain final approval authority over all CDBG and HOME projects undertaken within the Urban County. In addition, each jurisdiction approves those projects sponsored by their respective cities through their individual processes. CDBG grants are administered through the Arapahoe County Housing and Community Development Services (HCDS) Division with applications taken each fall. The County works closely with many agencies to provide a useful grant program for the citizens of the County. Some of these agencies include the Englewood, Littleton, Sheridan and Arapahoe County Housing Authorities, all included and surrounding municipalities, and various business and non profit agencies operating within the County.

As of 2004, Centennial has had the HUD designation as a Metropolitan City and receives a CDBG entitlement allocated to the city. Since reaching entitlement status, the city has opted to have a joint cooperation agreement with Arapahoe County to administer the grant for three-year periods, most recently 2007-2009, as well as participating in the HOME program as a member of the Arapahoe County HOME consortium. The next participation cycle will begin in early 2009 as the County reaches out to all cities and towns eligible to participate in the Urban County in the 2010-2012 period.

The Centennial City Council selects and approves projects funded through their allocation on an annual basis. The selected projects are then incorporated into the Annual Action Plan for ratification at a public hearing prior to submittal to HUD.

Citizen Participation

The County has drafted a revised Citizen Participation Plan (Appendix 8), to replace the original Citizen Participation Plan approved on October 3, 1994. The plan requires public hearings at least two times a year for review of the proposed use of funds and for review of program performance. These two public hearings are required to have ample notice provided to the public and be held in a facility that is accessible to the disabled citizens of the community. Accommodations are to be made to the hearing-impaired citizens who provide a request for needed adaptations prior to the meetings, as well as language translation requests.

The plan also states that substantial changes to the Consolidated Plan include, but are not limited to:

- Major changes in service area, purpose, program beneficiaries, or national objective compliance;
- Budgetary or line item alterations of $25,000 or more for Public Service projects and $50,000 or more for Public Infrastructure, Public Facility, or Housing projects.
- Changes from one activity to another, such as a project cancellation and a new project approval that is not a Reserve project.

The plan also provides for technical assistance to groups representative of persons of low and moderate income in preparing proposals. In fact, the HCDS staff meets with each applicant agency to refine projects for better proposals and also to answer any questions regarding regulations and processes prior to submittal.

The County and the municipalities all have active citizen processes ongoing for different activities within the jurisdictions. The County's Planning Division is currently doing sub area planning to include the eastern rural areas of the unincorporated area. Several cities are in some part of the timeline for completing or revising Comprehensive Plans.

Housing Market Analysis/Affordable Housing

In February of 2009, BBC Research and Consulting (BBC), a Denver-based economic consulting firm that specializes in housing studies, completed a report titled *Housing Needs Assessment (HNA): Arapahoe and Douglas Counties.* The HNA provides an in-depth look at the housing needs of the two counties that share a common boundary and workforce, and subsequently housing needs. The study included all of Arapahoe County, including the City of Aurora (although Aurora is a HUD entitlement jurisdiction and will be performing a separate HNA and Five Year Consolidated Plan), because the two counties believed it was important to look at the housing market as it relates to the workforce and commuting patterns.

Affordable housing affects every aspect of life in Arapahoe County. Without affordable housing, workers can not live in the County. With workers living elsewhere, there is a traffic problem when they arrive and leave from their places of work. There is a disenfranchisement with the community if one's home is other than the area where one works. The following are major findings and recommendations of the HNA:

Growth, growth and more growth. Arapahoe County remains a very popular place to live and work in the Denver metro area. Arapahoe County's heyday for growth occurred first in the 1950s, when the County grew at an average rate of 12% per year. Population surged again in the 1970s, when the County added more than 130,000 people (a growth rate of 8% per year). Since then growth has slowed considerably, and the County now grows at about 1-2% annually. Since 1990, Arapahoe County's housing stock has grown by 35%. On average, Arapahoe County has added more than 3,500 units per year.

Finding housing. In 2007, the median priced home for sale in Arapahoe County was $205,000. This compares to $345,000 in Douglas County. Except for single family attached units, homes are much more affordable in Arapahoe County.

The median rent in Arapahoe County was $838 in the second quarter of 2008; in Douglas County, the median was $1,045. Rents were lower in Arapahoe County for all rental unit sizes.

Housing to buy. It is easy to buy a home in Arapahoe County if you earn more than $50,000. Households at this income level could buy 70% of the County's attached units (4,900 units) for sale in 2008 and 19% of the County's detached units (3,070 units).

Households earning between $35,000 to $50,000 can also afford about one-third of the County's attached housing stock. If these renters want to buy they are mostly limited to attached homes. But, unlike in Douglas County, they have purchase options in Arapahoe County.

Housing to rent. In Arapahoe County, a little more than half of the County's renters can easily afford the median rent, and renters earning more than $25,000 have an adequate number of rental units from which to choose. This leaves about half of the County's renters unable to afford the median rent.

Renters earning less than $20,000 per year have the hardest time finding affordable units. In 2007, about 20,520 renter households—30% of all renter households in Arapahoe County—earned less than $20,000. These households need to pay $450 or less in rent and utilities each month to afford their housing costs, leaving money left over for other household expenses.

Arapahoe has approximately 7,800 units affordable to these renters in addition to rental assistance vouchers—leaving a gap of approximately 12,500 underserved households. For the Arapahoe County non Aurora portion, this gap is estimated to be 5,600 underserved households.

Who Cannot Afford to Live in Arapahoe County:

- Renters earning less than $35,000 find it difficult to buy in the current market. Many of these renters are unlikely to become owners unless they desire to buy attached housing units.

- Seniors and other residents living on low, fixed incomes need to stay in their homes because they cannot afford to move to other housing units in the County. Seniors living on Social Security Income (SSI) are unlikely to be able to afford the repairs their aging homes need.

- Approximately 12,500 renters (5,600 renters in non Aurora portion) who earn less than $20,000 are paying so much for their rental housing that they have difficulty affording other necessary household costs—such as transportation, childcare and health care.

Will the future workforce be able to live in Arapahoe County? Arapahoe will have affordable housing, but it is very location specific. Arapahoe County has some affordability concerns with its workforce, however there are more moderate and high wage jobs located in Arapahoe County as compared to Douglas County. In Arapahoe County, the occupations with the strongest growth in numbers—health care and social assistance, administrative support, construction, professional and technical services—could afford homes ranging from approximately $116,000 to $260,000 in Arapahoe

County. Today, these worker households can afford to buy 19 to 68% of the housing stock in Arapahoe County. Assuming households have additional part time or full time workers contributing additional income, these affordability levels increase, thereby making an even greater percentage of homes affordable. If current trends continue, the County is well positioned to provide housing for workers in its fastest growing professions through 2016.

However, even though Arapahoe County has much more affordable homes to buy at lower income levels, these homes are not always in close proximity to major employment centers and many have rehabilitation needs. In Arapahoe County, home prices are very much location specific. The amenities accompanying expensive housing stock in Arapahoe County include locales in Cherry Hills Village, Bow Mar and Greenwood Village, more square footage and, most likely, a larger lot. Typically the denser part of the County is home to older homes that may require more rehabilitation but are also more affordable.

The most affordable parts of Arapahoe County are the Sheridan/Englewood/ north Littleton area—and mostly Aurora. Of the 2,683 multi family units for sale in 2007 and affordable at 50% of the AMI, 86% were in Aurora. Of those affordable at 80% of the AMI, 74% were in Aurora.

For single family units, Aurora provided 90% of those affordable at 50% of AMI and 84% of those affordable at 80% of AMI. No other community comes close to matching this contribution to the for sale affordable housing stock. And, Aurora also offers very affordable rents compared to other areas in the County.

Although Sheridan and parts of Englewood and Littleton are also very affordable, they have far fewer units, and the units are closer to employment centers in Jefferson County and Denver than to future employment centers in Arapahoe County (to which central and southeast Aurora is closer). In essence, Arapahoe County depends on Aurora to provide much of its affordable housing, and this is likely to continue.

Addressing Unmet Housing and Workforce Needs. Arapahoe County has worked very hard in the past to ensure that residents have adequate housing. Programs the County funds include home rehabilitation and improvements, public facility improvements, infrastructure improvements, public services and other housing programs. Housing programs also include a first time buyer program, single family rehabilitation, multi family rehabilitation and new construction assistance.

Communities within Arapahoe County have also provided incentives for the production of affordable housing. For example, Englewood and Sheridan have waived fees for affordable housing development on a case by case basis.

BBC's Recommendations for Arapahoe County:

1. **Set affordable rental goals.** Set a goal for reducing the gap in rental units and work with the County's housing authorities, including the Aurora Housing Authority, to build more deeply subsidized rental units.

   Approximately 29% of the County's renters earn less than $20,000 per year. 6% of the County's rental units (including voucher subsidies) are affordable to these renters. BBC recommends this proportion be increased to 15%, so at least half of

these renters have an opportunity to avoid being cost burdened. This means that the number of affordable units in the County would be doubled.

2. Establish formal collaborative relationships. Continue to work with Aurora to gauge housing affordability and need since Aurora provides such a large portion of affordable housing, particularly for sale housing, in Arapahoe County. Formalize a method of communication and collaboration on workforce housing developments.

3. Offer developer incentives. The County should encourage density around employment centers and transit sites by offering fee waivers and/or density bonuses to developers who integrate affordable units into their developments. Formalize an incentives package and offer deeper incentives for more affordable developments. The County should also encourage municipalities to adopt similar incentive packages, so that the incentives are consistent, transparent and applied equally across the County.

4. Continue rehab efforts. Continue acquisition and rehabilitation programs in the older portions of the County to preserve housing stock and keep lower income owners in safe and sound housing. Although this study did not contain a detailed analysis of the senior housing market and needs, it is likely that as the County's population ages, affordable senior housing with services will be needed.

5. Educate the public. Educate the public about options for development, the consequences of sprawl and how affordable housing can be attractive and dense.

County Response to Housing Data and Recommendations:

The County is prioritizing providing housing opportunities for renters earning less than 50% of the AMI, particularly small and large related households. For the homeowner priorities, although the County has placed a high priority on serving those earning less than 50% of the AMI, the County recognizes the reality of the lack of available units for these households, thus the number of units goals are lower, with the exception of the elderly population. Exhibit 9.A (attached) provides a detailed summary of the annual and five year goals. Exhibit 9.B provides a summary of the annual goals.

Each of these goals may need to be reconsidered if local finances and/or economic changes indicate either an increase or decrease is necessary and reasonable.

The specific objectives reflect changes in priority from the 2004-2008 Consolidated Plan. Significant increases and decreases are noted below, which reflect the changing demographics shown in the HNA and AI, as well as the changing needs identified in the three surveys:

- Increasing the rental multi family housing objective from 120 to 140 units, in recognition of the HNA finding that the rental housing gap for Arapahoe County (non Aurora) is 5,600 units for those making less than $20,000 per year. The increase is also in consideration of the fact that there are 2,742 households on the housing authorities' waitlists, indication a need for affordable units in the community to supplement the housing authorities' efforts.

- Increasing emergency rental assistance from 25 persons to 250 persons, and including limited emergency mortgage assistance previously noted as an Owner Housing Objective. This will allow agencies more flexibility to meet emergency housing situations.

- Decreasing the First Time Homebuyer (FTHB) objective from 125 to 60 new homeowners, and removing Section 8 homebuyers as a separate category. This is a result of the need to re-allocate HOME funding resources away from primarily moderate income homeowners and towards low income renters and rehabilitation of the existing multi and single family housing stock in the older, western portions of the County.

- Increasing major housing rehabilitations from 25 to 60 homes, and minor housing fix-ups from 25 to 125, in recognition of the aging housing stock and the senior population that may choose, or be forced, to age in place without adequate income for repairs.

- Adding new single family construction for low income homeowners in recognition of the HNA that found that only 5% of households earning 50% or less of the AMI could afford a single family home. For many households earning 50% or less of the AMI, renting is the most appropriate housing option; however, agencies like Habitat for Humanity Metro Denver, who sell homes to qualified low income buyers with no interest loans and below market sales prices, allow low income households to purchase homes without being cost burdened.

Barriers to Affordable Housing/Fair Housing

In 2008, Arapahoe County contracted with BBC Research & Consulting (BBC), to conduct an Analysis of Impediments to Fair Housing Choice (AI) for the County. The AI analyzed barriers to affordable housing and impediments to fair housing choice:

Barriers to affordable housing development. Developers and housing advocates pointed to the high cost of land and the lack of developable land in Arapahoe County as being a primary barrier to affordable housing development. Aging or nonexistent infrastructure in the County was also cited as a barrier.

In the land use and zoning review, the AI found a number of ways to encourage more affordable and workforce housing in the County and cities, broadening the opportunity for the workers to also be residents. These include:

- Allowing more variety in development types including small lot single family detached units and mixed income communities.

- Expanding the location of affordable housing beyond the Sheridan/ Englewood/ north Littleton area and Aurora through infill and new development. Allowing high density in other portions of Greenwood Village (other than near employment centers) and actively encouraging mixed income communities in undeveloped portions of the County.

- Ensuring that requirements for public hearings and special permitting processes do not prohibit the development of group homes, especially as the County's residents age and demand more nursing and rehabilitation services.

Affordability. About half of the County's renters earned enough to afford to pay the median rent of $794. The County's rents are lower than the seven county and City and County of Denver average. Affordability varies by location, however, with the most affordable units located in Glendale and Aurora.

The vast majority of for sale units that are affordable to households earning less than the median income are located in the Sheridan/Englewood/north Littleton area or Aurora. Aurora and Englewood provide Arapahoe County with a substantial portion of the County's for sale affordable housing options. Of the single family units affordable to households earning 80% or less of the AMI ($57,440) in the 13 communities in Arapahoe County, 92% of those units were located in Aurora and Englewood.

The County's subsidized/assisted housing is mostly located in the west central portion of the County and the Four Square Mile unincorporated area. Fewer units are available in the central and eastern portions of the County.

Concentrations. The Census block groups that have the highest percentages of persons with disabilities are located in the Sheridan/Englewood/north Littleton and parts of Aurora. The County's African American/Black population is almost entirely located in Aurora; the County's Hispanic population is very concentrated in portions of central Aurora and some parts of Sheridan, Englewood and north Littleton. The County has fewer concentrations of single parents and large households.

Residents are less concentrated by income than by race and ethnicity. Lower income households and persons living in poverty reside in many areas of the County.

Zoning and land use. In general, most of the communities in Arapahoe County address the need for affordable housing, but some (Englewood and Littleton) do this much better than others.

Most communities have very strict regulations governing the permitting and location of group homes and, combined with NIMBYism against such developments, make it challenging to have group homes built.

Arapahoe County and its communities are fairly restrictive in their required minimum lot sizes for single family dwellings in "high density" zones. The smallest is in Englewood at 4,500 square feet; the largest, in Greenwood Village is 10,000 square feet. Greenwood Village requires that dense, multi family developments be in very close proximity to major employment centers, restricting their location and development. Greenwood Village also has a restrictive definition of family that could prevent extended family members from residing the same homes.

Finally, the County's development fees are some of the highest in the metro area, largely as a result of water and sewer fees, as established by the various districts.

Fair lending. African Americans/Blacks, and to a lesser extent, Hispanics, who apply for mortgage loans have much lower probability of getting their application accepted than Caucasian/White applicants. Loans to African Americans/Blacks were denied 15% of the time; for Hispanics, 11% of the time. This compares to 7% for Caucasians/Whites. In general, Arapahoe County residents may fare better with local institutions since local institutions have much higher loan acceptance rates on mortgage loans. However, local lending institutions are less likely to receive applications from minority borrowers and the minority- Caucasian/White disparity in denials is no better with local institutions.

In addition, African Americans/Blacks and Hispanics were twice as likely to get subprime mortgage loans than Caucasians/Whites. Subprime lending activity in the County in 2006 was very much concentrated in parts of Englewood and Sheridan.

Legal cases and complaints. Between 2002 and 2007, there were 89 fair housing complaint cases in Arapahoe County. The most common fair housing complaints in Arapahoe County involved the following:

- Predominantly in Aurora, failure to rent or offering unequal rent terms and conditions because of race and/or national origin.
- Homeowners associations (HOAs) refusing to make reasonable accommodations for persons with disabilities.
- HOAs refusing to let children play in common areas and/or use the community pool during certain hours.
- Neighbor harassment—e.g., calls because a neighbor is allegedly making too much noise. The neighbor feels that call was motivated by discrimination based on race/national origin rather than actual noise.

Community input. 5% of Arapahoe County residents say they have faced some type of housing discrimination. Those who say they have experienced discrimination report that it is mostly race-based. Residents who have experienced discrimination usually do nothing about the occurrence.

The following impediments to fair housing choice were identified through the AI:

1. Complaint evidence suggests some real estate companies are ignorant of and/or do not comply with fair housing laws.
2. Residents experiencing discrimination in housing “do nothing.”
3. Lack of easily accessible information about fair housing.
4. NIMBYism.
5. Barriers to affordable housing as described above.

BBC’s Recommended Fair Housing Action Plan

Action Item 1. Raise the visibility of fair housing and the complaint process.

Action Item 2. Provide outreach and education to real estate companies, government staff and officials and the community.

Action item 3. Modify zoning and land use regulations and offer incentives to create more mixed income communities for workforce, seniors and others with affordable housing needs.

Action item 4. Continue leading affordable housing development efforts.

Public Housing

The existing public housing stock is in good condition and improvements are made on an ongoing basis through the use of the public housing Comprehensive Improvement Assistance Program (CIAP) and other funds.

Waiting lists for housing assistance have not been formally closed, but are extremely long. The waiting list in Littleton is almost 1,000 households, while Englewood's list is almost 1,750. Large families can expect to wait several years before any sort of assistance will open up for them in each of the municipalities.

The findings of the County's Housing Needs Assessment (HNA) correlate with the results of the housing authorities' waitlist surveys, and the telephone, Provider and Citizen Surveys. Affordable housing, particularly for extremely low income renters earning less than $20,000 was a commonly noted need. The County's Consolidated Plan goals are geared towards the finding that there is an affordable rental gap of 5,600 units. This finding is supported by the waitlist survey finding that 75% of those on the waitlist that earn under 30% of the AMI.

Families with children make up 74% of the waitlist, indicating that both small and large related families' needs are not being met. Families with disabilities comprise another 11% of the waitlist, while elderly with disabilities consist of 2% of the waitlist. Elderly without disabilities comprise 8% of the waitlist. It appears that the housing authorities are close to meeting the needs of elderly with disabilities and should continue to prioritize this category, but should also focus on the other categories. The County's Plan supports increased goals for small and large families at or below 50% of the AMI, with level goals for the elderly, and new goals for special needs group homes.

Homeless Persons

Arapahoe County works with the Metro Denver Homeless Initiative (MDHI) in providing services through a Continuum of Care (CoC) format. According to the 2007 Point in Time (PIT) survey completed by MDHI, two thirds of the homeless in Arapahoe County are female, and three quarters are in families with children under the age of 18. These families may or may not be on the streets, but are often doubled up with relatives or staying in cheap hotels.

The most prevalent reasons given for homelessness in the Urban County was unemployment, family breakup/death, and "housing costs too high." Arapahoe County has had many layoffs and foreclosures during this current recession, in addition to the problem of high housing costs. As mentioned previously, these high housing costs have created a situation in which many families are paying more than 30% of their income for housing. Many more residents who currently have reasonable housing and a regular source of income are also constantly being threatened by homelessness. Persons depending on unemployment, disability, or other benefits, as well as the working poor

are particularly at risk, as layoff, severe illness, or a problem as seemingly simple as emergency car repairs or medical treatment can quickly push a subsistence household into financial crisis and foreclosure or eviction. Emergency rental assistance was commonly noted in the HCDS Citizen Surveys as a high priority need. The County has and will respond to this unmet need by funding agencies such as Catholic Charities.

Many other agencies, both non profit and governmental, provide services for homeless persons along the Continuum of Care. Each agency serves as an important piece of the service puzzle for homeless persons. Arapahoe County seeks to address the issue of homelessness by actively participating in a regional planning process spearheaded by MDHI. Arapahoe County also seeks partnerships and is willing to cross jurisdictional boundaries to fund facilities that serve Arapahoe County's homeless, such as COMITIS crisis center in Aurora.

Special Populations

According to the data available from the 2000 Census, Deer Trail, Englewood and Sheridan have the highest number of persons with disabilities as a percentage of their total populations. This could cause difficulties for these municipalities as their smaller, lower income populations are less able to fund the rehabilitation necessary to provide accessibility for disabled citizens. There was a significant increase in the disabled population between 1990 and 2000 for all ages and jurisdictions, but most specifically for the under age 64 population.

Other special needs populations are being served by local non profit agencies such as Arapahoe/Douglas Mental Health Network (ADMHN), Developmental Pathways, Arapahoe House, Child Advocacy and Resource Center and Adventures in Change.

Project Needs by Category

- Elderly persons. HUD's CHAS[1] data estimated that there were at least 1,300 elderly renters with housing problems in 2000. BBC estimates that this need will increase to at least 1,600 by 2013. In addition, there were 1,068 elderly owners with housing needs in 2000; this will increase to 1,300 by 2013.

  The County currently has 1,800 beds in nursing facilities and 1,300 beds in assisted living facilities to serve frail elderly. The County's public housing authorities provide 655 units that are targeted to elderly (some also are targeted to persons with disabilities). Most elderly will need assistance with home repairs, accessibility improvements and home and yard maintenance as they age, in addition to affordable rental units with some supportive services (e.g., check ins by health care workers).

- Persons with disabilities. In 2006, 53,087 people residing in Arapahoe County—or 11% of the County's population—had some type of disability. There are 76 beds in the County specifically targeted to persons with developmental disabilities, as well as 294 other units administered by Developmental Pathways, and 3,100 beds in assisted living and skilled

[1] Comprehensive Housing Affordability Strategy data prepared by HUD.

nursing facilities, meaning that most persons with disabilities live on their own or with caregivers.

- Persons with substance abuse and/or mental health issues. There are 68 beds in the County that are targeted to persons who need residential treatment. The number of persons with substance abuse problems and that have housing needs is unknown. However, from the homeless count and survey conducted in January 2007, at least 69 persons who were homeless had substance abuse problems. The January 2007 homeless count found 80 persons with mental illnesses. Even with these very low estimates, there is a gap between beds and individuals, which is likely to grow in the future. Arapahoe House has a waitlist of 45 persons with substance abuse issues and Arapahoe/Douglas Mental Health Network (ADMHN) estimates an unmet need of 150 units for persons with mental illnesses.

- Public housing residents. Public housing residents are currently well served by the public housing authorities; it is those on the waiting list who are not. As the PHA residents age, however, there may be increased needs for supportive services and accessibility improvements.

- Victims of domestic violence. It is unknown how many victims of domestic violence in the County need housing. There is very limited transitional housing in the County and this was listed as a top need in the public outreach conducted for this Plan.

- Families on wait lists. The families on public housing authority wait lists are currently captured in the needs for extremely low income renters. These families will continue to be cost burdened and/or live in substandard housing unless the County receives additional vouchers or deeply subsidized housing is built.

Lead-based Paint

In 2007, the U.S. Census estimated there to be 228,800 housing units in Arapahoe County. Of those homes, 111,508 units, or just under 50%, were built prior to 1980. As lead-based paint was not outlawed until 1978, homes built prior to 1980 may contain lead-based paint, although the greatest probability is in homes built prior to 1940.

Age is an important indicator of housing condition. Older houses tend to have more condition problems and are more likely to contain materials such as lead-based paint. Approximately 1.5% or 3,428 housing units in Arapahoe County were built before1940, when the risk of lead-based paint is highest.[2] In areas where revitalization of older housing stock is active, many old houses may be in excellent condition; however, in general, condition issues are still most likely to arise in older structures. Approximately

[2] Lead-based paint was banned from residential use in 1978. Housing built before 1978 is considered to have some risk, but housing built prior to 1940 is considered to have the highest risk. After 1940, paint manufacturers voluntarily began to reduce the amount of lead they added to their paint. As a result, painted surfaces in homes built before 1940 are likely to have higher levels of lead than homes built between 1940 and 1978.

50% of Arapahoe County's housing stock was built between 1970 and 1989. Almost 15% was built since 2000 and 11% was built before 1960.

The cities of Englewood, Littleton and Centennial have housing rehabilitation programs that test for lead hazards when conducting rehabilitation, and achieve clearance from certified inspectors when the rehabilitation has been complete. Rebuilding Together Metro Denver provides housing rehabilitation services to very low income seniors and disabled homeowners and does not disturb painted areas above the de minimus level. The Colorado Housing Assistance Corporation (CHAC) conducts visual assessments on all homes purchased through the First Time Homebuyer program assisted with County funds.

Economic Development

Economic development is a medium level priority for CDBG projects within the County, although categories related to economic development, such as new or improved infrastructure, are more likely to be funded as they rated both high and medium.

The economy in Arapahoe County has taken some hits with the recent foreclosure crisis and recession. The County is active in the business community, working with the South Metro Chamber of Commerce (SMCC), the Southeast Business Partnership (SEBP), and the I-70 regional economic group (REAP). Job creation is a goal, particularly along the rural I-70 corridor in the eastern part of the County. However, CDBG funds are not seen as the most feasible vehicle to obtain the level of business growth desired in the County; CDBG funds can help fund other community needs in order to leverage funds and make the community more attractive to potential businesses.

Two cities, Sheridan and Centennial, have active Urban Renewal Authorities. Sheridan is nearing completion of a regional retail complex over a former landfill. Sheridan used Tax Increment Financing (TIF) to finance the project. Centennial is reconstructing the indoor Southglenn Mall into a pedestrian oriented shopping area called the "The Streets of Southglenn." Transit oriented development appears to be a focus of those communities situated along the light rail.

Infrastructure

Street, sidewalk, drainage, sewer, and other infrastructure improvements are identified needs in all areas of the County. These are high dollar items that small cities struggle to finance. Deer Trail has focused on paving its streets. Sheridan is continuing to improve deteriorated or non-existent sidewalks, improve drainage, and hookup failing septic systems to sanitary sewer. Littleton is continuing its street and sidewalk improvement program in its northeast area, while Englewood is focusing on the providing sidewalks where there are gaps in its northwest area. Glendale has concentrated on pedestrian connections, as well as parks, in their high density city. Centennial has targeted an older neighborhood west of University for overall neighborhood infrastructure improvements.

Recreation

Recreation, parks and youth centers were a very high priority in the previous 2004-2008 Consolidated Plan, given the County's location next to the Jefferson County site of Columbine High. There was a demand for youth parks and activities to engage youth in

healthy activities. The County funded projects such as a skatepark in Sheridan and a basketball court in Littleton. Since the 2004-2008 Consolidated Plan was written, parks are now eligible for County Open Space funds from a County sales tax. Additionally, the recession coupled with the corresponding increase in need for core services, such as shelter, food, and health care, have shifted the priority of parks to low.

That is not to say that the jurisdictions do not have their individual identified recreational needs. The City of Glendale, encompassing only 355 acres, places an emphasis on providing parks and recreation to its almost 5,000 residents. Glendale's high density character warrants high attention to recreational needs.

Youth

Youth centers and services continue to be a high priority for the 2009-2013 planning period. Homeless youth continue to be a very high priority in the County and was a motivating factor behind the development of the House of Hope, a homeless shelter for women and children, which serves Western Arapahoe County. The County has funded the Children's Advocacy and Family Resources, Inc. (SungateKids) for abused children, Doctors Care pediatric clinic, North Littleton Promise (an afterschool program for youth), Family Advocacy, Care, Education, Support (FACES), and Families First to help prevent child abuse, and Begin with Books to help low income children with early literacy skills.

Elderly

The State Demographer for Colorado indicates that Arapahoe County will shift from 9% seniors (sixty-five years of age and older) in 2007 to 11% in 2012. This coming change in demographics will require formal networks and service systems. Changes in housing requirements and transportation systems will be necessary.

Some of these changes are presently occurring through the service systems. There is much more aging in place and Englewood is seeing an increased need for assisted living. The need for increased transportation for the elderly is seen in the Arapahoe County Senior Resources Division, which has contracted with First Transit to serve seniors and the Medicaid population to provide 5,656 trips to 229 people in 2008. The Littleton Omnibus serves seniors and has been in operation since 1974. The Omnibus had 13,484 rider pickups in 2008. Littleton also operates the Shopping Cart, a fixed schedule route bus, which had 11,076 rides in 2008. Arapahoe County and Centennial have funded the Town of Littleton Cares Meals on Wheels Program, as well as Rebuilding Together Metro Denver which provides very low income elderly and disabled homeowners with home repairs. Serving seniors is a high priority.

Anti-Poverty

Arapahoe County is committed to addressing poverty through programs intended to promote self-sufficiency, expand the economic base of the community, and provide affordable housing.

Expansion of the economic base is accomplished through a diverse business community, viable wages and a skilled workforce. Arapahoe County's business community consists of a very diverse and well-rounded profile. The majority of the businesses are service oriented but that industry does not overwhelm the other important businesses of the community.

Sadly, although the percentages of families in poverty decreased in every jurisdiction during the last planning period, they have since increased, and in some areas quite dramatically. This picture indicates that the County's programs and philosophy of poverty reduction worked to some degree, but could not keep up with national economic trends and federal budget fluctuations for core anti-poverty programs and human service benefits. The greatest number of county residents in poverty are children under the age of 18, accounting for 35%. The County will focus CDBG public facility and service funding efforts to address this issue.

Anti-Crime

Crime awareness and prevention was a high priority in Arapahoe County in the previous planning period. However, it ranked as a medium to low priority in the three surveys. HCDS staff believes this may be a result of adequate funding for the County Sheriff's Office and the jurisdictions' police departments through local funding sources, without the need for applying for CDBG funding.

The Sheriff's Office is involved in the schools, they work with developers in designing defensible space and they teach a training class for owners and managers of multi family apartments. Small communities are operating programs to prepare for emergencies.

Each deputy must do a community action plan for the benefit of the community area they serve. Community interaction is proving to be a useful and efficient anti-crime tool.

Public Facilities

Arapahoe County has always supported the construction, renovation and purchase of public facilities. These buildings and the services provided in them add to the quality of life for the residents of the County.

Public Facilities provide the physical space for many diverse activities, from teaching the blind job skills, to counseling abused children, to preparing meals for the terminally ill; the buildings are an important component of community development. Public Facility assistance allows non profits to use other funds for service delivery while operating in a safe and appropriate building. CDBG seed money is often matched with other sources to achieve greater results than the CDBG funding alone could accomplish.

Public Facility priority rating depends upon the type of service provided, or the type of client served at the facility.

Planning and Administration

Administration funds have been set aside for Arapahoe County HCDS Division's general administration of the grants. The administration funds allow the division to prepare program budgets, schedules and amendments; evaluate results against objectives; coordinate the resolution of audit and monitoring findings; develop systems for compliance with program requirements; prepare reports and others submissions; develop interagency agreements, as well as agreements with SubGrantees.

Year 2009
One-Year Action Plan Summary

Proposed projects for 2009 have been broken into four broad categories, each of which addresses one or more community development indicators or needs for Arapahoe County. The Urban County anticipates receiving approximately $1 million in CDBG funds with the City of Centennial anticipating an additional $300,000. The Urban County also will receive approximately $743,000 in HOME Investment Partnerships Act (HOME) funds for the upcoming grant year. Additionally, the County anticipates $130,000 in program income and $80,000 in recycled funds.

CDBG Arapahoe County Public Service:

- Abusive Men Exploring New Directions (AMEND) – Victim Advocacy Services - provides victim advocacy services to partners and children of the men in counseling. $7,500.

- Brothers Redevelopment, Inc. (BRI) - Foreclosure Prevention and Reverse Mortgage Counseling - services to eligible residents in the County. $10,000.

- Catholic Charities and Community Services Denver – Emergency Assistance Program – provides emergency rental assistance to Arapahoe County residents. $9,660.

- City of Englewood & Family Tree, Inc. – House of Hope Staffing - funding for House of Hope staff salaries at a homeless shelter for women and children. $25,000.

- City of Littleton - Littleton Immigration Integration Initiative – funding for staff salaries to provide pertinent information and referral services to immigrants and newcomers to encourage citizenship. Approximately $15,250 subject to the federal budget.

- City of Littleton & Doctor's Care – Integrated Health Care Initiative – providing access to mental health care in the Doctor's Care clinic for Littleton residents. $22,500.

- Doctor's Care – Pediatric Services - providing pediatric health care services including sick and well visits for uninsured and underinsured residents of Arapahoe County under age 18. $22,500.

- Family Advocacy, Care, Education, Support (FACES) – Home Visitation Program - provides home visitation services to prevent child abuse, neglect and family violence. $10,000.

- Metro Denver Homeless Initiative (MDHI) – 2010 SuperNOFA - project cost relating to the creation and submission of the 2010 SuperNOFA Continuum of Care grant application. $7,000.

- Project Angel Heart – Home Delivered Meals - preparation and delivery of nutritious meals to persons with life threatening illnesses. $20,000.

- The Salvation Army, Englewood – Food Pantry - provides emergency food, hygiene items and infant care supplies to low income persons in need. $10,000.

- The Senior Hub – Rural Meals on Wheels - provides five frozen meals to seniors and disabled in Eastern Arapahoe County on a weekly basis. $15,500.

CDBG Centennial Public Service:

- Arapahoe County Sheriff's Office – Colorado Life Trak - provides special tracking devices to people suffering from memory impairment and prone to wandering. $12,888.

- Town of Littleton Cares, Inc. – Meals on Wheels – provides hot noon meals to low income elderly residents. Approximately $24,047 subject to the federal budget.

CDBG Arapahoe County Public Facilities/Infrastructure:

- Arapahoe/Douglas Mental Health Network (ADMHN) – Supported Group Housing – improvements to housing for low income people with mental illness that are transitioning into independent living. $198,920.

- Arapahoe House – Childcare Learning Center Renovations - improvements to childcare learning center within a residential treatment facility for low income persons with mental illness and/or prior substance abuse. $38,500.

- Arapahoe House – STIRRT Residential Renovations - improvements to a residential treatment facility for low income persons with mental illness and/or prior substance abuse. *(Reserve- $55,000).*

- Addiction Research and Treatment Services (ARTS) & State of Colorado – Life Safety Improvements to Men's Residential Renovations - improvements to residential treatment facility for low income persons with mental illness and/or prior substance abuse. $150,000.

- City of Englewood – NW Englewood Sidewalk Phase II - install or replace sidewalks in a residential neighborhood located on the east side of South Zuni Street from Evans Avenue south to West Caspian Place just north of the alternative high school. $60,000.

- City of Littleton – NE Neighborhood Streets & Sidewalks Phase II - replace streets, sidewalks and curb ramps in a residential Northeast neighborhood of Littleton on South Grant St and West Berry Place just north of Littleton High School. $127,500.

- Colorado Center for the Blind – Electrical Capacity and Safety Improvements - increase electrical capacity in several areas of the facility due to expansion of services and safety concerns. *(Reserve- $5,000).*

- Colorado Center for the Blind – Roof Replacement and Safety Improvements - replace two sections of the facility's roof and secure a ladder for roof access to prevent unauthorized access. *(Reserve- $5,500).*

- Eastern Plains Women's Resource Center – Facility Expansion - expansion of an existing public facility to increase capacity to serve low income mothers with emergency needs. $75,508.

- Family Tree, Inc – House of Hope Flooring Replacement - replace flooring to improve a transitional homeless shelter for women and children. $45,000.

- Town of Deer Trail – Third and Fourth Avenue Street Paving - street paving on Third and Fourth Avenue plus additional streets to be considered in consultation with Deer Trail. Approximately $38,155 subject to the federal budget.

- South Suburban Parks and Recreation – Chase Park Playground ADA Improvements - handicap accessibility improvements to low income neighborhood park located in Sheridan. *(Reserve- $18,100).*

- Wellspring Anglican Church – Food Pantry Facility Improvements- improvements to food pantry, new and larger cooling appliances, and delivery ramp to allow an increase in services provided to low income persons in need of emergency services. $37,457.

CDBG Centennial Public Facilities:

- Colorado Center for the Blind –Northside Entrance Improvements - safety and accessibility improvements to the north entrance of the facility. The north entrance is used as an emergency exit, but is not adequate for the accessibility needs of the Center. $22,500.

- City of Centennial – Vista Verde Neighborhood Improvements - improvements to streets, sidewalks, and signage in the Vista Verde neighborhood in west Centennial. The area, census tract 56.25, block 1, is the only area in Centennial with a sufficient concentration of low and moderate income residents to qualify for area benefit improvements. $173,300.

CDBG Affordable Housing:

- City of Englewood – Homeowner Fix-Up Program - housing rehabilitation designed to improve the exterior of homes in a selected area by providing grants to low and moderate income homeowners in the City of Englewood. $65,000.

- City of Sheridan – Sanitary Sewer Project - connect 3-4 low/mod income single family homes currently on septic systems, many of which are failing, to sanitary sewer. *Approved late 2008. $48,000.*

CDBG Centennial Affordable Housing:

- Rebuilding Together – Homeowner Rehabilitation Program - free rehabilitation and handyman fix-up program to low income elderly and disabled residents

throughout Arapahoe County and the City of Centennial. Approximately $35,197 subject to the federal budget.

CDBG/HOME Program Administration:

- HCDS staffing, planning, overhead, and administration costs - approximately $326,044 depending on the federal budget.

HOME Affordable Housing: *the following projects have already been approved and published in earlier Action Plans and are still active projects.*

- Approved– Littleton Housing Authority (LHA), on behalf of the City of Centennial - Owner-Occupied Housing Rehabilitation Program - Provides affordable loans for six to eight single family homeowners that are at or below 80% of the area median income (AMI) based on their family size in the City of Centennial. $150.000.

- Approved - Littleton Housing Authority (LHA) - Owner-Occupied Housing Rehabilitation Program - Provides affordable loans for six to eight single family homeowners that are at or below 80% of the area median income (AMI) based on their family size in the City of Littleton. $150,000.

- Approved - Habitat Community Housing Inc., a subsidiary of Habitat for Humanity of Metro Denver - Land acquisition and development of 2 single family homes in Sheridan. *$40,761.*

- Approved – Englewood Housing Authority (EHA) – Terraces on Pennsylvania - Funding to assist with infrastructure/utilities for a new 62-unit senior rental property development in the City of Englewood. $300,000.

- Approved – Colorado Housing Development Association (CHDA) – Presidential Arms Apartments - Funding to purchase a 33-unit multi family rental property in the City of Englewood. $330,000.

- Approved – Colorado Housing Assistance Corporation (CHAC) – Arapahoe County First Time Homebuyer Program - Funding for low interest loans to income qualified Arapahoe County residents/workers for down payment assistance. $212,000.

- Approved - Habitat Community Housing Inc., a subsidiary of Habitat for Humanity of Metro Denver - Land acquisition for the development of eight homes in the City of Englewood located at 2310 W. Harvard Ave. $260,000.

- Approved – Developmental Pathways Housing Corp. III, a subsidiary of Developmental Pathways, Inc. - Funding to purchase two existing single family homes to be used as group homes for the developmentally disabled. Each home will provide permanent housing for six developmentally disabled clients. $180,000.

- Approved – EHDC- Spruce Apartments - Funding to refinance and rehabilitate a 21 unit multi family apartment building in Littleton. $210,000.

The following projects are being considered for the coming year. The Board of County Commissioners has not yet approved the projects listed below.

- Proposed– City of Englewood, on behalf of the City of Sheridan - Owner-Occupied Housing Rehabilitation Program - Provides affordable loans for six to eight single family homeowners that are at or below 80% of the area median income (AMI) based on their family size in the City of Sheridan. $150,000.

- Proposed – City of Englewood - Owner-Occupied Housing Rehabilitation Program (additional funding) - Provides affordable loans for six to eight single family homeowners that are at or below 80% of the area median income (AMI) based on their family size in the City of Englewood. $150,000

- Proposed - Habitat Community Housing Inc., a subsidiary of Habitat for Humanity of Metro Denver - Scattered site land acquisition for the development of homes site in Arapahoe County. *Amount unknown.*

Program Administration:

Both CDBG and HOME funds will be used for program administration in 2009. These activities provide for technical assistance, monitoring, strategic planning and other activities necessary for grant administration.

PART I.B
STRATEGIC PLAN

1. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.*

2. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*

3. *Identify any obstacles to meeting underserved needs (91.215(a)(3)).*

Mission and Community Vision:

Arapahoe County is a suburban county, with its urban county designation consisting of the unincorporated area and the municipalities of Centennial, Englewood, Deer Trail, Glendale, Greenwood Village, Littleton and Sheridan. These jurisdictions represent the varied characteristics of Arapahoe County and as such have very differing needs and directions. The Consolidated Plan attempts to quantify and qualify those directions.

Arapahoe County has seen many changes in the last five years, precipiting new directions of thought and action. The individual jurisdictions have brought new and different community development solutions to their citizens, yet the County has functioned as a unit, each community aiding the other, each municipality recognizing the needs of the other.

The County has been in motion. The Southeast light rail line opened, benefitting County residents and workers with enhanced public transit. The County now has two light rail lines and has seen transit oriented development constructed along both lines. Renovations to I-25 with the T-Rex Construction Project has increased road capacity for commuters. The City of Centennial has grown into an established city. The importance of Centennial Airport to the community has been intensified. Finally, comprehensive plans for the County and the cities have been written or redone. Arapahoe County is an active, vital community that is looking clearly into the future.

The community development concentration in the next five years will be building upon the existing foundation of service providers, non profits and other agencies in the community to aid in the provision of access to the quality of life available to the majority of residents in Arapahoe County. Affordable housing is an important component to enhancing low income persons' quality of life, as housing costs can quickly consume a large part of the household's budget, leaving little for other necessities. Housing opportunities for all income levels are necessary to maintain the economic and social stability of the community. Housing is a pivotal factor in all other aspects of the County's needs. In this plan, the County will be addressing homelessness, public services such as health, transportation/infrastructure, accessibility for elderly and disabled, economic development, special needs, recreation and youth needs and other public facilities, in addition to affordable housing. None of these other categories can be addressed unless people have a stable, decent place to live. Arapahoe County will be utilizing the

Community Development Block Grant (CDBG) and HOME funds to enhance the living environment and quality of life through each of these categories, while concentrating efforts on providing affordable and available housing.

Community Profiles

ARAPAHOE COUNTY: Arapahoe County was the state's first county and is one of the largest with a population of more than 500,000. Arapahoe County was named for the Arapaho Indians, who along with the Cheyenne Indians, occupied most of Colorado when it was a territory. Originally, Arapahoe County was much larger – stretching east to western Kansas. Denver was the original County seat until 1902 when the city split off and became a separate county. The City of Littleton became the new county seat and remains so today.

Arapahoe County includes the City of Aurora, which is an entitlement community receiving funds directly from HUD and is thereby not included in the Urban County. However, the U.S. Census does not filter out specific cities from Arapahoe County, so the following County information includes both Aurora, and other smaller non participating cities, such as Cherry Hills Village and Bow Mar. According to the 2005-2007 U.S. Census American Community Survey (ACS) 3 Year Estimates[3], Arapahoe County has a population of 535,523. 77.7% of the population is Caucasian/White, 22.3% of the population is non-Caucasian/White minorities, and 16.6% of the population is Hispanic. 10.5% of the population is disabled. 8.1% of families and 10.9% of individuals live below the poverty line.

The following table identifies key demographic information for the Urban County, first for Arapahoe County as a whole, which includes cities not participating in the Urban County, following with information pertaining to participating jurisdictions. The information for each city is the most current Census information to date; some larger communities have 2005-2007 estimates available and smaller communities have not been updated since the 2000 Census.

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[3] The most current Census estimates to date. From the Census website, accessed online 2/11/2009: http://factfinder.census.gov/home/saff/main.html?_lang=en :

> *Multiyear Estimates*. In 2008, the ACS will release its first multiyear estimates based on ACS data collected from 2005 through 2007. These three-year estimates will be available for geographic areas with a population of 20,000 or more, including the nation, all states and the District of Columbia, all congressional districts, approximately 1,800 counties, and 900 metropolitan and micropolitan statistical areas, among others.
>
> American Community Survey estimates are used to produce this Fact Sheet and are based on data collected over a 3-year time period. The estimates represent the average characteristics of population and housing between January 2005 and December 2007 and DO NOT represent a single point in time.
>
> Because these data are collected over 3 years, we are able to include estimates for geographic areas with populations of 20,000 or more. The ACS one-year estimates are only available for geographic areas with populations of 65,000 or more.

Note: The 2005-2007 ACS estimates are used for Arapahoe County, Englewood, and Littleton as they are large enough communities to have been estimated. The smaller cities census information comes from the 2000 decennial census.

Exhibit I.B.1.
Demographic Information by City

Jurisdiction	Total Population City/U.S.	Race-White City/U.S.	Race-non-White City/U.S.	Hispanic City/U.S.	Disabled City/U.S.	Poverty-Families City/U.S.
Arapahoe County (2005-2007)	535,523	77.7% 74.1% U.S.	22.3% 25.9% U.S.	16.6% 14.7% U.S.	10.5% 15.1% U.S.	8.1% 9.8% U.S.
Centennial	Included	With	Arapahoe	County	Not Yet In	Census
Deer Trail (2000)	598	96.3% 75.1% U.S.	3.7% 24.9% U.S.	2.5% 12.5% U.S.	24.7% 19.3% U.S.	3% 9.2% U.S
Englewood (2005-2007)	28,657	85.9% 74.1% U.S.	14.1% 25.9% U.S.	14.5% 14.7% U.S.	15.9% 15.1% U.S.	9.4% 9.8% U.S.
Glendale (2000)	4,547	68.2% 75.1% U.S.	31.8% 24.9% U.S.	27.4% 12.5% U.S.	16.4% 19.3% U.S.	20.1% 9.2% U.S
Greenwood Village (2000)	11,035	93.9% 75.1% U.S.	6.1% 24.9% U.S.	3.1% 12.5% U.S.	6.8% 19.3% U.S.	1.5% 9.2% U.S.
Littleton (2005-2007)	43,741	90.3% 74.1% U.S.	9.7% 25.9% U.S.	10% 14.7% U.S.	15.6% 15.1% U.S.	6.8% 9.8% U.S.
Sheridan (2000)	5,600	77.0% 75.1% U.S.	23.0% 24.9 % U.S.	32.5% 12.5% U.S.	22.3% 19.3% U.S.	9.0% 9.2% U.S

Unincorporated Arapahoe County maintains characteristics of each of its neighboring local jurisdictions, ranging from small, upper income bedroom communities to lower income neighborhoods with unpaved streets.

Arapahoe County has experienced a high growth rate over the last ten years, because of its livability and closeness to one of the metro-area's major job markets. The Denver Technologic Center (DTC) and Inverness Office Park are located within Arapahoe County and these office parks rival downtown Denver in the square footage of office space. Housing costs in Arapahoe County remain high despite fluctuations in the overall metro economy.

Each partner city within the Urban County is allocated a portion of the annual allocation of CDBG funds based on population and percent of poverty. The remainder of CDBG funds is distributed throughout the County on a competitive basis. Applications for HOME funds are considered on a case-by-case basis throughout the fiscal year. All funding choices are consistent with the Consolidated Plan that outlines priority areas. The City of Centennial selects projects to fund with their allocation. The Board of County Commissioners is responsible for making all final funding decisions.

CDBG projects planned for 2009 are often located in, or sponsored by, a specific jurisdiction while serving a much larger area.

In the past, the County has targeted CDBG funding to the unincorporated Four Square Mile Area, located between Denver and Aurora, for improvements to two HOME funded projects, Arapahoe Green Townhomes and Willow Street Apartments. The County also seeks to assist the unincorporated rural areas along I-70 in the eastern portion of the County with meals on wheels funding, a low income single mothers' resource facility, and other projects. Economic development and job growth, with corresponding infrastructure expansion, are identified needs along the I-70 corridor in the eastern rural county.

CENTENNIAL: Residents voted to incorporate the City of Centennial on September 12, 2000 and elected its first officials on February 6, 2001. Centennial officially became a city on February 7, 2001. It is one of the largest newly incorporated cities in America.

Centennial was not an incorporated city at the time of the 2000 Census, so specific demographic information for the city is unavailable, but is included with the County demographic information mentioned earlier.

Centennial is a suburban city with a population of 103,000, consisting of numerous neighborhoods and active homeowners' associations. The associations are active participants in discussing planning and development issues within the city. In June of 2008, Centennial adopted a home rule charter.

Since 2004, Centennial has had the HUD designation of Metropolitan City, which entitles the city to an annual CDBG allocation. Since reaching entitlement status, the city has opted to have a joint cooperation agreement with Arapahoe County to administer the grant for three-year periods, most recently 2007-2009, as well as participating in the HOME program as a member of the Arapahoe County HOME consortium. The next participation cycle will begin in early 2009 as the County reaches out to all cities and towns eligible to participate in the Urban County in the 2010-2012 period.

In November of 2006, the South East line of the light rail opened. The new line travels from downtown Denver to Douglas County, with stops in Centennial. The new line opens the door to new commuter patterns in Centennial with exciting possibilities for transit oriented development and increased usage of public transportation. The Streets at Southglenns has been a major redevelopment project for the city. It is scheduled for completion in 2009.

Centennial is targeting housing rehabilitation efforts in areas to the west of University Boulevard, and is currently funding infrastructure improvements in the Vista Verde neighborhood with CDBG funding.

DEER TRAIL: Deer Trail, home of the world's first rodeo, is a small, rural community located on the Colorado plains approximately fifty miles east of Denver. The Town serves its population with the future in mind. Improved parks, sidewalks, water system and a recently completed comprehensive plan, are just some of the ways that the Town works to address needs and growth. Deer Trail did experience some population growth in the 1990's as a result of the proximity to the Denver International Airport (DIA). However, recent demographics show a population decline and a 14% vacancy rate.

According to the Colorado Department of Local Affairs, Deer Trail's population decreased from 598 to 579 between 2000 and 2007. The Town has a disabled population of 24.7%, significantly higher than the overall County at 9.7% and the national count of 19.3%. The Town is predominately Caucasian/White, 96.3%, and has a Hispanic population of 2.5%.

Infrastructure sufficient for the present population, as well as in anticipation for future growth, is the primary concern of this community. Arapahoe County has provided CDBG funding to the town to improve infrastructure: thanks to CDBG funding, residents are enjoying many segments of paved streets. The Town seeks to continue street paving efforts, and is considering a future helipad landing for improved health and safety access for its residents.

ENGLEWOOD: Located on the southern border of Denver, Colorado, Englewood is 6.6 square miles in area and home to 32,532 residents and over 2,400 businesses. A first-tier suburb, Englewood's beginnings are traced to gold. In the mid-1800s, prospectors on their way to California stopped in Colorado to pan at the confluence of Cherry Creek and the South Platte River and triggered the beginning of the "Pikes Peak or Bust" gold rush of 1859. The discovery of gold brought settlers to the area and by the 1880's, urban growth had begun. In 1903, citizens voted 169 to 40 in favor of incorporation. Since the area was known for its abundance of trees, the new town was named Englewood, which means "wooded nook." Englewood remained a small town until after World War Two as returning veterans brought the housing boom of the late 1940's and 1950's. In early 1968, Cinderella City Shopping Center, the largest shopping mall west of the Mississippi opened for business in Englewood.

Over the years, Englewood has fostered a wide variety of business and industry and today boasts more jobs and businesses per square mile than any other city in the Rocky Mountain region. Due to easy access to two light rail stations and the state and US highway systems, Englewood's location offers short and convenient commutes to other areas within the Denver Metro Area and the Rocky Mountain range. The city's mixed housing and retail environment encourages a pedestrian community.

In early 2000, the city completed an award-winning redevelopment of the former Cinderella City Shopping Center. CityCenter Englewood was the first project in Colorado--and among a handful nationally--to replace a 55 acre distressed shopping mall with a mixed use transit oriented development. The project centers around a light-rail station and Englewood's new Civic Center and includes retail, office, residential and cultural uses all connected by walkable streets. The project's principal themes of transit oriented development and high quality urban design fostered the integration of the diverse uses to create a model for intelligent regional land use, by directing development back to the first-tier suburb and capitalizing on the regions investment in mass transit.

Englewood has a "small town" feel with the conveniences of big city amenities. Recreational opportunities abound in Englewood, including eleven parks, nine athletic fields, an award-winning recreation center, a widely used golf course, and one of the most successful senior centers in the region. Pirates Cove offers a variety of family oriented aquatic activities. Englewood operates a free shuttle bus, called the ART bus, in the city.

According to the 2005-2007 Census estimates, Englewood has a population of 28,657 which shows negative growth since the 2000 Census population of 31,727. The city has a Caucasian/White population of 85.9%, a combined minority population of 14.1% and a Hispanic population of 14.5%. The race and ethnicity profile of the city has changed in the last 7 years, with an increase in minorities. Englewood had a high percentage of disabled citizens (23.3 %) in 2000, but has been reduced to 15.9% by current estimates. We do not know what has caused this significant change in the number of disabled persons. Another significant change in Englewood is the number of families living below the poverty line; in 2000, 4.9% of families live below the poverty line, almost half the national percentage, and in 2005-2007 the number nearly doubled to 9.4%. Economic conditions have changed dramatically and it is anticipated that greater numbers of families will fall below the poverty line.

Englewood continues to focus on housing rehabilitation and fix-ups of single family homes throughout the city and is also targeting improvements to the local business district. Finally, they have been targeting the Northwest area for sidewalk construction and improvements where there are existing gaps.

GLENDALE: Glendale residents, businesses, and working population enjoy the benefits of being part of a vibrant, cosmopolitan community plus having all the advantages and conveniences that a small city government brings. Glendale is a unique community of 4,547 residents.

Glendale has a preponderance of apartment style rental housing and has an ethnically diverse population. The 2000 Census reported that 68.2% of residents were Caucasian/White, and 31.8% were minorities. Glendale contains 27.4% Hispanic residents (the second highest percentage in the Urban County), 9.7% Black residents, 6.2% Asian residents, and 16% other racial minorities. In addition, a relatively large proportion of Glendale residents are immigrants from Russia. The various ethnic heritages are celebrated as part of Glendale's annual National Night Out festivities every August. There are 16.4% disabled residents. In Glendale, 20.1% of families live below poverty, the highest rate in the Urban County.

During regular business hours, the city's population increases by approximately 12,000 people who are employed by the more than 300 businesses occupying nearly 2.2 million square feet of office space in this conveniently located community. The Colorado Department of Public Health and Environment (CDPHE) is headquartered in Glendale, as are several insurance-related businesses, non profit foundations, and organizations.

Although located in Arapahoe County, Glendale's 355 acres are completely surrounded by the City and County of Denver. This is a high-density community, with nearly 100% of the population in multi family housing (there are only three single family residences in the city). About 90% of residents are renters occupying the city's more than 2,000 apartments. The remaining residents own the 300-plus condominium and townhouse units in the city.

Residents and visitors enjoy the city's 35 acres of parks and open space, especially the Cherry Creek Trail that is popular with walkers, bikers, and skateboarders. Glendale has been focusing on improving pedestrian access and increasing recreational opportunities with CDBG funding.

GREENWOOD VILLAGE: Greenwood Village is situated immediately south of Denver and Cherry Hills Village, encompassing 7.75 square miles. The city was first incorporated as a town in 1950 and received its home rule charter in 1968.

Greenwood Village has a population of 11,035 residents. According to the 2000 Census, the city is predominately Caucasian/White, 93.9%, with a very small combined minority population of 6.3%. Hispanics represent 3.1% of the population, which is much lower than the nation or the County's percentages. There are also relatively fewer disabled persons, representing 6.8% of the population, or less than half the national percentage.

Greenwood Village is a prosperous community, with only 1.5% of families living under the poverty line, much fewer than either the County or the nation.

Once primarily a rural community, Greenwood Village has developed into a dynamic blend of urban and residential areas, to include nationally recognized business parks and 32 neighborhood associations.

Greenwood Village is a unique community with a population of approximately 13,000 residents and a "daytime" population made up of approximately 70,000 members of the business community.

The residential and commercial citizens of Greenwood Village assert a desire to maintain a high-quality living environment with a strong sense of community identity, placing a high priority on public safety, appearance, cleanliness, recreational amenities, environment, accessibility, and community interrelationships. The city focuses every activity on creating, maintaining and enhancing the city's high quality of life standards.

Although Greenwood Village has not identified existing needs to fund due to their low poverty rate, they supported the development of an affordable housing opportunity in their community. In 2007, Prentice Place Lofts opened providing 104 units of workforce housing within the Denver Technologic Center (DTC) portion of Greenwood Village and was funded, in part, with County HOME funds.

LITTLETON: Littleton was founded in 1860, incorporated in 1890 and named the county seat of Arapahoe County in 1904. The city places emphasis on preserving its architectural heritage. Littleton has retained a significant majority of its Main Street buildings and in 1998 a five-block area, "The Littleton Main Street Historic District" was approved for placement on the National Register of Historic Places. In 2005, the city established the Downtown Historic District.

Littleton has a population of 43,741 residents, according to the 2005-2007 Census estimates. In Littleton, 90.3% of the residents are Caucasian/White, 9.7% are minorities, and 10% are Hispanic. Littleton's population has increased in the last seven years, as has the number of minorities. The majority of the Hispanic residents are concentrated in the Northeast area. Disabled persons make up 15.6% of the population. Families living below poverty total 3.9% of the population in 2000, but by 2005-2007 had increased to 6.8% of families. This increase in poverty indicates an increased need for support services such as food and rent assistance.

In 2000, the first light rail line in the Denver Metro area opened with two stations in Littleton; one at downtown, and one farther south at Mineral Street. The two stations in Littleton were developed with aesthetic elements unique to Littleton. The historic Denver and Rio Grand Depot building was relocated to serve as the downtown station. Littleton has been hesitant to embrace transit-oriented development around its stations, in contrast to the enthusiasm seen along other light rail lines.

Littleton provides free destination transportation services to elderly and disabled residents. The Omnibus has been in operation since 1974 and had 13,484 rider pickups in 2008. Littleton also operates the Shopping Cart, a fixed schedule route bus, which had 11,076 rides in 2008.

Littleton's neighborhoods range from small, older turn of the century homes to more contemporary suburban living and new high-end housing. Its businesses are strong; a healthy mix of high technology and "mom and pop" shops. Satellite television giant EchoStar has its corporate headquarters in Littleton. Qwest's Network Reliability Center is also located in Littleton, where the system's 14-state region is monitored.

Recently, high-end housing is under construction around Downtown Littleton. Littleton Station, a mixed-use development along Littleton Blvd., includes high-end housing, as will the recently approved Nevada Residences near historic downtown. These developments may affect the long-term affordability of housing in Littleton.

The Northeast neighborhood, generally bounded by Littleton Blvd. to the South and Broadway to the East, is an older, primarily lower income, multi family residential area. The neighborhood is characterized by working families and a more diverse population than other areas of Littleton. The City of Littleton, as well as Arapahoe County, has been focusing attention on this area to discourage disinvestments and maintain, or improve, the quality of life for residents. In the past, CDBG funds have gone into a small pocket park, aptly named Promise Park by one of the young residents, ongoing Northeast street and sidewalk projects, and other projects. HOME dollars were spent in 2006-2007 to rehabilitate the Spruce Apartments. A start-up non profit after school program for neighborhood children has been funded with CDBG, and the Northeast street and sidewalk project will be continued. With continued public investment, the Northeast neighborhood will be preserved as a well-maintained affordable enclave in a rather pricey suburban city.

SHERIDAN: Sheridan is a small city on the County's western edge, founded in 1890. Sheridan's population of 5,600 (2000 Census) is diverse; with 32.5% of residents identifying as Hispanic, and 23% of the residents belonging to races other than Caucasian/White. The city is not as prosperous as some of the other participating jurisdictions, with 9% of families falling below the poverty line. Sheridan has the highest percentage of Hispanic residents, and the second highest percentage of families below the poverty line, in the Urban County. In Sheridan, 22.3% of the residents are disabled.

The city has many affordable homes, making it in demand for first time buyers and elderly households on fixed incomes. This city has worked hard to establish a diverse business base and has been able to bring back some services to the citizens that had been curtailed in the past. Sheridan is very interested in improving the infrastructure in the city.

Sheridan, through their Housing Authority, purchased and donated land to Habitat for Humanity, and in early 2009 welcomed two new families into their community. Arapahoe County also supported the Habitat homes through a HOME grant for infrastructure.

Sheridan established an Urban Renewal Authority that has assembled land in the southwest area of Hampden and Santa Fe . The 135 acre brownfield redevelopment is now open and when complete will be home to SuperTarget, Costco, and Regal Cinemas. When the tax increment financing period is over, the sales tax from this project will pay for public improvements and help finance other city amenities.

Allocating Investments Geographically

Each participating jurisdiction receives a set aside portion of the total CDBG allocation. The amount of each set aside is a flat rate based on each jurisdiction's poverty population. Funds are also reserved for projects that are not specifically related to a single political jurisdiction.

The amount of the County's 2009 CDBG budget is unknown at this time. The following breakdown assumes federal funding at 2008 levels:

1.	Unincorporated Arapahoe County	$150,000
2.	City of Centennial	$246,235
3.	Town of Deer Trail	$10,000
4.	City of Englewood	$150,000
5.	City of Glendale	$22,500
6.	City of Greenwood Village	$10,000
7.	City of Littleton	$150,000
8.	City of Sheridan	$25,000
9.	Competitive/Non-jurisdictional projects	$286,103

The municipalities have traditionally utilized their set aside funds for municipally administered projects that benefit their own jurisdictions. The competitive/non-jurisdictional funds are used for projects that benefit persons living in any part of the County, or for jurisdictional projects that exceed their set aside.

These set asides have not been re-evaluated in more than five years. As new data on poverty becomes available, the County plans to re-evaluate the set aside amounts in consultation with the jurisdictions. Additionally, the CDBG program has experienced a 15% decrease in funding over the 2005-2007 period, and this decrease was not passed along to the jurisdictions; only the Competitive funding category was reduced. In the event of significant funding fluctuations (either increased or decreases), the County may do more frequent re-evaluations in consultation with the jurisdictions, so that the Competitive funding category does assume the full impact of federal budget changes over the course of several years.

Obstacles to Meeting Underserved Needs

As a diverse county with the entitlement City of Centennial, six participating jurisdictions, five non-participating jurisdictions (Bennett, Bow Mar, Cherry Hills Village, Columbine Valley, and Foxfield), and the separate entitlement City of Aurora, as well as unincorporated Arapahoe County, jurisdictional confusion arises for county citizens. Low and moderate income citizens must navigate through a maze of different levels of local,

county, and state governments, development districts, housing authorities, and other entities. A comprehensive referral system has been recommended by service providers to address this obstacle.

To address this jurisdictional obstacle and recognizing that the County is part of the metropolitan region, the participating jurisdictions have crossed boundaries and supported projects in other areas of the County, such as the City of Centennial funding the Colorado Center for the Blind in Littleton and the House of Hope shelter for women and children in Englewood. The County and jurisdictions have funded projects that cross county boundaries, such as COMITIS Crisis Center in Aurora, Project Angel Heart's building in Denver, and this year, Peer 1 on the Fort Logan campus in Denver. The County will continue to seek cross jurisdictional opportunities in the future for projects that serve County residents.

The other major obstacle to meeting underserved needs is funding availability, as well as recent market changes that negatively effect CDBG and HOME's ability to leverage other resources, such as Low Income Housing Tax Credits (LIHTC) and Private Activity Bonds (PAB). Recently, a number of national housing organizations have found that the financial crisis and recession have dramatically reduced private sector investment in the LIHTC program and that in 2008 many state approved Housing Credit developments were not able to proceed. Even if there are CDBG and HOME funds available to finance the "gaps" of an affordable housing development, without LIHTC and PAB financing, the County expects that major HOME projects will decline, and CDBG will only be used for renovations.

PART I.C
INSTITUTIONAL STRUCTURE (91.215 (i))

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

2. *Assess the strengths and gaps in the delivery system.*

3. *Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.*

3-5 Year Strategic Plan Institutional Structure response:

Institutional Structure - Description of Delivery System

The Urban County operates within the boundaries of Arapahoe County, Colorado's first county, which was established in 1855, as part of Kansas Territory. With its six participating jurisdictions and a joint partner, Arapahoe County serves as the locale for all of the CDBG and HOME projects. The participating jurisdictions include the cities of Englewood, Glendale, Greenwood Village, Littleton, Sheridan and the Town of Deer Trail, with the City of Centennial participating in the Urban County through a joint cooperation agreement.

The County operates with five Commissioners, each elected from specific districts within the County. The Board of County Commissioners (BOCC) establishes County policies and works very closely with each Departmental Director on County business.

The municipalities operate with city councils elected from their respective jurisdictions, with the exception of Deer Trail, which has a Board of Trustees to oversee the needs of the town. Each jurisdiction has departments to oversee differing aspects of housing and community development within their own authority.

Each year, in late fall, CDBG grant applications are sent out to interested parties and also advertised in metro area newspapers and various local papers. Agencies are given approximately six to seven weeks to return the applications. To be considered, every new agency or new project applying for a grant must meet with staff to discuss project and direction, this includes any projects to be sponsored or completed by a participating municipality. Meetings between staff and each potential SubGrantee occur to determine eligibility and to formulate the proposal for the best possible project.

Applications are reviewed, interviews and site visits are conducted and then projects are rated. Projects serving Centennial citizens are presented to the Centennial City Council with staff recommendations. Centennial projects are approved by Council, and ratified by the BOCC when the rest of the County projects are approved. County projects are

presented to the Board staff recommendations. An open and published study session with the BOCC is held outlining all projects with staff and committee recommendations. The Commissioners make recommendations to staff and these are incorporated in the draft annual plan. A public hearing is scheduled for formal comments and adoption of the projects. The grant year runs from May 1st through April 30th.

The following list outlines the institutions and organizations which are involved in housing related activities and services on a countywide basis. Though not listed here, recognition should also be given to the labors of the municipal departments who have accomplished much within their local jurisdictions.

Arapahoe County - The County has been designated as a Participating Jurisdiction and has received HOME funds since 1995. The County is the agency through which all SubGrantees and/or Community Housing Development Organizations (CHDOs) access Community Development Block Grant and HOME funds. The BOCC is the final approval authority for any County funded grant project.

Arapahoe County Housing and Community Development Services (HCDS) Division – This division is charged with administration of the County CDBG and HOME funds for all SubGrantees, whether participating cities or independent agencies. This administration includes monitoring, funding recommendations, environmental processes, Davis-Bacon compliance, Consolidated Plan and Consolidated Annual Performance Report (CAPER) preparation, along with financial maintenance through the Integrated Disbursement and Information System (IDIS) program, and any other reports or procedures necessary to maintain compliance with federal regulations.

Arapahoe County Weatherization Division - This division is responsible for providing weatherization rehabilitation to low income residents.

Arapahoe County Planning Division – This division coordinates development of the Comprehensive Plan and is also responsible for review and recommendation of any development plan (including affordable homes) considered by Arapahoe County within its unincorporated areas. They are responsible for long term planning and specific area or neighborhood plans. These plans are very citizen directed and reflect the needs and desires of specific areas of the County. Planning staff has been active in discussing affordable housing developments with HCDS staff.

Arapahoe County Human Services Department - This department is responsible for processing applications for all assistance that is available on an emergency basis, including motel vouchers and food. The major programs include Temporary Aid to Needy Families (TANF), food stamps (SNAP), Low Income Energy Assistance program (LEAP), and Medicaid/Medicare.

Arapahoe County Housing Authority (ArCHA) – One of the four housing authorities located within the Urban County, this Authority provides a small number of vouchers for Section 8 qualified individuals (currently 60-80 received from the Colorado Division of Housing), as well as portable vouchers (currently 187 from other housing authorities). ArCHA contracts with the Littleton Housing Authority (LHA) to administer their Section 8 program. Arapahoe County's HCDS staff are loaned for project and administrative oversight of the Section 8 program. Until 2007, ArCHA operated a First Time Homebuyer Program (FTHB) throughout the Urban County. The County has now partnered with the Colorado Housing Assistance Corporation (CHAC) to administer the FTHB program, but

HCDS staff continues to service the loans financed through the ArCHA program. ArCHA has also funded HCDS staff to participate with the Metro Denver Homeless Initiative (MDHI), the Arapahoe Douglas Mental Health Network (ADMHN) Mental Health Court Initiative – Housing Subcommittee, as well as other special planning projects.

Community Housing Development Association (CHDA) - The association is a coalition of three non profit agencies in Arapahoe County, working together to provide housing for their respective clientele and for the public at large. The Association is presently a certified CHDO within the Urban County and therefore authorized to receive set aside CHDO funds. The three non profits who formed this association are Developmental Pathways, Arapahoe House and the Arapahoe Douglas Mental Health Network (ADMHN). Independently, these agencies provide housing and services for their specific clientele, but are also interested in participating in the housing arena on a broader scale. They have completed three projects: Willow Street Apartments in the unincorporated Four Square Mile area; Lara Lea Apartments in Littleton, and Presidential Arms in Englewood.

Community Housing Services (CHS) – This agency publishes a metro-wide, yearly report on elderly housing, listing types of housing, cost and services. They also provide a landlord/tenant counseling hotline which assists in identifying the possible choices either party may have in a housing argument. Finally, they operate a housing information and referral hotline for affordable housing information throughout the metro area.

Colorado Coalition for the Homeless (CCH) - The Coalition operates a transitional housing development in unincorporated Arapahoe County. The Renaissance at Loretto Heights has 75 units of affordable housing, with 25 designated as transitional units for homeless persons. The counseling services are provided by Interfaith Task Force, a long time Arapahoe County non profit agency.

City and County of Denver - The City and County of Denver is the lead agency for funding through the Housing Opportunities for Persons with AIDS (HOPWA) programs. The County has signed an intergovernmental agreement with the City of Denver to provide these services.

EHDC – EHDC is a certified CHDO within the Urban County, providing single and multi family housing in Englewood and Littleton.

Englewood Housing Authority (EHA) – This is an active housing authority with a strong Section 8 program and other public housing. This authority has been active in developing affordable housing in the City of Englewood on an infill basis and just completed a 62-unit multi family development for seniors and disabled in December of 2008. Also, each year the Authority, in coordination with the City of Englewood, constructs a single family home with the aid of the local vocational school. A Section 8 resident is given the opportunity to lease-purchase this home. The Authority is responsible for maintaining the waiting lists for each program, performing Housing Quality Standards (HQS) inspections and developing a comprehensive plan for public housing improvements. EHA also administers the Section 8 programs for the Sheridan Housing Authority and Douglas County.

Gateway Battered Women's Shelter - This agency operates two shelters, one in Englewood and one in Aurora, and a counseling center in Arapahoe County for the benefit of battered women and their children. They are consistently filled to capacity.

Habitat for Humanity – *Habitat Community Housing Inc., a subsidiary of Habitat for Humanity of Metro Denver*, is a certified CHDO within the Urban County and continues to look for suitable locations to provide its services to the County. Habitat has completed homes in Englewood and Sheridan, and continues to explore new locations. Habitat homes are sold to buyers making less than 50% AMI who are living in unsafe or overcrowded housing.

Littleton Housing Authority (LHA) –They are a strong housing authority with a well developed Section 8 program and provide other public housing for the City of Littleton. The Authority is responsible for maintaining the waiting lists for each program, performing HQS inspections and developing a comprehensive plan for public housing improvements. They administer the Arapahoe County Housing Authority's Section 8 program.

Rocky Mountain Housing Development Corporation (RMHDC) – As a previously certified CHDO within the Urban County, this faith-based organization built a 60-unit complex that serves low income families and also provides a transitional home for families that have been homeless. The project is called Arapahoe Green Townhomes and is located in the unincorporated Four Square Mile area. The transitional units are used by families that have been referred to them by Colorado Coalition for the Homeless.

Sheridan Housing Authority – This housing authority has contracted with the Englewood Housing Authority to provide Section 8 services to the City of Sheridan. The Sheridan Housing Authority donated land to Habitat for Humanity for the development of two single family homes. The homes were sold by Habitat to families earning less than 50% of the area median income in early 2009. The housing authority also dedicated land adjacent to the homes for a small community park.

Southeast Business Partnership (SEBP) - Representing the business interests of the I-25 corridor in the southeast portions of the metro area, this agency identified workforce housing as the most pressing problem facing the area. In 2002, they set a tremendous goal of 15,000 homes to be built from 2000 to 2010 to correct the housing imbalance. At this time, the economics of workforce housing and its position in attracting business to the I-25 corridor are areas of educational concentration within the community.

Strengths and Gaps in the Delivery System

The strength in the Urban County's delivery system consists of the combination of governmental, non profit and for profit agencies. The housing community recognizes the need to include private developers in its equation to obtain affordable housing while the developer and the business community recognize the need for suitable housing for every level of worker. This symbiotic need has been utilized to great effectiveness in Arapahoe County. Arapahoe/Douglas Works! has forged partnerships with the business community to aid in the training and provision of workers for specific industries. Non profits forge partnerships to individually provide their portion of a service delivery project, allowing the client to obtain a more complete, better service.

For example, the County donated land to a recreation district for a park between a transitional homeless facility and a service provider. This land had previously been a vacant lot, sometimes used for overflow parking, and now there is a connection, a

community, and a better sense of belonging for the people who traverse the park to obtain their services. The County provided the land and CDBG dollars; the recreation district provided the construction and the continued maintenance. Each entity brought what they could to the project to make it happen. This is the strength of Arapahoe County, the cooperation between its citizens, its government and the business and agencies that serve them.

One major issue in Arapahoe County's system is that each of the County's jurisdictions has its' own local goals and priorities that are not necessarily defined during the time of the five year planning period. Political personages come and go with elections in each of the jurisdictions; these political changes can also change local priorities and/or review and redirect funding allocations.

The County operates in partnership with local municipalities and cooperates with them on projects they have determined appropriate for their particular jurisdiction. The County believes that the cities are in the best position to understand and react to local conditions. This can create problems in relation to a five year consolidated plan that is not understood on all levels (local and federal) to be a flexible, living document. Local plans, by necessity, are written as guides and frameworks for the future, usable through many contingencies.

Another major issue is that the state of the economy effects funding. As has been seen since the start of the recession in December of 2007, and the foreclosure crisis that hit Colorado earlier than the rest of the country, the economy can fluctuate greatly in two to three years, utterly changing the needs and expectations in a five year consolidated plan. Currently, requests for emergency assistance are at an all time high.

Recent economic downturns have negatively affected CDBG and HOME's ability to leverage other resources, such as Low Income Housing Tax Credits (LIHTC) and Private Activity Bonds (PAB). Recently, a number of national housing organizations noted that the financial crisis and recession have dramatically reduced private sector investment in the LIHTC program. The result is that in 2008, many state approved Housing Credit developments were not able to proceed.

Even if there are CDBG and HOME funds available to finance the "gaps" of an affordable housing development, without LIHTC and PAB financing, the County expects that major HOME projects will decline, and CDBG will only be used for renovations.

Strengths and Gaps in the Delivery System of the Public Housing Authorities

The existing public housing stock is in relatively good condition and improvements are made on an ongoing basis through the use of the public housing Comprehensive Improvement Assistance Program (CIAP) and other funds. The Littleton Housing Authority (LHA) is currently in the process of submitting an application to HUD for the demolition of 20 public housing units and replacing them with 70 multi family units. The existing units, all duplexes, were built in 1975. The duplexes have an average size of 700 to 800 square feet per unit and the majority of the units have two-bedrooms. A recent LHA study showed the need for additional mixed income one-, two-, and three-bedroom units. The land that the small duplexes are on could be used for updated apartments serving small to mid sized families. It is not known what the unit mix will be and what the total net gain in the number of bedrooms will be; however, it is anticipated

that there will be no loss in the total number of bedrooms. HUD must review and approve LHA's proposal prior to the demolition of any units.

The Urban County has four operating housing authorities, the Englewood Housing Authority, the Littleton Housing Authority, the Sheridan Housing Authority and the Arapahoe County Housing Authority. The City of Aurora also has a housing authority, but the city is not a member of the Urban County.

The members of the Littleton and Englewood Housing Authorities' Boards are appointed by their city councils. Sheridan and Arapahoe County's Housing Authority boards consist of the members of the city council and the Board of County Commissioners, respectively.

The County's Housing Authority (ArCHA) maintains no staff but is lent HCDS staff by the County and contracts operation of its Section 8 program to the Littleton Housing Authority. The offices are maintained in the County's HCDS office at 1690 W. Littleton Boulevard, Littleton, CO 80120. The County owns no public housing. Existing First Time Homebuyer (FTHB) Program loans approved between 1994 and 2007 are serviced through the Housing Authority via HCDS staff. The Arapahoe County Housing Authority Board holds one official meeting every year, and may hold another meeting if necessary. All policies regarding hiring, contracting and procurement, follow current County policy.

ArCHA's Section 8 housing assistance currently pays an average of $8,773 for new Section 8 voucher holders and $8,159 for portable voucher holders annually for each household. This is less than reported in the 2004-2008 Consolidated Plan where the average was $9,015 annually for each household.

The Sheridan Housing Authority is operated similarly, with all Section 8 vouchers contracted through the Englewood Housing Authority. The Sheridan Housing Authority Board meets once a month. The Sheridan City Council is also the Sheridan Housing Authority Board.

The Littleton Housing Authority has a board appointed by city council and operates independently from city processes in regards to hiring, firing and procurement. The Housing Authority maintains their own policies to cover these areas. All capital projects are presented to the Urban County for determination of consistency with the County's Five Year Consolidated Plan. The agency operates a Section 8 program along with elderly public housing and scattered site single family homes. The Littleton Housing Authority has developed a small 10 home development for homebuyers on an infill site and is in the process of renovating some of the older facilities in its portfolio. They have a total of 535 Section 8 Vouchers (Littleton and Arapahoe County) and 542 public housing units, for a total of 1,077 units. They recently purchased three multi family apartment buildings, totaling 69 units, in the Northeast Littleton area, which is open to low income residents.

As of February of 2009, the Littleton Housing Authority has a waitlist of 993 households for their Section 8 vouchers and public housing programs, indicating that they have a tremendous gap. There are almost as many households on the combined waitlist as there are households being served. The demographic breakdown of households on their waitlist are shown on the Public Housing Authority Waitlist Survey chart on the next page.

The Englewood Housing Authority Board also is appointed by city council with the mayor being a member. All operations including hiring, contracting and procurement policies are maintained by the Housing Authority. This Authority also submits capital projects for determination of consistency with the Consolidated Plan. The Englewood Housing Authority provides elderly public housing, scattered site single family homes and has developed an in-fill townhome community for homebuyers. The Housing Authority completed a 62-unit senior/disabled apartment complex in December of 2008 for those at 50% of the Area Median Income (AMI), thus filling an income gap that could not be housed at their other locations serving extremely low income seniors/disabled. Englewood has a total of 570 Section 8 vouchers (Englewood and Sheridan) and 216 public housing units, for a total of 786 units.

As of February of 2009, the Englewood Housing Authority has a waitlist of 1,749 for their Section 8 vouchers and public housing programs, indicating that they have a tremendous gap. They have more than twice the number of households on the combined waitlist than there are households being served. The demographic breakdown of those households on their waitlist are shown on the following chart.

Exhibit 1.C.1. PUBLIC HOUSING AUTHORITY WAITLIST SURVEY

	Littleton		**Englewood**		**Total**	
WAITING LIST	**# of Families**	**% of Families**	**# of Families**	**% of Families**	**# of Families**	**% of Families**
Total	**993**		**1,749**		**2,742**	
0-30% AMI	855	86%	1,188	68%	2,043	75%
30-50% AMI	119	12%	139	8%	258	9%
50-80% AMI	19	2%	401	23%	420	15%
Families with Children	816	82%	1,218	70%	2,034	74%
Elderly without disabilities	166	17%	42	2%	208	8%
Elderly with disabilities	11	1%	52	3%	63	2%
Families with disabilities	55	6%	236	13%	291	11%
Non-Hispanic	753	76%	1,069	61%	1,822	66%
Hispanic	240	24%	666	38%	906	33%
Caucasian/White	671	68%	1,121	64%	1,792	65%
Black/African American	203	20%	522	30%	725	26%
Am Indian/ Alaska Native	39	4%	50	3%	89	3%
Asian	39	4%	39	2%	78	3%
Native Hawaiian/Pac	4	0%	13	1%	17	1%
Other	37	4%	25	1%	62	2%
SECTION 8 VOUCHERS	**288/ 187/ 60 = 535**	**Littleton/ ArCHA Port-ins/ ArCHA**	**393&177 = 570**	**Englewood & Sheridan**	**1,105**	
OTHER UNITS	**542**		**216**		**758**	
TOTAL UNITS	**1077**		**786**		**1,863**	
WAITLIST STATUS	Always accepting for all programs		PH – always accepting; Sec. 8 opened at least once over last 3 years			
Difficulty finding accessible units	**No**		**Yes**			

Chart prepared by Arapahoe County HCDS staff March 9, 2009
Data submitted to the Colorado Division of Housing (CDOH), February 6, 2009
by the Littleton Housing Authority and Englewood Housing Authority

PART I.D
Managing the Process (91.200 (b)) and Citizen Participation (91.200 (b))

1. *Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.*

2. *Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*

3. *Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.*

4. *Provide a summary of the citizen participation process.*

5. *Provide a summary of citizen comments or views on the plan.*

6. *Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non English speaking persons, as well as persons with disabilities.*

7. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

3-5 Year Strategic Plan Managing the Process and Citizen Participation response:

Lead Agency

Arapahoe County's Housing and Community Development Services (HCDS) Division is the lead agency for the development of the plan. Major public and private agencies responsible for administering the plan are described in the Institutional Structure portion of the plan.

Significant Aspects of the Planning Process and Consultations with Other Entities

As part of the Five Year Consolidated Plan process, HUD requires the County to conduct a Housing Needs Assessment (HNA). This study looks into the housing needs of the community, the availability of housing, the condition of housing stock, special needs populations, as well as other aspects of the housing spectrum.

Arapahoe County HCDS staff first began the HNA process in early 2007 by investigating methods to pay for a qualified HNA consultant. With cumulative federal CDBG and HOME budget decreases between the years 2005-2007 of over 15%, HCDS staff determined that paying $40,000-$50,000 for a consultant was not feasible without additional HCDS staff cuts. Two out of six positions had already been eliminated over

this period. Arapahoe and Douglas Counties discussed the option of embarking on a joint HNA due to their shared boundaries and workforce. The Counties found that the Colorado Division of Housing (CDOH) was interested in funding HNA's, particularly those that covered multiple jurisdictions, both for economies of scale and because of the continuity of the housing market.

On July 31, 2007, the Board gave HCDS staff direction to partner with Douglas County to jointly apply for grant funding to CDOH to hire a qualified consultant to conduct the HNA. The Counties submitted a joint application and were conditionally approved by CDOH in March of 2008 with a requirement that an Intergovernmental Agreement (IGA) be signed. The Counties entered into an IGA allowing Douglas County to act as the lead contact on the grant.

CDOH awarded Arapahoe and Douglas Counties a grant of $66,000 to conduct a joint Arapahoe/Douglas County HNA in the spring of 2008. BBC Research & Consulting was selected through an RFP process and completed the draft HNA in December of 2008.

HUD also requires that Arapahoe County conduct an Analysis of Impediments to Fair Housing Choice (AI) to satisfy Certifications in the Five-Year Consolidated Plan that the County affirmatively furthers fair housing. The AI identifies the Impediments to Fair Housing Choice within the County and provides recommendations for appropriate actions to overcome the effects of any impediments identified through the analysis. The County Planning Division provided $18,500 to fund the AI and BBC was hired to conduct the study.

BBC conducted a series of stakeholder interviews for the HNA and AI, such as city and County community development, planning and building staff, private and non profit housing developers, realtors, business interests, and non profit social service providers. These interviews included agencies focusing on services to children, elderly persons, persons with disabilities, and homeless persons.

Citizen Participation Process combined with Consultations with Entities, and Broadened Outreach

BBC and Arapahoe and Douglas County staffs held a series of six meetings to obtain both agency and citizen input. The locations included three in Arapahoe County and three in Douglas County so that there could be ample opportunities for cross-over attendance if needed:

1. Community Meeting: November 6, 2008 at 6:30 PM. Highlands Ranch Southridge Recreation Center (Highlands Ranch area)
2. Community Meeting: November 13, 2008 at 6:30 PM. Parker Town Hall (Centennial/Parker area)
3. Community Meeting: November 17, 2008 at 6:30 PM. Arapahoe County Administration Building in Littleton (Englewood/Sheridan/Littleton area)
4. Focus Group for Housing and Service Providers: November 18 at 9:00 AM. HCDS office in Littleton (serving both counties)
5. Focus Group for Douglas County residents: November 18 at 6:00 PM Douglas County Administration Building in Castle Rock (Douglas County)

6. Focus Group for Arapahoe County Public Housing and other HOME assisted residents: November 24, 2008 at 6:30 PM. Englewood Housing Authority office (Arapahoe County)

Press releases were written on the series of six meetings and ran in several local newspapers.

The three community meetings were cross advertised in the Villager, the Sheridan Sun, the Englewood Herald, the Centennial Citizen and the Littleton Independent, as well as two newspapers in Douglas County. Flyers in English/ Spanish were distributed to HCDS's approximately 160 member mailing list of non profits and other entities, as well as to the list of cities, libraries, recreation centers, and school districts attached in the Citizen Participation Plan in Appendix 8. Additionally, over 300 persons on housing authority Section 8 waitlists were mailed flyers. These additional outreach efforts (noted here and below) were geared towards increasing participation by minority and non English speaking residents. Attendance at the meetings fluctuated from a low of three to over a dozen. Their comments are included in the HNA.

The Housing and Service Provider Focus Group participants were selected from Arapahoe and Douglas Counties joint interview contact list. Over 20 providers attended and their comments are included in the HNA.

Special invitations in English/Spanish to the Focus Group were mailed to 100 persons from the Littleton and Englewood Housing Authorities mailing list. Over 54% of the Littleton Housing Authority's residents are seniors/disabled, while almost 25% of Englewood's residents are senior/disabled, thus HCDS did outreach to persons with disabilities. The lists were over 1,000 persons long, so only 1 out of 10 people received a mailed invitation. Additionally, flyers were distributed directly to bulletin boards at PHA and HOME assisted developments, including; Lara Lea Apartments and Spruce Apartments in Littleton, Presidential Arms Apartments in Englewood, Willow Street Apartments and Arapahoe Green Townhomes in the Four Square Mile Area, and Forest Manor Apartments in Glendale.

There were 15 Focus Group participants and each received a $25 King Sooper's gift certificate in appreciation for taking time to provide the County with valuable input into needs and priorities of the low income public. Each participant also completed an HCDS Citizen Survey. HCDS Staff found that despite the individual cost of $25 per person for a gift certificate (totaling $375), this was an effective way of motivating participants. Gift certificates were purchased using Arapahoe County Housing Authority funds received from the County General Fund. Almost $700 was spent on local newspaper ads for each run. HCDS Staff considered the circulation of the above noted newspapers, and decided to run future ads in the The Denver Post– YourHUB which reaches over 63,000 persons.

In addition to outreach through public meetings, three surveys were conducted. BBC subcontracted with Davis Research to conduct a randomly sampled telephone survey of 250 Arapahoe County residents at or below 100% of the Area Median Income (AMI). The complete results of the survey are included in Section V.A of the HNA and is summarized in Part II. A of this Plan .

HCDS Staff conducted two Housing and Community Development needs surveys. A Provider Survey was sent to HCDS's 160 mailing list and 39 responses were received.

A Citizen Survey garnered 119 responses. The results of these two surveys are attached in Appendix 7. The Citizen Survey was administered using the following methods:

1. The survey was conducted on December 17, 2008 at the Human Services office at Arapahoe Plaza in Littleton. 41 surveys were collected.
   Two participants were randomly drawn for a $25 King Sooper's gift certificate.
2. A mailing to 200 people on the Section 8 Housing Choice Voucher waitlist from December 17 to January 7, 2009. 57 surveys were returned.
   Two participants were randomly drawn for a $25 King Sooper's gift certificate.
3. Attendees of the Public Housing/HOME assisted properties Focus Group submitted 15 surveys all of whom received a $25 gift certificate.
4. Attendees at the Eastern Service Facility Grand Opening on October 2, 2008 returned 3 surveys.
5. Three other surveys from community meetings and other meetings were returned.

HCDS staff found that offering a chance to win a gift certificate greatly increased the survey participation of these targeted populations.

The First Public Hearing, held on February 10, 2009 at 6:30 PM in the County's Administration Building in Littleton, was legally posted in The Villager, advertised in the above mentioned newspapers, flyers were distributed to HCDS's 160 agency mailing list, as well as the Citizen Participation Plan mailing list of cities, libraries, recreation centers and school districts with multiple copies for distribution, a press release was written, and information was posted on the County website.

The Final Public Hearing was scheduled for March 17, 2009 at 9:30 AM before the Board of County Commissioners, and was advertised in the same way as the First Public Hearing, with the exception that newspaper ads only ran in YourHUB and the Sheridan Sun.

Citizen Participation Plan

Arapahoe County adopted a Citizen's Participation Plan on October 3, 1994 pursuant to Board of County Commissioner Resolution Number 1362-94. The Plan had not been updated since 1994, and HCDS staff drafted a new plan for HUD's preliminary review in May of 2008. The plan is attached as Appendix 8.

The plan requires public hearings at least two times a year for review of the proposed use of funds and for review of program performance. These two public hearings are required to have ample notice provided to the public and be held in a facility that is accessible to the disabled citizens of the community. Accommodations are to be made to the hearing-impaired citizens who provide a request for needed adaptations prior to the meetings, as well as language translation requests.

The plan also states that substantial changes to the Consolidated Plan include, but are not limited to:

- Major changes in service area, purpose, program beneficiaries, or national objective compliance;
- Budgetary or line item alterations of $25,000 or more for Public Service projects and $50,000 or more for Public Infrastructure, Public Facility, or Housing projects.

- Changes from one activity to another, such as a project cancellation and a new project approval that is not a Reserve project.

The plan also provides for technical assistance to groups representative of persons of low and moderate income in preparing proposals. In fact, the HCDS staff meets with each applicant agency to refine projects for better proposals and also to answer any questions regarding regulations and processes prior to submittal.

The Citizen Participation Plan also includes The County's Residential Antidisplacement and Relocation Assistance Policy and Procedures. This policy states that if relocation and displacement is unavoidable, then the County will take steps to assist any persons who are displaced. The level of assistance is described in the policy.

The County and municipalities all have active citizen processes ongoing for different activities within the jurisdictions. The County's Planning Division is currently doing sub area planning to include the eastern rural areas of the unincorporated area. Several cities are in some part of the timeline for completing or revising Comprehensive Plans.

Citizens of the County have reasonable and timely access to information relating to the Consolidated Plan and use of assistance under the federal programs. Policy Three of the HCDS General Administration Policies relates the grievance process to be filed for complaints relating to projects or administration of the federal grants.

Citizen Comments to the 2009-2013 Consolidated Plan

Comments from community meetings, focus groups, telephone and Provider and Citizen Surveys have been incorporated into the document. The telephone survey results are included in Appendix 6 and the Provider and Citizen Survey forms and prioritized survey results are included in Appendix 7.

Comments received at the February 10, 2009 Public Hearing and the February 11, 2009 special meeting for municipalities, and during the comment period from February 13, 2009 to March 16, 2009 are as follows:

- Combine Homebuyer Education with Foreclosure Prevention and change the priority from medium to high on Homebuyer Education. (February 10, 2009)
- Change the priority for Transitional Housing Services from medium to high due to the need to provide not only the physical transitional housing, but also the case management for self sufficiency. (February 10, 2009)
- There is a need for transitional housing, particularly single parents. (February 11, 2009)

Additionally, the Board of County Commissioners provided the following comments on the plan at a Study Session on March 3, 2009:

- Do not agree to change Homebuyer Education from a medium to a high priority, due to the availability of other sources for homebuyer education.
- Agree to change Transitional Housing Services from a medium to a high priority due to the need to provide not only physical transitional housing, but also case management for self sufficiency.
- Concur that transitional housing, particularly for single parents, is a high priority.

- Change the priority for Historic Preservation (both Residential and Non Residential) from low to non, due it not being a necessary core service and the existence of alternative funding sources.

Finally, one citizen receiving a Section 8 voucher through the Littleton Housing Authority (LHA) wrote a letter on affordable housing (attached as Appendix 11). The letter addresses the following issues, and the HCDS staff response is noted. The Littleton Housing Authority reviewed the letter and their responses is included in Appendix 11.

- Concerned with LHA's Housing Quality Standards (HQS) inspection process. This concern will be directly relayed to LHA.
- Concerned that her working income places her over the Medicaid income limits, yet health insurance, medications, deductibles, and co-pays account for 30% of her income. The plan addresses this concern by placing a high priority on health services, and the 2009 Action Plan specifically recognizes the need to address people that do not qualify for Medicaid/Medicare. Doctors Care will be funded to provide pediatric care services to the underserved population that does not qualify for Medicaid/Medicare.
- Concerned that income from her temporary and seasonal jobs is not enough to pay for items such as trash, water, and parking, which are not included in the Section 8 utility allowance. The plan prioritizes the need to serve renters earning less than $20,000 per year. The plan sets goals to provide more affordable units and emergency rental assistance for those earning less than 50% of the AMI.
- Concerned that LHA does not have a listing of units available for Section 8 voucher holders. This concern will be directly relayed to LHA.
- Requested more educational sessions for clients to become homeowners. This request will be directly relayed to LHA and can work in tandem with the County's FTHB program.
- Concerned that she was placed on a waitlist for weatherization services. HCDS staff will check with the County's Weatherization Division.

All of the comments, with the exception of the request to change Homebuyer Education from a medium to a high priority were accepted into the plan. The Board of County Commissioners did not accept this change because they considered that general homebuyer education, excluding first time homebuyer education that is required as part of the County's FTHB program, is available through other sources.

PART I.E
Monitoring (91.230)

1. *Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

3-5 Year Strategic Plan Monitoring response:

The County currently employs three staff involved in monitoring CDBG and HOME projects. Each Administrator is tasked with reviewing all project documentation submitted for drawdown requests and reviewing required quarterly reports submitted by SubGrantees. Between review of drawdown request documentation, quarterly reports, review of bid documents and payroll on construction projects, staff is kept abreast of CDBG project status on an informal basis.

Formal site visits and monitoring of select CDBG projects is scheduled to take place during appropriate times of the year, particularly the spring and fall of each year, depending upon the level of complexity of the project and the capacity of the SubGrantee. A selection of CDBG projects is monitored on a formal basis. A monitoring risk assessment will be done on each CDBG project to determine specific monitoring needs.

Monitoring of HOME projects requires a long-term approach. Each HOME project is formally monitored at the completion of the project. The length of the compliance period for HOME assisted units is determined using the per unit subsidy calculations required by HUD. This information is supplied to the SubGrantee in their grant agreement with the County. Staff visits HOME properties, conducts HQS inspections, reviews annual HOME unit certifications and tenant files, and reviews quarterly reports from SubGrantees for HOME projects still underway.

For both CDBG and HOME projects, there are many program requirements that must be met in order to remain in compliance with the statutes and regulations governing the programs. In order to insure that the County is in compliance, ongoing education is paramount. Staff regularly attends local and national training opportunities in order to keep abreast of program requirements.

Thorough understanding of each project is the best way to plan for compliance related issues as each project is unique and complex. Prior to awarding any grant, Staff reviews the application, looking closely for issues that may trigger compliance issues including, relocation, lead-based paint, Davis-Bacon labor standards, and others. When potential issues have been identified, Staff creates a plan to deal with issues, and to the extent foreseeable, writes into the agreement what conditions must be met in order to remain in compliance with program requirements. Throughout the project, Staff remains in close contact with the SubGrantee, monitoring project development, and reviewing all necessary procedures relating to program requirements. The County is the responsible entity for program compliance, and takes that position seriously, working closely throughout all projects to insure that the project remains in compliance.

In order to ensure compliance with requirements involving timeliness of expenditures, Staff reviews and approves CDBG projects on an annual basis and requires agreements establishing quarterly milestones and stipulating that projects must be completed by the end of the grant year. SubGrantees are required to complete quarterly reports assessing how they are meeting the milestones established. Additionally, the Grants Fiscal Specialist generates a monthly report, if not more often, tracking HOME expenditure deadlines and CDBG on-hand spending ratios. To ensure compliance with HOME expenditures, the Grants Fiscal Specialist tracks funds that must be committed within two years and expended within five years.

PART I.F
Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.

2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

Basis for Assigning Priorities

In order to assign priority rankings for each category of priority need, HCDS Staff evaluated the findings of the consultant's Housing Needs Assessment (HNA) and the comments received at community meetings and focus groups, and compared them to the results of the three surveys:

1. Consultant's random sampling telephone survey to 250 households at or below 100% of the Area Median Income (AMI);
2. HCDS Provider Survey mailed to approximately 160 entities of which 39 surveys were returned; and
3. HCDS Citizen Survey received from 119 citizens. The Citizen Survey was administered using the following method:

    a. The survey was conducted for one day, December 17, 2008, at the County's Human Services office at Arapahoe Plaza in Littleton. 41 surveys were collected.
    b. A mailing to approximately 200 households on the Section 8 Housing Choice Voucher Waitlist from December 17 to January 7, 2009. 57 surveys were received.
    c. Attendees of the Public Housing and HOME assisted properties Focus Group submitted 15 surveys.
    d. Attendees at the Eastern Service Facility Grand Opening on October 2, 2008 returned 3 surveys.
    e. Three other surveys from community meetings and other meetings were returned.

High Priority: The County plans to use available funds for activities that address this unmet need during the 2009-2013.

Medium Priority: If funds are available, activities to address this unmet need may be funded by the County during the 2009-2013 period. Also, the County will take other actions to help this group locate other sources of funds.

Low Priority: The County does not have plans to use available funds for activities to address this unmet need during the period of 2009-2013. The jurisdiction will consider Certifications of Consistency for other entities' applications for federal assistance. As economic and social needs change over time, Arapahoe County reserves the right to fund low priority projects if the applicant can justify the change in need.

Non (No Such Need) Priority: The County finds there is no need or that this need has already been substantially addressed.

These priority categories will be used to evaluate projects that compete for the Unincorporated and Competitive/Non-Jurisdictional CDBG funds, as well as for HOME funds. The entitlement City of Centennial and the six participating municipalities receiving set aside allocations may use these priorities as a guideline, but may request funding for projects that are not high or medium priority, if they determine their needs have changed. A city must justify that their needs have changed in their CDBG application if they request to fund a low priority project. The Community Profiles in Part I.B describes each jurisdiction and notes which categories they have targeted their allocations.

For housing needs, HCDS Staff weighted the findings of the HNA and comments from the special Focus Group of Housing and Service Providers, as well as comments from all other community meetings, and compared them to the three survey results. Staff professional experience was also used in determining priorities.

For both community development and housing projects, HCDS staff divided each set of categories in the survey results into high, medium, low, and non priority categories. The results of the consultant's telephone survey are described in the Housing Needs Assessment. The complete Provider Survey and Citizen Survey forms and results are attached in Appendix 7.

The following method was generally used to determine priority categories:

- If a category ranked high in at least two out of the three survey groups, and the survey results correlated with the findings of the HNA and comments received, then the category received high priority. If a category ranked high in only one of the three survey groups, but if the citizens comments, the HNA, and HCDS staff found the category to be a high need, then the category also received high priority.

- If a category ranked medium in at least two out of the three survey groups, and the survey results correlated with the findings of the HNA, comments received, and HCDS staff recommendations, then the category received medium priority. If a category ranked medium in only one of the three survey groups, but the HNA, HCDS staff, and comments received particularly found the category to be a medium need, then the category also received medium priority.

- If a category ranked low in at least two out of the three survey groups, and the survey results correlated with the findings of the HNA, HCDS staff, and comments received, then the category received low priority. If a category received a low in only one of the three survey groups, but the HNA, HCDS staff, and comments found the category to be a higher need, then the category could be ranked high or medium priority. If a category is ranked low for the County, but is high or medium priority for a jurisdiction, then the jurisdiction's priority ranking prevails.

- Categories that were not identified as a need by a survey group, no survey group identified as a need, and where the HNA, HCDS staff, and comments did not

identify it as a need, then the category was determined to be a non (no such need) priority.

In some instances, even though a category ranked high, medium, or low, if HCDS staff was aware of alternative funding sources then the category ranked low. These categories include, but are not limited to: Parks and Recreation (County's Parks and Open Space sales tax); Transportation Services (Regional Transportation District [RTD] sales tax); Employment Training (Arapahoe/Douglas Works!); Historic Preservation (State gambling revenue sharing); and Crime Awareness (Sheriff's Office and city police departments).

It is the County's intent to utilize this strategic plan as a guideline, a living document, modified if necessary to accommodate the ever-changing economic and social climates that occur over a five year period. The projects and priorities cited herein are based on known current needs, as well as the funding and administrative realities faced by the different entities within the Urban County. CDBG applications for projects not specifically mentioned within this Plan are welcomed by the County, and it is anticipated that many new priorities will arise over the five year period covered by this Plan.

Identifying Obstacles to Meeting Underserved Needs

As described in Part I.B, Arapahoe County is a very diverse county. Jurisdictional confusion arises for county citizens. Low and moderate income citizens must navigate through a maze of different levels of local, county, and state governments, development districts, housing authorities, and other entities. A comprehensive referral system has been recommended by service providers to address this obstacle.

The second major gap is that the state of the economy effects funding. The economy can fluctuate greatly in two to three years, utterly changing the needs and expectations in a five year plan. For example, since the start of the recession in December of 2007, and the foreclosure crisis that hit Colorado earlier than the rest of the country, requests for emergency food and rent assistance are at an all time high.

Recent economic downturns have negatively affected CDBG and HOME's ability to leverage other resources, such as Low Income Housing Tax Credits (LIHTC) and Private Activity Bonds (PAB). Recently, 33 national housing organizations noted in a letter written in January of 2009 that the financial crisis and recession have dramatically reduced private sector investment in the LIHTC program. The result is that in 2008 many state approved Housing Credit developments were not able to proceed.

Even if there are CDBG and HOME funds available to finance the "gaps" of an affordable housing development, without LIHTC and PAB financing, the County expects that major HOME projects will decline, and CDBG will only be used for renovations.

PART I.G
Lead-based Paint (91.215 (g))

1. *Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-based Paint Hazard Reduction Act of 1992, and are occupied by extremely low income, low income, and moderate income families.*

2. *Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead-based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.*

3-5 Year Strategic Plan Lead-based Paint response:

INTRODUCTION

Lead-based paint, outlawed in 1978, is the primary cause of elevated blood lead levels in children. Old homes in poor condition can contribute to poor health in children if lead is consumed. According to HUD's Office of Healthy Homes and Lead Hazard Control[4] (HHLHC):

> Lead is a highly toxic metal that may cause a range of health problems, especially in young children. When lead is absorbed into the body, it can cause damage to the brain and other vital organs, like the kidneys, nerves and blood.
>
>
>
> Lead may also cause behavioral problems, learning disabilities, seizures and in extreme cases, death. Some symptoms of lead poisoning may include headaches, stomachaches, nausea, tiredness and irritability. Children who are lead poisoned may show no symptoms.
>
> Both inside and outside the home, deteriorated lead-paint mixes with household dust and soil and becomes tracked in. Children may become lead poisoned by:

- Putting their hands or other lead-contaminated objects into their mouths,
- Eating paint chips found in homes with peeling or flaking lead-based paint, or
- Playing in lead-contaminated soil

[4] HUD's Office of Healthy Homes and Lead Hazard Control, accessed online 2/12/2009; http://www.hud.gov/offices/lead/healthyhomes/lead.cfm

Existing Homes with Lead-based Paint

In 2007, the U.S. Census estimated there to be 228,800 housing units in Arapahoe County. Just under 50% of those units, 111,508, were built prior to 1980. As lead-based paint was not outlawed until 1978, homes built prior to 1980 may contain lead-based paint, although the greatest probability is in homes built prior to 1940.

Age is an important indicator of housing condition.. Older houses tend to have condition problems and are more likely to contain materials such as lead-based paint. Approximately 1.5% of the housing stock, or 3,428 housing units in Arapahoe County, was built before 1940, when the risk of lead-based paint is highest.[5] In areas where revitalization of older housing stock is active, many old houses may be in excellent condition; however, in general, condition issues are still most likely to arise in older structures. 11% of Arapahoe County's housing stock was built before 1950, approximately 50% of Arapahoe County's housing stock was built between 1970 and 1989, and almost 15% was built since 2000.

The following chart shows the median year of construction of housing structures in Arapahoe County[6]. The median year of construction means exactly half of the housing stock was built before that year and half after. The median year of construction shows which communities are most likely to have housing with lead hazards. Englewood has the oldest housing stock with 1959 being the median year of construction, indicating a strong likelihood of lead-based paint hazards in their community. Littleton, Sheridan, and Deer Trail also have older housing stock.

JURISDICTION	MEDIAN YEAR OF CONSTRUCTION
Arapahoe County	1982
Centennial	1983
Deer Trail	1963
Englewood	1959
Glendale	1978
Greenwood Village	1992
Littleton	1979
Sheridan	1968
Unincorporated	1991

[5] Lead-based paint was banned from residential use in 1978. Housing built before 1978 is considered to have some risk, but housing built prior to 1940 is considered to have the highest risk. After 1940, paint manufacturers voluntarily began to reduce the amount of lead they added to their paint. As a result, painted surfaces in homes built before 1940 are likely to have higher levels of lead than homes built between 1940 and 1978.

[6] From the Housing Needs Assessment conducted by BBC Research and Consulting. Their source: Claritas, 2007 estimates.

Actions to Address Lead-based Paint

The cities of Englewood, Littleton and Centennial have housing rehabilitation programs that test for lead hazards when conducting rehabilitation, and achieve clearance from certified inspectors when the rehabilitation is complete.

According to County policy, CDBG funded handyman programs such as Rebuilding Together Metro Denver may not establish renovation parameters which disturb more than two square feet of painted space in any individual interior room; 20 square feet on exterior surfaces; and/or 10% of total surface area on an interior or exterior component with a small surface area (molding, trim, gutters, etc.). The SubGrantee must maintain documentation in client files identifying the area of disturbance, showing compliance with the County policy. The “Protect Your Family from Lead in Your Home” pamphlet is to be provided to all homeowners, regardless of age of housing. Verification of notification is to be maintained in client files.

The City of Englewood coordinates aggressive owner-occupied rehabilitation and fix-up programs. This aids in the alleviation of lead-based paint for those homes. Similarly, the Housing Authorities are strict in their adherence to the Housing Quality Standards (HQS) for public housing and Section 8 tenants. Both of these methods help to prevent the sad effects of lead poisoning in our communities.

Under the HOME funded Homebuyer program, the Colorado Housing Assistance Corporation (CHAC) staff has completed HUD's on-line "Visual Assessment Course". They conduct visual assessments of each of the homes to be financed, in conjunction with the HSQ inspection. If lead-based paint is detected, then the homebuyer agrees that it is his or her responsibility to negotiate with the property seller about who pays for and coordinates mitigations and/or renovations. For other HOME funded projects, the SubGrantee is responsible for paying for and coordinating detection and mitigation.

Part II – HOUSING

Part II.A
Housing Market Analysis (91.210) and Housing Needs (91.205)

1. *Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.*

2. *Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).*

3. *Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.*

4. *Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low income, low income, moderate income, and middle income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).*

5. *To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.*

3-5 Year Strategic Plan Housing Market Analysis and Housing Needs response:

BBC Research & Consulting provided the following information based upon the Housing Needs Assessment (HNA) they conducted for Arapahoe and Douglas Counties. This section begins with an overview of the housing stock in Arapahoe County, analyzes affordability, and discusses the assisted housing inventory.

What Does the Arapahoe County Housing Stock Look Like?

In 2007, the U.S. Census estimated there to be 228,500 housing units in Arapahoe County. Of those units, 209,950 were occupied, creating a vacancy rate of 8%.[7]

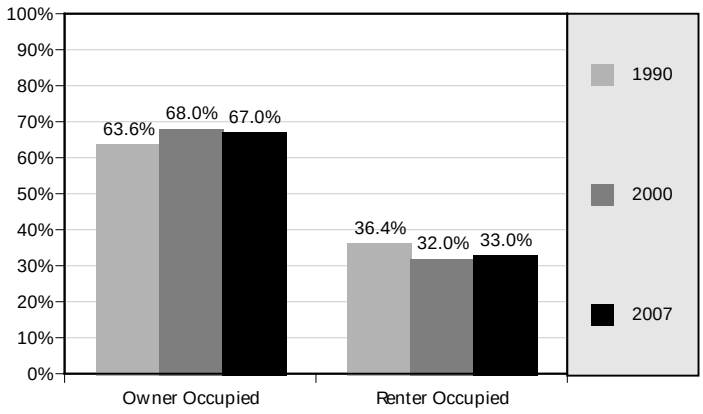
67% (140,710) of occupied housing units in Arapahoe County were owner-occupied and 33% (69,240) of the housing units were occupied by renters.

A similar tenure composition was reported in the 2000 U.S. Census, which estimated that 68% of the 190,909 occupied housing units in Arapahoe County were owner-occupied and 32% were renter-occupied. However, the 1990 Census estimated a 64% owner and 36% renter composition, indicating that a slight shift towards increased homeownership occurred during the 1990s in Arapahoe County. Exhibit II.A1. demonstrates this slight shift in homeownership since the 1990s.

Exhibit II.A1. Renter- vs. Owner-Occupied Housing Units, Arapahoe County, 1990, 2000 and 2007

Source:

U.S. Census Bureau's 1990 Census, 2000 Census and 2007 American Community Survey.



Historical production. According to the U.S. Census, between 2000 and 2008, Arapahoe County issued 31,381 new housing unit building permits. If all of the permitted units were built during 2001 to 2007, there will have been a 16% increase of housing units since 2000. In 2001, one-fourth (7,935 units) of the permitted units were issued. That number dropped slightly in 2002 and then remained consistent through 2007, when the County experienced a slowdown in new residential units beginning in 2008. After a surge of multi family units in 2001 and 2002, the construction of new units has favored single family until 2007, when there was another increase in multi family units. Except for these years, new construction continued to replicate the stock currently available in Arapahoe County.

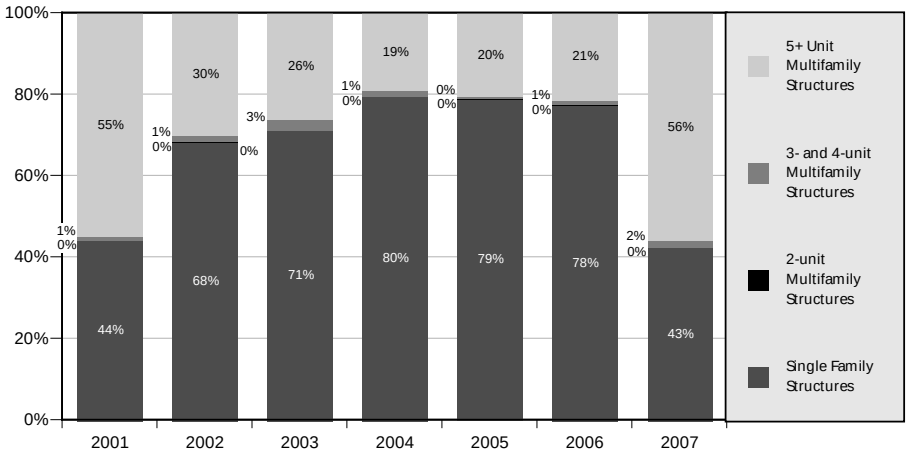
Exhibit II.A.2 shows the number and proportion of residential housing units that have been permitted in Arapahoe County since 2001 by type of unit.

[7] DOLA estimated a 2007 vacancy rate of 6.0%. DRCOG's January 1, 2007 Arapahoe County vacancy rate was 4.3%. The differences in vacancy rates reflect differences in methodologies used by the different entities.

Exhibit II.A.2. Residential Housing Units Permitted in Arapahoe County, 2001 to 2007

Source:

U.S. Census Bureau.

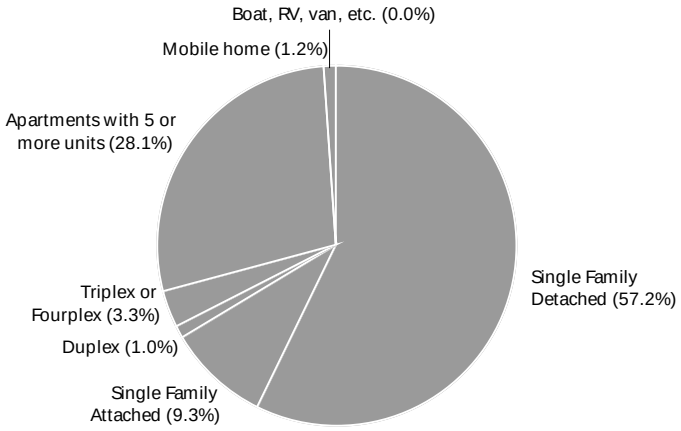


Composition of housing stock. In 2007, 57% of Arapahoe County's housing units were single family, detached housing units; 28% were apartments with 5 or more units. Approximately 14% of the units were duplex, triplex or fourplex units and another 1% of the units in the County were mobile homes. Exhibit II.A.3. shows housing units by type for Arapahoe County for 2007.

Exhibit II.A.3 Housing Units by Type, Arapahoe County, 2007

Source:

U.S. Census Bureau's 2007 American Community Survey.



The emphasis on single family, detached construction has remained the dominant housing structure of the housing composition in Arapahoe County during the last 17 years. In addition, the distribution of types of housing units has remained consistent since 1990. Exhibit II.A.4 displays Arapahoe County's housing composition since 1990.

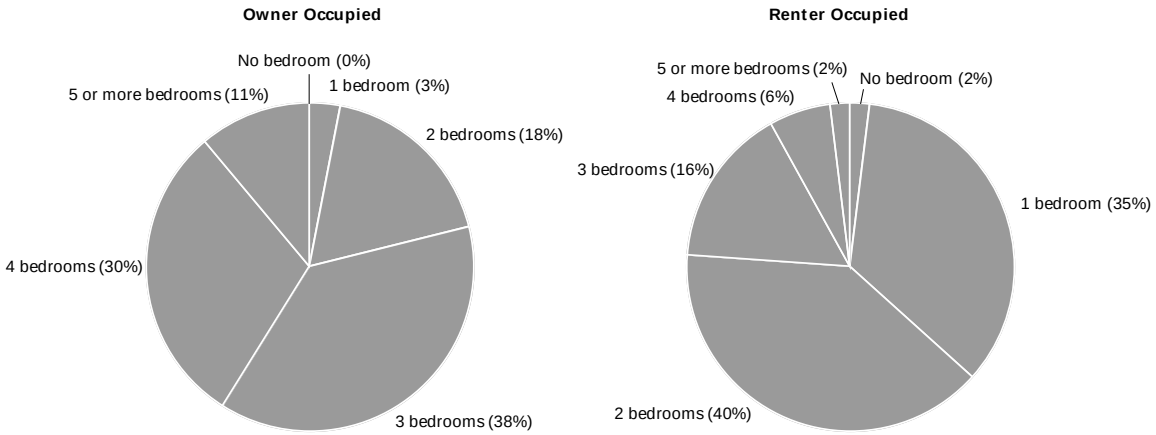
Exhibit II.A.4.
Housing Units by Type, Arapahoe County, 1990, 2000 and 2007

	1990		2000		2007	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Single family detached	93,626	56%	111,736	57%	130,738	57%
Single family attached	18,030	11%	20,687	11%	21,151	9%
Duplex	1,485	1%	1,692	1%	2,184	1%
Triplex or fourplex	4,354	3%	5,985	3%	7,553	3%
Apartments with 5 or more units	47,889	28%	53,732	27%	64,138	28%
Mobile home	3,281	2%	3,003	2%	2,736	1%

Source: U.S. Census Bureau's 1990 Census, 2000 Census and 2007 American Community Survey.

Size. Arapahoe County's rental units are most likely to be one- (35%) or two-bedroom units (39%). Arapahoe County's owner-occupied units most commonly have three bedrooms (38%), followed by four bedrooms (30%), as shown in Exhibit CP-5. Since Arapahoe County has relatively average household sizes for both renter (2.45) and owner (2.61) households, the supply of units seems consistent with the demand induced by these households.

Exhibit II.A.5.
Housing Units by Size, Arapahoe County, 2007



Source: U.S. Census Bureau's 2007 American Community Survey.

Age of housing stock. An important indicator of housing condition is the age of the home. Older houses tend to have more condition problems and are more likely to contain materials such as lead-based paint. Approximately 1.5% of the housing units in Arapahoe County were built before 1940, when the risk of lead-based paint is highest.[8] In areas where revitalization of older housing stock is active, many old houses may be in excellent condition; however, in general, condition issues are still most likely to arise in older structures.

Approximately 50% of Arapahoe County's housing stock was built between 1970 and 1989. Almost 15% was built since 2000 and 11% was built before 1960. Exhibit II.A.6. displays the age of Arapahoe County's housing stock.

Exhibit II.A.6.
Age of Housing Stock, Arapahoe County, 2006

Source:
U.S. Census Bureau's 2006 American Community Survey.

Year Built	Percent of Total Housing Stock
2000 to present	14.6%
1990 to 1999	13.3%
1980 to 1989	23.2%
1970 to 1979	26.6%
1960 to 1969	10.8%
1950 to 1959	8.3%
1940 to 1949	1.5%
1939 or Earlier	1.6%
Median Year Built	1980

Englewood has the oldest housing stock with the median year of their housing structures built in 1959.

Exhibit II.A.7.
Median Year Housing Structure Built, Arapahoe County, 2007

Source:
Claritas, 2007 estimates.

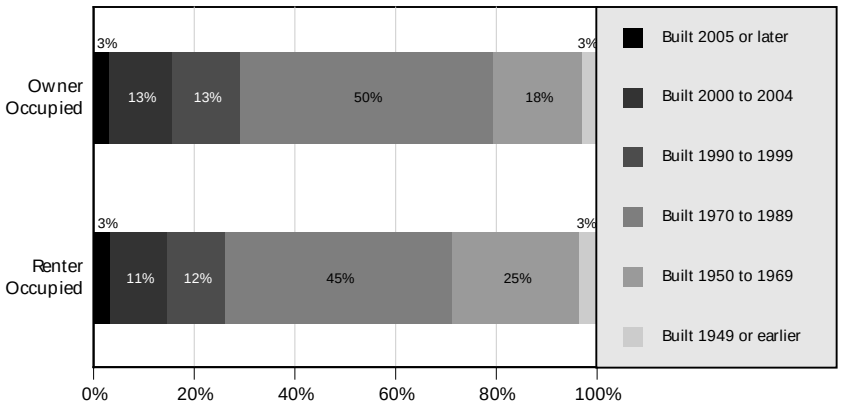
	Median Year Built
Arapahoe County	1982
Centennial	1983
Deer Trail	1963
Englewood	1959
Glendale	1978
Greenwood Village	1992
Littleton	1979
Sheridan	1968
Unincorporated	1991

[8] Lead-based paint was banned from residential use in 1978. Housing built before 1978 is considered to have some risk, but housing built prior to 1940 is considered to have the highest risk. After 1940, paint manufacturers voluntarily began to reduce the amount of lead they added to their paint. As a result, painted surfaces in homes built before 1940 are likely to have higher levels of lead than homes built between 1940 and 1978.

The owner-occupied housing stock in Arapahoe County is slightly newer than the County's rental properties. 29% of owner-occupied units were constructed after 1990, as compared with 26% of rental units. Nearly one half of all rental units in Arapahoe County were built during the 1970s and 1980s, with an additional one-fourth being constructed in the 1950s and 1960s, for a combined total of 70% of the units. Comparatively, 68% of owner-occupied units were built between 1950 and 1990. Exhibit II.A.8. displays the age composition for both renter and owner occupied units.

Exhibit II.A.8. Years Housing Units Were Built, Arapahoe County, 2007

Source: U.S. Census Bureau's 2007 American Community Survey.



As Arapahoe County's housing stock ages, the number and cost of required repairs will increase. Typically, if needed repairs are not made, the quality of the area's housing stock will decline.

Overcrowded housing. A key factor to examine in evaluating housing condition is overcrowding. Overcrowding in housing can threaten public health, strain public infrastructure, and points to an increasing need of affordable housing. The amount of living space required to meet health and safety standards is not consistently specified; measurable standards for overcrowding vary. According to HUD, the most widely used measure assumes that a home becomes unhealthy and unsafe where there are more than 1, or sometimes 1.5, household members per room.[9] Another frequently used measure is the number of individuals per bedroom, with a standard of no more than 2 persons per bedroom. Assisted housing programs usually apply this standard.

HUD defines an overcrowded unit as having more than one person per room, which is the definition used for the purpose of this study. Approximately 2% of the County's households—or about 4,479 households—live in overcrowded conditions; this is similar to the 2.1% of the State's housing units that were overcrowded. One% of owner-occupied housing units (1,459 units) were overcrowded and 4.4% of renter-occupied units (3,020 units) that were overcrowded. Compared to the State, Arapahoe County's rate of overcrowded owner-occupied households is slightly lower while the rate of overcrowded renter-occupied households is higher than the 4.1% of the State's renter households that were overcrowded.

[9] The HUD American Housing Survey defines a room as an enclosed space used for living purposes, such as a bedroom, living or dining room, kitchen, recreation room, or another finished room suitable for year-round use. Excluded are bathrooms, laundry rooms, utility rooms, pantries, and unfinished areas.

Overcrowding can be an issue more prevalent among certain racial and ethnic groups, lower income households and inner-city dwellers. Hispanic or Latino households were more likely to be living in overcrowded conditions when compared to Caucasian/White alone, not Hispanic or Latino households. Approximately 9.6% (2,487 households) of Hispanic or Latino households were overcrowded compared to 0.9% (1,436 households) of Caucasian/White alone, not Hispanic or Latino households. The higher prevalence of overcrowding could be because of a preference for an extended family to occupy one housing unit, lower average incomes held by certain ethnic groups, or a greater likelihood of ethnic groups living in smaller rental properties.

Severely substandard condition. In addition to overcrowded units, another key factor to examine in evaluating housing condition is substandard units. The 2007 ACS reported that approximately 1,446 housing units (vacant and occupied) in the County are considered severely substandard because they lacked complete plumbing facilities[10] or complete kitchens[11]. Together, assuming no overlap, these units represented a little over one-half of a percent of the County's total housing units in existence in 2007.

According to the 2007 ACS, a very small percentage of Arapahoe County households contain substandard living conditions: less than one-third of 1 percent of the occupied housing units in Arapahoe County lack complete plumbing (626 units); about two-fifths of 1 percent lack complete kitchens (384 units); and 0.7% (1,410 units) do not have heat or use alternative heating sources (e.g., coal, kerosene, wood). Comparatively, only 0.4% of owner-occupied units use no or nontraditional heating sources versus 1.2% of renter-occupied units.

Besides 2007 ACS data, there is little official data regarding the condition of interior features (such as plumbing, wiring and structural hazards) of private housing in Arapahoe County; however, there are divisions within the County and municipalities within the County who respond to complaints and conduct inspections of housing conditions.

In the community survey conducted for this study, Davis Research asked owners if there are needed repairs that they have not made to their house, and, if there were, what repairs were most needed. Approximately 33% of owners responded there were needed repairs for their house, while 66% did not report any needed repairs. Painting was the most needed repair; plumbing, roofing and windows/doors were also frequently chosen. Repairs included in the "other" category included appliances, air conditioning, insulation, foundation, porch/deck/patio, counters/cabinetry, yard work and carpeting.

78% of survey respondents who were renters reported that their landlords made repairs promptly when needed. When asked if there were needed repairs for their rental unit, 63% of the renters said no repairs were currently needed.

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[10] The data on plumbing facilities were obtained from both occupied and vacant housing units. Complete plumbing facilities include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit.

[11] A unit has complete kitchen facilities when it has all of the following: (1) a sink with piped water; (2) a range, or cook top <u>and</u> oven; and (3) a refrigerator. All kitchen facilities must be located in the house, apartment or mobile home, but they need not be in the same room. A housing unit having only a microwave or portable heating equipment, such as a hot plate or camping stove, should not be considered as having complete kitchen facilities. An icebox is not considered to be a refrigerator.

Who Rents and Who Owns in Arapahoe County?

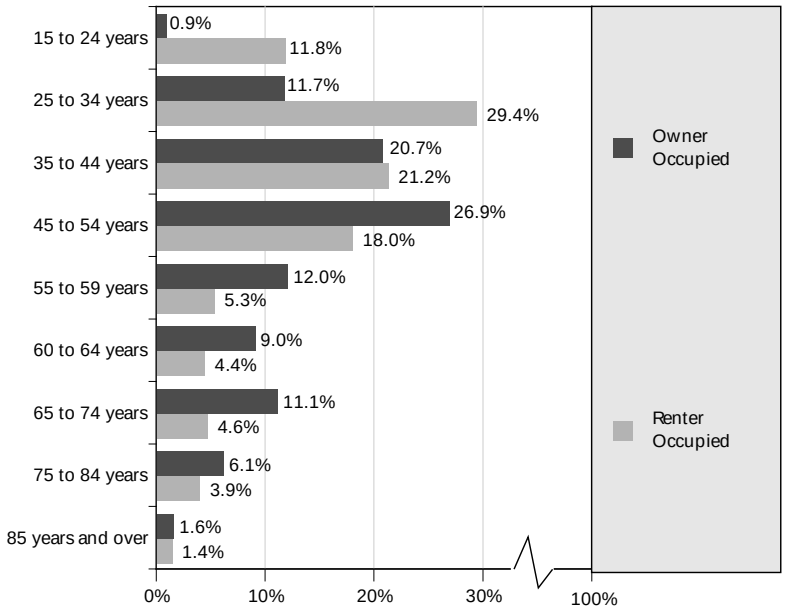
This section examines the demographic characteristics of renters and owners in Arapahoe County, beginning with renters.

Who are the County's renters? Renters in Arapahoe County tend to be younger, less educated, and are more likely to be living near the poverty threshold than homeowners. Renters are more likely to use other modes of transportation to work, rather than drive alone in a car, and are more transient than homeowners.

Age of renters. Renters in Arapahoe County are younger than homeowners: For example, 8,160 renter households are headed by individuals 15 to 24 years of age (12% of renters), as compared to 1,297 owned units headed by the same age cohort (just 1% of owners). Most renters in the County are 25 to 34 years old. Exhibit II.A.9. provides the age distribution of owned and rented properties.

Exhibit II.A.9.
Age of Head of Household by Tenure, Arapahoe County, 2007

Source:
U.S. Census Bureau's 2007 American Community Survey.



Renter income. Renter-occupied households have a substantially lower household income than owner households. The median household income for renter-occupied housing units is $32,208. This is $43,500 less than the median household income of owners in Arapahoe County.

Rental units are more likely to be occupied by families below the poverty level. Of the 11,642 families in Arapahoe County living below the poverty level per the 2007 Census, 80% were living in rental units. More specifically, 71% of married-couple households in poverty were renting and 85% of female-headed households living below the poverty level were occupying rental units.

Renter education. The lower the level of education obtained by residents, the more likely Arapahoe County residents are to rent. 60% of individuals who have obtained less than a high school degree rent in Arapahoe County. That percentage decreases as more education is obtained, meaning that the higher the level of education obtained, the more

likely households are to buy. For example, households headed by someone with at least a college degree rent just 19% of the time.

Renter race. Because Caucasian/White households are the largest racial group within the County, they are the largest racial group to occupy all rental units in Arapahoe County (72%). African American/Black households account for 16% of renter households and households characterizing themselves as "Some Other Race" account for 5% of renter households[12].

Among African American/Black households, renting is more prevalent, as 59% of African American/Black households are renters. Hispanic/Latino households also had a high proportion of renters (57%). Exhibit II.A.10. shows tenure by race and ethnicity.

Exhibit II.A.10. Tenure by Race and Ethnicity, Arapahoe County, 2007

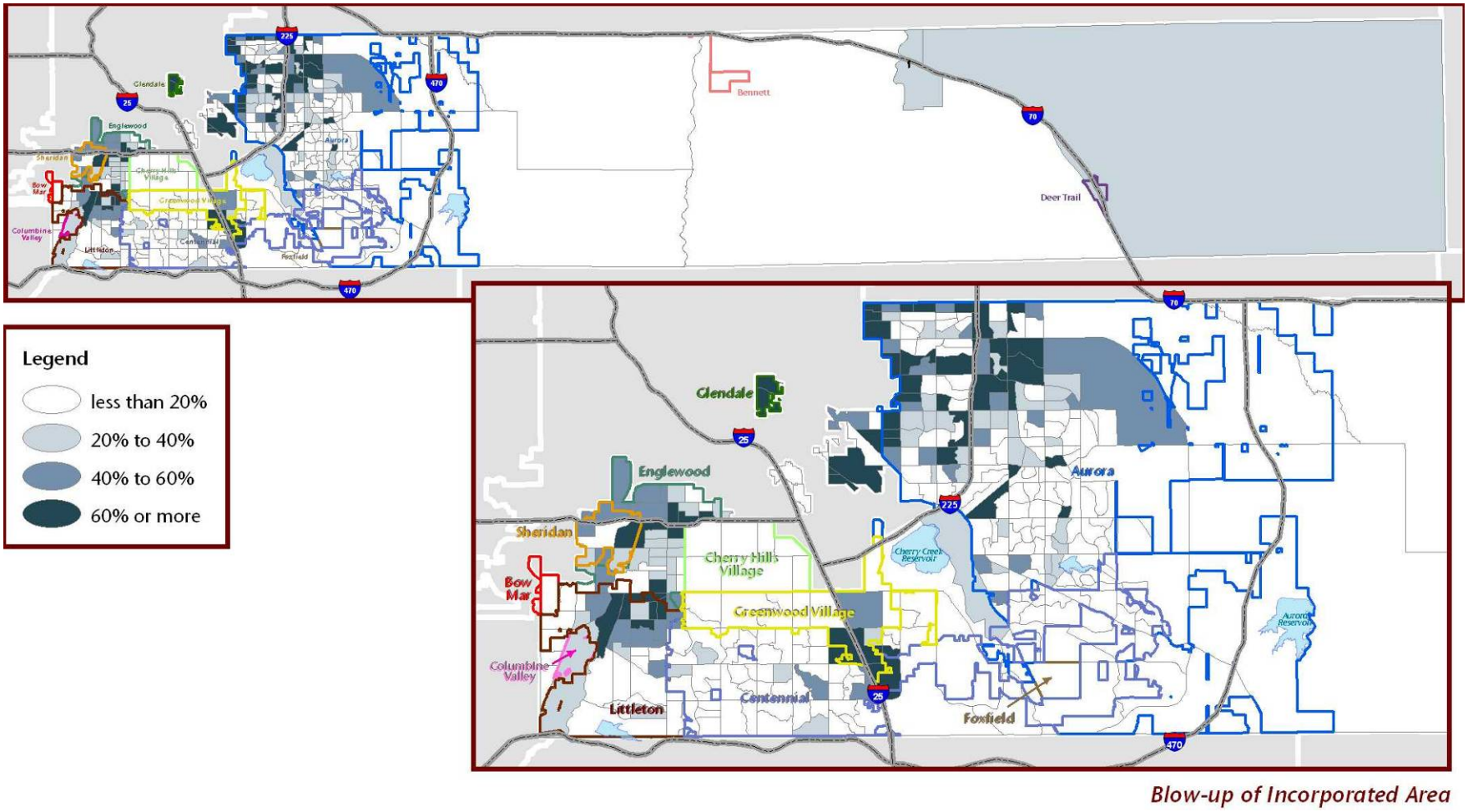
	Owner Occupied		Renter Occupied	
Total Housing Units	140,710	100%	69,240	100%
American Indian and Alaska Native Alone	686	0%	667	1%
Asian Alone	6,813	5%	2,134	3%
Black or African American Alone	7,634	5%	11,151	16%
Native Hawaiian and Other Pacific Islander Alone	-		-	
White Alone	119,918	85%	49,630	72%
Some Other Race Alone	3,747	3%	3,775	5%
Two or More Races	1,912	1%	1,883	3%
Hispanic or Latino	11,080	8%	14,752	21%

Source: U.S. Census Bureau's 2007 American Community Survey.

Where do renters live in Arapahoe County? Overall, the Census block groups in Arapahoe County contain very small percentages of renters. Concentrations of high renter-occupied units in Arapahoe County are close to major transportation arterials and more dense and urban areas. These concentrations are primarily located in Glendale and Aurora and parts of Sheridan, Englewood and Littleton. In addition, Greenwood Village and along the I-25 corridor has a high concentration of renter-occupied units. Exhibit II.A.11. displays the spatial distribution of renter-occupied housing units in Arapahoe County.

[12] The Some Other Race category is often made up of persons of Hispanic origin who do not consider themselves White racially.

Exhibit CP-11.
Distribution of Renter-Occupied Housing Units, Arapahoe County, 2007



Source: Claritas, 2007 estimates.

Type of units renters occupy. Based on occupancy levels, renters in Arapahoe County appear to live mostly in buildings with 5 units or more; 65% of the County's renters live in such buildings. The second most common rental arrangement is single family, detached homes (20%). Exhibit II.A.12. displays renter-occupied housing units by structure type.

Exhibit II.A.12.
Renter-Occupied Housing Units By Structure Type, Arapahoe County, 2007

Source:

U.S. Census Bureau's 2007 American Community Survey.

	Number of Units	Percent of Total
Single family detached	14,158	20%
Single family attached	4,351	6%
Duplex	1,349	2%
Triplex or fourplex	3,500	5%
Buildings with 5 or more units	45,047	65%
Mobile home	835	1%
Total	69,240	100%

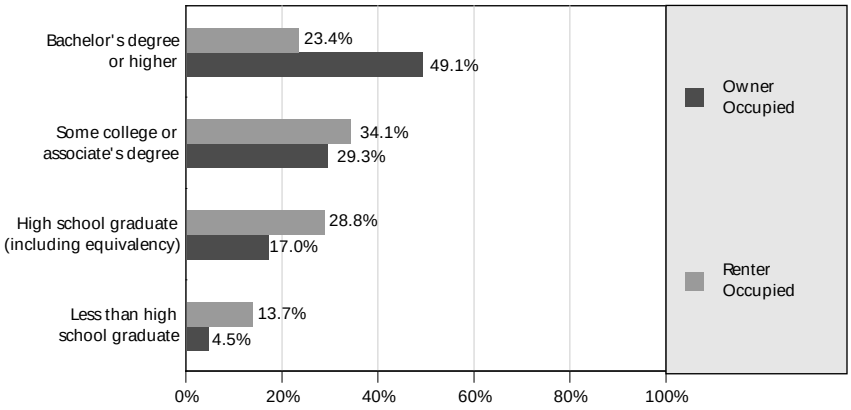
Who are the County's owners? 67% of Arapahoe County households own the units in which they reside. Married households, with and without children, are likely to be homeowners in Arapahoe County. Households with children are more likely to own. Data also showed that residents with higher levels of education are likely to be homeowners.

Owner household composition. 74% of all family households currently own the homes in which they reside and 26% rent. Married-couple households are likely to own their Arapahoe County home (83%). Married-couple households with children (76%) were less likely to own over rent than married-couple households with no children (87%). Non-married households headed by a male own 55% of the time. Female-headed, non-married households own 46% of the time.

Overall, households with children (related and unrelated) in Arapahoe County are more likely to own than rent. 55% of households that have children under the age of 6 years own their homes. That percentage increases to 62% for households that have children under 6 and children between the ages of 6 and 17. Finally, 72% of households that only have children between 6 and 17 own their places of residences, rather than rent.

Education. Homeowners are more likely to have attained a higher level of education compared to renters in Arapahoe County. Exhibit II.A.13. shows educational attainment for homeowners and renters.

Exhibit II.A.13. Educational Attainment for Homeowners and Renters, Arapahoe County, 2007



Source:

U.S. Census Bureau's 2007 American Community Survey.

Rental Cost and Vacancies

The apartment vacancy rate estimated by the Apartment Association of Metro Denver for the second quarter of 2008 was 5.9%. The average for all of 2007 was 6.23%. This was down slightly from the 6.98% vacancy rate of 2006. Overall, rental vacancy rates in Arapahoe County—consistent with surrounding areas—have dropped since 2003. The dropping vacancies suggest that the rental market is tightening, meaning it is becoming more difficult to find an appropriate apartment to rent.

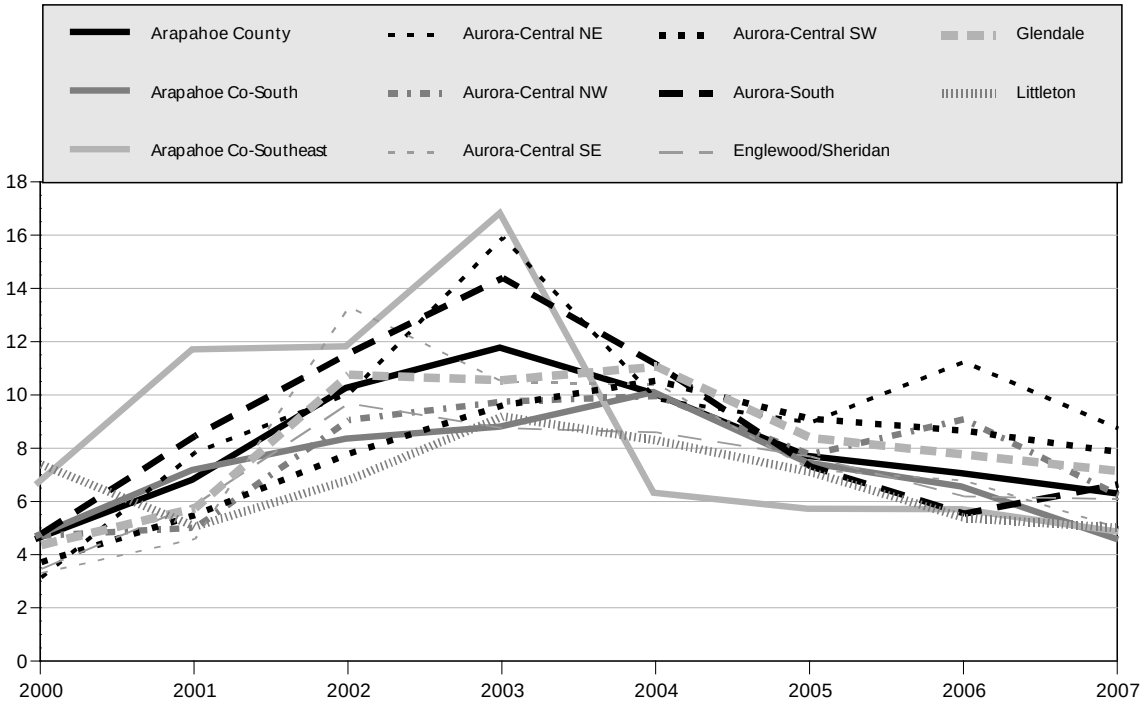
Apartment vacancies were high in 2002 and 2003 during the time when many residents purchased homes and there was a lot of multi family construction. However, since 2003, vacancies have declined, as development slowed to correct the overbuilding. Exhibit II.A.14. shows the eight-year trend in annual averages for apartment vacancies in Arapahoe County and its market areas, as provided by the Apartment Association of Metro Denver. Exhibit II.A.15. shows vacancies by market area. The Arapahoe County-South market had the lowest vacancy rate at 4.53% in 2007; the Aurora-Central Northeast area had the highest at 8.78%.

Exhibit II.A.14.
Annual Average Apartment Vacancy, Arapahoe County and Market Areas, 2000 to 2007

	2000	2001	2002	2003	2004	2005	2006	2007
Arapahoe County	4.55	6.73	10.18	11.70	9.98	7.63	6.98	6.23
Arapahoe County - South	4.65	7.10	8.28	8.73	10.03	7.38	6.48	4.53
Arapahoe County - Southeast	6.63	11.63	11.75	16.75	6.25	5.65	5.63	4.80
Aurora - Central Northeast	3.18	7.88	10.08	15.95	9.88	9.00	11.28	8.78
Aurora - Central Northwest	4.75	5.05	9.10	9.78	10.00	7.80	9.13	6.28
Aurora - Central Southeast	3.35	4.63	13.35	10.53	10.45	7.23	6.83	5.05
Aurora - Central Southwest	3.75	5.53	7.83	9.65	10.58	9.15	8.70	7.90
Aurora - South	4.83	8.50	11.60	14.43	11.18	7.35	5.58	6.68
Englewood/Sheridan	3.50	5.93	9.73	8.80	8.63	7.73	6.23	6.13
Glendale	4.40	5.78	10.80	10.60	11.10	8.43	7.80	7.18
Littleton	7.43	5.10	6.85	9.23	8.33	7.15	5.43	5.05

Source: Denver Metro Area Apartment Vacancy and Rent Survey, Fourth Quarter 2007

Exhibit II.A.15.
Annual Average Apartment Vacancy, Arapahoe County and Market Areas, 2000 to 2007



Source: Denver Metro Area Apartment Vacancy and Rent Survey, Fourth Quarter 2007

What types of units are in demand? The Arapahoe County apartment market experienced an increase in rental units in 2001 and 2002, when over 2,000 units were added to the market. As a result, both rents and vacancy rates have been readjusting to absorb these new units. While new units were added to the market, many Arapahoe County residences transitioned into homeownership. Exhibit II.A.16. displays new apartment units added between 2000 and 2007, overlaid with vacancy rates. Exhibit II.A.17. shows the vacancy rates by market area.

Exhibit II.A.16. Apartments Added, Arapahoe County Market Areas, 2000 to 2007

Source:

Denver Metro Area Apartment Vacancy and Rent Survey, Fourth Quarter 2007.

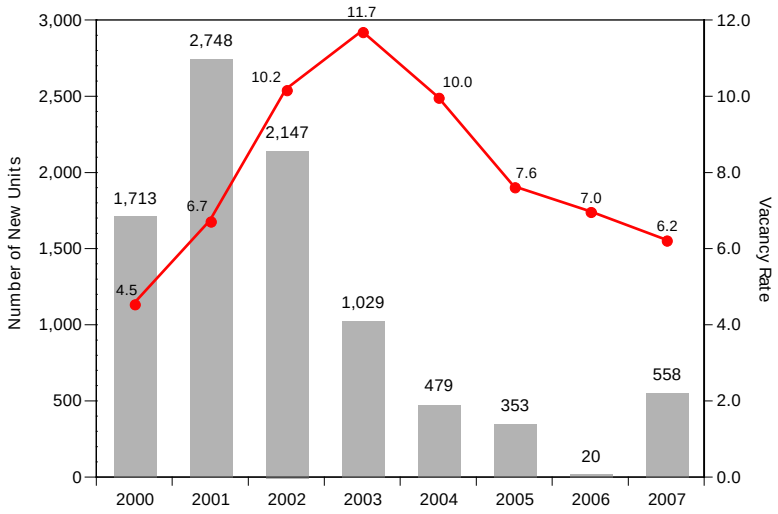
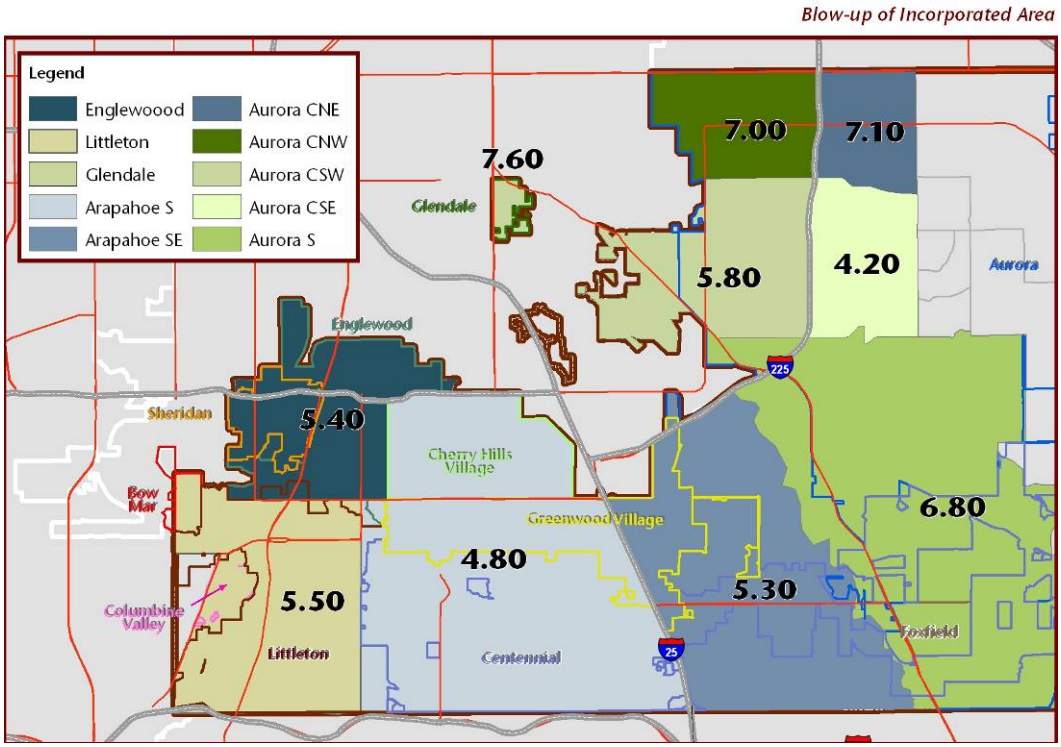


Exhibit II.A.17.
Rental Vacancy Rates by Arapahoe County Market Area, Fourth Quarter of 2007



Source: Denver Metro Area Apartment Vacancy and Rent Survey, Fourth Quarter 2007

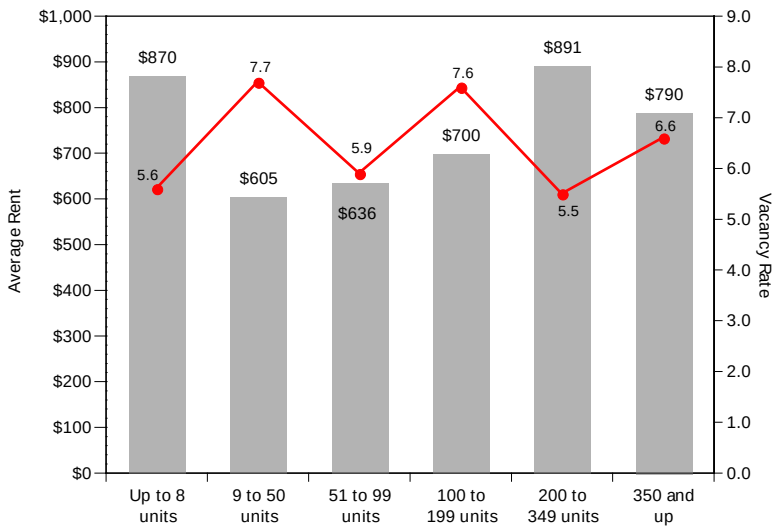
The next few graphs examine whether building size, rental rates, price per square foot and age of the complex influence vacancy rates.

Little relationship seems to exist between vacancy rates and apartment rental prices with regards to the overall size of the building within Arapahoe County. Exhibit II.A.18. presents vacancy rates and average rent by building size for all of 2007.

Exhibit II.A.18. Rental Vacancy Rates and Average Rent by Building Size, Arapahoe County, 2007

Source:

Denver Metro Area Apartment Vacancy and Rent Survey, Fourth Quarter 2007.



Apartment vacancies do vary by the size of the rental unit, which is probably more related to affordability than chosen size. Despite the premium paid for an extra bathroom in a two-bedroom, two-bathroom unit, vacancies in 2007 were highest for two-bedroom, one-bathroom units. Overall, vacancies were lowest for efficiencies (5.1%) and one-bedroom (5.7%) units, which had average rents of $538 and $702 in 2007, respectively.

Exhibit II.A.19. Rental Vacancy Rates and Average Rent by Type of Apartment, Arapahoe County, 2007

Source:

Denver Metro Area Apartment Vacancy and Rent Survey, Fourth Quarter 2007.

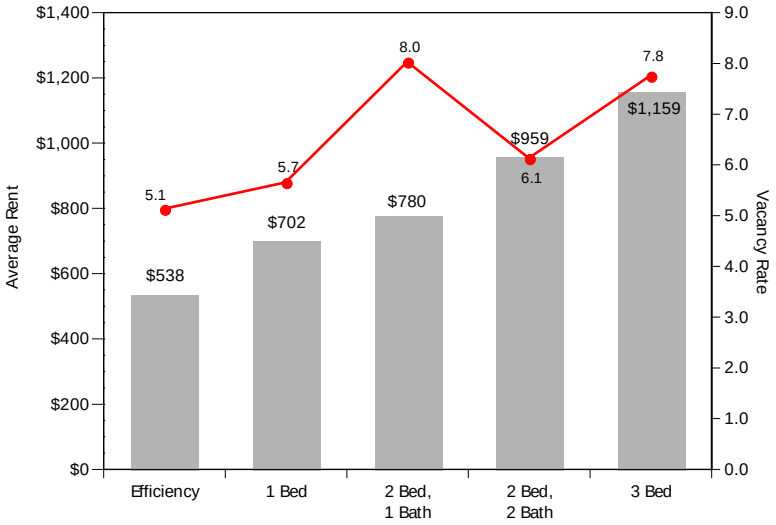
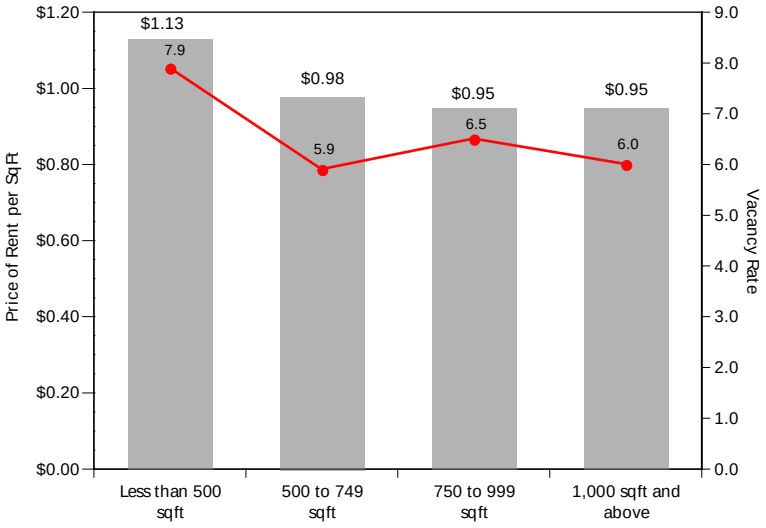


Exhibit II.A.20. shows vacancy rates and average price per square foot by apartment size for 2007. Apartments become marginally less expensive as they gain more square footage. Apartments with smaller square feet (less than 500 square feet) have the highest vacancy rate in Arapahoe County. In 2007, they were least in demand.

Exhibit II.A.20. Rental Vacancy Rates and Rent per Square Foot by Apartment Size, Arapahoe County, 2007

Source:

Denver Metro Area Apartment Vacancy and Rent Survey, Fourth Quarter 2007.



Newer rental units and those built prior to 1960 tend to have lower vacancy rates in Arapahoe County. Exhibit II.A.21. shows vacancies and average rent by the age of the building.

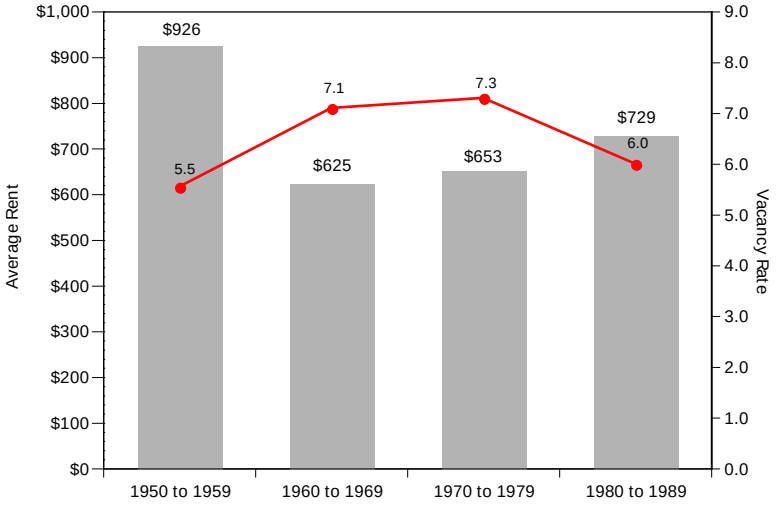
Exhibit II.A.21. Rental Vacancy Rates and Average Rent by Building Age, Arapahoe County, 2007

Notes:

No data was available for units built in 2005 and after.

Source:

Denver Metro Area Apartment Vacancy and Rent Survey, Fourth Quarter 2007.

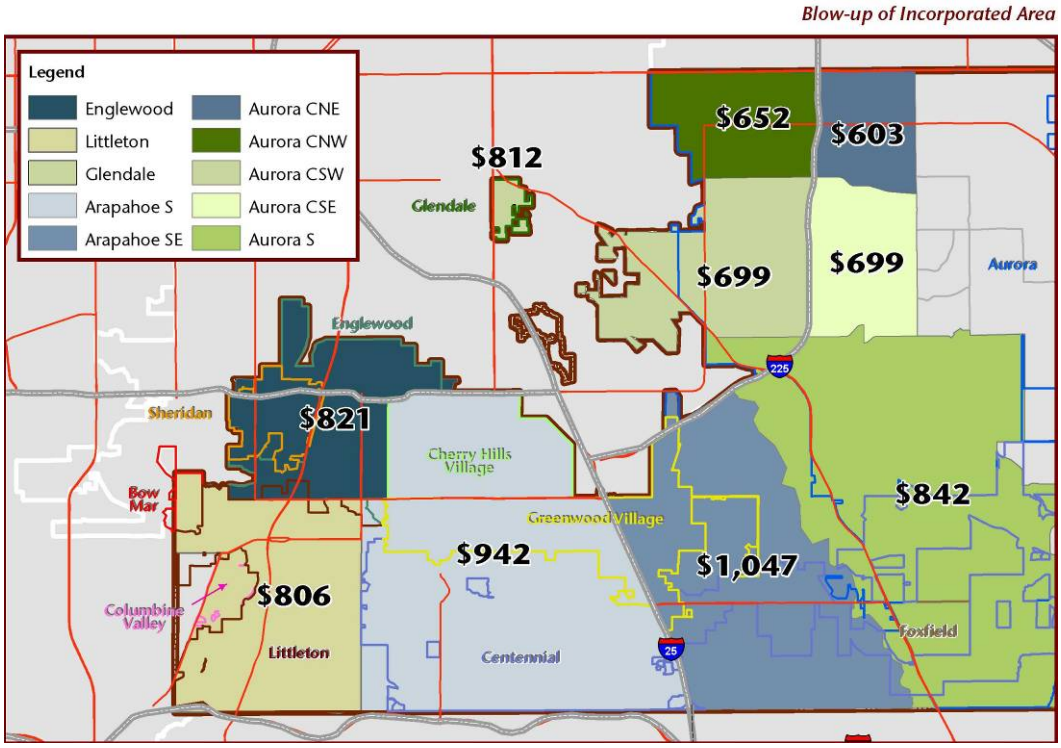


What can renters get for their money in Arapahoe County? In the second quarter of 2008, the average price for an apartment in Arapahoe County, regardless of size or apartment type, was $838. The average rent in 2007 for an Arapahoe County apartment was $812. This is lower than average rental rate of the seven-county Denver region ($856), as well as the average of Denver ($859) and Douglas ($1,023) counties' rental rates.

According to the Metro Denver Vacancy and Rent Survey, the median rent was $804 in the second quarter of 2008 and the average median rent for the four quarters of 2007 was $773.

Exhibit II.A.22. shows the average rent for all units by market area in Arapahoe County for 2007. The Southeast market area of the County had the highest average monthly rent ($1,047) of the markets areas in Arapahoe County, followed by the South market. These are also the areas that surround the Denver Technological Center.

Exhibit II.A.22.
Average Rent for All Units, Arapahoe County Market Areas, 2007



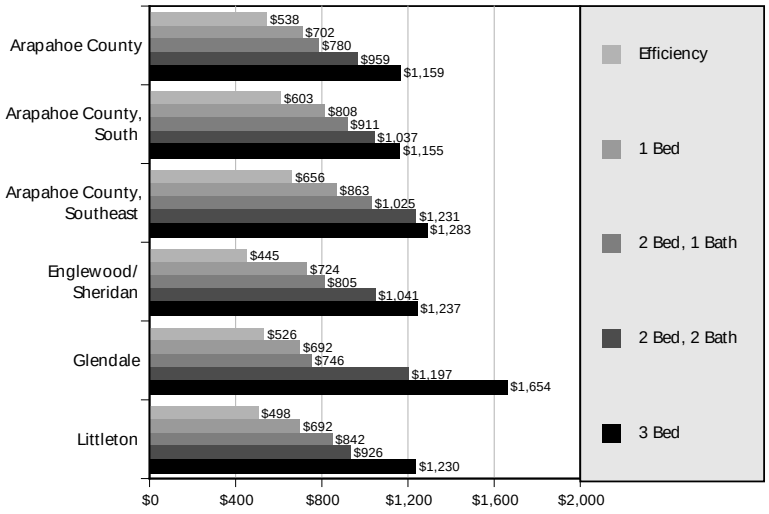
Source: Denver Metro Area Apartment Vacancy and Rent Survey, Fourth Quarter 2007.

Exhibit II.A.23. shows average rent costs for each type of unit in Arapahoe County by the four market areas (excluding Aurora) during 2007.

Exhibit II.A.23. Average Rent by Type, Arapahoe County Market Areas, 2007

Source:

Denver Metro Area Apartment Vacancy and Rent Survey, Fourth Quarter 2007 and BBC Research & Consulting.

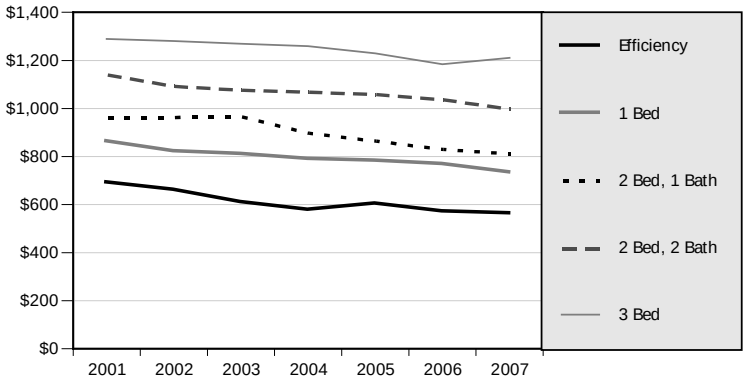


After adjusting 2001 to 2007 average rental rates to 2008 dollars with the consumer price index (CPI), the overall rental rates have increased slower than inflation. All types of apartments have experienced a slightly negative annual decrease rate in the last 7 years.

Exhibit II.A.24. Six-year Trend in Rental Rates, Arapahoe County, 2001 to 2007

Note:

Dollar amounts adjusted to 2008 dollars using the consumer price index.



Source:

Denver Metro Area Apartment Vacancy and Rent Survey, Fourth Quarter 2007.

Examining price per square feet also indicates that rental rates have not increased in Arapahoe County in the last few years, despite low vacancies. After adjusting for inflation, all types of apartments were considered less expensive or equal per square foot in 2007 than they were in 2001.

Exhibit II.A.25. Average Price per Square Foot for Rental Units, Arapahoe County, 2001 to 2007

Year	Efficiency	1 Bed	2 Bed, 1 Bath	2 Bed, 2 Bath	3 Bed	All
2001	1.44	1.15	1.11	1.15	0.99	1.14
2002	1.43	1.22	1.08	1.11	1.10	1.16
2003	1.34	1.17	1.07	1.06	1.07	1.12
2004	1.26	1.12	1.02	1.03	1.04	1.08
2005	1.29	1.11	1.00	1.02	1.02	1.06
2006	1.21	1.07	0.95	0.99	0.98	1.03
2007	1.27	1.05	0.93	0.96	0.99	1.00

Note:

Dollar amounts adjusted to 2008 dollars using the consumer price index.

Source:

Denver Metro Area Apartment Vacancy and Rent Survey, Fourth Quarter 2007.

Despite price stability in rental rates, median gross rent as a percentage of household income has increased in the last 17 years in Arapahoe County. In other words, renters are currently spending more of their household income on rent than they were in 1990 and 2000. The 1990 Census and the 2000 Census reported statistics of 25% and 26%, respectively, for the ratio of median gross rent to household income. That percentage increased to 31% in the 2007 Census. Thus, although rental rates have increased slowly in Arapahoe County, the income of renters is increasing even more slowly.

The 2000 U.S. Census reported a renter median household income of $34,075 and a median gross rent of $792. After adjusting for inflation to 2007 dollars with the CPI, the median household income in 2000 was $41,029 and rent was $954. The 2007 Census reported a median renter household income of $32,208 and a median gross rent of $820. Thus, both median household income for renters and gross rents have decreased. However, because renter income has decreased more significantly, rent payments are becoming more of a burden to the household.

Exhibit II.A.26. shows average and median rents by apartment size in the second quarter of 2008 and the proportion of renter households in Arapahoe County who could afford such rents without being cost burdened. In the housing industry, housing affordability is commonly defined in terms of the proportion of household income that is used to pay housing costs. Housing is “affordable” if no more than 30% of a household’s monthly income is needed for rent, mortgage payments and utilities. When the proportion of household income needed to pay housing costs exceeds 30%, a household is considered “cost burdened.”

Almost half of Arapahoe County’s renters could afford the average-priced apartment without being cost burdened in 2008, leaving 51% of renters unable to afford the average Arapahoe County apartment. Many renter households would have difficulty affording larger apartments in Arapahoe County. For example, only 30% of renter households could afford a three-bedroom apartment and the remaining 70% could not afford the unit. The data presented by median rent create similar results of affordability.

Exhibit II.A.26.
Affordability of Rental Units by Size, Arapahoe County, 2008

	Average Rent	Percent of Renter Households Able to Afford Average Rent	Median Rent	Percent of Renter Households Able to Afford Median Rent
All units	$838	49%	$804	51%
Efficiency	$571	65%	$550	67%
One bedroom	$723	55%	$702	56%
Two bed, one bath	$815	50%	$799	51%
Two bed, two bath	$968	42%	$927	44%
Three bedroom	$1,225	30%	$1,195	31%
Other	-	-	$992	41%

Source: Denver Metro Apartment Vacancy and Rent Survey, Second Quarter 2008; U.S. Census Bureau's 2007 American Community Survey; and BBC Research & Consulting.

For Sale Housing

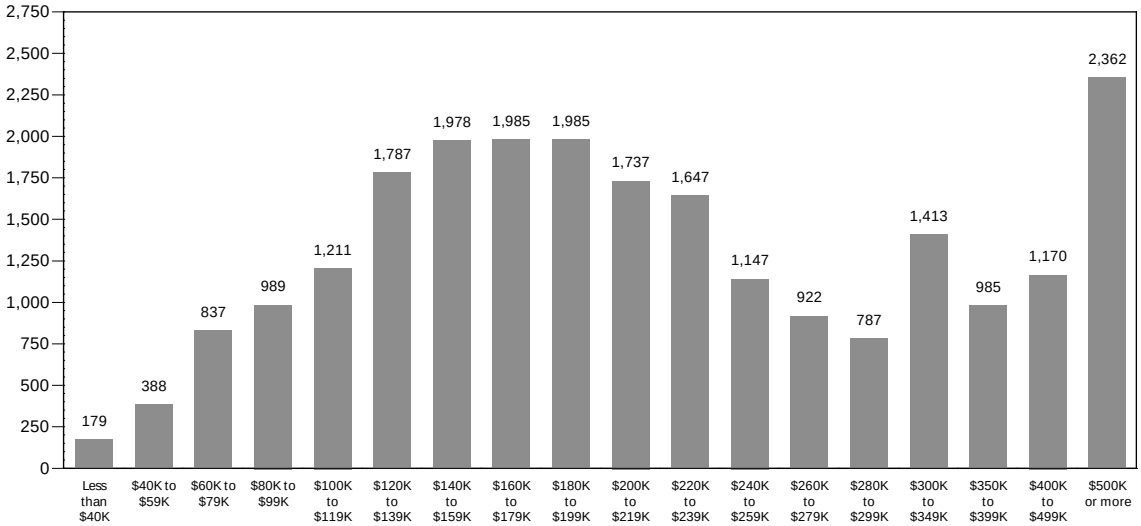
The 2007 MLS (Multiple Listing Service) listed 23,539 properties for sale in Arapahoe County. Of those listings, 15,979 units (68%) were single family, detached units. The remaining 7,560 units were attached units, consisting of duplexes/triplexes (511), townhomes (3,504) and condominiums (3,545).

In 2007, the median price (list or sale price) of all units in Arapahoe County was $205,000. The median list or sales price for a single family, detached home was $239,900. The median price for single family, attached units (including duplexes and triplexes) was $222,565 and condominiums (including townhomes and other condominiums) had a median price of $135,000. Of those condominiums, the townhomes had a median price of $150,000 and the remaining condominiums had a median price of $135,000.

The price differential between single family detached and attached versus condominium products is approximately $100,000. Often, attached housing units are seen as attractive to buyers looking for a less expensive home, therefore the price incentive for purchasing attached products may be a factor.

Exhibit II.A.27. shows the number of housing units sold or on the market in Arapahoe County during 2007 by asking or sold price. Almost half of the units sold were priced between $120,000 and $240,000, with a couple of other peaks in the number of units priced between $300,000-$350,000 and also $500,000 or more.

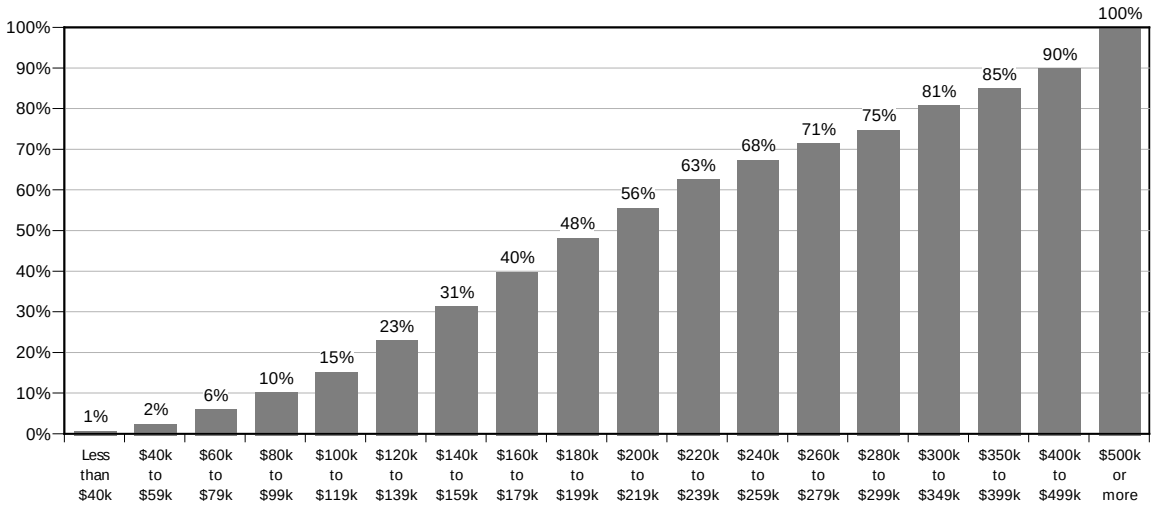
Exhibit II.A.27.
Distribution of Housing Units Sold or On the Market, Arapahoe County, 2007



Source: The Genesis Group, Multiple Listing Service for Arapahoe County during 2007.

48% of units that were for sale in Arapahoe County in 2007 were less than $200,000. 85% of these units for sale in 2007 were less than $400,000. Exhibit II.A.28. shows the cumulative distribution of for sale units in Arapahoe County during 2007.

Exhibit II.A.28.
Cumulative Price Distribution of Housing Units Sold or On the Market, Arapahoe County, 2007



Source: The Genesis Group, Multiple Listing Service for Arapahoe County during 2007.

Compared to recent years, there is slightly more inventory available on the market in 2007. For example, in 2005, 21,337 homes were for sale in Arapahoe County; In 2007, an additional 2,172 units were for sale.

Home prices have remained stable since 2005, in which the median home price of a single family, detached unit in Arapahoe County was $238,000 (compared to $239,900 now). Median home prices for duplexes/triplexes and condominiums were $204,700 and $143,000, respectively. Condominiums have had the largest decline in the median price between 2005 and 2007, at $8,000. In contrast, duplexes/triplexes have had an increase in median price by $17,865.

Distribution of for sale homes. The average home price by Census Tract was calculated using the 2007 MLS listings. Census Tracts with higher median sales prices are located in the southern and eastern portion of the County. Tracts with home prices between $150,000 and $200,000 are located in the southern portion of Aurora, in Englewood and parts of Sheridan and Littleton. Exhibit II.A.29. maps the average MLS sales price in 2007 by Census Tract.

New construction. Newer homes in Arapahoe County have targeted higher income households. The median price of new construction products in 2007 was $375,000, which is substantially higher than the total median price of $205,000. The average price of new construction homes was $670,600, which is significantly higher than the median. This is most likely due to several higher priced homes skewing the results on the higher end. For example, the highest priced newly constructed home was $8.2 million and 12% of the newly constructed homes were priced over $1 million.

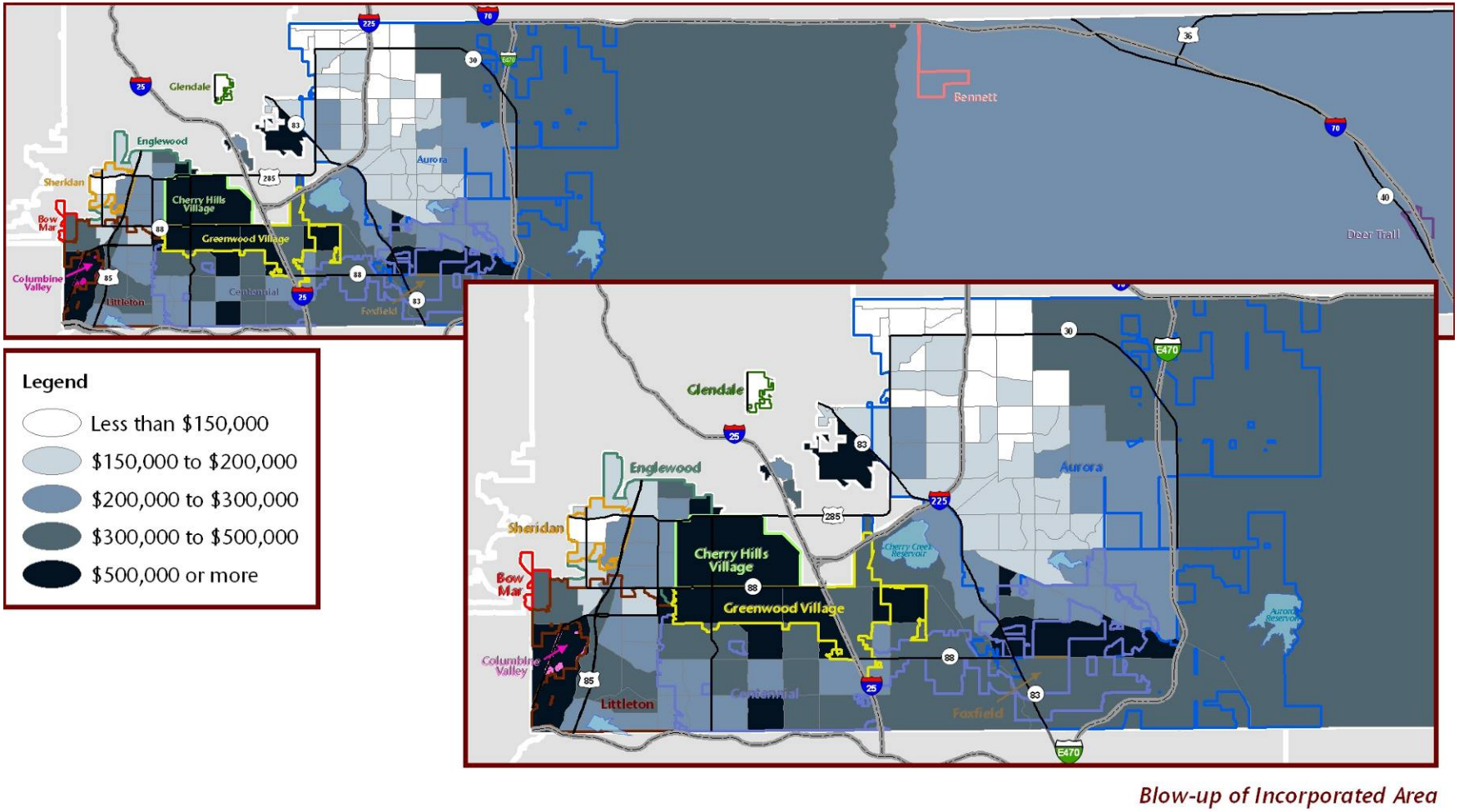
95% of the units listed in 2007 were existing homes and the remaining 5% were new construction products. Much of the new housing stock above $400,000 is located in Cherry Hills Village and Greenwood Village. Exhibit II.A.30. spatially displays the price distribution of new construction homes for sale in 2007.

Time on the market. A unit staying on the market for a long period of time indicates a lack of demand for that type of unit and a potential saturation of a certain market segment. Of the properties listed in the 2007 Arapahoe County MLS, just 5% had been on the market for more than 1 year. 63% of the units on the market for more than 1 year were located in Aurora, which account for a large portion of all MLS listings in 2007.

The median price for a home on the market for more than a year was $218,900, which is approximately $14,000 more than the median average for the full 2007 MLS listing. The median age for homes on the market for more than 1 year was 17 years old. This is less than the median age for the total sample, which was 24 years old.

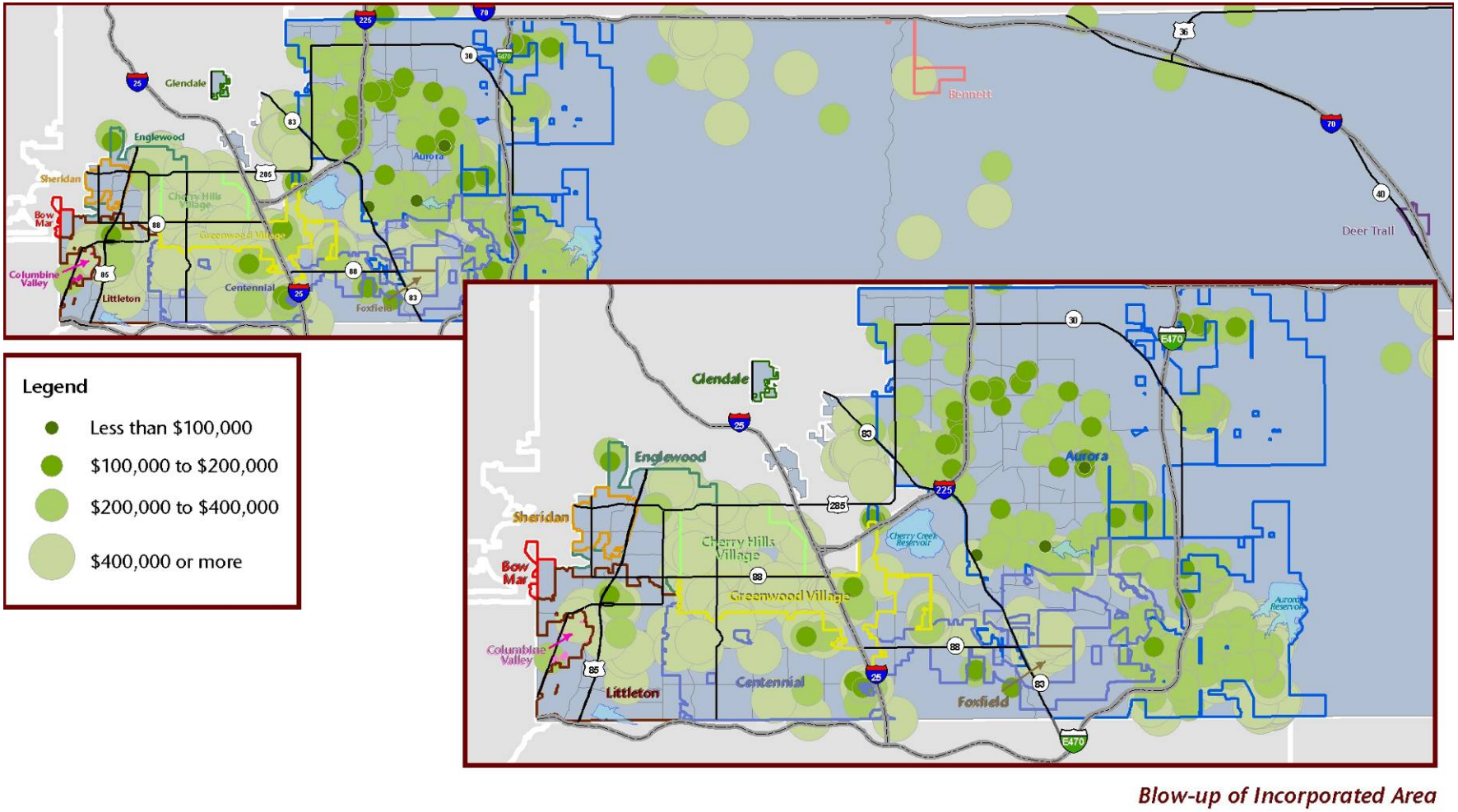
Exhibit II.A.31. displays the price distribution of properties for sale in Arapahoe County in 2007 that had been on the market for more than 1 year.

Exhibit II.A.29.
Average Home Prices by Census Tract for MLS Listings, Arapahoe County, 2007



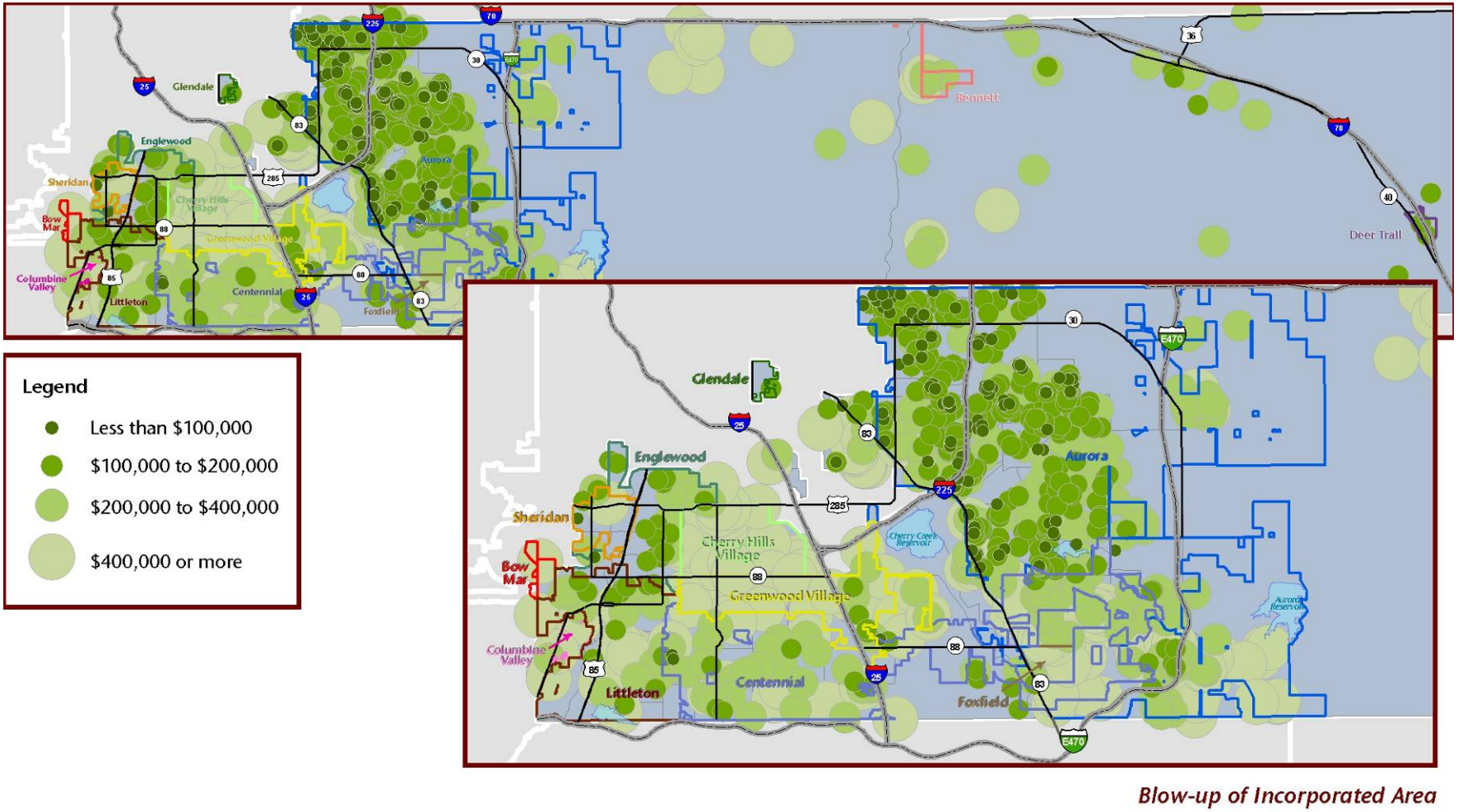
Source: The Genesis Group, Multiple Listing Service for Arapahoe County during 2007.

Exhibit II.A.30.
New Construction by Price for MLS Listings, Arapahoe County, 2007



Source: The Genesis Group, Multiple Listing Service for Arapahoe County during 2007.

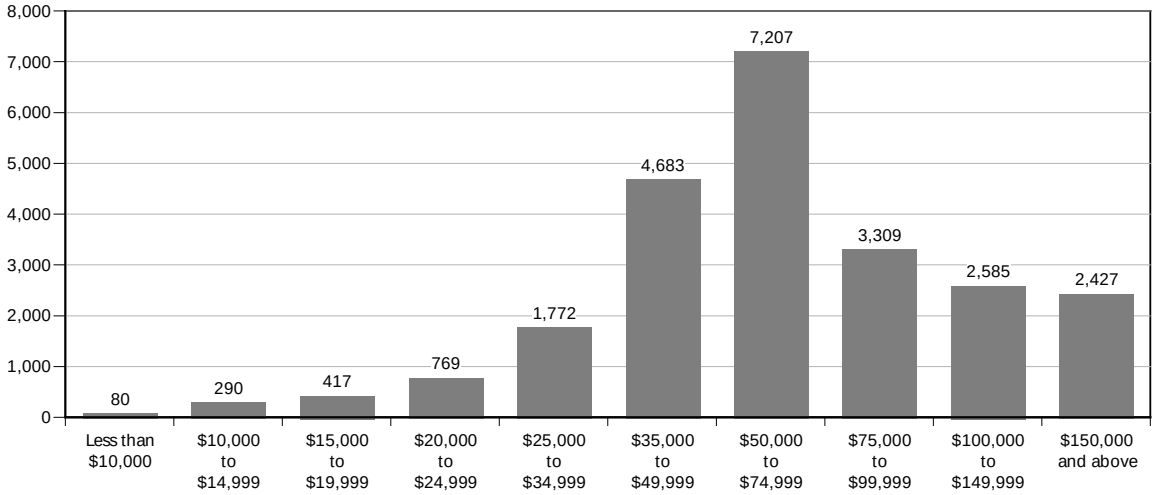
Exhibit II.A.31.
Houses on the Market for Over One Year for MLS Listings, Arapahoe County, 2007



Source: The Genesis Group, Multiple Listing Service for Arapahoe County during 2007.

How easy is it to buy in Arapahoe County? Exhibit II.A.32. below shows the number of units for sale in Arapahoe County in 2007 by the incomes at which they are affordable. Households making between $50,000 and $75,000 had 31% of the units fall into their affordable price range. It is important to note that households can afford homes in their affordability price range *in addition* to homes priced below that range. Thus, not only can households earning between $50,000 and $75,000 afford the 7,200 homes falling within their price range, but they could afford all homes priced beneath that threshold, as well. Thus, households earning between $50,000 and $75,000 could afford 65% of the housing stock available in Arapahoe County in 2007.

Exhibit II.A.32.
Distribution of Housing Units Available to Buy by Income Range, Arapahoe County, 2007



Note: Mortgage loan terms are assumed as follows: 30 year fixed, 6.5% interest, 5% down payment. The affordable mortgage payment is also adjusted to incorporate hazard insurance, property taxes and utilities.

Source: The Genesis Group, Multiple Listing Service for Arapahoe County during 2007 and BBC Research & Consulting.

Exhibit II.A.33. shows the data in Exhibit II.A.32. in a table. 55% of multi family product and 48% of single family product on the market in 2007 were priced for households earning between $35,000 and $75,000.

Exhibit II.A.33.
Affordability of Housing Stock For Sale by Income Category, Arapahoe County, 2007

Income Ranges		Maximum	Single Family			Multifamily		
Low	*High*	Affordable Price	*Number*	*Percent*	*Cumulative Percent*	*Number*	*Percent*	*Cumulative Percent*
Less than $10,000		$33,304	1	0%	0%	79	1%	1%
$10,000	$14,999	$49,958	8	0%	0%	282	4%	5%
$15,000	$19,999	$66,612	47	0%	0%	370	5%	10%
$20,000	$24,999	$83,266	153	1%	1%	616	9%	19%
$25,000	$34,999	$116,573	538	3%	5%	1,234	18%	37%
$35,000	$49,999	$166,534	2,322	14%	19%	2,361	33%	70%
$50,000	$74,999	$249,803	5,656	34%	53%	1,551	22%	92%
$75,000	$99,999	$333,072	2,987	18%	71%	322	5%	97%
$100,000	$149,999	$499,610	2,460	15%	86%	125	2%	98%
Greater than $150,000		More than $499,610	2,318	14%	100%	109	2%	100%
Total			16,490	100%		7,049	100%	

Source: The Genesis Group, Multiple Listing Service for Arapahoe County during 2007; U.S. Census Bureau's 2007 American Community Survey; and BBC Research & Consulting.

Based on 2007 data, an estimated 15% of Arapahoe County's renters and 56% of current owners could afford to purchase the median priced, single family (detached and attached) home without being cost burdened[13].

Approximately 42% of renters and 82% of current owners could afford to purchase the median priced, condominium (including townhomes) home without being cost burdened. Exhibit II.A.34. summarizes these data.

[13]Although currently housed, owners might be in the market for a new home because they are downsizing, up scaling or looking for a different product or location.

Exhibit II.A.34. Affordability of Single Family Housing Stock, Arapahoe County, 2007

	Single Family	Multifamily
Median price of homes listed/sold	$239,900	$135,000
Income needed to afford median price	$69,145	$38,910
Number of renters who can afford to buy	10,662	29,018
Percent of renters who can afford to buy	*15%*	*42%*
Number of owners who can afford to buy	78,338	114,870
Percent of owners who can afford to buy	*56%*	*82%*

Note: Mortgage loan terms are assumed as follows: 30 year fixed, 6.5% interest, 5% down payment. The affordable mortgage payment is also adjusted to incorporate hazard insurance, property taxes and utilities.

Source: The Genesis Group, Multiple Listing Service for Arapahoe County during 2007; U.S. Census Bureau's 2007 American Community Survey; and BBC Research & Consulting.

Exhibit II.A.35. presents similar affordability data by income ranges based on AMI. HUD divides low and moderate income households into categories, based on their relationship to the AMI: extremely low income (earning 30% or less of the AMI), very low income (earning between 31% and 50% of the AMI), low/moderate income (earning between 51% and 80% of the AMI) and moderate income (earning between 81% and 95% of the AMI). The 2008 AMI for the seven-county Denver region was $71,800, and a chart outlining the 2008 and 2009 AMI according to family size in included as Appendix 12.

Exhibit II.A.35. also shows that 13% of multi family units and 1% of single family units for sale were affordable to households earning less than 30% of the AMI (less than $21,540). Very low income households (31% to 50% of AMI) could afford 38% of multi family units and 5% single family units. Although there is not much available for households at these low income levels, the existence of any units at all is impressive. These are difficult market segments to serve because of affordability needs.

Exhibit II.A.35.
Affordability of Single Family Housing Stock For Sale by AMI, Arapahoe County, 2007

		Single Family			Multifamily		
		Number	*Percent*	*Cumulative Percent*	*Number*	*Percent*	*Cumulative Percent*
0 to 30% MFI	or less than $21,540	86	1%	1%	904	13%	13%
31% to 50% MFI	or $21,540 to $35,900	722	4%	5%	1,779	25%	38%
51% to 80% MFI	or $35, 901 to $57,440	4,046	25%	29%	2,967	42%	80%
81% to 95% MFI	or $57,441 to $68,210	2,611	16%	45%	617	9%	89%
96% to 120% MFI	or $68,211 to $86,160	2,862	17%	63%	447	6%	95%
121% to 150% MFI	or $86,161 to $107,700	1,965	12%	75%	152	2%	97%
>150% MFI	or $107,701 or more	4,198	25%	100%	183	3%	100%

Source: The Genesis Group, Multiple Listing Service for Arapahoe County during 2007; U.S. Census Bureau's 2007 American Community Survey; U.S. Department of Housing & Urban Development; and BBC Research & Consulting.

Cost burden. The 2007 Census provides estimates of cost burdened households and includes some information about the characteristics of households that experience cost burden. The Census data estimate about 52% of the County's renter households (or 34,007 renter households) and 32% of the city's homeowners (or 44,397 households) were cost burdened in 2007. The data also show that 27% of renters (17,545 households) and 11% of homeowners (14,873 households) were *severely* cost burdened, paying 50% or more of their incomes for housing costs.

Exhibit II.A.36.
Cost Burdened Renter and Owner Households, Arapahoe County, 2007

	Number	Percent
Renters	65,703	100%
Not cost burdened	31,696	48%
Cost burdened	34,007	52%
Severely cost burdened	17,545	27%
Owners	140,126	100%
Not cost burdened	95,248	68%
Cost burdened	44,397	32%
Severely cost burdened	14,873	11%
Total cost burdened	78,404	38%

Note: When calculating the percentage cost burdened, the number of housing units for which data were not computed was subtracted from the total number of units.
Source: U.S. Census Bureau's 2007 American Community Survey.

For those in lower annual income brackets, a high percentage of their annual income is spent on rent: 96% of those earning less than $10,000 a year spent over 30% of their annual income on rent; and similarly, 93% of those earning $10,000 to $19,999 per year spent 30% or more of their annual income on rent. In comparison, the vast majority

(93%) of those earning more than $75,000 per year spend less than 30% of their annual income on rent.

Exhibit II.A.37.
Renters Who Are Cost Burdened, Arapahoe County, 2006

Note:

Of the total 68,410 renter households, 3,810 renter households were not computed.

Income Range	Cost Burdened		Not Cost Burdened	
	Number	Percent	Number	Percent
Less than $10,000	5,760	96%	253	4%
$10,000 to $19,999	10,290	93%	764	7%
$20,000 to $34,999	13,677	72%	5,248	28%
$35,000 to $49,999	4,035	33%	8,363	67%
$50,000 to $74,999	1,146	12%	8,605	88%
$75,000 or more	431	7%	6,028	93%
Total	35,339	55%	29,261	45%

Source: U.S. Census Bureau's 2006 American Community Survey.

As shown in Exhibit II.A.38., 37% of the County's households who owned their own homes and had a mortgage payment were cost burdened, compared with 13% who did not have a mortgage payment. Households without a mortgage payment can experience cost burden when the cost of hazard insurance, property taxes and utilities exceeds 30% of their household income.

Cost burden is very high among Arapahoe's lowest income homeowners—almost all (99%) owners earning less than $20,000 per year who have a mortgage were cost burdened in 2006 (5,329 households) and 95% of homeowners earning between $20,000 and $35,000 were cost burdened (11,030 households). In addition, 2,861 owner households earning less than $20,000 and who do not have a mortgage were cost burdened. Households earning more than $75,000 and do not have a mortgage are very unlikely to be cost burdened in Arapahoe's market.

Exhibit II.A.38.
Owners Who Are Cost Burdened, Arapahoe County, 2006

Note:

Of the total 142,485 owner occupied households, 980 had zero or negative income.

Source:

U.S. Census Bureau's 2006 American Community Survey.

Income Range	Cost Burdened		Not Cost Burdened	
	Number	*Percent*	*Number*	*Percent*
With a mortgage:	43,593	37%	73,214	63%
Less than $20,000	5,329	99%	47	1%
$20,000 to $34,999	11,030	95%	585	5%
$35,000 to $49,999	9,911	71%	3,954	29%
$50,000 to $74,999	11,364	47%	13,015	53%
$75,000 or more	5,959	10%	55,613	90%
Without a mortgage:	3,409	13%	22,269	87%
Less than $20,000	2,861	69%	1,268	31%
$20,000 to $34,999	452	11%	3,479	89%
$35,000 to $49,999	49	1%	4,861	99%
$50,000 to $74,999	0	0%	4,647	100%
$75,000 or more	47	1%	8,014	99%

Community affordability. Communities within Arapahoe County have carved out housing market niches, offering different types of housing stocks for residents. Cherry Hills Village's median home price of $2.35 million, which is $2.15 million higher than the County's overall median, reveals its stock of higher-end homes available for higher-

income households. Aurora, Centennial, Englewood and Littleton had a substantial for sale stock in 2007, revealing their high population centers.

Bennett, Bow Mar, Cherry Hills Village, Deer Trail and Foxfield only offered single family homes for sale during 2007, while Glendale only had multi family units for sale. Deer Trail, Sheridan, Aurora and Englewood all offered lower priced single family homes when compared to the County overall. The same is true for Sheridan and Aurora's multi family homes when compared to the County overall. Sheridan offers some of the older, smaller and most affordable housing options in Arapahoe County. Exhibit II.A.39. displays median home prices by community, as well as a comparison of community median home prices to the County's median average. Exhibit II.A.40. displays the median prices for multi family and single family units by community.

Exhibit II.A.39. Median Home Price by Community Compared to Arapahoe County, 2007

Note:

The median home price in Arapahoe County is $205,000.

Source:

The Genesis Group, Multiple Listing Service for Arapahoe County during 2007.

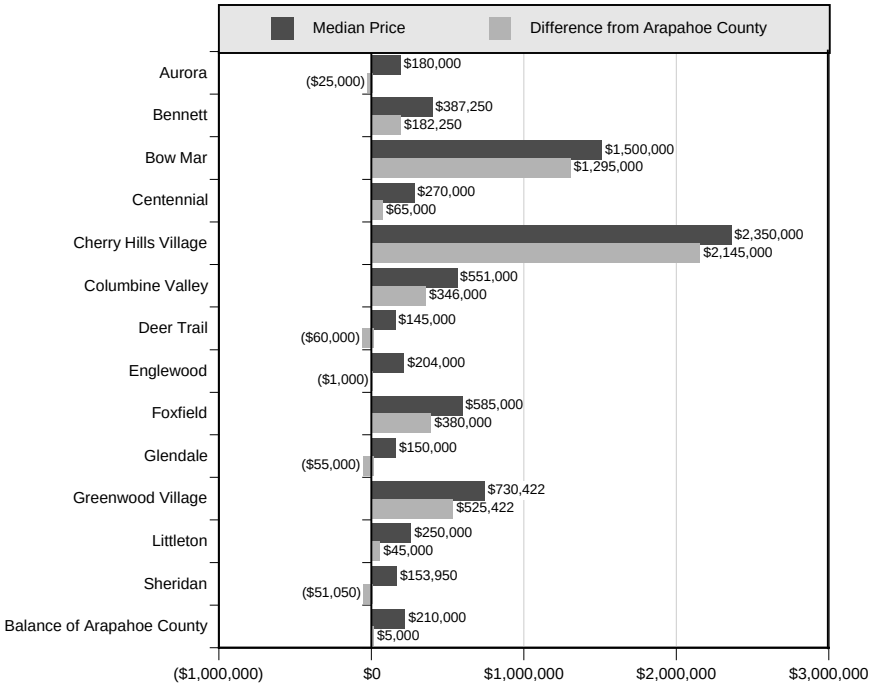


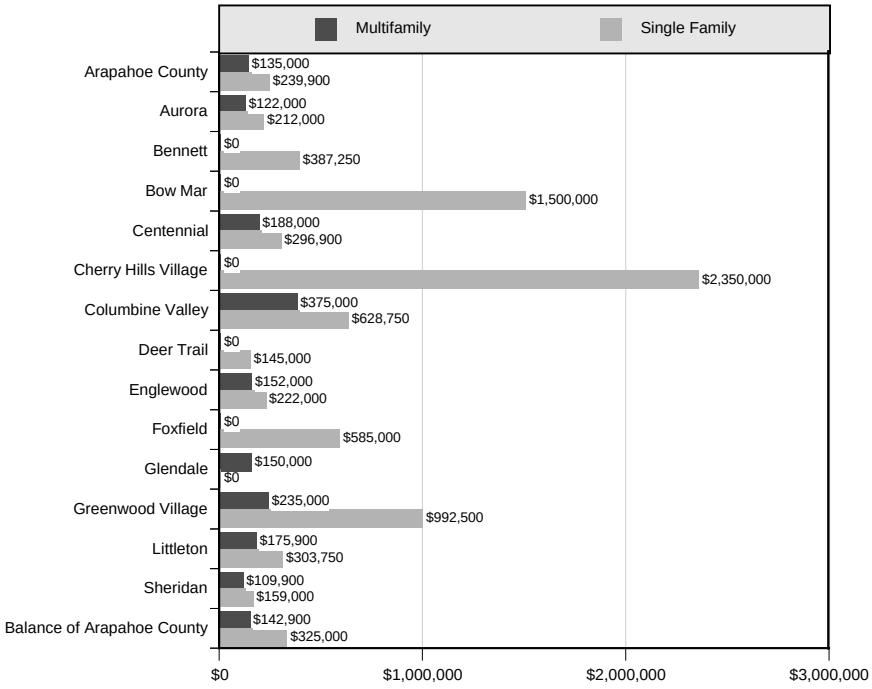
Exhibit II.A.40. Median Home Price by Community for Multi Family and Single Family Units, Arapahoe County, 2007

Note:

Single family units include detached and attached units and multi family include condominiums and townhomes.

Source:

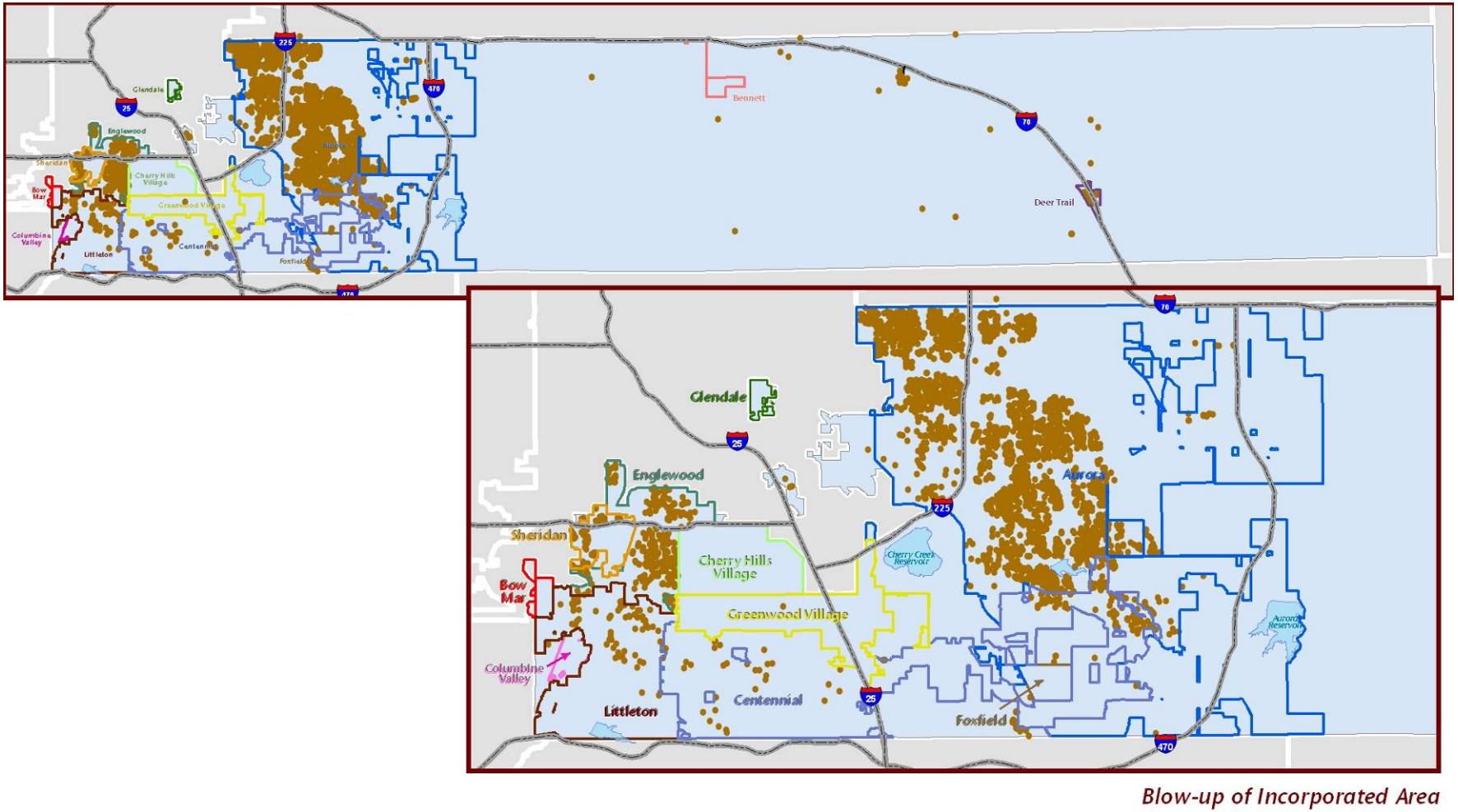
The Genesis Group, Multiple Listing Service for Arapahoe County during 2007.



Location of housing by affordability. Exhibits II.A.41. through II.A.48 show where housing is located that is affordable for households falling in the following percentages of AMI; 50% - 80%; 80% - 120%; 120% – 150%; and more than150%.

For single family housing, the most affordable units are located in Aurora and western portions of the County. Conversely, the most expensive units are located in the southern portions of the County. Affordable multi family units are more evenly distributed in the urban area of the County with the majority of units in Aurora. Very few attached units exist at the highest price level.

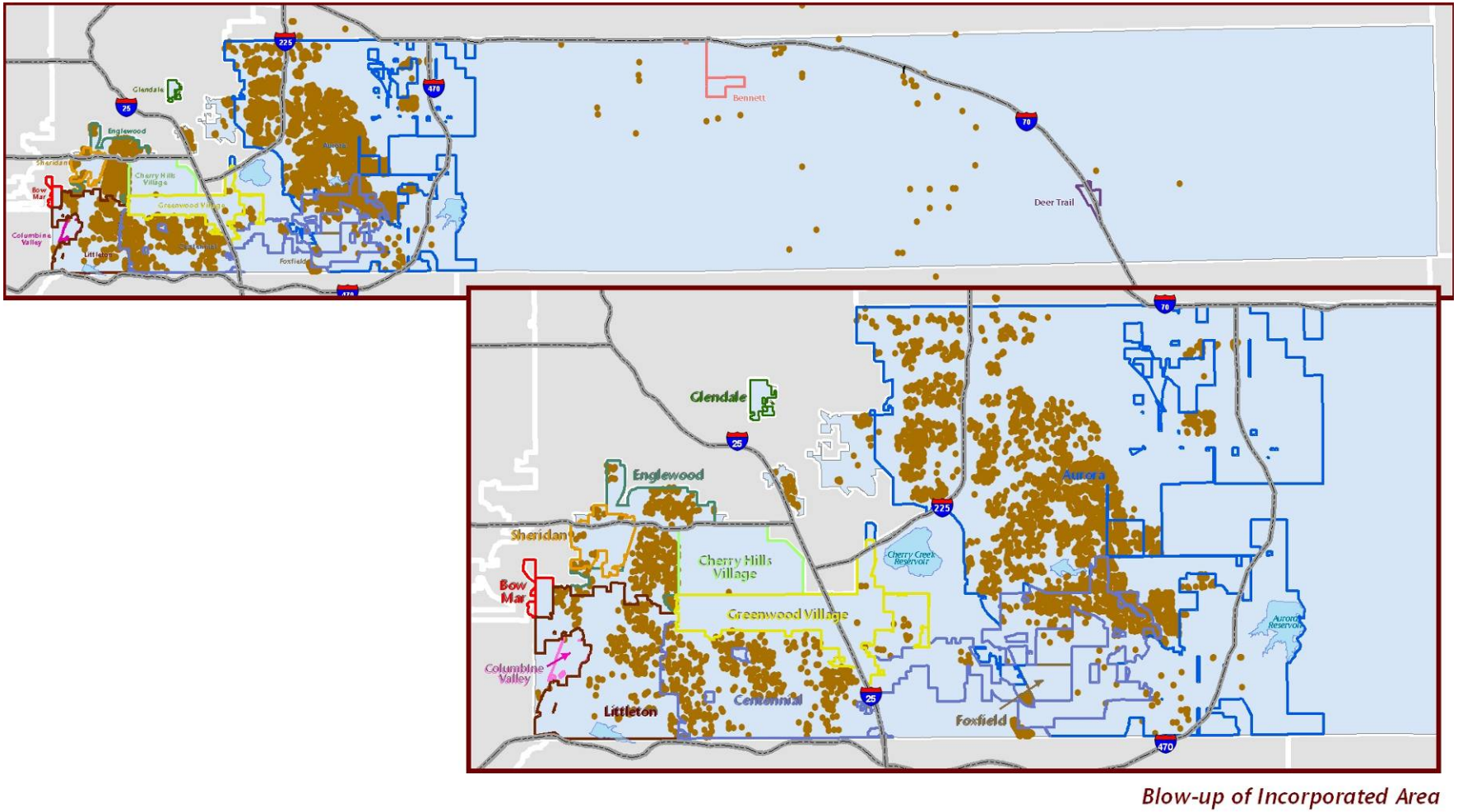
Exhibit II.A.41.
Location of Single Family Units Affordable to 50–80% AMI ($35,901 to $57,440), Arapahoe County, 2007



Note: Units are priced between $119,575 to $191,319

Source: The Genesis Group, Multiple Listing Service for Arapahoe County during 2007 and BBC Research & Consulting.

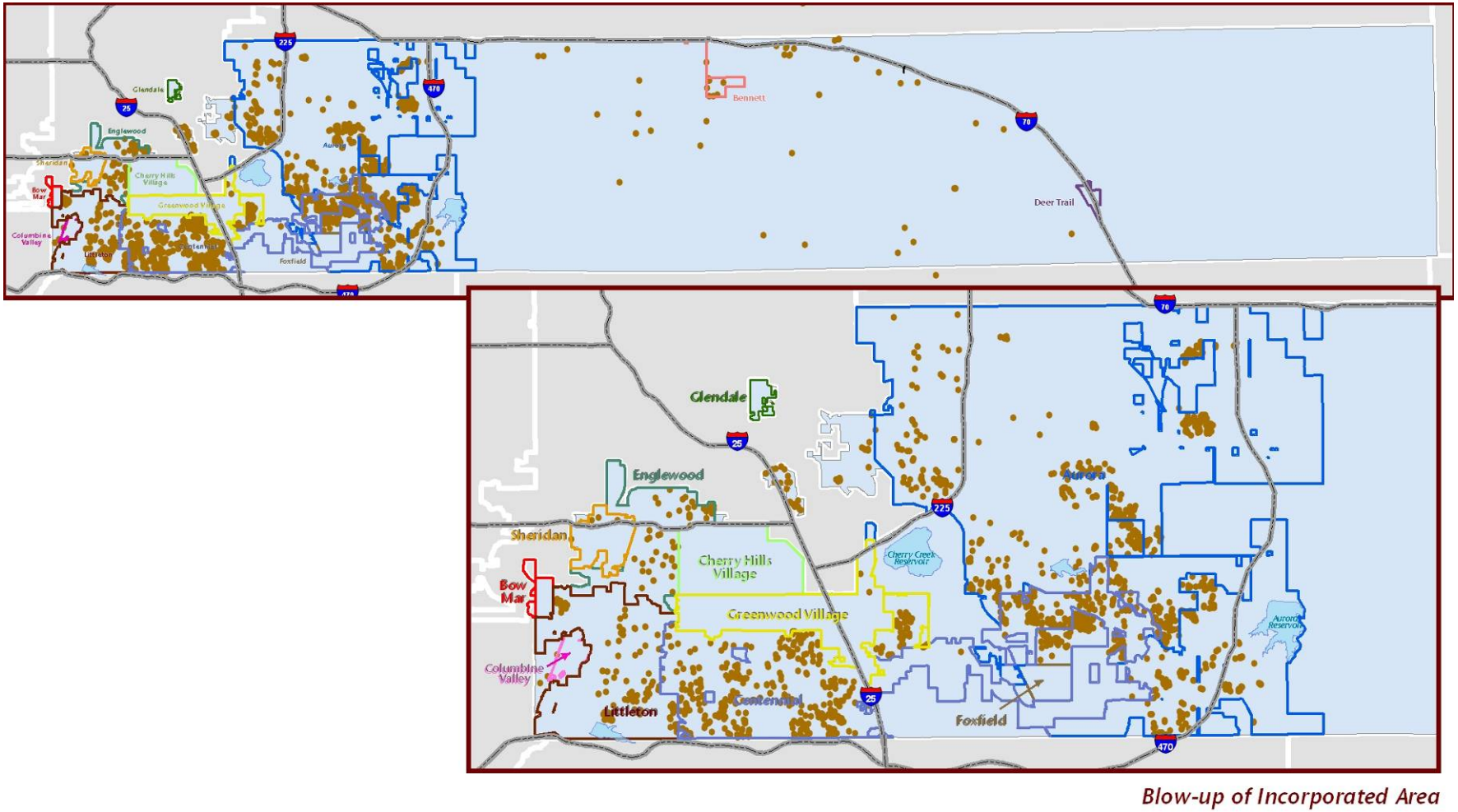
Exhibit II.A.42.
Location of Single Family Units Affordable to 80–120% AMI ($57,441 to $86,160), Arapahoe County, 2007



Note: Units are priced between $191,320 to $286,978.

Source: The Genesis Group, Multiple Listing Service for Arapahoe County during 2007 and BBC Research & Consulting.

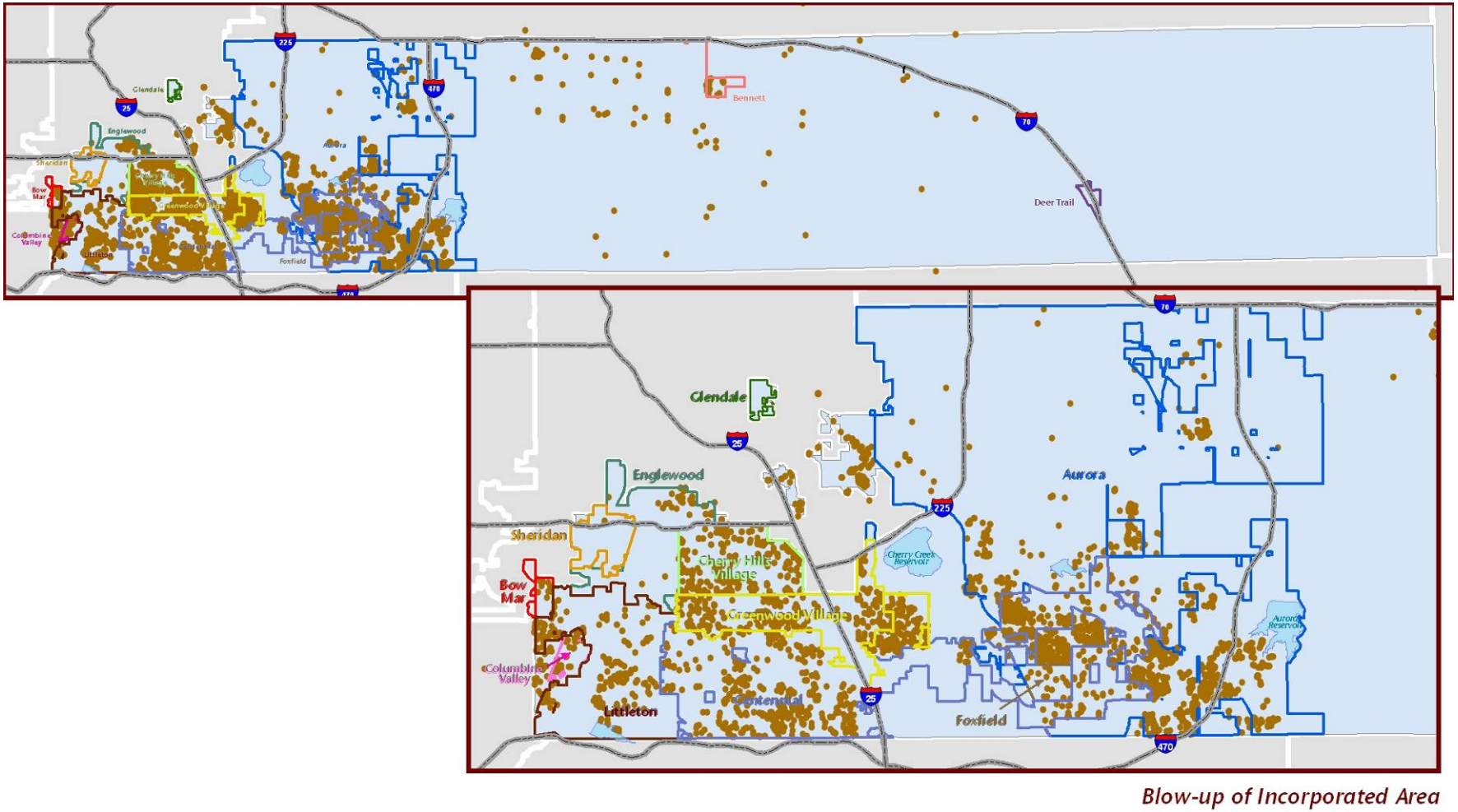
Exhibit II.A.43.
Location of Single Family Units Affordable to 120–150% AMI ($86,161 to $107,700), Arapahoe County, 2007



Note: Units are priced between $286,979 to $358,722.

Source: The Genesis Group, Multiple Listing Service for Arapahoe County during 2007 and BBC Research & Consulting.

Exhibit II.A.44.
Location of <u>Single Family</u> Units Affordable to more than 150% AMI (greater than $107,700), Arapahoe County, 2007

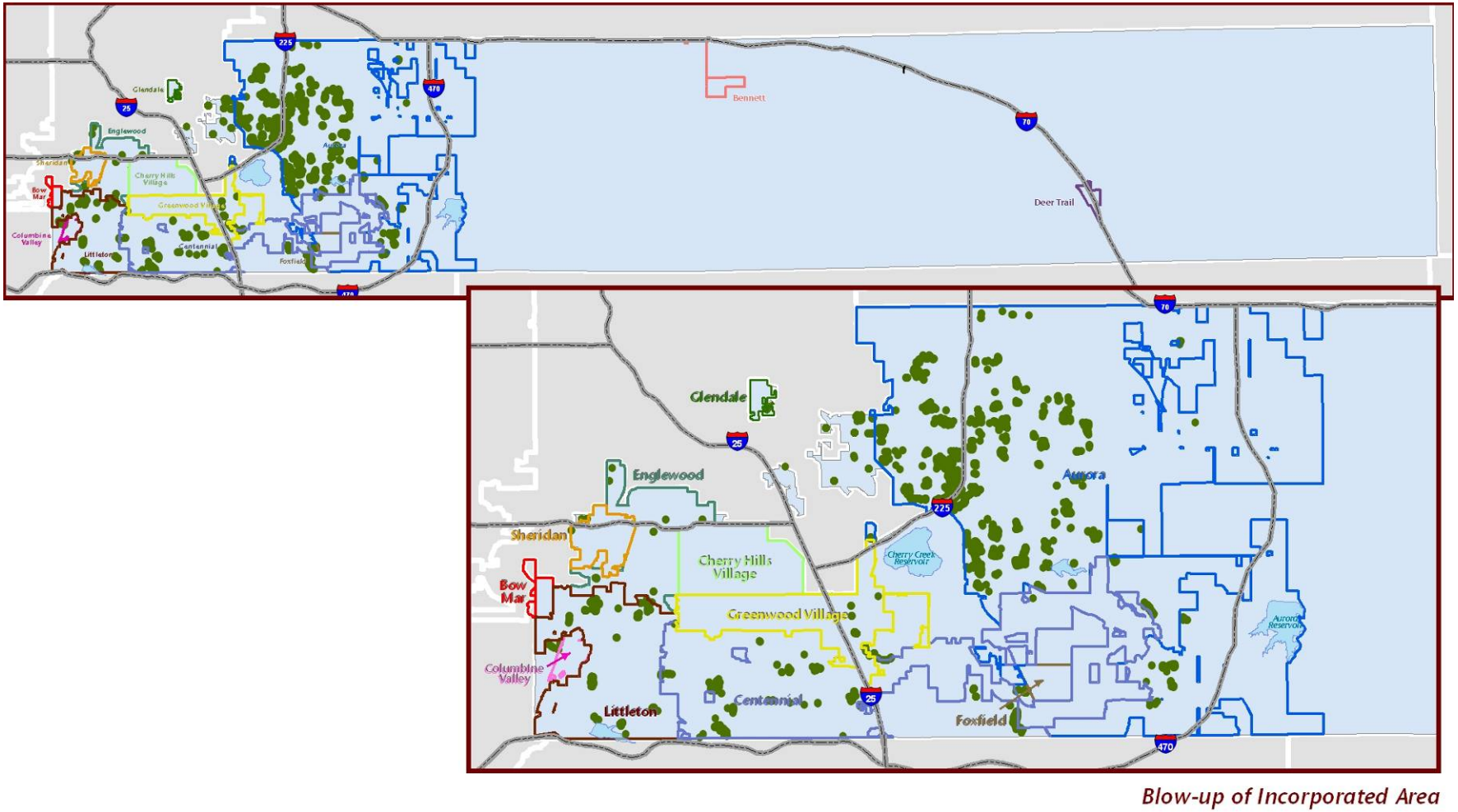


Blow-up of Incorporated Area

Note: Unit prices are greater than $358,722.

Source: The Genesis Group, Multiple Listing Service for Arapahoe County during 2007 and BBC Research & Consulting.

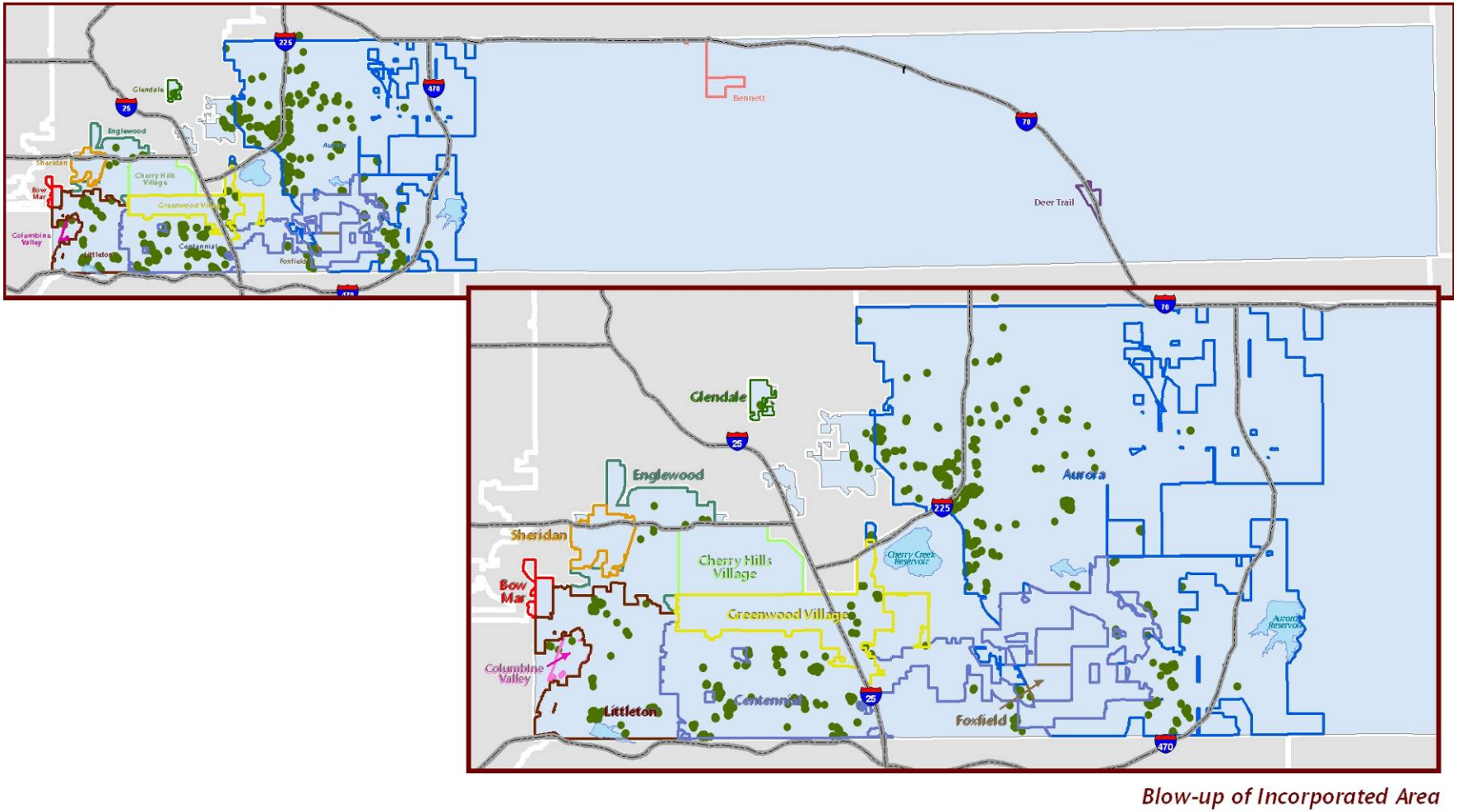
Exhibit II.A.45.
Location of Multi Family Units Affordable to 50–80% AMI ($35,901 to $57,440), Arapahoe County, 2007



Note: Units are priced between $119,575 to $191,319

Source: The Genesis Group, Multiple Listing Service for Arapahoe County during 2007 and BBC Research & Consulting.

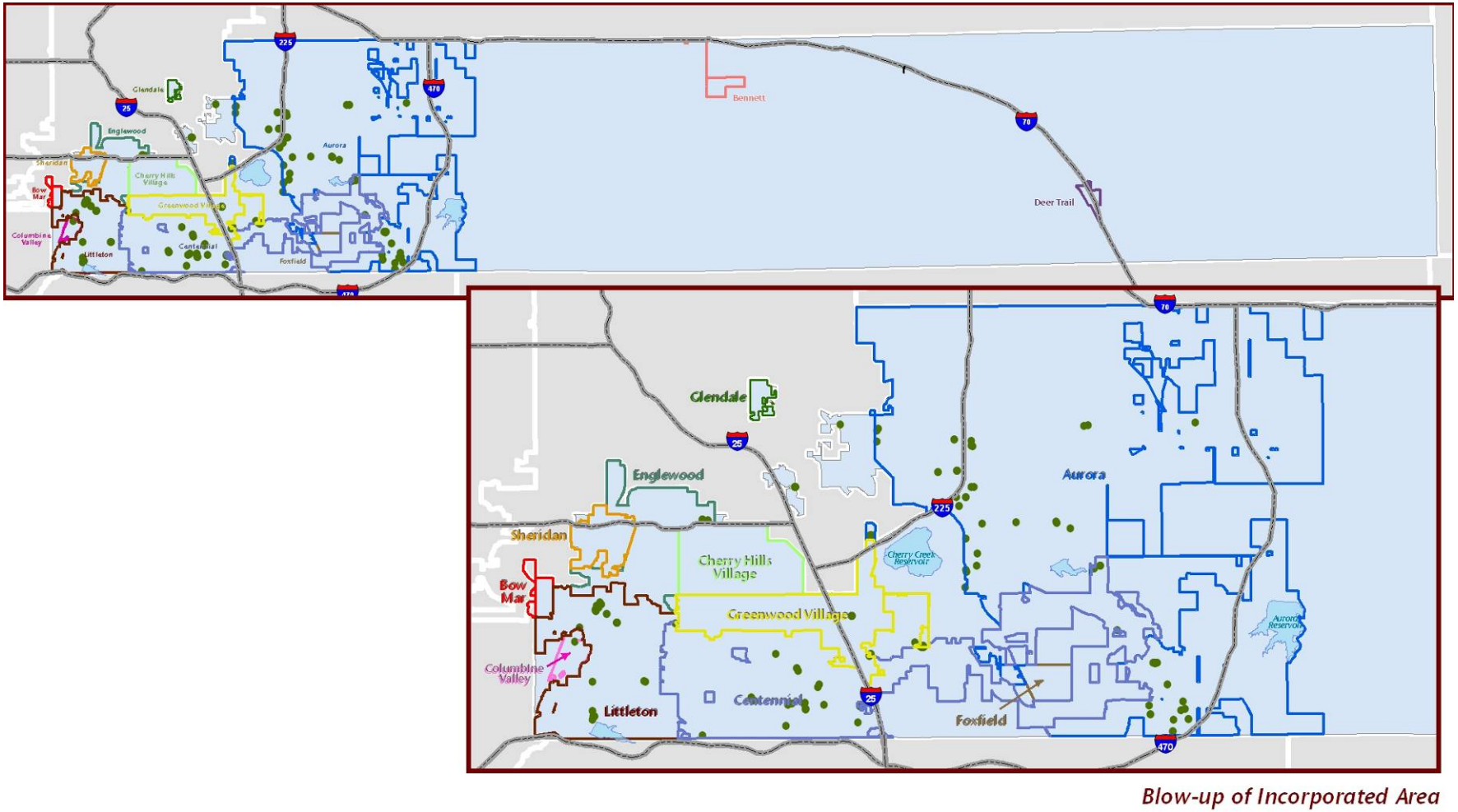
Exhibit II.A.46.
Location of Multi Family Units Affordable to 80–120% AMI ($57,441 to $86,160), Arapahoe County, 2007



Note: Units are priced between $191,320 to $286,978.

Source: The Genesis Group, Multiple Listing Service for Arapahoe County during 2007 and BBC Research & Consulting.

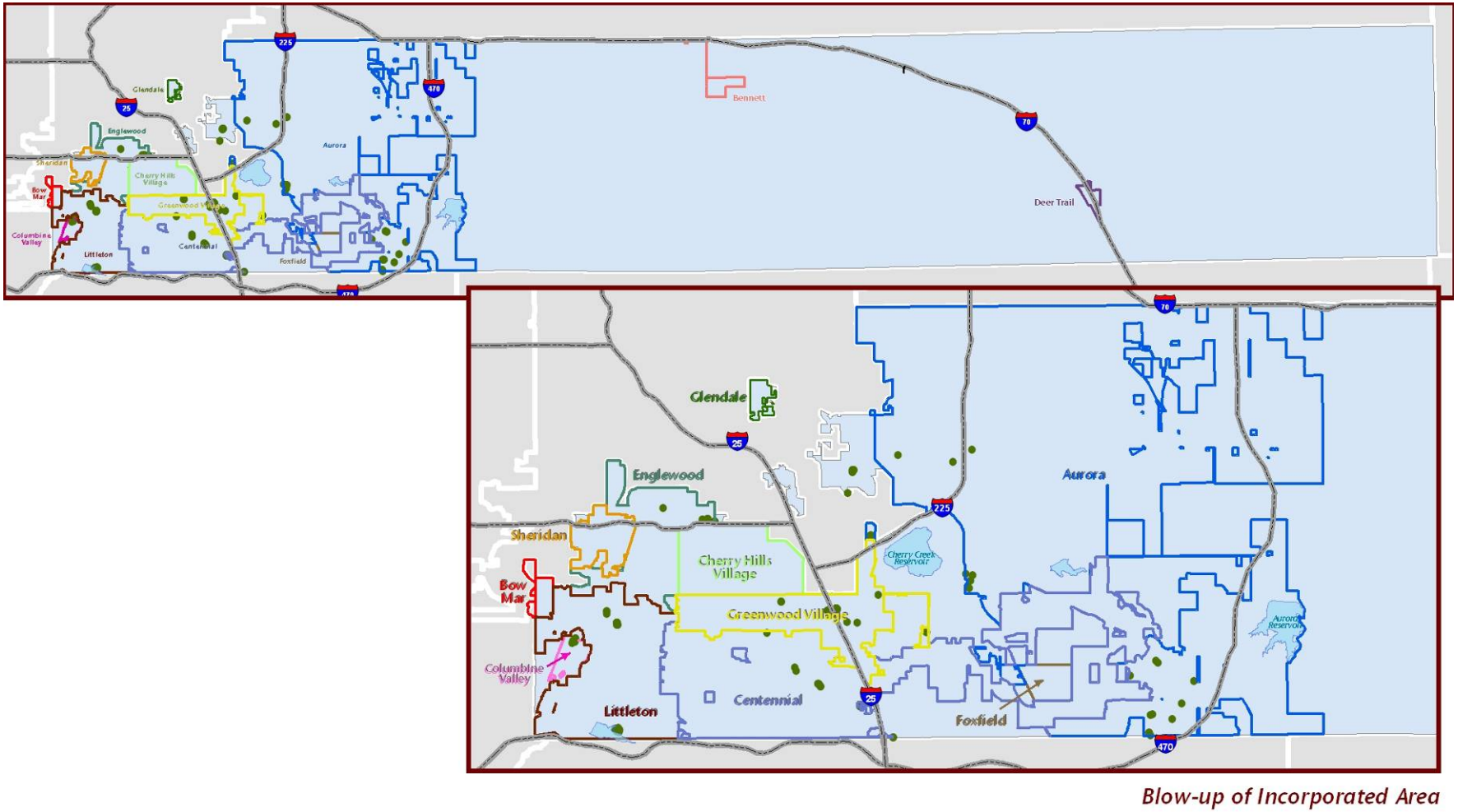
Exhibit II.A.47.
Location of <u>Multi Family</u> Units Affordable to 120–150% AMI ($86,161 to $107,700), Arapahoe County, 2007



Note: Units are priced between $286,979 to $358,722.

Source: The Genesis Group, Multiple Listing Service for Arapahoe County during 2007 and BBC Research & Consulting.

Exhibit II.A.48.
Location of <u>Multi Family</u> Units Affordable to more than 150% AMI (greater than $107,700), Arapahoe County, 2007



Note: Unit prices are greater than $358,722.

Source: The Genesis Group, Multiple Listing Service for Arapahoe County during 2007 and BBC Research & Consulting.

Special Topics of Interest in Arapahoe County

Foreclosures. The increase of the rate of foreclosures in the nation is often attributed to rapid population growth, increasing homeownership rates and the previously popular use of alternative lending products, including subprime loans.

Arapahoe County foreclosures. The Colorado Division of Housing provides quarterly foreclosure reports on Colorado and for its counties. The reports provide a picture of foreclosures in Colorado and help determine which regions of the state are most heavily impacted by foreclosures. The data is provided on a county-by-county basis and is based on foreclosure filings through the Public Trustee's office in each county.

Once a borrower is approximately three months late with payments, the Public Trustee will send the borrower a Notice of Election and Demand (NED). At this point, the property is officially in foreclosure. These are referred to as foreclosure fillings. These foreclosure filings can be "cured" and "withdrawn" before the home is sold at auction, meaning not all foreclosure fillings result in a final foreclosure sale. Typically a foreclosure filing and a foreclosure sale do not occur within the same quarter. The period between the foreclosure filing and the foreclosure sale at auction is legally 120 days, but in some cases, this period may actually last longer.

The number of foreclosure filings have increased from 1,532 filings in 2003 to 6,259 filings in 2007 in Arapahoe County, a 309% increase.

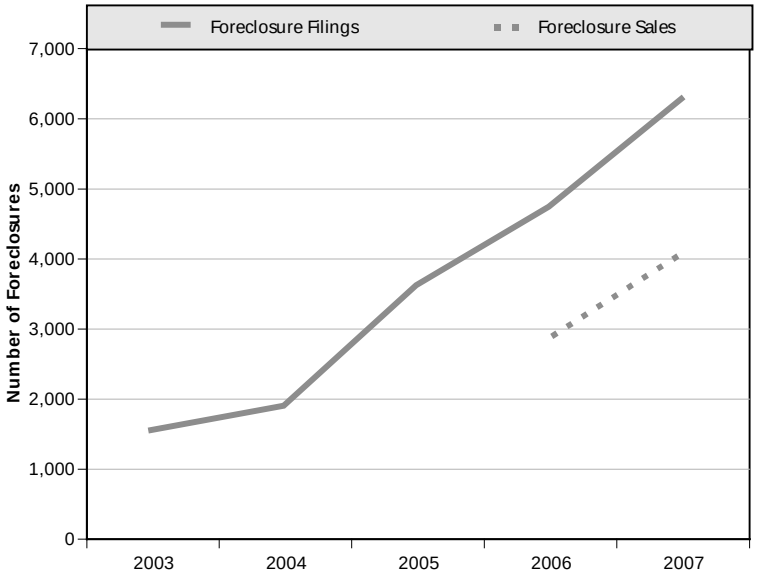
Exhibit II.A.49. Foreclosure Filings and Foreclosure Sales, Arapahoe County, 2003 to 2007

Note:

Foreclosure sales data was not available for 2003 to 2005.

Source:

Colorado Division of Housing foreclosure reports.



During the first quarter of 2008, Arapahoe County had 1,851 households filing for foreclosure. Meaning there was approximately 1 foreclosure filing per 114 households. This is a more frequent rate of foreclosure filing when compared to the statewide rate of 1 foreclosure filing per 159 households. As shown in Exhibit II.A.50, Arapahoe County had the third highest foreclosure rate in the state during the first quarter of 2008.

Exhibit II.A.50. Rate of Foreclosure Filings by County, First Quarter 2008

Note:

*Read: one foreclosure filing per N households.

Source:

Colorado Division of housing, First Quarter 2008 Foreclosure Report.

	Occupied Housing Units (2006 estimates)	Foreclosure Filings 1st QTR 2008	Number of Occup. Units per Foreclosure Filing by County*	Rank
Adams	145,949	1,704	1 per 86	1st
Weld	82,929	813	1 per 102	2nd
Arapahoe	211,798	1,851	1 per 114	3rd
Denver	250,259	2,042	1 per 123	4th
Douglas	92,275	665	1 per 139	5th
Pueblo	58,941	383	1 per 154	6th
El Paso	214,974	1,216	1 per 177	7th
Otero	7,579	37	1 per 204	8th
Jefferson	208,482	1,010	1 per 206	9th
Broomfield	17,119	79	1 per 217	10th
Colorado	1,846,988	11,630	1 per 159	

Exhibit II.A.51. on the following page displays the number of properties with Notice of Election and Demand (NED) filings for the first and second quarter of 2008 by Census Tract. High-levels of foreclosures in Arapahoe County occurred in the eastern and southern portion of Aurora, as well as in a portion of unincorporated Arapahoe County.

Subprime lending. Subprime loans are—as the name would suggest—mortgage loans that carry higher interest rates than those priced for “prime,” or less risky, borrowers. Initially, subprime loans were marketed and sold to customers with blemished or limited credit histories who would not typically qualify for prime loans. In theory, the higher rate of interest charged for subprime loans reflects increased credit risk of subprime borrowers.

Estimates of the size of the national subprime market vary between 13% to 20% of all mortgages. In Colorado, about 24% of all 2006 mortgage loan transactions for owner-occupied properties were subprime.

The subprime market grew dramatically during the current decade. The share of mortgage originations that had subprime rates in 2001 was 23.3%; by 2006, this had grown to 50.7%, as shown in Exhibit II.A.52.

Exhibit II.A.52.
Share of Mortgage Originations by Product, 2001 to 2006

Source:

Harvard Joint Center for Housing Studies and Inside Mortgage Finance, 2007 Mortgage Market Statistical Annual, adjusted for inflation by the CPI-UX for All Items.

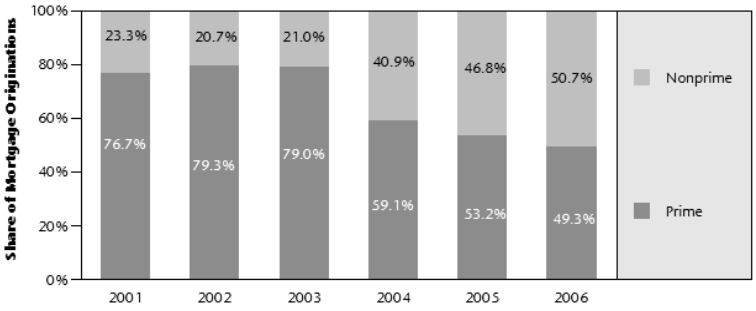
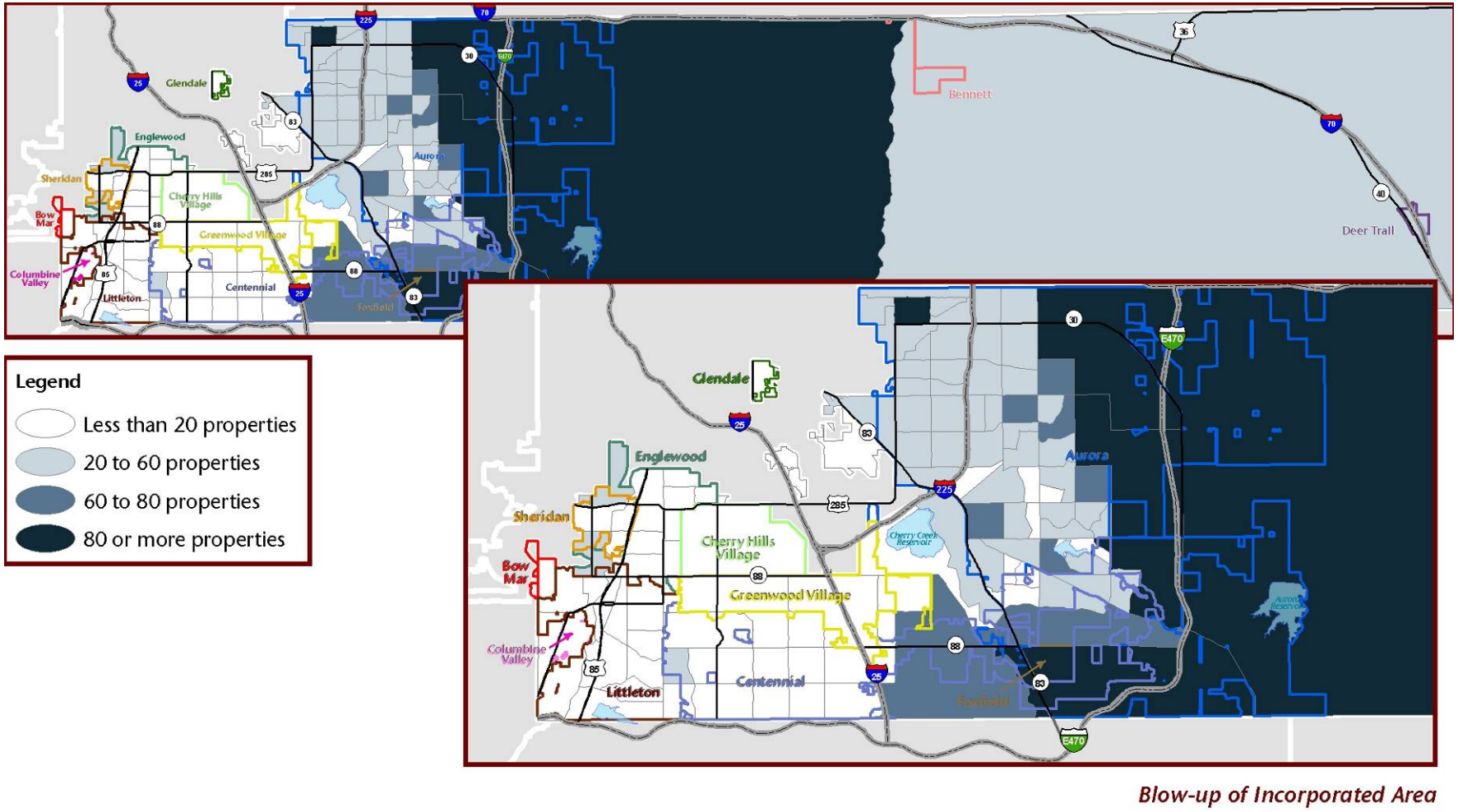


Exhibit II,A,51.
Number of Properties with Notice of Election and Demand (NED) Filings by Census Tract, Arapahoe County, First and Second Quarter 2008



Source: Colorado Housing and Finance Authority.

Not all subprime loans are predatory loans, but many predatory loans are subprime. A study released by the University of North Carolina, Kenan-Flagler Business School in 2005,[14] discussed how predatory loan terms increase the risk of subprime mortgage foreclosure. The study reported in the fourth quarter of 2003, 2.13% of all subprime loans across the country entered foreclosure, which was more than ten times higher than the rate for all prime loans.

Subprime lending has fallen under increased scrutiny with the increase in foreclosures and the decline in the housing market. Some argue that because minorities are more likely to get subprime loans than Caucasian/White or Asian borrowers, and since subprime loans have a greater risk of going into foreclosure, minorities are disproportionately harmed by subprime lending.

Subprime lending has implications under the Fair Housing Act when the loans are made in a discriminatory and/or predatory fashion. This might include charging minorities higher interest rates than what their creditworthiness would suggest and what similar non minorities are charged; charging minorities higher fees than non minorities; targeting subprime lending in minority-dominated neighborhoods; adding predatory terms to the loan; and including clauses in the loan of which the borrower is unaware (this is mostly likely to occur when English is a second language to the borrower).

Subprime lending in Arapahoe County. In 2006, according to information available through the Home Mortgage Disclosure Act (HMDA), there were 7,478 subprime loans made to residents of Arapahoe County[15]. These loans were all for home purchases or refinances on owner-occupied properties (i.e., no second homes or investment properties). Almost 2% of the loans (less than 500 loans) had very high interest rates, with annual percentage rates (APRs) exceeding 11%.

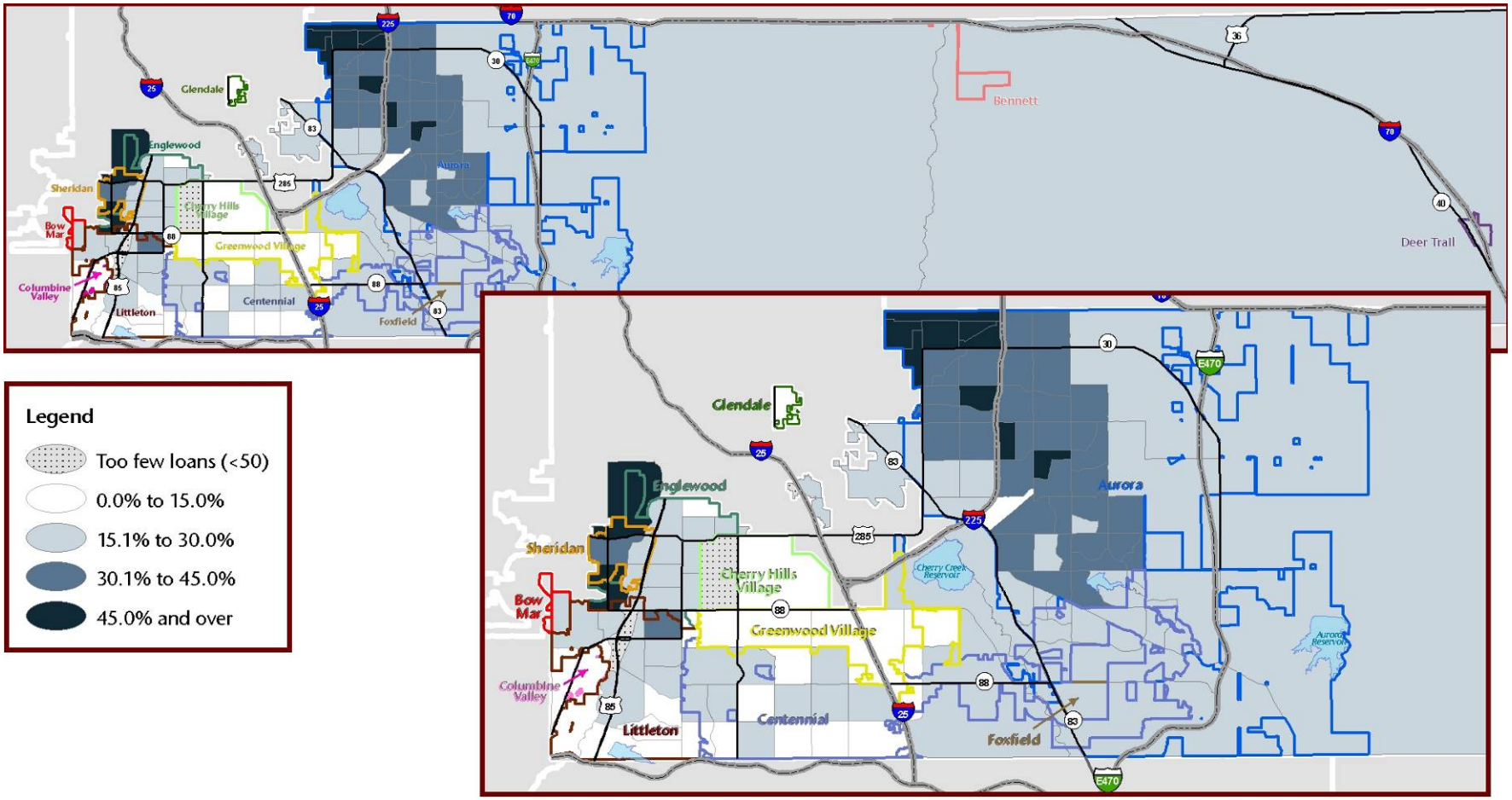
The subprime loans represented 27% of the 27,350 mortgage loans made to Arapahoe County residents in 2006. This proportion is slightly higher than the statewide average of 24%.

Exhibit II.A.53. shows where subprime lending occurred in Arapahoe County in 2006. As the map demonstrates, the Census Tracts around I-225 in southeast and central Aurora had the most subprime activity. In several Census Tracts along the Denver/Aurora border and in Englewood, more than 45% of the loans were subprime.

[14] Roberto G. Quercia, Michael A. Stegman and Walter R. Davis, "The Impact of Predatory Loan Terms on Subprime Foreclosures: The Special Case of Prepayment Penalties and Balloon Payments," *Center for Community Capitalism, Kenan Institute for Private Enterprise, University of North Carolina at Chapel Hill*, January 25, 2005.

[15] Subprime loans are defined as loans with Annual Percentage Rates (APRs) of more than 3 percentage points above comparable Treasury securities priced at the time the loan is made. This is consistent with the Federal Reserve definition when they began requiring APRs as part of HMDA reporting.

Exhibit II.A.53.
Percentage of All Loans that are Subprime by Census Tract, Arapahoe County, 2006



Source: 2006 HMDA, Federal Financial Institutions Examination Council and BBC Research & Consulting.

Exhibit II.A.54. shows the disparities in subprime lending by race and ethnicity. As the exhibit demonstrates, residents who were Caucasian/White or Asian were much less likely to get a subprime loan in 2006 than residents who were African American/Black, Hispanic or American Indian.

The "disparity index" shows how many more times non Caucasians/Whites are to get a subprime loan compared to Caucasians/Whites.

Exhibit II.A.54.
Subprime Loans by Race/Ethnicity, as a Percentage of All Mortgage Loans, Arapahoe County, 2006

Race/Ethnicity	Percent Subprime Loans	Disparity Index
White	22%	N/A
Black/African American	47%	2.10
Asian	24%	1.10
American Indian	46%	2.08
Hawaiian	24%	1.06
Hispanic/Latino	46%	2.08

Source:
2006 HMDA, Federal Financial Institutions Examination Council and BBC Research & Consulting.

Census Tracts in Arapahoe County were disproportionately likely to experience subprime loan activity. In 2006, 6% of all loans occurred in minority Census Tracts, compared with 9% of subprime loans and 12% of "super" subprime loans (very high cost).

Predatory lending. There is no one definition that sums up the various activities that comprise predatory lending. In general, predatory loans are those in which borrowers are faced with payment structures and/or penalties that are excessive and which set up the borrowers to fail in making their required payments. Subprime loans could be considered as predatory if they do not accurately reflect a risk inherent in a particular borrower.

Although there is not a consistent definition of "predatory loans," there is significant consensus as to the common loan terms that characterize predatory lending. There is also the likelihood that these loan features may not be predatory alone. It is more common that predatory loans contain a combination of the features described below.
Most legislation addressing predatory lending seeks to curb one or more of the following practices:

- Excessive fees;
- Prepayment penalties;
- Balloon payments;
- Debt packaging;
- Yield spread premiums;
- Unnecessary products; and/or
- Mandatory arbitration clause.

It is difficult to identify and measure the amount of predatory lending activity in a market, largely because much of the industry is unregulated and the information is unavailable. For example, HMDA data do not contain information about loan terms. In addition, predatory activity is difficult to uncover until a borrower seeks help and/or recognizes a problem in their loan. As such, much of the existing information about predatory lending is anecdotal.

Current and Future Housing Needs

This section estimates the current and future housing needs for target populations, as defined in CFR 91.205 and 91.210. Specific housing problems, as indicated by levels of cost burden, substandard housing and overcrowding, are discussed earlier in this section.

Project needs by category:

- Extremely low income. There is a shortage of 12,500 affordable rental units for renters earning less than $20,000 per year. This need could grow to 13,000 by 2013 assuming average growth rates and if no additional units are provided. Homeowners earning less than $20,000 will need assistance with maintenance and repairs, especially those living in older homes. The County has 9,100 homeowners earning less than $20,000 now; this could increase to 10,000 by 2013.

- Low income. Renters earning $20,000 to $55,000 can find affordable rental units in the County, as most of the County's rental stock is priced to serve households earning between $25,000 and $50,000. BBC does not anticipate growth in this need except for maybe at the $20,000 to $25,000 income level. Homeowners earning between $20,000 and $50,000 may need assistance with maintenance and repairs to their homes, mostly elderly homeowners who have some need for accessibility improvements.

- Moderate income. No existing need; no future need projected.

- Middle income. No existing need; no future need projected.

- Single persons. HUD's Comprehensive Housing Affordability Strategy (CHAS) data estimated that there were at least small 2,900 "other" households with housing problems in 2000, which included single households or households with unrelated members living together. This need could grow to 3,500 by 2013. Single persons with the greatest needs are frail elderly and persons with disabilities who are living on low, fixed incomes and have limited abilities to earn income.

- Large families. HUD's CHAS data estimated that there were at least 340 large households who rented and 332 who were owners with housing problems in 2000. This is likely to grow to 420 renters and 400 owners by 2013.

PART II.B
Priority Housing Needs (91.215 (b))

1. *Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.*

2. *Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.*

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. *Describe the basis for assigning the priority given to each category of priority needs.*

4. *Identify any obstacles to meeting underserved needs.*

3-5 Year Strategic Plan Priority Housing Needs response:

Priority Housing Needs and Activities

The CHAS Tables provided by HUD provided the basis for the unmet need in the Priority Housing Needs Summary Table, while the assets utilized to reach the goals listed consist of the yearly vouchers plus additional CDBG and HOME projects, as well as Low Income Housing Tax Credit (LIHTC), and other affordable projects.

Analysis and Basis for Determining Relative Priority

HCDS Staff reviewed the findings of the Housing Needs Assessment (HNA) and Analysis of Impediments to Fair Housing Choice (AI), as well as the results of the Littleton and Englewood Housing Authority waitlist surveys. The results of the housing authority waitlists showed that the rental needs of the elderly, both with and without disabilities, were close to being met, with much fewer households on the rental waitlist compared to families with children, and families with disabilities. However, the HNA found that elderly owner needs for rehabilitation remained high. These results combined with data gathered from the three surveys described in other Sections and Staff professional experience, provided the basis for assigning the priority given to each category of need. The general method for prioritizing need categories described in Part I.F for was used to analyze the results of the three surveys conducted. However, the surveys focused on types of activities rather than the categories of persons in need of housing assistance, so the HNA, AI, and PHA waitlist survey outweighed the results of the three surveys.

Exhibit II.B.1.
PRIORITY HOUSING NEEDS SUMMARY TABLE

PRIORITY HOUSING NEEDS (households)		**Priority Need Level** **H**igh, **M**edium, **L**ow		Unmet **Need**	***Goals***
	Small Related – 9%	0-30%	H	823	74
	Small Related – 9%	31-50%	H	1057	95
	Small Related – 0%	51-80%	M	757	0
	Large Related – 9%	0-30%	H	171	15
	Large Related – 9%	31-50%	H	170	15
	Large Related – 0%	51-80%	M	253	0
RENTER	**Elderly – 6%**	0-30%	H	835	50
	Elderly – 6%	31-50%	H	438	26
	Elderly – 0%	51-80%	M	236	0
	All Other - 4%	0-30%	H	1442	57
	All Other - 4%	31-50%	H	1455	58
	All Other – 0%	51-80%	M	1156	0
	Small Related – 1%	0-30%	H	349	3
	Small Related – 2.5%	31-50%	H	505	13
	Small Related – 4%	51-80%	M	1542	62
	Large Related – 1%	0-30%	H	71	1
	Large Related – 2.5%	31-50%	H	261	7
	Large Related – 4%	51-80%	M	355	14
OWNER	**Elderly – 6%**	0-30%	H	630	38
	Elderly – 10%	31-50%	H	439	44
	Elderly – 4%	51-80%	M	520	20
	All Other – 1%	0-30%	H	381	4
	All Other – 2.5%	31-50%	H	392	10
	All Other - 4%	51-80%	M	854	34
Special Needs		0-80%	H	(2643)	7-8 facilities
Total 215 Goals				**15,092**	**647-8**
Total 215 Renter Goals				**8,793**	**390**
Total 215 Owner Goals				**6,299**	**250**

Exhibit 9.A (attached) provides a detailed summary of the annual and five year goals of the above chart. The above chart indicates that the County is prioritizing providing

housing opportunities for renters earning less than 50% of the AMI, particularly small and large related households. For the homeowner priorities, although the County has placed high priority on serving those earning less than 50% of the AMI, the County recognizes the reality of the lack of available units for these households, thus the number of units goals are lower, with the exception of the elderly population.

Obstacles to meeting Underserved Needs

As previously discussed, the two biggest obstacles to meeting underserved needs are jurisdictional confusion and national economic instability. The Housing Authorities also see difficulties in serving families on waitlists. Littleton Housing Authority (LHA) just purchased three apartment buildings in Littleton to serve residents of all ages whose income falls between 30% to 60% of the AMI in order address this issue. LHA is also proposing to demolish 20 small, outdated duplexes, primarily two bedrooms with an average size of 700 to 800 square feet, and replacing them with 70 multi family units ranging in size from one to three bedrooms. HCDS Staff is aware of this difficulty and has placed high priority in funding rental units large enough for families with children, and families with disabilities.

PART II.C
Specific Housing Objectives (91.215 (b))

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*

2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

3-5 Year Strategic Plan Specific Housing Objectives response:

Housing Priorities and Specific Objectives and Federal, State, and Local Funding Resources

The performance measure outputs charted in the next table are beginning estimates for a new five year period and as such it is anticipated that changes will be necessary. The outputs represent the numbers the County hopes to achieve with its program. It is hoped that the annual expected units could be achieved in a shorter time period than anticipated. It is the County's beginning steps and as with any new program must be tested for its reliability. If the figures prove to be out of line with the monetary, political or social assets the County can bring to bear, then they will be amended to better reflect the reality of the situation. Funding resources are projected for each category.

Exhibit II.C.1.
Summary of Specific Housing Objectives

Specific Objectives	**Priority Need**	**Performance Measure**	**Expected Units**	**Actual Units**
Rental Housing Objectives				
Multi Family housing development to benefit extremely low and low-income residents Due to unknown market conditions, the categories of new construction, acquisition and rehabilitation were combined for flexibility. Funding: - Primarily through the County's federal allocation of HOME, as well as state HOME funds, in coordination with federal LIHTC and/or local PAB; - Possible federal Neighborhood Stabilization Program (NSP) funding for acquisition/rehab of foreclosed multi family; - If eligible, federal CDBG may be used. New construction generally is not eligible; - Private and non profit sector resources fluctuate.	**HIGH** New construction – **Medium Priority** Acquisition/ rehabilitation of existing units – **High Priority**	**Units/Year** 2009 2010 2011 2012 2013 Total	56 every 2 years 140 Units	
Emergency rental assistance (or limited mortgage assistance)	**HIGH**	**Households/ Year**		

Funding: – limited CDBG public service funding meeting regulations; – other federal sources such as FEMA, not administered by HCDS; – County general funding through Human Services Department; – Private and non profit sector resources fluctuate.		2009 2010 2011 2012 2013 Total	50 50 50 50 50 250 Households	
Owner Housing Objectives				
First Time Homebuyer Program (FTHB) Funding: – HOME and HOME Program Income; – Other coordinated public and private homebuyer programs, such as the Colorado Housing Finance Authority (CHFA) and the Metro Mayors Caucus. If the County's PAB cap has not been designated by the fall of any year, the County can consider directing its unused cap towards the two programs noted above; – Generally, CDBG will not be used towards FTHB, with the exception of a city allocating funding specifically towards their residents.	**MEDIUM**	**Homebuyers/ Year** 2009 2010 2011 2012 2013 Total	 12 12 12 12 12 60 Homebuyers	
Housing Rehabilitation – major renovations Funding: – HOME for loan programs operated by the City of Englewood, and the Littleton Housing Authority for Littleton and Centennial, and any future programs; – CDBG for existing loan programs operated by the City of Englewood from their set aside allocation. Englewood leverages private bank funding; – CDBG for grant programs such as Rebuilding Together's rehab program; – Possible use of NSP funds to purchase/rehab foreclosed homes.	**HIGH**	**Homes/Year** 2009 2010 2011 2012 2013 Total	 12 12 12 12 12 60 Homes	
Housing Rehabilitation – minor renovations Funding: – CDBG for grant fix-up and handyman programs, such as the City of Englewood and Rebuilding Together's programs.	**HIGH**	**Homes/Year** 2009 2010 2011 2012 2013 Total	 25 25 25 25 25 125 Homes	
New Construction for low income homeowners Funding: – HOME funds to entities such as Habitat for	**MEDIUM**	**Homes** 2009 2010	 1 every 2	

Humanity; – Possible use of NSP funds to purchase/demolish deteriorating foreclosed homes.		2011 2012 2013 Total	years 5 Homes	
HOMELESS/NON/SPECIAL NEEDS				
Homeless Housing **May include: Rehabilitation to Existing Facilities, Transitional or Permanent Housing. If rental units, then these goals are included in multi family rental goals above.** Funding: - CDBG funding for shelters - CDBG & HOME for transitional 2 year housing, and permanent housing, depending upon eligible uses - Possible SuperNOFA funding	**HIGH**	**Facilities/Year** 2009 2010 2011 2012 2013 Total	 1 every 2 years 3 Facilities	

Non-Homeless Housing **May include: Rehabilitation to Existing Facilities, Transitional or Permanent. If rental units, then these goals are included in multi family rental goals above.** Funding: - CDBG & HOME, depending upon eligible uses	**HIGH**	**Facilities/Year** 2009 2010 2011 2012 2013 Total	 1 every 3 years 1-2 Facilities	
Special Needs - Group Homes (6 beds/home) Funding: – Both CDBG and HOME, depending upon eligible uses.	**HIGH**	**Homes/Year** 2009 2010 2011 2012 2013 Total	 1 every 2 years 3 Homes	
ANNUAL HOUSING GOALS		**One year**	**Five year**	
Annual Rental Housing Goal		**78**	**390**	
Annual Owner Housing Goal		**50**	**250**	
Annual Homeless/Non-Homeless/Special Needs		**1-2 facilities**	**7-8 facilities**	
TOTAL Annual Housing Goal		**129-130**	**647-8**	

Exhibit 9.B provides a summary of the annual goals noted above.

Each of these goals may need to be reconsidered if local finances and/or economic changes indicate either an increase or decrease is necessary and reasonable.

The specific objectives above reflect changes in priority from the 2004-2008 Consolidated Plan. Significant increases and decreases are noted below, which reflect the changing demographics shown in the HNA and AI, as well as the changing needs identified in the three surveys:

- Increasing the rental multi family housing objective from 120 to 140 units, in recognition of the HNA finding that the rental housing gap for Arapahoe County (non Aurora) is 5,600 units for those making less than $20,000 per year. The increase is also in consideration of the fact that there are 2,742 households on the housing authorities' waitlists, indication a need for affordable units in the community to supplement the housing authorities efforts. The County hopes to be able to assist 140 units over five years; at 140 units per five year period, 560 units could be assisted in twenty years, addressing 10% of the current estimated need. This goal seems reasonable, given limited federal CDBG and HOME resources.

- Increasing emergency rental assistance from 25 persons to 250 persons, and including limited emergency mortgage assistance previously noted as an Owner Housing Objective. This will allow agencies more flexibility to meet emergency housing situations.

- Decreasing the First Time Homebuyer (FTHB) objective from 125 to 60 new homeowners, and removing Section 8 homebuyers as a separate category. This is a result of the need to allocate HOME funding resources away from primarily moderate income homeowners and towards low income renters and rehabilitation of the existing multi and single family housing stock in the older, western portions of the County.

- Increasing major housing rehabilitations from 25 to 60 homes, and minor housing fix-ups from 25 to 125, in recognition of the aging housing stock and the senior population that may choose, or be forced, to age in place without adequate income for repairs.

- Adding new single family construction for low income homeowners in recognition of the HNA that found that only 5% of households earning 50% or less of the AMI could afford a single family home. For many households earning 50% or less of the AMI, renting is the most appropriate housing option; however, agencies like Habitat for Humanity Metro Denver, sell homes to qualified low income buyers with no interest loans and below market sales prices, allow low income households to purchase homes without being cost burdened.

PART II.D
Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).

AND

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis

1. *Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.*

2. *Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.*

3. *Describe the basis for assigning the priority given to each category of priority needs.*

4. *Identify any obstacles to meeting underserved needs.*

5. *To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.*

6. *If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.*

3-5 Year Strategic Plan Needs of Public Housing response and Special Needs Analysis response:

Public Housing and Non-Homeless Special Needs

Subsidized and special needs housing units are developed and made available to qualifying residents of Arapahoe County through diverse funding mechanisms and community resources, including, but not limited to:

- Public Housing Authorities (PHAs)
- Section 8 Housing Choice Vouchers
- CDBG/HOME funding
- Low Income Housing Tax Credits (LIHTC)
- Private Activity Bonds (PAB)
- Section 203(b) and Section 203(k) funding
- Section 202, Section 811, and HOPWA funding for special needs populations
- Private not-for-profit community service providers

Public Housing Authorities. There are four PHAs currently serving Arapahoe County: Arapahoe County Housing Authority, Littleton Housing Authority, Aurora Housing Authority (AHA), and Englewood Housing Authority. Because the City of Aurora is a separate entitlement city and the Aurora Housing Authority receives funding separate and apart from the remainder of Arapahoe County, most detailed data on subsidized and special needs housing presented in this section excludes the City of Aurora, although a summary of resources available in Aurora is included.

Arapahoe County Housing Authority (ArCHA) is responsible for servicing the pre-2007 Arapahoe County First Time Homebuyer (FTHB) loan program. The County has partnered with the Colorado Housing Assistance Corporation (CHAC) to administer all FTHB loans after August of 2007.

ArCHA receives Section 8 Housing Choice Vouchers, issued by HUD through the State of Colorado Division of Housing (CDOH), as well as portable Section 8 Vouchers from other jurisdictions. These ArCHA vouchers cover the areas of unincorporated Arapahoe County and the cities of Centennial and Glendale. ArCHA has partnered with the Littleton Housing Authority (LHA) to administer Section 8 Vouchers which provide rental assistance to those in need of help in paying the cost of housing rent.

Littleton Housing Authority administers multiple housing programs within the City of Littleton, as well as the ArCHA program noted above. LHA's programs include family (public) housing, senior and disabled housing, Section 8 Housing Choice Vouchers, and market rentals.

Much like Arapahoe and Littleton PHA, the Englewood PHA helps promote decent, safe, affordable housing in Englewood (and the City of Sheridan via administration of their Section 8 vouchers) by increasing housing opportunities for low and moderate income households. The Housing Authority administers housing programs such as family (public) housing, senior housing, Section 8 Housing Choice Vouchers, and market rate rentals.

Exhibit II.D.1. shows a total of 1,874-1,894 units of subsidized housing are available through the PHA providers in Arapahoe County. In addition to these Arapahoe County resources, Aurora Housing Authority (AHA) estimates that approximately 2,000 individuals and families are currently served by the AHA[16].

Exhibit II.D.1.
Arapahoe County Public Housing Authorities

	Number of Units	Description	Size of Units
Arapahoe County PHA:			
Section 8	80	Certificates and vouchers	
Section 8 Port-ins	187	Certificates and vouchers	
Littleton PHA:			
Libby Bortz Assisted Living Center	111	Frail Elderly, aged over 62	0 to 1-bedrooms
Amity Plaza	180	Seniors	1-bedroom
Bradley House	72	Seniors	1-bedroom
Geneva Village	28	Seniors	0 to 2-bedrooms
Alyson Court	60	Seniors / Disabled	1-bedroom
John H. Newey Public Housing	20	Single family homes	2 to 4-bedrooms
Public Housing - duplexes	38	Homes	2 to 3-bedrooms
Public Housing – single family homes	33	Homes	3 to 5-bedrooms
Littleton Section 8	288	Certificates and vouchers	
Englewood PHA:			
Orchard Place	100	Seniors / Disabled	1-bedroom
Simon Center	104	Seniors / Disabled	1-bedroom
Public Housing	9	Duplexes	2 to 4-bedrooms
Englewood Section 8	393	Certificates and vouchers	
Sheridan Section 8	177	Certificates and vouchers	
Sheridan Public Housing	3	Single family homes	
Deer Trail FMHA owned Property	11	Seniors	
Total PHA-offered units or vouchers	**1,874 – 1,894**		

Source: Public Housing Authority websites, BBC Research & Consulting.

Section 8 – Housing Choice Vouchers. Section 8 Housing Choice Vouchers provide rental assistance payments on behalf of low income individuals and families. This HUD-administered program provides low income households the means to offset private rental costs; in general, households will pay 30% of their adjusted monthly income towards rent and utilities, with the remainder of the rent (up to the established fair market rate for the area) paid through the voucher program. To be eligible for this program, a household may not earn more than 50% of the median income for the area. In addition, the PHA is required to provide 75% of its vouchers to applicants whose incomes do not exceed 30% of the median family.

[16] Aurora Housing Authority web site, Housing Assistance Programs page, accessed May 14, 2008.

As an example of the average funding for a Section 8 voucher, ArCHA's Section 8 housing assistance currently pays an average of $8,773 for new Section 8 voucher holders and $8,159 for portable voucher holders annually for each household. This is less than reported in the 2004 Consolidated Plan where the average was $9,015 annually for each household.

Wait lists. Applications for Section 8 assistance often outpace the availability and resources necessary to fund new vouchers. Therefore, many PHAs must place eligible applicants on a waiting list until a voucher becomes available. In addition, many PHAs must close their wait lists when the list becomes longer than the PHA deems to be serviceable in the near term.

Families on wait lists. The families on public housing authority wait lists are currently captured in the needs for extremely low income renters. These families will continue to be cost burdened and/or live in substandard housing unless the County receives additional vouchers or deeply subsidized housing is built.

ArCHA's number of vouchers fluctuates between 60-80 and ArCHA reopened its waitlist in the spring of 2008 for the first time in five years. The Littleton Housing Authority Section 8 vouchers are fully utilized, although they are accepting applications and placing eligible families on a wait list. The Englewood Housing Authority's vouchers are also fully utilized. Over the last three years, at least one waitlist opened per program that they administer, i.e. Englewood, Sheridan and Douglas County. The waitlist survey is described in Part I.C of the Plan.

As of February of 2009, the Littleton Housing Authority has a waitlist of 993 households for their Section 8 vouchers and public housing programs, indicating that they have a tremendous gap. There are almost as many households on the combined waitlist as there are households being served.

Englewood and Sheridan have 570 Section 8 vouchers and 216 public housing units, for a total of 786 units. As of February of 2009, the Englewood Housing Authority has a waitlist of 1,749 for their Section 8 vouchers and public housing programs, indicating that they have a tremendous gap. There are more than twice as many households on the waitlist as there are units.

While the majority of Section 8 Housing Choice Vouchers are available and administered through the PHAs, some community service providers in the County offer Section 8 vouchers to clients. Developmental Pathways, an organization dedicated to serving persons with developmental disabilities, and Arapahoe/Douglas Mental Health Network, an organization that provides community-based mental health and substance abuse services, also administer Section 8 vouchers.

Exhibit II.D.2.
Section 8 Vouchers available through service providers

Arapahoe/Douglas Mental Health Network*		
Section 8	103	Vouchers
Shelter Plus Care	20	Vouchers
Arapahoe House*		
Section 8	72	Vouchers

Developmental Pathways*		
Section 8 and other housing (not including residential beds)	294	Variety
Colorado Coalition for the Homeless*		
Section 8, Subsidized Housing, Shelter Plus Care	64 (based on 2004, recent number not available)	Vouchers
Total	**553**	

*All vouchers may not be used in Arapahoe County, but are generally available.

Selected Arapahoe County Section 8 Housing Choice Voucher usage statistics can be seen in Exhibit II.D.3. below.

Exhibit II.D.3. Arapahoe County Section 8 Housing – Usage Statistics

Source: Arapahoe County

	Section 8 Vouchers	Section 8 Port-in Vouchers
Total number of vouchers	80	187
Average monthly assistance per voucher	$731	$680
Household / Family Status:		
Female Head of Household	78%	71%
Male Head of Household	22%	29%
Family Household	72%	77%
Single-person Household	28%	23%
Race / Ethnic Distribution:		
White, Non-Hispanic	49%	39%
White, Hispanic	3%	5%
African American	46%	53%
Asian / Pacific Islander	2%	2%
Other	0%	1%
Housing Types:		
Single family dwelling	31%	19%
Townhome / condo	14%	30%
Apartment	52%	50%
Duplex	3%	1%

CDBG/HOME funding. Community Development Block Grant (CDBG) funding is made available through HUD to states (who in turn allocate the grant funds to smaller cities and towns), or to large metropolitan cities or counties known as “entitlement communities.” Arapahoe County is an entitlement community, as are the cities of Centennial and Aurora. The City of Centennial joined the Urban County and HOME Consortium, participating in the County’s program. The City of Aurora is also an entitlement community, but operates separately and apart from Arapahoe County.

For the 2007 grant year, Arapahoe County expended $1.1 million in CDBG funding. CDBG funding is broad and can be used for many diverse community needs, such as economic development and revitalization, rehabilitation of housing stock, property acquisitions, employment and housing assistance programs, social services programs, or public infrastructure improvements. Exhibit II.D.4. summarizes key CDBG expenditures during 2007.

Exhibit II.D.4.
Arapahoe County – CDBG Expended Funds, 2007

CDBG Project Description	Needs category	Recipients	2007 Expenditures
Public Facilities - Infrastructure	Sidewalks and Streets	Littleton, Sheridan, Englewood, Glendale, Centennial, & Deer Trail	$243,522
Public Facilities - Infrastructure	Parks	South Suburban	$29,622
Public Facilities - Infrastructure - Buildings	Disabled	Center for the Blind	$97,000
Public Facilities - Infrastructure - Buildings	Homeless	Gateway Shelter, House of Hope	$42,100
Public Facilities - Infrastructure - Buildings	Other	Sr Hub, Third Way Teen Mom Facility, Sungate, and Covenant Cupboard	$53,068
Public Services	Health	Drs Care, Drs Care Mental Health, Project Angel Heart	$66,950
Public Services	Senior Services	Meals on Wheels, EHA Sr Services Coordinator	$30,376
Public Services	Disabled	Audio Info Network, Arap Sheriffs Project Lifesaver	$23,395
Public Services	Youth	Big Brothers Big Sisters, Kids Promise	$15,195
Public Services	Other / Homeless	AMEND, Covenant Cupboard, Family Self Sufficiency, MDHI, House of Hope, Brothers Redevelopment	$71,949
Housing - Rehab	Rehabilitation	Englewood and Rebuilding Together	$227,442
Housing - Rental	Disabled	JFS Group Home	$14,350
Housing - Rental - cancelled	N/A	EHA	($9,550)
Administration	N/A	Arapahoe County HCDS	$218,126
Total			**$1,123,545**

Source: Arapahoe County Consolidated Annual Performance Report (CAPER), Final Version dated 09/17/2008, BBC Research & Consulting.

HOME funds can be used to build, buy, and/or rehabilitate affordable housing for rent or homeownership. HOME funds can also be used to provide rental assistance to low income residents. In the grant year 2007, Arapahoe County expended approximately $1.3 million in HOME funding. Exhibit II.D.5. on the following page summarizes key HOME expenditures for 2007.

Exhibit II.D.5.
Arapahoe County, HOME Expended Funds, 2006

HOME Project Description	Grant Year(s)	2007 Expenditures
HOME Community Housing Development Organization (CHDO)	2004-2007	$ 561,922
HOME Ownership Programs	2004-2007	$ 264,471
HOME Affordable Housing	2003-2007	$ 239,330
Littleton Housing Rehabilitation	2005	$ 110,736
HOME Administration/ Project Costs	2006-2007	$ 77,586
Total		**$ 1,254,045**

Source:
Arapahoe County Consolidated Annual Performance Report (CAPER), Final Version dated 09/17/2008, BBC Research & Consulting.

LIHTC and PAB financing. Private for profit or non profit organizations can utilize subsidy programs such as Low Income Housing Tax Credits (LIHTC) and Private Activity Bonds (PAB) to assist in the acquisition or development of subsidized housing. Properties using PAB or LIHTC must offer a certain percentage of the units as affordable housing units, with appropriate income restrictions. The following exhibit shows the 20 properties in Arapahoe County (offering 1,480 units) that have utilized PAB or LIHTC funding.

Exhibit II.D.6. LIHTC & PAB-funded Units, Arapahoe County

Source:

Colorado Housing & Finance Authority (CHFA), BBC Research & Consulting.

Financed with:	Number of Units	Size of Units
Private Activity Bonds:		
Caley Ridge	25	0 to 1-bedrooms
Centennial East Apartment I	160	1 to 3-bedrooms
Forest Manor Apartments	103	1 to 2-bedrooms
Highland Crossing	107	1 to 3-bedrooms
King's Point	50	1-bedroom
Reserve at South Creek	69	1 to 3-bedrooms
Sheridan Gardens	47	2 to 3-bedrooms
Total PAB units	561	
Low Income Housing Tax Credits (LIHTC):		
Arapahoe Green	59	2 to 3-bedrooms
Centennial East Apartments II	49	2 to 3-bedrooms
Dayton Meadows	120	1 to 3-bedrooms
Fox Crossing I & II	217	1 to 3-bedrooms
Lara Lea Apartments	36	1 to 3-bedrooms
Main Street Apartments	50	1 to 2-bedrooms
Prentice Place Lofts	104	1 to 3-bedrooms
Presidenital Arms Apartments	33	0 to 2-bedrooms
Renaissance at Loretto Heights	75	1 to 4-bedrooms
South Creek Apartments	35	1 to 3-bedrooms
Terraces on Pennsylvania	62	1 to 2-bedrooms
Willow Street Residences	79	1 to 3-bedrooms
Total LIHTC units	919	

Section 203(b) and 203(k) funding. The 203(b) and 203(k) programs are administered by HUD and the Federal Housing Administration (FHA) and provide mortgage insurance for a person to purchase or refinance a principal residence.

The main differences between the 203(b) and 203(k) programs are that the 203(k) program is designed specifically to allow homebuyers to roll home rehabilitation costs (greater than $5,000) into the FHA-insured home loan. The 203(b) program is a larger, more general program that is designed to provide mortgage insurance to eligible homebuyers. These programs were established to encourage homeownership and neighborhood revitalization. Exhibit II.D.7. shows total 203(b) and 203(k) loan endorsements in Arapahoe County during 2007.

Exhibit II.D.7. Section 203(b) and 203(k) Loan Endorsements, Arapahoe County, 2007

Source:

HUD Processing & Underwriting Division, BBC Research & Consulting.

Mortgage Ranges	203(b) Loans Endorsed	203(k) Loans Endorsed
$25,001 - $50,000	1	0
$50,001 - $75,000	11	1
$75,001 - $100,000	48	4
$100,001 - $125,000	58	3
$125,001 - $150,000	144	1
$150,001 - $175,000	226	3
$175,001 - $200,000	348	3
$200,001 - $225,000	269	1
$225,001 - $250,000	144	0
$250,001 - $275,000	113	0
$275,001 - $300,000	51	0
$300,001 - $325,000	37	0
Total	1,450	11

Private not-for-profit community service providers. Additional affordable housing resources are available through private organizations whose mission includes assisting low income, disabled, or special needs residents find affordable housing in their community. For example, Habitat for Humanity of Metro Denver, with the assistance of $260,000 in Arapahoe County HOME funding, recently completed the construction of four duplexes in Englewood, providing affordable homeownership opportunities to eight families.

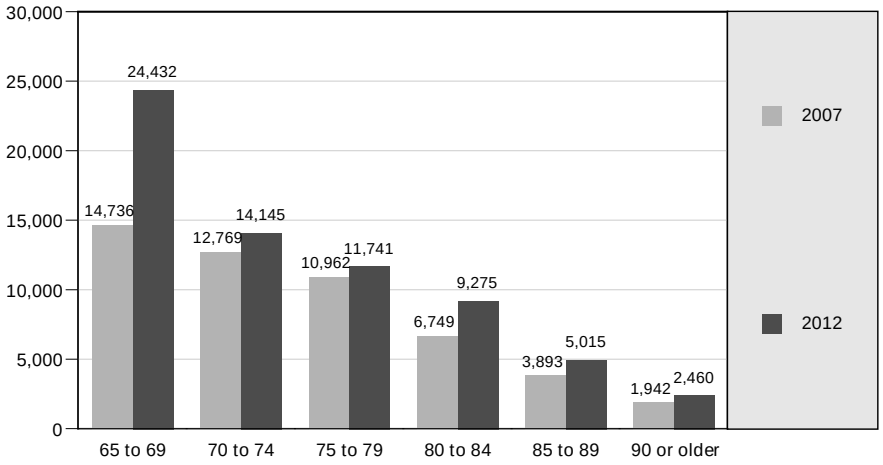
NON-HOMELESS SPECIAL NEEDS & ANALYSIS

ELDERLY

The State Demographer for Colorado indicates that Arapahoe County will shift from 9% seniors (sixty-five years of age and older) in 2007 to 11% in 2012. The State Demographer predicts that by 2012, there will be approximately 9,700 additional residents between 65 and 69. Seniors over the age of 75 are more likely to become disabled and frail, and are more likely than younger seniors to need special services. Exhibit II.D.8 shows the number of seniors by age in 2007 and 2012. This coming change in demographics will require formal networks and service systems. Changes in housing requirements and transportation systems will be necessary.

Exhibit II.D.8 Seniors by Age, Arapahoe County, 2007 and 2012

Source: Colorado Department of Local Affairs.



Some of these changes are presently occurring through the service systems. There is much more aging in place and Englewood is seeing an increased need for assisted living. The need for increased transportation for the elderly is seen in the Arapahoe County Senior Resources Division, which has contracted with First Transit to serve seniors and the Medicaid population, providing 5,656 trips trip to 229 people in 2008. The Littleton Omnibus serves seniors and has been in operation since 1974. The Omnibus had 13,484 rider pickups in 2008. Littleton also operates the Shopping Cart, a fixed schedule route bus, which had 11,076 rides in 2008. Arapahoe County and Centennial have funded the Town of Littleton Cares Meals on Wheels Program, as well as Rebuilding Together Metro Denver which provides very low income elderly and disabled homeowners with home repairs. Serving seniors is high priority.

DISABLED PERSONS

According to the data available from the 2000 Census, Deer Trail, Englewood and Sheridan have the highest percentages of persons with disabilities. This could cause difficulties for these municipalities as their smaller, lower income populations will be less likely to be able to afford unable to support the public or private rehabilitation necessary to aid accessibility for these disabled citizens. There was a significant increase in the disabled population between 1990 and 2000 for all ages and jurisdictions, but most specifically for the under age 64 population. In several more years, the 2010 Census will be conducted and will provide additional information on what appears to be a rising trend in disabilities.

The growth in the number of persons with disabilities has been phenomenal over the last two census periods, with the unincorporated areas staying fairly steady, but Englewood and Sheridan increasing by about five times. This growth is primarily a result of the Census changing their method of collecting disability information from the 1990 Census to the 2000 Census:

- The 2000 questions changed significantly from the 1990 questions. New 2000 questions cover the major life activities of seeing and hearing and the ability to perform physical and mental tasks.

- These questions collect data on the disability status of children 5 years and over as well as adults. The 1990 questions collected data only for persons 15 years and over. [17]

Exhibit II.D.9.
Number of Persons with Disabilities by City

Persons with Disabilities – 2000 Census				
	Age 5-64	Age 65+	Total	% of Population
Centennial*	10,191	1,977	12,168	11.9%
Deer Trail	84	53	137	22.9%
Englewood	4,782	2,034	6,816	21.5%
Glendale	640	71	711	15.6%
Greenwood Village	497	210	707	6.4%
Littleton	3,889	1,882	5,771	14.3%
Sheridan	807	353	1,160	20.7%
Unincorporated*	4,621	896	5,517	11.9%
Total	25,511	7,476	32,987	13.6%

*Estimated

In addition to the 2000 census data, the 2006 American Community Survey found that 53,087 people residing in Arapahoe County, or 11% of the County's population, had some type of disability. As shown in Exhibit II.D.10, disabilities are most common for the County's older residents: 25% of 65 to 74 year olds, and 45% of residents 75 and older living in the County have some type of disability.

Exhibit II.D.10
Disability Status by Age, Arapahoe County, 2006

Source:
U.S. Census Bureau's 2006 American Community Survey.

	Persons with a Disability	Percent within Age Range
5 to 15 years	4,581	6%
16 to 20 years	2,439	7%
21 to 64 years	28,831	9%
65 to 74 years	7,114	25%
75 years and over	10,122	45%
Total population 5 years and over	53,087	11%

As the senior population in the U.S. grows, so will the number and the percentage of persons with disabilities. In 2006, 17,236 (34%) of residents age 65 and over reported a disability. If the proportion of senior citizens with a disability stays constant between now and 2012, the number of senior citizens with a disability could grow to approximately 22,900 by 2012.

[17] From the U.S. Census website, accessed 3/19/09.
http://www.census.gov/population/www/cen2000/90vs00/index.html

Arapahoe County and the participating municipalities have utilized CDBG and other funds to provide better public access to disabled persons in the area. Arapahoe County has provided many sidewalk ramps and accessible entrances to all County buildings. The cities of Littleton, Englewood, Glendale and Sheridan have all provided sidewalk ramps in their respective cities, while Sheridan and Deer Trail have improved accessibility to the city administration building and the Town Hall, respectively. Centennial has begun to install audible pedestrian crosswalks at high use intersections in their community, as requested by blind citizens.

These types of projects will continue to be completed in the County as the rights of public accessibility are important and also with the aging population, the disabled population is increasing.

Developmental Pathways and Jewish Family Services are currently addressing the need for assisted housing for persons with disabilities. Developmental Pathways receives funds from an Arapahoe County mil levy assessed to aid in providing services to the developmentally disabled. In 2008, there was a bill on the State ballot to "end the waitlist" by amending the constitution to provide tax revenue to agencies serving the developmentally disabled. Unfortunately, with the difficult economic times, the measure did not pass. Exhibit II.D.10. provides information on assisted living or group home facilities in Arapahoe County.

The County assisted Developmental Pathways with the acquisition of two single family homes in the City of Centennial. The two homes, purchased with HOME funds, have been rehabilitated and are now permanent housing for 12 developmentally disabled adults. The newly rehabilitated homes are energy efficient, fully accessible, durable, and comfortable.

Jewish Family Services has received CDBG funds to rehabilitate a group home for the developmentally disabled. In 2006, the kitchen was remodeled, and other interior improvements made, and in 2007 the heating system was addressed.

Additionally, Community Housing Development Association (CHDA), working with Developmental Pathways, Arapahoe/Douglas Mental Health Network, and Arapahoe House, provides permanent special needs housing at Willow Street and Lara Lea Apartments. In late 2007, CHDA purchased the Presidential Arms Apartments in Englewood, with the assistance of HOME funds. This apartment building will serve 33 low income and special needs households. The rehabilitation of this apartment building is complete, and the project will be closed in IDIS in 2009.

Rebuilding Together specializes in rehabilitation and handyman fix-up for elderly and disabled residents, including the installation of handrails, grab bars, and ramps. Additional assistance is being provided through rehabilitation funds, which may be used by qualifying homeowners to improve accessibility for disabled family members. Additional assistance is being provided through other rehabilitation programs, which may be used by qualifying homeowners to improve accessibility for disabled family members. Further assistance in terms of housing, job training, and medical assistance is needed by this population.

SPECIAL NEEDS HOUSING

The special needs population can be defined to include the following groups of persons: persons with disabilities, persons with mental illnesses, the elderly, persons who are homeless and at-risk of homelessness and at-risk youth, and persons with HIV/AIDS.

The Arapahoe/Douglas Mental Health Network is always exploring possible future housing projects to add to its expanding range of services. They opened the Bridge House and the Santa Fe House in 2005 and worked with CHDA for permanent housing at Willow Street, Lara Lea apartments, and Presidential Arms; all three HOME supported projects.

Teen-aged drug and alcohol abusers and abused teens in Arapahoe County receive treatment from Adventures in Change, a residential school/treatment center.

The Third Way Center provides residential treatment for teenage mothers, and their babies, who suffer from mental health problems. The Center works off the continuum of care model, and works to promote young mothers to self-sufficiency and competent parenting. CDBG public facility dollars were used in 2007 to replace splintering flooring in this facility, increasing safety and sanitation.

Several different programs exist to provide housing assistance to these populations, including Section 202, Section 811, Housing Opportunities for Persons with AIDS (HOPWA), and, more generally, HOME and CDBG. Following is a description of the specific programs and data on Arapahoe County's recent utilization by program.

Section 202 funding. The Section 202 program helps expand the supply of affordable housing with supportive services for the elderly by providing interest-free capital advances to private, non profit sponsors to finance the development of supportive housing for the elderly.[18] If the project financed serves very low income elderly persons for more than 40 years, the capital does not need to be repaid. In addition to the capital advance portion of Section 202, project rental assistance funds are available to cover the difference between the HUD-approved operating cost for the project and the tenants' contribution towards rent. Project rental assistance contracts are approved initially for 3 years and are renewable based on the availability of funds.

Arapahoe County has not received Section 202 funding for any recent affordable housing for the elderly development projects.

Section 811 funding. The Section 811 program is almost identical in administration to the Section 202 program, but is designed to expand the supply of affordable rental housing for very low income adults with disabilities.

In 2005, Developmental Pathways, Inc. was awarded multiple Section 811 grants (each grant awarded a capital advance of $464,100, along with a five year rental unit subsidy of $97,000) for the development of three separate group homes in Aurora and Centennial for persons with developmental disabilities. In addition to the Section 811 funding, Developmental Pathways also received $180,000 in Arapahoe County HOME funds for the acquisition of these properties.

[18] Department of Housing and Urban Development web site, HUD - Multifamily Housing - Program Description.

Assisted living or group home facilities. As noted in Exhibit II.D.9., approximately 11% of Arapahoe County residents ages 5 and older have at least one disability, while approximately 34% of Arapahoe County residents ages 65 and older have a disability. Approximately 10% of Arapahoe County residents are 65 years and older. To serve the needs of these populations, public and private entities and organizations combine to provide 1,319 assisted living beds, 1,801 nursing care beds, 76 beds for the developmentally disabled, and 68 residential treatment beds.

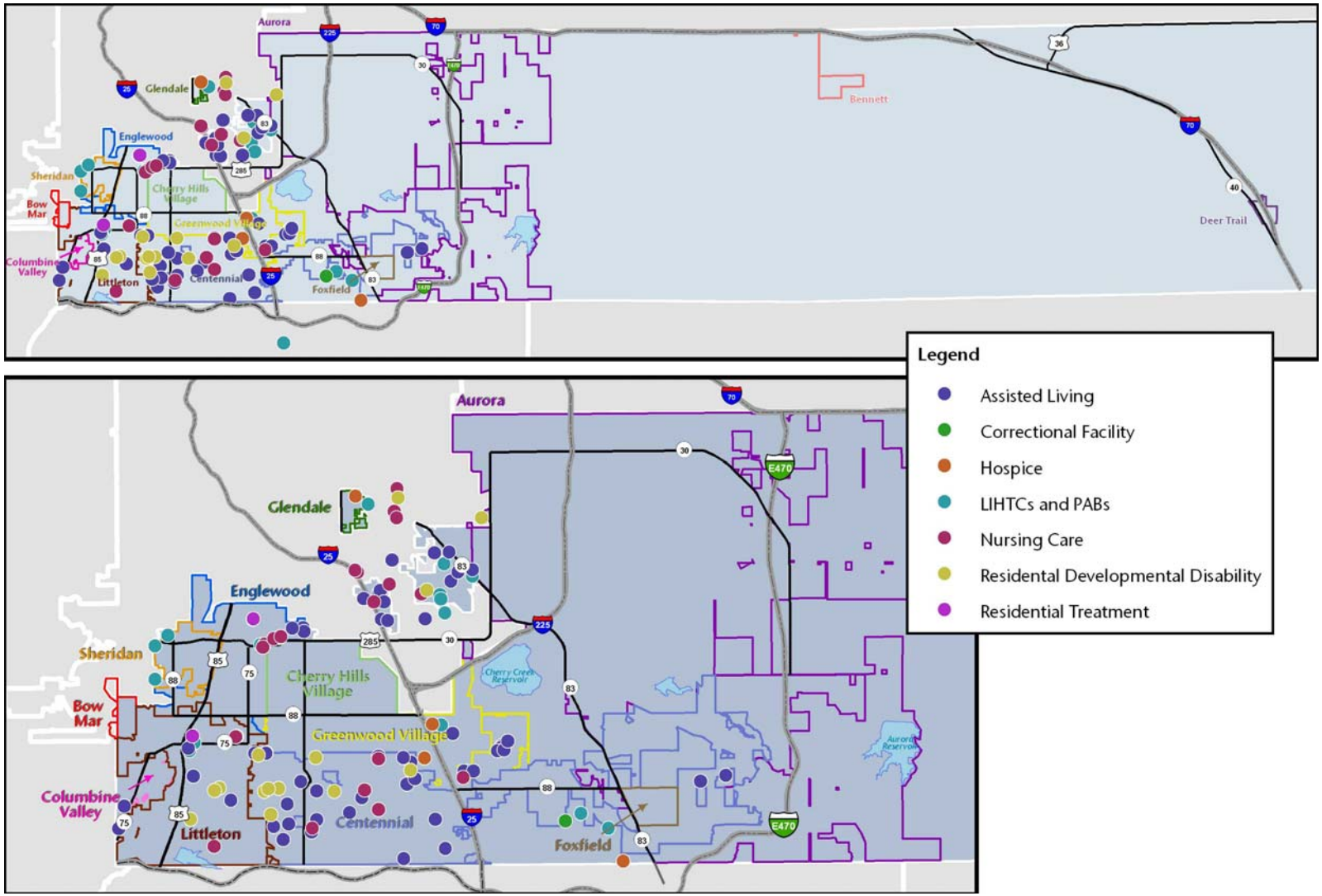
Exhibit II.D.10. Assisted Living or Group Home Facilities, Arapahoe County

	Number of Licensed Beds
Assisted Living	1,319
Residential Treatment	68
Hospice	0
Nursing Care	1,801
Developmental Disabilities	76
Correctional Facilities	766
Total	4,030

Source:
BBC Research & Consulting.

Exhibits II.D.11.a thru II.D.11.c on the following pages display the location of assisted housing in Arapahoe County that is described above.

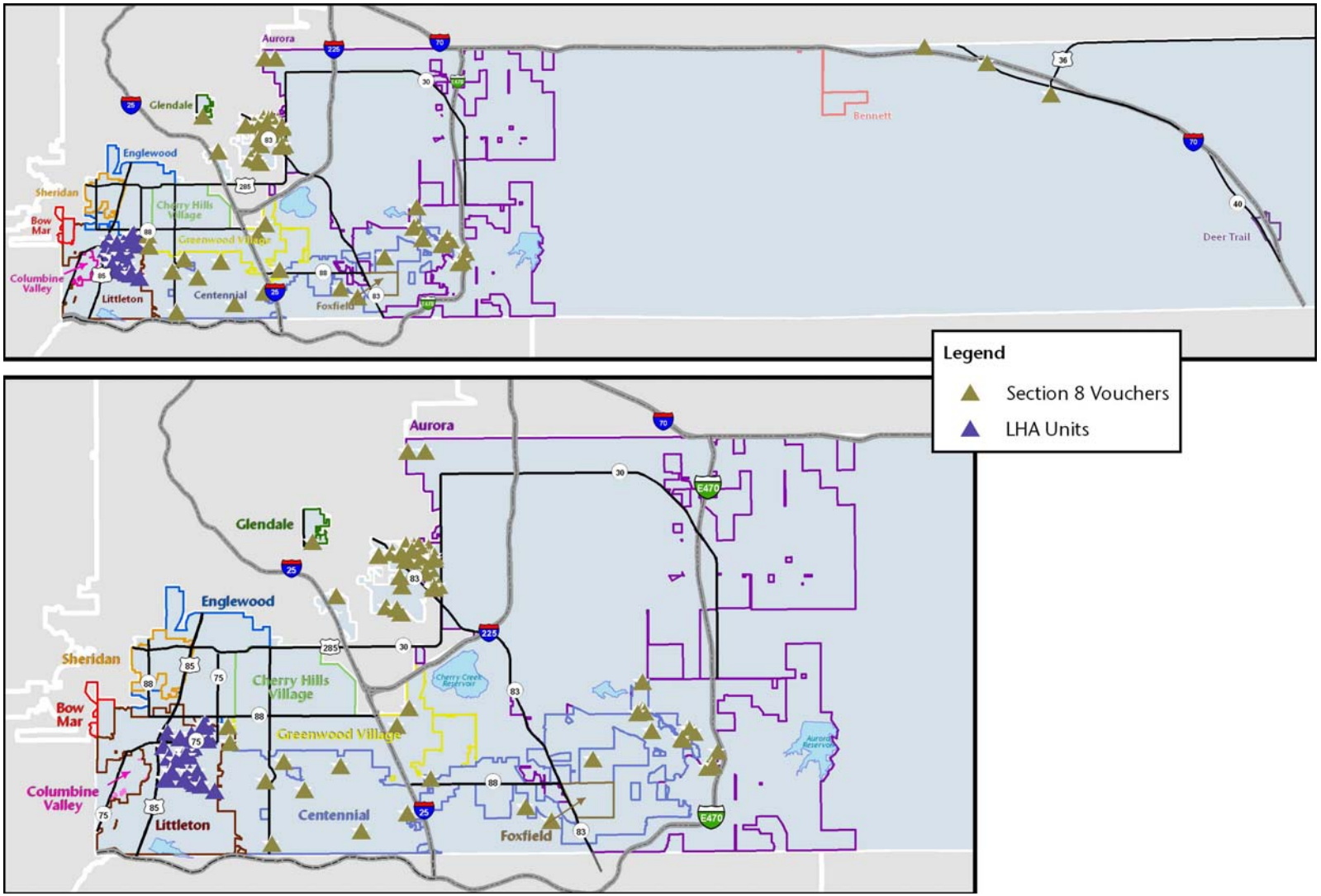
Exhibit II.D.11.a.
Location of Subsidized and Special Needs Housing, Arapahoe County



Note: Aurora units are not included.

Source: BBC Research & Consulting.

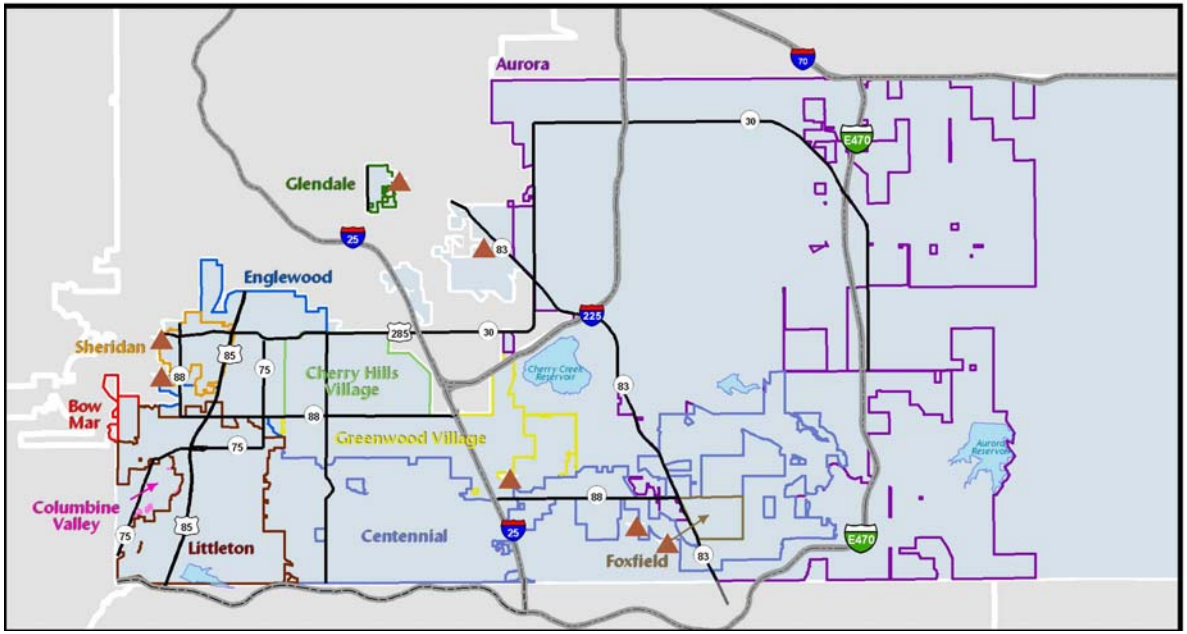
Exhibit II.D.11.b.
Location of Subsidized and Special Needs Housing, Arapahoe County



Note: Aurora units are not included.

Source: BBC Research & Consulting.

Exhibit II.D.11.c.
Location of Subsidized and Special Needs Housing, Arapahoe County



Legend
▲ Private Activity Bonds

Note: Aurora units are not included.

Source: BBC Research & Consulting.

Housing Opportunities for People with AIDS (HOPWA) funding. HOPWA funding is designed to "provide States and localities with the resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with AIDS or related diseases, and their families."[19]

Arapahoe County does not receive direct HOPWA funding. The City and County of Denver is the lead agency for funding through the Housing Opportunities for Persons with AIDS (HOPWA) programs. The County has signed an intergovernmental agreement with the City of Denver to provide these services through the Denver Metropolitan Statistical area (MSA). Arapahoe County supports the use of existing County housing assistance for AIDS patients, but currently has no specific plans to develop housing for this special population.

The following information was published in the City and County of Denver 2007 Draft Caper[20]:

> HOPWA funds are available to assist persons living with HIV or AIDS-related illnesses through short-term rental assistance, long-term rental assistance, housing referrals and other supportive services. Short-Term Rent, Mortgage and Utility Payments (STRMU) is a short-term rental assistance program. STRMU is a subsidy or payment subject to the 21-week limited time period to prevent the homelessness of a household. Tenant Based Rental Assistance (TBRA) is the long-term rental assistance program. TBRA is an on-going rental housing subsidy for units leased by the client, where the amount is determined based in part on household income and rental costs. HOPWA project sponsors served 366 households with short-term assistance and 104 households with long-term assistance during the program year 2007. Housing assistance continues to be the most popular line-items for Denver's program. Since 1993, approximately 90 housing units have been created using HOPWA funding. There were no new units constructed during program year 2007.

The primary use of HOPWA funding for the Denver area is emergency, short-term support, and shallow subsidy rental assistance. This rental assistance keeps individuals and families from becoming homeless. The Colorado AIDS Project, the Empowerment Program, and People of Color Consortium Against AIDS administer both rental assistance and homeless programs. The Mayor's Office of HIV Resources provides additional supportive service funding through Ryan White Title funds. In August 1998, the Colorado AIDS Project opened a housing services office. This office oversees the majority of AIDS housing requests in the metro area. The program administers the Section 8 voucher program, a homeless project, addresses landlord/tenant issues, and HOPWA case management for HOPWA funded projects in addition to other subsidy programs. This office also maintains a housing waitlist.

SPECIFIC HOPWA OBJECTIVES

N/A

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[19] "A Guide to HUD Programs", U.S. Department of Housing and Urban Development, as presented by the Denver Regional Office, April 2004.

[20] City and County of Denver Draft 2007 CAPER, accessed online 2/12/2009 http://www.milehigh.com//resources/custom/pdf/housing/CAPER2007DRAFT.pdf

Project Needs by Category

- Elderly persons. HUD's CHAS data estimated that there were at least 1,300 elderly renters with housing problems in 2000. We estimate that this need will increase to at least 1,600 by 2013. In addition, there were 1,068 elderly owners with housing needs in 2000; this will increase to 1,300 by 2013.

  The County currently has 1,800 beds in nursing facilities and 1,300 beds in assisted living facilities to serve frail elderly. The County's public housing authorities provide 655 units that are targeted to elderly (some also are targeted to persons with disabilities). Most elderly will need assistance with home repairs, accessibility improvements and home and yard maintenance as they age, in addition to affordable rental units with some supportive services (e.g., check ins by health care workers). See **Exhibit II.B.1. Priority Housing Needs Summary Table for housing goals.**

- Persons with disabilities. In 2006, 53,087 people residing in Arapahoe County—or 11% of the County's population—had some type of disability. There are 76 beds in the County specifically targeted to persons with developmental disabilities, as well as 294 other units administered by Developmental Pathway, and 3,100 beds in assisted living and skilled nursing facilities, meaning that most persons with disabilities live on their own or with caregivers.

- Persons with substance abuse and/or mental health issues. There are 68 beds in the County that are targeted to persons who need residential treatment. The number of persons with substance abuse problems and that have housing needs is unknown. However, from the homeless count and survey conducted in January 2007, at least 69 persons who were homeless had substance abuse problems. The January 2007 homeless count found 80 persons with mental illnesses. Even with these very low estimates, there is a gap between beds and individuals, which is likely to grow in the future. Arapahoe House has a waitlist of 45 persons with substance abuse issues and Arapahoe/Douglas Mental Health Network (ADMHN) estimates an unmet need of 150 units for persons with mental illnesses.

- Public housing residents. Public housing residents are currently well served by the public housing authorities; it is those on the waiting list who are not. However, as PHA residents age, there may be increased needs for supportive services and accessibility improvements.

- Victims of domestic violence. It is unknown how many victims of domestic violence in the County need housing. There is very limited transitional housing in the County and this was listed as a top need in the public outreach conducted for this Plan. Gateway Battered Women's Services operates two shelters in Arapahoe County that are always at capacity.

- Families on wait lists. The families on public housing authority wait lists are currently captured in the needs for extremely low income renters. These families will continue to be cost burdened and/or live in substandard housing unless the County receives additional vouchers or deeply subsidized housing is built. Large families are particularly in need of appropriate sized affordable units.

Appendix 9.C provides a table of non-homeless special needs.

Condition of Assisted Housing and Management Process

The existing public housing stock is in relatively good condition and improvements are made on an ongoing basis through the use of the public housing Comprehensive Improvement Assistance Program (CIAP) and other funds.

The Littleton Housing Authority has embarked upon a $1.5 million improvement program funded with bonds for Alyson Court, Amity Plaza and some individual homes. These improvements consist of: kitchen, window, carpet and paint improvements for Alyson Court: roof, boilers, HVAC improvements for Amity Plaza: and new tubs, doors, and windows on the single family homes. Additionally, the County used CDBG funding to install a fire alarm system in the Bradley House.

Tenant based management and direction in the housing authorities is very limited. Englewood Housing Authority maintains a steering committee for the Family Self-Sufficiency program that consists of staff, program participants, and members from the community. Englewood's Simon Center and Orchard Place also maintain tenant councils that coordinate potlucks, birthday parties, and other social events. The councils also mediate problems that arise within the building between tenants. Littleton's Bradley House and Amity Plaza maintain similar tenant based resident councils. At this time, none of the local housing authority residents have expressed interest in developing formal resident councils or resident management corporations.

PART II.E
Public Housing Strategy (91.210)

1. *Describe the public housing agency's strategy to serve the needs of extremely low income, low income, and moderate income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low income, low income, and moderate families residing in public housing.*

2. *Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))*

3-5 Year Strategic Plan Public Housing Strategy response:

LITTLETON HOUSING AUTHORITY (LHA)

The mission of the Littleton Housing Authority (LHA) is to strengthen their hometown by creating opportunities for diverse housing alternatives.

- ***Strategy to serve the needs of extremely low income, low income and moderate income families residing in the jurisdiction:***

LHA offers 143 units of public housing, 260 units of Section 8 New Construction and 288 Housing Choice Vouchers within the community. Included in the total are 311 apartments for the elderly and disabled and housing for families that includes two- to five-bedroom single family homes and duplexes. LHA owns and/or manages 542 units of affordable housing.

Residents pay approximately 30% of their gross income toward rent. Families may apply for housing on-line or in person at the administrative offices, located at 5745 S. Bannock Street, Littleton, CO, 80120. Waiting lists are maintained for each program. Preference is given to elderly and disabled persons.

LHA manages Geneva Village for the City of Littleton. There are a total of 28 units with rents below market. Resident must be at least 55 years old.

LHA also manages the Libby Bortz Assisted Living Center. The Center consists of 111 individual units designed for the frail elderly. Residents must be at least 62 years of age with income below 60% of AMI. Amenities include 24-hour protective oversight, three meals per day plus snacks, weekly housekeeping, weekly laundry services, and activities. Monthly rates are $1,578 for one person and $2,303 for couples. Medication administration, bathing and dressing assistance is also available for a nominal charge.

The LHA Rehabilitation Program provides low interest loans to Littleton homeowners for home renovations. The Rehabilitation Coordinator works with homeowners whose incomes are below 80% of AMI. Renovations include, but are not limited to, energy conservation, health and safety issues, handicap accessibility retrofits, new furnaces, windows, and roofs.

LHA purchased three properties on West Powers Circle in October 2008. These properties are over 40 years old and, while in good condition, need upgrading and renovation. There are a total of 69 units, consisting of efficiency, one-, two- and three-bedroom units. LHA will be applying for Low Income Housing Tax Credits (LIHTC) from the Colorado Housing and Finance Authority in May of 2009. These tax credits will enable the replacement of roofs, windows, boilers. In addition, new kitchens and bathrooms and carpeting will be installed in all apartments. Special attention will be given to energy efficiency and sustainability. Recycled materials, solar and high efficiency heating and cooling systems will be used whenever possible. After renovation, units will be offered to residents whose income falls between 30% and 60% AMI. It is anticipated that many of the current residents will be eligible for the newly renovated units and will remain in place.

The Housing Board of Commissioners and staff of LHA are committed to offering the highest quality housing that is financially feasible and will be focusing future efforts on the revitalization of Northeast Littleton. With the planned renovation of the newly acquired units on West Powers Circle and the redevelopment of two of the public housing sites, as well as the ongoing renovations and enhancements to other LHA units, the agency continues to create opportunities for diverse housing alternatives while strengthening the community.

- ***Revitalization and restoration needs of public housing projects***

LHA is currently in the process of submitting an application to HUD for the demolition of 20 public housing units and replacing them with 70 multi family units. The existing units, all duplexes, were built in 1975. The duplexes have an average size of 700 to 800 square feet per unit and the majority of the units have two bedrooms. A recent study showed the need for additional mixed income one, two-, and three- units. The land that the small duplexes are on could be used for updated apartments serving small to mid sized families. It is not known what the unit mix will be and what the total net gain in the number of bedrooms will be; however, it is anticipated that there will be no loss in the total number of bedrooms. HUD must review and approve LHA's proposal prior to the demolition of any units.

LHA receives over $200,000 per year from HUD for capital fund expenditures. These funds are used for upgrades to the housing and Bradley House, including but not limited to, weatherization and insulation, carpet replacement, cement replacement, energy efficiency and building systems replacement and upgrades.

- ***Strategy for improving the living environment of extremely low income, low income and moderate income families residing in public housing***

With the use of the Capital Funds from HUD, LHA is able to improve the living units as mentioned above.

In addition, LHA funds two Resident Services Coordinators. The Coordinators provide information and assistance to LHA family residents for education and employment and health, homemaker, transportation and insurance to the senior residents.

Various activities are sponsored throughout the year for both families and the elderly. Events such as sock hops, family holiday parties, lectures are on-going at all sites.

There is currently a computer lab at Bradley House and the Libby Bortz Assisted Living Center for resident use. Plans are underway to construct new computer labs at Amity Plaza and Alyson Court.

ENGLEWOOD HOUSING AUTHORITY (EHA)

The mission of the Englewood Housing Authority (EHA) is to assist lower income families, in a non-discriminating manner, with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives.

- ***Strategy to serve the needs of extremely low income, low income and moderate income families residing in the jurisdiction:***

EHA's goal is to expand the housing opportunities for low income families beyond traditional programs and at the same time reduce dependency on federal funding by assisting families in moving from subsidized renting to homeownership; building or acquiring additional affordable rental housing units for the residents of EHA's community without public housing development funds; and developing housing units which will be accessible and available to persons with disabilities.

EHA offers 216 units of public housing, and 570 Section 8 Housing Choice Vouchers within the communities of Englewood and Sheridan. Included in the total are 204 apartments for the elderly and disabled, and housing for families that includes two- to four-bedroom single family homes and duplexes.

Residents pay approximately 30% of their gross income toward rent. Families may apply for housing online or in person at the administrative offices, located at 3460 South Sherman Street, Englewood, CO 80110. Waiting lists are maintained for each program.

EHA's two elderly/disabled developments are called Simon Center and Orchard Place.

Simon Center is a seven-story high-rise building with 104 one-bedroom units. The building houses primarily elderly residents, and includes laundry facilities on floors 2-7, a multi purpose community room and a library. Simon Center is located one-half block from a central RTD bus line and across the street from the Malley Center senior recreation center.

Orchard Place is a seven-story high-rise building with 100 one-bedroom units. The building houses elderly and disabled residents, and includes laundry facilities on floors 2-7, a multi purpose community room and a library. Sixteen of the units are accessible to the disabled. Orchard Place is located on a central RTD bus line and across the street from the Malley Center senior recreation center.

Additionally, EHA has a market rate apartment called the Normandy Apartments. The building consists of 42 newly remodeled, affordable one- and two-bedroom apartments: one-bedroom, $575; two-bedroom, $700. It is located within walking distance of Swedish and Craig hospitals and is within five minutes drive or RTD bus ride to the CityCenter light rail stop and numerous city retail locations.

Another goal of EHA is to explore new opportunities to expand the stock of affordable housing. As previously described in other sections, EHA opened a 62-unit senior/disabled apartment in December of 2008, and is pursuing other opportunities whenever feasible.

- ***Revitalization and restoration needs of public housing projects***

EHA did not identify any needs, but noted that one of their goals is to enhance the image of affordable housing in the community by improving the street appearance of the buildings.

- ***Strategy for improving the living environment of extremely low income, low income and moderate income families residing in public housing***

The final goal of EHA is to manage the public housing and tenant-based housing programs in an efficient and effective manner emphasizing customer service.

Consolidated Plan's Coordination with Housing Authority Needs

The findings of the County's Housing Needs Assessment (HNA) correlate with the results of the housing authorities' waitlist surveys, the telephone survey, and the Provider and Citizen surveys. Affordable housing, particularly for extremely low income renters earning less than $20,000 was a commonly noted need. The County's Five Year Consolidated Plan goals are geared towards the finding that there is an affordable rental gap of 5,600 units for extremely low and low income renters. This finding is supported by the waitlist survey finding that 75% of those on the waitlist earn less than 30% of the AMI.

Families with children make up 74% of the waitlist, indicating that both small and large related families' needs are not being met. Families with disabilities comprise another 11% of the waitlist, while elderly with disabilities consist of 2% of the waitlist. Elderly without disabilities comprise 8% of the waitlist. It appears that the housing authorities are close to meeting the needs of elderly with disabilities, and should continue to give them preference, but should also focus on the other categories. As noted under Specific Housing Objectives, Part II.C., the County's Plan supports increased goals for small and large families at or below 50% of the AMI, with level goals for the elderly, and new goals for special needs group homes.

As part of the citizen participation process, the County held a special focus group for public housing residents, which was well attended. Residents did not bring up any complaints on management. Additionally, the County's Senior Resources Division has actively recruited elderly housing authority residents to become members of the Community Services Block Grant (CSBG) Advisory Committee. This committee meets on a quarterly basis.

The County continues to offer a First Time Homebuyer (FTHB) program, and Section 8 homebuyers may use this program. Englewood has a staff member that administers the Family Self Sufficiency (FSS) program who works directly with the Colorado Housing Assistance Corporation for interested Section 8 homeowners.

Part II.F
Specific Special Needs Objectives (91.215)

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*

2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

3-5 Year Non-homeless Special Needs Analysis response:

The numbers used in the attached Appendix 9.C were pulled from the 2000 Census data for Arapahoe County. Various special needs non profit organizations were contacted to provide input on the needs and goals for the populations indicated.

Specific Special Needs Objectives are integrated into the Specific Housing Objectives section, Part II.C, and the Community Development section, Part IV.A. The County's goal is to provide assistance to 2-3 group homes in the next five year period, as well as to assist 3 facilities for the disabled.

Disabled Persons

According to the data available from the 2000 Census, Deer Trail, Englewood and Sheridan have the highest number of persons with disabilities as a percentage of their total populations. This could cause difficulties for these municipalities as their smaller, lower income populations will be unable to support the public or private rehabilitation necessary to aid accessibility for these disabled citizens. There was a significant increase in the disabled population between 1990 and 2000 for all ages and jurisdictions, but most specifically for the under age 64 population.

The growth in the number of persons with disabilities has been phenomenal over the last two census periods, with the unincorporated areas staying fairly steady, but Englewood and Sheridan increasing by about five times. This growth is primarily a result of the Census changing their method of collect disability information from the 1990 Census to the 2000 Census:

- The 2000 questions changed significantly from the 1990 questions. New 2000 questions cover the major life activities of seeing and hearing and the ability to perform physical and mental tasks.

- These questions collect data on the disability status of children 5 years and over as well as adults. The 1990 questions collected data only for persons 15 years and over. [21]

Arapahoe County and the participating municipalities have utilized CDBG and other funds to provide better public access to disabled persons in the area. Arapahoe County has provided many sidewalk ramps and accessible entrances to all County buildings. The cities of Littleton, Englewood, Glendale and Sheridan have all provided sidewalk ramps in their respective cities, while Sheridan and Deer Trail have improved accessibility to the city administration building and the Town Hall, respectively. Centennial has begun to install audible pedestrian crosswalks at high use intersections in their community, as requested by blind citizens.

Developmental Pathways and Jewish Family Services are currently addressing the need for assisted housing for persons with disabilities. Developmental Pathways receives funds from an Arapahoe County mil levy. In 2008, there was a bill on the State ballot to "end the waitlist" by amending the constitution to provide tax revenue to agencies serving the developmentally disabled. Unfortunately, with the difficult economic times, the measure did not pass.

The County assisted Developmental Pathways with the acquisition of two single family homes in Centennial. The two homes, purchased with HOME funds, have been rehabilitated and are now permanent housing for 12 developmentally disabled adults. The newly rehabilitated homes are energy efficient, fully accessible, durable, and comfortable.

Jewish Family Services has received CDBG funds to rehabilitate a group home for the developmentally disabled. In 2006, the kitchen was remodeled, and other interior improvements made, with CDBG funds, and in 2007 the heating system was addressed.

Additionally, Community Housing Development Association (CHDA), working with Developmental Pathways, Arapahoe/Douglas Mental Health Network, and Arapahoe House, provides permanent special needs housing at Willow Street and Lara Lea Apartments. In late 2007, CHDA purchased the Presidential Arms Apartments in Englewood, with the assistance of HOME funds. This apartment building will serve 33 low income and special needs households. The rehabilitation of this apartment building is complete, and the project will be closed in IDIS in 2009.

Rebuilding Together specializes in rehabilitation and handyman services for elderly and disabled residents, including the installation of handrails, grab bars, and ramps. Additional assistance is being provided through rehabilitation programs, which may be used by qualifying homeowners to improve accessibility for disabled family members.

Further assistance in terms of housing, job training, and medical assistance is needed by this population.

Many of the agencies that provide housing for special needs in our community also provide housing for the homeless.

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[21] From the U.S. Census website, accessed 3/19/09.
http://www.census.gov/population/www/cen2000/90vs00/index.html

Other Special Needs Populations

The Arapahoe/Douglas Mental Health Network is always exploring possible future housing projects to add to its constantly expanding range of services. They opened the Bridge House and the Santa Fe House in 2005 and work with CHDA for permanent housing at Willow Street, Lara Lea apartments, and Presidential Arms; all three are HOME supported projects.

Victims of child abuse and neglect in Arapahoe County are seen by the Child Advocacy and Family Resource Center, Inc. (SungateKids.) The Center offers a safe, family oriented environment for the evaluation, assessment, and medical evaluation of abused children. The County has found this to be a facility whose needs increase yearly and has allocated CDBG funds to this agency in the past, most recently to replace worn carpeting in the facility in 2007.

Family Advocacy, Education, Support, Inc. (FACES) provides families with home visitation services, which will include (as appropriate) family assessment, in-home counseling, case management, intervention for children, and advocacy services. FACES received public service CDBG dollars in the past and will receive CDBG in 2009.

Teen-aged drug and alcohol abusers and abused teens in Arapahoe County receive treatment from Adventures in Change, a residential school/treatment center. The on-site school serves day students that have been expelled from area public school systems.

The Third Way Center provides residential treatment for teenage mothers, and their babies, who suffer from mental health problems. The Center works off the Continuum of Care model, and works to promote young mothers to self-sufficiency and competent parenting. CDBG public facility dollars were used in 2007 to replace splintering flooring in this facility, increasing safety and sanitation.

According to the most recently published City and County of Denver CAPER[22], HOPWA project sponsors served 366 households with short-term assistance and 104 households with long-term assistance during the program year 2007.

[22] City and County of Denver Draft 2007 CAPER, accessed online 2/12/2009 http://www.milehigh.com//resources/custom/pdf/housing/CAPER2007DRAFT.pdf

PART II.G
Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. *Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.*

2. *Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.*

3-5 Year Strategic Plan Barriers to Affordable Housing response:

Fair housing issues arise in Arapahoe County along with the lack of affordable housing. Low income workers are unable to afford homes in areas where they work. This, though not technically a discriminatory practice, limits the diversity of an area.

In 2008, Arapahoe County contracted with BBC Research & Consulting (BBC), a Denver-based economic consulting firm that specializes in housing studies, to conduct an Analysis of Impediments to Fair Housing Choice (AI) for the County. The AI is a HUD mandated review of impediments to fair housing choice in the public and private sector and involves:

- A review of a city's/county's laws, regulations, and administrative policies, procedures, and practices;
- An assessment of how those laws, policies and practices affect the location, availability, and accessibility of housing; and
- An assessment of public and private sector conditions affecting fair housing choice.

According to HUD, impediments to fair housing choice are:

- Any actions, omissions, or decisions *taken because of* race, color, religion, sex, disability, familial status, or national origin that restrict housing choices, or the availability of housing choices.
- Any actions, omissions or decisions that have the effect of restricting housing choices or the availability of housing choices *on the basis of* race, color, religion, sex, disability, familial status, or national origin.

Although the AI itself is not directly approved or denied by HUD, its submission is a required component of a city's, county's, or state's Consolidated Plan performance reporting.

HUD desires that AIs:

- Serve as the substantive, logical basis for fair housing planning;
- Provide essential and detailed information to policy makers, administrative staff, housing providers, lenders, and fair housing advocates; and
- Assist in building public support for fair housing efforts both within a city's/county's boundaries and beyond.

Arapahoe County does not have an additional Fair Housing Ordinance, nor do any of the incorporated jurisdictions within the County. As such, state and federal fair housing laws are the primary acts that govern fair housing in the County and cities.

The AI focused primarily on Arapahoe County, excluding the City of Aurora. However, because fair housing conditions in Arapahoe County are influenced by demographic and housing conditions in surrounding communities, statistics for the Denver metro area were also reported where relevant.

The City of Aurora is an entitlement community, receiving an allocation of HUD block grants separate from Arapahoe County. As such, the city completes its own AI. Additionally, the cities of Bow Mar, Columbine, Cherry Hills Village and Foxfield choose not to participate in receiving CDBG fund and therefore were not included in the AI.

Identification of Impediments

Affordability. About half of the County's renters earned enough to afford to pay the median rent of $794. The County's rents are lower than the seven-county and City and County of Denver average. Affordability varies by location, however, with the most affordable units located in Glendale and Aurora.

The vast majority of for sale units that are affordable to households earning less than the median income are located in the Sheridan/Englewood/north Littleton area or Aurora. Aurora and Englewood provide Arapahoe County with a substantial portion of the County's for sale affordable housing options. Of the single family units affordable to households earning 80% or less of the AMI ($57,440) in the 13 communities in Arapahoe County, 92% of those units were located in Aurora and Englewood.

The County's subsidized/assisted housing is mostly located in the west central portion of the County and the Four Square Mile unincorporated area. Fewer units are available in the central and eastern portions of the County.

Concentrations. The Census block groups that have the highest percentages of persons with disabilities are located in Sheridan/Englewood/north Littleton and parts of Aurora. The County's African American/Black population is almost entirely located in Aurora; the County's Hispanic population is very concentrated in portions of central Aurora and some parts of Sheridan, Englewood, and north Littleton. The County has fewer concentrations of single parents and large households.

Residents are less concentrated by income than by race and ethnicity. Lower income households and persons living in poverty reside in many areas of the County.

Zoning and land use. In general, most of the communities in Arapahoe County address the need for affordable housing, but some (Englewood and Littleton) do this much better than others.

Most communities have very strict regulations governing the permitting and location of group homes and, combined with NIMBYism against such developments, make it challenging to have group homes built.

Arapahoe County and its communities are fairly restrictive in their required minimum lot sizes for single family dwellings in "high density" zones. The smallest is in Englewood at 4,500 square feet; the largest, in Greenwood Village is 10,000 square feet. Greenwood Village requires that dense, multi family developments be in very close proximity to major employment centers, restricting their location and development. Greenwood Village also has a restrictive definition of family that could prevent extended family members from residing in the same homes.

Finally, the County's development fees are some of the highest in the metro area, largely as a result of high water and sewer fees established by various special districts.

Fair lending. African Americans/Blacks, and to a lesser extent, Hispanics, who apply for mortgage loans have much lower probability of getting their application accepted than Caucasian/White applicants. Loans to African Americans/Blacks were denied 15% of the time; for Hispanics, 11% of the time. This compares to 7% for Caucasians/Whites. In general, Arapahoe County residents may fare better with local institutions since local institutions have much higher loan acceptance rates on mortgage loans. However, local lending institutions are less likely to receive applications from minority borrowers and the Minority- Caucasian/White disparity in denials is no better with local institutions.

In addition, African Americans/Blacks and Hispanics were twice as likely to get subprime mortgage loans than Caucasians/Whites. Subprime lending activity in the County in 2006 was very much concentrated in parts of Englewood and Sheridan.

Legal cases and complaints. Between 2002 and 2007, there were 89 fair housing complaint cases in Arapahoe County. The most common fair housing complaints in Arapahoe County involved the following:

- Predominantly in Aurora, failure to rent or offering unequal rent terms and conditions because of race and/or national origin.
- Homeowners associations (HOAs) refusing to make reasonable accommodations for persons with disabilities.
- HOAs refusing to let children play in common areas and/or use the community pool during certain hours.

- Neighbor harassment—e.g., calls because a neighbor is allegedly making too much noise. The neighbor feels that call was motivated by discrimination based on race/national origin rather than actual noise.

Community input. 5% of Arapahoe County residents say they have faced some type of housing discrimination[23]. Those who say they have experienced discrimination report that it is mostly race-based. Residents who have experienced discrimination usually do nothing about the occurrence.

The following impediments to fair housing choice were identified through the AI:

1. Complaint evidence suggests some real estate companies are ignorant of and/or do not comply with fair housing laws. The majority of the fair housing complaints filed with HUD between 2002 and 2007 were filed against real estate companies—such as homeowners associations, condominium or apartment complexes, property management agencies and real estate agents. The top violations that the complaints alleged included discrimination in the terms, conditions, services or privileges related to the rental or sale of property (37%); failure to make reasonable accommodations (18%); coercion (15%); and refusal to rent (11%).

In addition, the Colorado Civil Rights Division (CCRD) mentioned that complaints in Arapahoe County often concern homeowners associations refusing to make reasonable accommodations for persons with disabilities, in addition to refusing to let children play in common areas and/or use the community pool during certain hours.

2. Residents experiencing discrimination in housing "do nothing." 5% of respondents to the resident telephone survey said they have experienced housing discrimination at some point. These data suggest that about 24,000 people in the County have experienced discrimination. Although this proportion is relatively low (Denver is 10%), discrimination should be a concern if it is experienced at all.

When County residents experience discrimination, most do nothing about it and few take action to report it. Of the Arapahoe County residents surveyed who felt they had experienced discrimination, the majority "did nothing" about it (73%). Only 2 respondents took some type of action either to obtain information or to report their situation, and one respondent did not know or remember what they did about the discrimination.

3. Lack of easily accessible information about fair housing. Fair housing information could be made more accessible by providing information on County, municipality and/or housing authority websites. The lack of known discriminatory activities in the County may not have necessitated fair housing informational campaigns in the past, but such information should be available to people who feel they have been discriminated against and are seeking assistance. When asked "If you wanted to know more about your fair housing rights, how would you get information?", most survey respondents said they would consult the internet, followed by local government sources—suggesting that information about fair housing rights in the County should at least be disseminated through websites and available at government offices.

[23] Based on a random sample telephone survey of 250 Arapahoe County residents at or below 100% of the AMI. Survey was conducted by Davis Research.

4. NIMBYism. Housing providers who participated in the focus group and other interviewed for the AI mentioned "Not in My Back Yard Syndrome" as being a potential impediment to fair and affordable housing. Citizen opposition to affordable housing and housing for special needs populations may discourage developers from pursuing such developments.

5. Barriers to affordable housing development. Developers and housing advocates pointed to the high cost of land and the lack of developable land in Arapahoe County as being a primary barrier to affordable housing development. Aging or nonexistent infrastructure in the County was also cited as a barrier.

In the land use and zoning review, the AI found a number of ways to encourage more affordable and workforce housing in the cities and County, broadening the opportunity for the workers in the County to also be residents. These include:

- Allowing more variety in development types including small lot single family detached units and mixed income communities.

- Expanding the location of affordable housing beyond the Sheridan/ Englewood/north Littleton area and Aurora through infill and new development. Allowing high density in other portions of Greenwood Village (other than near employment centers) and actively encouraging mixed income communities in undeveloped portions of the County.

- Ensuring that requirements for public hearings and special permitting processes do not prohibit the development of group homes, especially as the County's residents age and demand more nursing and rehabilitation services.

BBC's Recommended Fair Housing Action Plan

The bulk of the County's current fair housing activities exist to address one of the largest problems in the County—lack of affordable housing. The County emphasizes and encourages affordable housing residential development. The Arapahoe County Comprehensive Plan 2001 includes a lengthy discussion of affordable housing needs found within the County, as well as policies. Key points of the document include a focus on a diversity of housing types and a reduction in low-density housing patterns. Despite the goals, the County has not seen the development of many high-density, housing units targeted to workforce. According to County planners, developers are not taking advantage of the allowances for density.

The County's 2008 Action Plan proposed that CDBG funds be used for several key affordable housing activities: down payment assistance for homebuyers, acquisition of land for affordable-housing development; support of owner occupied rehabilitation programs; and assistance in the acquisition of homes to be used as group homes for the developmentally disabled. In addition, the Action Plan proposed to allocate funds to provide foreclosure counseling and emergency assistance for persons at risk of homelessness and to others in need, and landlord/tenant counseling associated with renters' rights and fair housing issues.

To address the other impediments identified above, the AI consultants recommended that Arapahoe County undertake the following fair housing activities during 2009 to 2013.

Action Item 1. Raise the visibility of fair housing and the complaint process. As mentioned previously, when asked what they did when discriminated against, most survey respondents said they "did nothing" about the discrimination. Few took some type of action either to obtain information or to report their situation. When asked where people would go to know more about their fair housing rights, the top three responses included: the internet, a local government information sources or official, and public housing authorities.

A review of Arapahoe County, the participating municipalities and the public housing authorities websites found very little information about fair housing. There are many ways to create a website to improve the County's ability to communicate fair housing information. In addition, the County's point person to take fair housing inquiries should be known to all municipalities. The following are suggestions to help make an effective and user-friendly website.

- **Define fair housing.** Discuss what fair housing is and provide the basics of the federal Fair Housing Act and Colorado's Fair Housing Act, including a list of the protected classes. Web links to each of these Acts are also recommended.

- **Fair housing information packet.** Provide information to assist the visitor with fair housing issues and make available, upon request, a packet of information concerning fair housing.

- **Links to other important websites**. Provide links that residents could click on for more information and with contact information if residents believe they have been discriminated against. At a minimum, provide links to:

  - The Colorado Civil Rights Division webpage at http://www.dora.state.co.us/civil-rights/, which contains information about the intake process for filing a fair housing complaint; and

  - HUD's fair housing information page at http://www.hud.gov/offices/fheo/FHLaws/index.cfm and HUD's webpage that contains information and a form to file a fair housing complaint (http://www.hud.gov/complaints/housediscrim.cfm).

  - The State Division of Housing's searchable database for affordable housing: http://www.coloradohousingsearch.com/?content=Search.

Action Item 2. Provide outreach and education to real estate companies, government staff and officials, and the community. Arapahoe County should create a plan to raise its fair housing visibility through public outreach and education. The County and the Colorado Civil Rights Division (CCRD) should conduct presentations and

distribute information about fair housing at first targeting Homeowners Associations (HOAs) and government staff and officials.

BBC recommends that the County coordinate with CCRD to develop a presentation and brochure targeted to HOAs and real estate professionals that gives information about fair housing laws and provides examples of how HOAs might create impediments to fair housing choice and violate fair housing laws in their activities. The brochures should be distributed to all HOAs, units of local governments, and real estate professionals who are active in the County. New HOAs throughout the County that are formed as subdivisions are developed should receive a presentation on fair housing laws.

It is also recommended that the County sponsor two training sessions, one targeted to HOAs, and another targeted to planning staff who review development applications and development covenants (CC&Rs). The training can be provided through CCRD. The training should review the basics of fair housing, and identify the most common types of violations in Arapahoe County and how they can be prevented.

Action item 3. Modify zoning and land use regulations and offer incentives to create more mixed income communities for workforce, seniors, and others with affordable housing needs.

Currently, incentives for affordable housing creation are provided to developers on a case by case basis. It is recommended that the County take the lead in standardizing these incentives and encourage the communities within the County to follow suit. These incentives could include:

- *Waiver of fees and other assistance.* Housing providers need help paying for the gap between development costs and affordable housing sales price requirements. Ways in which the County and cities could assist in providing subsidies include reduced or waived planning and impact fees (such as water and sewer fees) for affordable developments.

- *Fast Track development approval process.* An expedited review process also called “fast track approval,” would help to reduce development costs. The idea is that developments with an affordable component go to the top of the development review pile, and the review process is guaranteed to occur within a certain number of days and be as transparent as possible. Expedited review works best in communities where the review process is lengthy.

- *Energy efficiency rebate.* Housing developers would like to see a replacement of the Energy Efficiency Rebate through the State and Xcel. Several of the developers are improving the energy efficiency of the homes through improved insulation, windows, doors, etc. They see it is a future cost saving method for the homeowners.

- *Assistance from the County and cities within the County in obtaining funds from agencies.* To make the economics of affordable housing work, developers must bundle several sources of development subsidies. Continued support and assistance from Arapahoe County and its

communities in securing the various types of funding would help facilitate affordable housing development and attainment. Although the current market is not looking to build, direct assistance with down payments would benefit households finding affordable housing.

The incentives should be targeted to developers who are providing deeply subsidized housing (0-50% of AMI); mixed income communities that provide a variety of housing types; and infill development in areas where little affordable housing exists.

In addition, the County and its cities—particularly those with the largest minimum lot sizes—should reduce their minimum densities and expand high density zones to allow a greater diversity of housing types throughout the County.

Action item 4. Continue leading affordable housing development efforts. Arapahoe County has set numerous goals and objectives around affordable housing and special needs housing in its Comprehensive Plan 2001, and also supports affordable housing through the Consolidated Plan. Its targeted areas through its Consolidated Plan appropriately focus on the greatest areas of need in the County—rehabilitation, creation of affordable housing and assisting its special needs populations with services and housing.

Arapahoe County's Response to BBC's Recommended Fair Housing Action Plan

The County intends to follow BBC's recommendations on Action Items #1 and #2. Strategies for implementing aspects of Action Item #3 will be discussed and Action Item #4 is an ongoing effort in the County.

Part III - HOMELESS

Part III.A
Homeless Needs (91.205 (b) and 91.215 (c)) and Homeless Inventory (91.210 (c))

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A (Appendix 9.D.). The summary must include the characteristics and needs of low income individuals and children, (especially extremely low income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. 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.

Homeless Inventory- The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A (Appendix 9.D.). These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low income individuals and families with children (especially extremely low income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Needs and Homeless Inventory response:

HOMELESS NEEDS

According to the 2007 Point-In-Time survey completed by the Metro Denver Homeless Initiative (MDHI), 81% of the homeless population in Arapahoe County consists of families; 73% of the County's homeless population included families with children. These families may or may not be on the streets, but are often doubled up with relatives or staying in cheap hotels/motels. Arapahoe County also reports almost twice as many homeless women than men (64% female to 36% male); in the entire Metro Denver analysis the split appeared opposite with nearly 60% male to 40% female. Demographic details are found in the following chart.

Exhibit III.A.1
Characteristics of Homeless Population, Arapahoe County, January 2007

	Number	Percent
Homeless population	687	
Gender		
Male	101	33%
Female	207	63%
Race/Ethnicity		
Asian	5	2%
African American	77	28%
Native American	15	5%
White	140	50%
Mixed	27	10%
Other	15	5%
Hispanic	67	22%
Household Situation		
Single	113	19%
Single parent	117	48%
Couple with children	38	21%
Couple without children	30	9%
Grandparent with children	4	2%
Other	3	1%
Households without children	139	26%
Households with children	166	74%

	Number	Percent
Special Needs		
Mental illness	80	25%
Physical/Medical condition	74	23%
Substance abuse	69	22%
Developmental disability	17	5%
HIV/AIDS	5	2%
Why Homeless		
Lost Job - Cannot find work	89	28%
Wages Too Low	33	10%
Family Break up, Death	72	23%
Abuse or Violence	51	16%
Runaway from Home	9	3%
Discharged from Jail/Prison	24	8%
Medical Problems	37	12%
Eviction/Foreclosure	47	15%
Housing Cost Too high	76	24%
Utility Costs Too High	34	11%
Alcohol, Drug Abuse	40	13%
Mental, Emotional Problems	47	15%
Other Reason	32	10%
Chronically homeless	2	0.6%

Note: Not all percentages may add to 100%, due to rounding.
Source: Metro Denver Homeless Initiative, 2007 Point-in-Time Count.

Per the same study, there were 308 people in Arapahoe County personally interviewed during the survey, and those 308 people supplied information on their households, which brings the estimated number of homeless persons in the County to 687.

8.2% of the metro homeless population stated that Arapahoe County was their last permanent home. Of that 8.2%, 42% spent the night of January 29, 2007 in Arapahoe County, while 58% spent that night in Denver and other jurisdictions. A major obstacle to meeting these underserved needs is the transient nature of the population, as well as the high costs of land and housing in Arapahoe County. The numbers illustrate that the homeless issue is better addressed in our area through the metro-wide effort rather than through each jurisdiction duplicating services, funding and efforts individually.

The Point-In-Time Homeless Count indicated that over half of those counted in Arapahoe County were either staying temporarily with family or friends or in hotels/motels. This housing situation makes the homeless families nearly invisible, and yet very much in need. Once again, this statistic reinforces the theory of homelessness in Arapahoe County. If the family can get back on its feet before the relative or friend asks them to leave, traditional counts would not even be aware of the situation. The homeless families appear to try to utilize every avenue of their own support systems first, and only approach more structured or institutionalized facilities when all else fails.

Many schools in the area report cases of families doubling up; schools were an area the count was unable to reach. There seems to be a much larger percentage of homeless

families that double up to try and keep their children in the same school and cause as little disruption as possible to their children's school lives.

The next most common living situation involved a time-limited transitional facility. The Urban County has two housing complexes that provide transitional units with case management: the Renaissance at Loretto Heights and Arapahoe Green (discussed later). An emergency shelter for women and children is located in Englewood, House of Hope, but serves the western portion of Arapahoe County. This facility was purchased with a CDBG grant from Arapahoe County, the City of Centennial, and State of Colorado funds. The facility had been discussed for a long time and was on the wish list of many agencies in the County. The funding has provided the ability to serve 205 clients over the year in this shelter facility, providing a total of 8,096 shelter nights. House of Hope provides 30 beds. As previously discussed, the County continues to fund the House of Hope staff with CDBG monies. 2007 CDBG funding provided a new hot water heater to the facility. 2008 CDBG funding is being used to improve the rear exit with a handicapped ramp and the rear storage/deck structure, as well as exterior paining. In 2009, CDBG funding will be used to replace the facility's flooring.

The most prevalent reasons given for homelessness in the Urban County were "lost job/can't find work," followed by "housing costs too high,' and "family break-up/death." Arapahoe County has had many layoffs in the last several years with the added problem of high housing costs. As mentioned previously, these high housing costs have created a situation in which many families are paying more than 30% of their income for housing. Many more residents who currently have reasonable housing and a regular source of income are threatened by homelessness. Persons depending on unemployment, disability, or other benefits, as well as the working poor, are particularly at risk, as layoff, severe illness, or problems as seemingly simple as emergency car repairs or medical treatment can quickly push a subsistence household into financial crisis and foreclosure or eviction. The County is funding Brothers Redevelopment Inc. (BRI) with CDBG to provide foreclosure prevention counseling.

One-quarter of homeless persons in Arapahoe County reported that they had a serious mental illness, while 23% reported that they had a serious medical or physical condition. Almost 22% reported alcohol or drug abuse. These are special needs populations that non profits such as Arapahoe/Douglas Mental Health Network (ADMHN) and Arapahoe House serve.

At risk of homelessness. While 687 persons were identified as homeless in Arapahoe County from the MDHI survey, many more can be considered at risk of becoming homeless. In 2006, 58,539 persons in the County were living in poverty. In addition, there were 32,418 *severely* cost burdened, paying 50% or more of their incomes for housing costs, in Arapahoe County in 2007. These populations represent those persons most at risk for homelessness in the future.

Homelessness and foreclosure. In 2007, Arapahoe County had 13,556 *severely* cost burdened households with a mortgage. These are the households most at risk for foreclosure and possible homelessness, although foreclosure has, in recent times, affected all income brackets. It is the combination of low income and cost-burdened with a mortgage, however that creates a strong risk profile.

HOMELESS INVENTORY

Arapahoe County does not receive funds specifically for the homeless population from HUD through Emergency Service Grant (ESG) funding. However, the County provides $30,000 General Fund monies for County Housing Authority activities which are ineligible costs under HUD grants including those that alleviate homelessness issues. The Division Manager for HCDS serves on the Metro Denver Homeless Initiative (MDHI) Board and serves as the point of contact for MDHI's Point-in-Time survey for the County. Staff also serves on MDHI's SuperNOFA application review committee. Arapahoe County works with MDHI in providing services through a Continuum of Care format. MDHI coordinates the SuperNOFA grant for federal funds to assist the homeless. MDHI also coordinates the point in time homeless survey, most recently conducted on January 27, 2009. Unfortunately, the survey data will not be available until May 2009.

Exhibit III.A.2. shows transitional and permanent housing services made available with $131,326 in 2007 SuperNOFA funds:

Exhibit III.A.2. SuperNOFA Funded Transitional and Permanent Housing Beds, 2007

	Number of Beds
Transitional Housing	
Family Tree (Aurora)	5
Interfaith	19
Mile High Ministry (Aurora)	75
COMITIS (Aurora)	18
Permanent Housing	
Arapahoe Douglas Mental Health Network (ADMHN)	21
Aurora Mental Health (AMH)	25
Forest Manor (Aurora)	86
Lima Street (Aurora)	15
Total	264

Source:
Arapahoe County Consolidated Performance Review, dated 12/12/07.

Arapahoe County provides direct funding to non profits for their operating costs through the "Aid to Agencies" fund totaling $1,552,000 as described in the "Anti-Poverty Strategy" in Section I.V.B.

Arapahoe County's Human Services Department is a key agency in providing assistance to homeless families. Along with providing direct benefits, such as Temporary Aid to Needy Families (TANF), food stamps (SNAP), Medicaid/Medicare, and Social Security and Social Security Disability (SSI/SSDI), this Department provides emergency rental assistance, in the form of utility assistance, rental assistance, and motel vouchers, using the County's General Assistance (GA) fund. Additionally, the Community Resources Department's Arapahoe Douglas Works! (ADW!) provides limited rental assistance services for clients receiving case management. These programs do not use CDBG or HOME funding and are not administered through HCDS, but provide a much needed service in the County.

The Colorado Coalition for the Homeless (CCH) operates a facility in unincorporated Arapahoe County, near Sheridan, that houses transitional homeless and low to moderate income persons with 25 units, called Renaissance at Loretto Heights. The Arapahoe County Commissioners donated the land for this 75-unit mixed income facility. Inter-Faith Task Force, a non profit agency, provides case management services. Also, the Coalition does house some transitional homeless in Rocky Mountain Housing Development Corporation's (RMHDC) Arapahoe Green Townhomes in unincorporated Arapahoe County.

The County has CDBG and HOME funded projects that assist in the Continuum of Care including: Gateway Battered Women's Services, Third Way Center, Arapahoe/Douglas Mental Health, Developmental Pathways, Arapahoe House, Comitis, and others.

The Gateway Battered Women's Shelter in Western Arapahoe County houses approximately 100 people per year. These families are fleeing domestic violence, and yet the shelter must turn away families because of insufficient capacity. Possibly these women and children can stay in motels, or with relatives or friends for a while, but if not, they will likely live on the street or return to the battering situation. Past CDBG funding accomplished exterior and interior painting, handicapped ramps, gutters, and lighting for the residential facility. 2008 CDBG funding is replacing flooring and the play area ground cover.

Third Way Center operates the only licensed treatment program for teen mothers and their babies in the Denver metro area. This program resides in the City of Englewood. The house functions as a highly supervised "group home" type setting with 24 hour supervision, five masters level therapists and five bachelors level mental health workers, in addition to "floating staff members" that include: drug and alcohol treatment staff, a full-time M.D., a full-time nurse practitioner, clinical supervisors, vocational education coordinators and a licensed clinical psychologist. The County awarded CDBG funds to Third Way in 2007 to replace the flooring in the 7,600 square foot facility.

The Arapahoe/Douglas Mental Health Network (ADMHN) has several facilities in the Urban County that provide care for the chronically mentally ill. ADMHN opened two new facilities funded in part by CDBG in 2005, the Bridge House and Santa Fe House, which provide 32 beds for special needs housing. Bridge House is a short-term treatment facility that is used for transitioning recently released hospital patients back into their homes, or as a preventative measure to keep clients from requiring hospitalization. Santa Fe House provides long-term residential care and independent living skills for up to 16 persons at any time. Additionally, the Sycamore Street Center provides outpatient services, including case management, a day center for non-residential patients, and a medication-only program for clients that are able to otherwise live independently. The Star Clubhouse provides vocational training to residential program graduates.

ADMHN also owns two single family homes that each house three persons. In 2009, CDBG will be used to improve these group homes, including finishing the basements, expanding capacity of each home to six people. These clients would be on the verge of homelessness without this housing and services. ADMHN provides clients with 103 Section 8 housing vouchers and 20 Shelter Plus Care Rental Assistance documents from the Colorado Department of Human Services[24]. ADMHN is a member of the Community Housing Development Association (CHDA), which is a Community Housing Development Organization (CHDO). A minimum of 20% of CHDA's units are set aside for clients of the three member organizations which are ADMNH, Developmental Pathways, and Arapahoe House. ADMHN estimates an unmet need of 150 units.

Developmental Pathways, Inc. has facilities both in Aurora and the Urban County. This organization provides transitional and permanent housing for developmentally disabled individuals. This group is a prime example of true special needs, homeless population, as the average homeless shelter cannot provide the supervision or the physical accessibility needed to care for them. Developmental Pathways provides supportive housing for 370 County residents and has a lengthy waiting list of 232 persons. Developmental Pathways has purchased and rehabilitated two single family homes in Centennial for use as group homes for the developmentally disabled. Each house is now a permanent home to 6 residents as well as an onsite caregiver. Developmental Pathways is a member of CHDA, and clients have access to CHDA's housing developments. Arapahoe House has a waitlist of 45 units.

Arapahoe House is a non profit agency that provides treatment for individuals and families affected by substance abuse. Professionals assist drug and alcohol addicted individuals in a controlled environment. Provided services include detoxification, residential care, day care and outpatient treatment. In 2006, Arapahoe House received CDBG funds for the replacement of two HVAC units at the Berry Avenue facility, greatly increasing the habitability of the facility. In 2009, CDBG funds will be used to improve Arapahoe House's childcare center. Bathroom improvements are a reserve project in 2009, and will be funded if the budget allows. Arapahoe House has 72 Section 8 vouchers. Arapahoe House is a member of CHDA, and clients have access to CHDA's housing developments.

Arapahoe County and the City of Centennial provided CDBG funding to COMITIS Crisis Center, which provides crisis prevention and emergency shelter. The combined CDBG funding of $127,000 allowed COMITIS to install a fire sprinkler system in their new facility on the old Fitzsimons Military Hospital Base. Although located in the City of Aurora and Adams County, COMITIS' new crisis center has been one of the County's priorities, as it will be a cross-jurisdictional, regional facility. The facility opened its Fitzsimons site in the summer of 2007. At full capacity, it will provide 48 beds.

The Littleton, Englewood, Sheridan, and Arapahoe County Housing Authorities prevent homelessness through the provision of public housing, Section 8 rental assistance, and funds for owner-occupied housing rehabilitation.

Community Housing Services, Inc. provides landlord/tenant counseling, general housing referrals, counseling and case management. They field several thousand calls from

[24] Arapahoe Douglas Mental Health Network, 303-347-6461.

Arapahoe County residents each year seeking affordable housing options and those who are homeless.

When money gets tight, many households must make a difficult decision between paying for housing or food. The County supports several food banks through CDBG. The Salvation Army food bank will receive public service dollars for the purchase of food and supplies. CDBG will be used for improvements to the Wellsprings Anglican Church's food bank.

In addition to CDBG supported food banks, the County administers the Emergency Food Assistance Program (TEFAP). The program receives support from the U.S. Department of Agriculture and is administered through the Community Resources Department, Colorado State University (CSU) Cooperative Extension Division. TEFAP provides commodities to both individuals and organizations that prepare meals for needy people.

The City of Centennial continues to provide CDBG funding to a local Meals on Wheels program, the Town of Littleton Cares, Inc., which serves low income elderly and disabled persons. Though the persons using the service are not homeless, the funds they do not have to spend for food does help them pay their rent and keep them in their homes. Additionally, with 2007 CDBG funding the County provided two industrial/commercial freezers for The Senior Hub's Rural Meals on Wheels program to serve residents of Eastern Arapahoe County; 2008 and 2009 CDBG Public Service funding assists with operating support for this rural program. Finally, the County has funded Project Angel Heart Meal Delivery Program for many years, including this year, providing home delivered meals to 102 persons living with HIV/AIDS, cancer, or other life threatening illnesses. 2008 CDBG funding was used to assist Project Angel Heart's acquisition of a larger facility.

The County has funded four Community Housing Development Organizations (CHDO) HOME projects: Arapahoe Green, Willow Street, Lara Lea, and Presidential Arms, which set aside units for homeless and special needs/disabled residents. Arapahoe Green is run by Rocky Mountain Housing Development Corporation, Inc. (RMHDC) and provides 20% of the units (18-19) for transitional housing to homeless families. 2008 CDBG funding was used to improve Arapahoe Green by installing a multi purpose recreational area.

Willow Street is run by Community Housing Development Association, Inc. (CHDA), a partnership of three agencies (Developmental Pathways, Arapahoe/Douglas Mental Health Network, and Arapahoe House, Inc., described above) serving the special needs population, and sets aside 20% of the units (15-16) for persons with special needs. CHDA added to its special needs housing inventory in 2005 by acquiring the existing 38-unit Lara Lea Apartments in Littleton and set aside 20% of the units (seven to eight) for persons with special needs that might otherwise be homeless. Finally, CHDA purchased the 33 unit Presidential Arms in Englewood, which will have six to seven additional units designated for special needs tenants.

The County has dedicated CDBG to fund Catholic Charities for their emergency rental assistance program in 2008 and 2009. County funding will provide operating support for the program. The County worked with Catholic Charities during the 2006 and 2007 grant years to provide temporary tenant based rental assistance (TBRA) to Katrina Evacuees relocated to Arapahoe County.

The City and County of Denver is the lead agency for funding through the Housing Opportunities for Persons with AIDS (HOPWA) Programs. The County has signed an intergovernmental agreement with the City of Denver to provide these services through the Denver Eligible Metropolitan Statistical Area (EMSA). Arapahoe County supports the use of existing County housing assistance for AIDS patients, but currently has no specific plans to develop a housing facility for this special population.

Many other organizations exist in the Denver metro area serve homeless persons or individuals threatened by homelessness from Arapahoe County. Some of those organizations are:

Alternatives Pregnancy Center
Brandon Center
Bridgeway
Catholic Charities
Central Presbyterian Homeless Services

Denver Catholic Worker House
Denver Emergency Housing Coalition
Denver Indian Center
Denver Rescue Mission
Denver Urban Ministries
The Gathering Place
Interfaith Community Services
Sacred Heart House
Safehouse for Battered Women
St. Francis Chapel
St. Vincent de Paul
Samaritan House
Servicios de la Raza
Urban Peak

Part III.B
Priority Homeless Needs

1. *Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A (Appendix 9.D), the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.*

2. *A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.*

3-5 Year Strategic Plan Priority Homeless Needs response:

The numbers contained in the attached Exhibit 9.D are drawn from the Metro Denver Homeless Point in Time count of 2007.

The Colorado Division of Supportive Housing and Homeless Program (SHHP) provided the following method for determining the homeless gaps analysis:

> *Determination of Unmet Need For Emergency Shelter, Transitional Housing And Permanent Supportive Housing*
>
> *Data from the latest housing inventory was utilized to initially determine the number of beds available in emergency, transitional and permanent supportive housing for each population. This was then matched to the total number of homeless persons counted who were either residing in emergency shelter, transitional housing, permanent supportive housing or on the streets or other places not fit for human habitation. For individuals and families the unmet need for each category was then determined.*

Exhibit III.B.1.
Worksheet for Determining HUD Gaps Analysis

INDIVIDUALS	**Total Units**	**Total Persons Counted**	**Unmet Need**	**Gap**	**Determination process for unmet need/gap**
Unsheltered		102			
Emergency Shelter	0		51	51	50% of unsheltered persons plus 50% of persons in emergency minus total emergency beds
Transitional Housing	18		26	8	25% of unsheltered persons plus 25% of persons in emergency minus total transitional beds
Permanent Supportive Housing	29		60	31	25% of persons unsheltered plus 25% of persons in emergency plus 25% of persons in transitional plus existing persons in permanent minus total permanent beds minus total permanent beds
Individual Total	47		137	90	
FAMILIES					
Unsheltered		361			
Emergency Shelter	30		181	151	50% of the number of unsheltered persons minus total emergency beds
Transitional Housing	99		211	112	50% of the number of unsheltered persons plus the number of persons in emergency minus total transitional beds
Permanent Supportive Housing	72		97	25	25% of persons in transitional plus existing persons in permanent minus total permanent beds
Families Total	201		489	288	

Part III.C
Homeless Strategic Plan (91.215 (c))

1. *Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low and low income individuals and families who are at imminent risk of becoming homeless.*

2. *Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.*

3. *Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.*

4. *Institutional Structure—Briefly describe the institutional structure, including private industry, non profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.*

3-5 Year Homeless Strategic Plan response:

HOMELESS STRATEGIC PLAN

The County plans to continue to address homelessness using the following methods:

- The County has increased County General Funding from $20,000 in 2008 to $30,000 in 2009 for Housing Authority activities which are ineligible costs under HUD grants including those that alleviate homelessness issues. These costs include MDHI activities noted below.

- The County will continue to participate with the Metro Denver Homeless Initiative (MDHI) as previously described. This will include MDHI coordinating efforts to create a regional plan to address homelessness and coordination of the Point in Time survey.

- The County has placed high priority on funding CDBG and HOME projects that either directly or indirectly benefit the homeless population or those at risk of becoming homeless.

- The County will continue to provide direct funding to non profits for their operating costs through the Board of County Commissioners' "Aid to Agencies" fund totaling $1,552,000 as described in the "Anti-Poverty Strategy" section. Aid to Agency awards to homeless providers and agencies that prevent homelessness by providing core services have included the following agencies:

    - Arapahoe House
    - Arapahoe/Douglas Mental Health Network (ADMHN)
    - Aurora Interchurch Task Force, Inc.
    - Aurora Mental Health Center
    - Beacon Center
    - COMITIS Crisis Center, Inc
    - Doctors Care
    - Food Bank of the Rockies
    - Gateway Battered Women's Services
    - Inter-Faith Community Services
    - Metropolitan Community Provider Network
    - Town of Littleton Cares, Inc.

- The County has set a goal of helping to rehabilitate, acquire or construct three facilities over the next five years. The County is planning to meet one part of this goal by installing new flooring in the House of Hope in 2009. The County will continue to pursue cross-jurisdictional opportunities, such as funding the COMITIS crisis center and Peer 1.

- Arapahoe County's Human Services Department has increased its staff to meet increased demand for direct benefits, such as Temporary Aid to Needy Families (TANF), food assistance (SNAP), Medicaid/Medicare, and Social Security and Social Security Disability (SSI/SSDI). They also will continue to provide emergency rental assistance, in the form of utility assistance, rental assistance, and motel vouchers, using the County's General Assistance (GA) fund.

- The Community Resources Department's Arapahoe/Douglas Works! (ADW!) will continue to issue rental assistance for clients receiving case management.

- The County will continue to administer the Emergency Food Assistance Program (TEFAP). TEFAP provides commodities to individuals in need and organizations that prepare meals for needy people.

- The County has funded five projects that either house previously homeless persons or those at risk of being homeless: Arapahoe Green, Willow Street, Lara Lea, Presidential Arms, and the Renaissance at Loretto Heights. The County will continue to work with partners seeking to provide more transitional and permanent supportive housing.

CHRONIC HOMELESSNESS

The 2007 Point in Time survey identified only two individuals as "chronically homeless" for all of Arapahoe County. Given the low number, the County's homeless strategy seeks to concentrate on addressing and targeting funding to homeless families. The 2007 chronic homeless count may be a low estimate, given that HUD does not define homeless families as chronically homeless, which is all the more reason to target homeless families that comprised 74% of the 2007 count.

HOMELESS PREVENTION

The County has increased its emergency rental assistance goals from 5 to 50 households per year, or a total of 250 households over the five year period. Additionally, the Community Development and Anti-Poverty sections describe additional County efforts to provide core services of shelter/housing, food assistance, and health and safety needs, using both CDBG and other funding sources.

INSTITUTIONAL STRUCTURE & RESOURCES

The County's Institutional Structure is described in Part I.C. The County is an active member of the Metro Denver Homeless Initiative (MDHI) and participates on MDHI's Board of Directors, SuperNOFA Review Committee, Research/Point-in-Time Committee, and Coordinating Committee. One of MDHI's goals is to facilitate 10-year jurisdictional plans to address homelessness and incorporate them into a regional plan to address homelessness.

This section is an inventory of the available known resources. These resources may be enhanced in future years by other sources or may be eliminated by political agendas. Many of the funding sources mentioned are competitive and though applications may be submitted, funding awards may not be received.

Arapahoe County makes every attempt to leverage the entitlement programs when at all feasible. Even programs or projects, which have only one funding source, are expected to expend in-kind services for additional leverage. The benefits to the community and its citizenry, when funds are leveraged, are thus expanded well beyond the ability of any one funding source.

Emergency Shelter Grants Program (HUD) – This program provides grants to states, cities, urban counties, territories and non profits. Eligible activities include renovation, major rehabilitation, or conversion of buildings for use as emergency shelters and the cost of supportive services for the homeless.

Supportive Housing Program (HUD) – The program is designed to promote the development of supportive housing and services, including innovative approaches to assist homeless persons in the transition from homelessness and to enable them to live as independently as possible. Funds can be used for the acquisition, rehabilitation, new construction, leasing and operation of structures for use as supportive housing or services; costs of structures for use as supportive housing; or the cost of supportive services provided to homeless persons who do not reside in supportive housing. States, local governments, other governmental entities, Native American tribes, private non profit organizations, and community mental health associates that are public non profit organizations are eligible to compete for grant funds through a national selection process.

Shelter Plus Care Program (HUD) – The Shelter Plus Care Program is designed to link federally provided rental assistance with locally supplied supportive services for hard to serve homeless persons with disabilities (primarily those who are seriously mentally ill; have chronic problems with alcohol, drugs or both; or have AIDS or related diseases). Services are also available to the families in these populations. Rental assistance is provided through four components: tenant based rental assistance (TBRA); sponsor-based rental assistance; project-based rental assistance; and extension of the moderate rehabilitation for single-room occupancy (SRO) for Homeless Individuals Program. States, units of general local government, Public Housing Authorities and Indian Tribes may apply for assistance under any or all of the four components.

Housing Opportunities for Persons with AIDS (HOPWA)(HUD) – The Program provides states and localities with the resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with AIDS or related diseases and their families. Two types of grants are available: 90% of funds are available as entitlement grants to be awarded by formula to eligible states and qualifying cities for eligible metropolitan statistical areas with large numbers of AIDS cases; and 10% is available to be competitively awarded as grants to state and local governments and non profits. Separate competitions are held for special projects and other projects submitted by local governments, which do not qualify on the basis of the formula.

Low Income Housing Assistance Programs – Public Housing and Section 8 Certificates and Vouchers (HUD) – Section 8 rental subsidy vouchers and certificates for eligible low income households pay that portion of the rent that exceeds 30% of their households' income. Section 8 certificates can only be used for dwellings rented at or below the fair market rent. Households using vouchers are allowed to supplement the voucher subsidy and pay a larger portion of their household income for their rent if they desire to rent a house or apartment at more than the fair market rent.

Community Development Block Grant (CDBG) (HUD) – Under the CDBG Program, a wide range of activities directed toward economic development and the provision of improved community facilities and services for low and moderate income persons are eligible. States, urban counties and cities develop their own programs and funding priorities as long as programs/activities conform to program regulations.

HOME Investment Partnership Program (HUD) - HOME is a formula based allocation program to states and participating local jurisdictions to expand the supply of affordable housing and increase the number of families who can be served with affordable housing. Housing developed with HOME funds must serve families within incomes less than 80% of median income for the area, with the majority of funds (90%) serving households that earn less than 60% AMI. HOME funds can be used for acquisition, construction, reconstruction and rehabilitation to promote affordable rental and ownership housing.

Weatherization Assistance Program (DOE) – To reduce energy costs and conserve energy, this program provides funds to states for weatherizing the dwellings of low income persons. A unit is eligible for weatherization assistance if it is occupied by a family unit and income requirements are met. To obtain funding as a provider of weatherization assistance, an organization must submit an application to the local agency designated in the State's plan as the SubGrantee for the area in which the organization is located.

Low Income Housing Tax Credits (LIHTC) – The amount of tax credit authority available in each state is limited. The allotment is distributed per specific criteria as set forth in the state's Low Income Housing Tax Credit Qualified Allocation Plan. The tax credit may be taken for ten years after the percentage of the qualified costs of the project. The total ten-year amount of credit will be pegged to the present value of either 70% of the qualified cost for new construction of substantial rehabilitation projects or 30% of the qualified cost for acquisition of existing buildings or certain federally subsidized projects.

Although credits may be taken for ten years after the project is placed in service, the qualified low income units must be maintained in service for a minimum of 15 years. Recapture of a portion of the credit amount can occur if this requirement is not met. Sponsors must choose a targeting formula when the project is placed in service. Development sponsors may be either for profit or non profit entities. Tax credits are available for new construction or acquisition and rehabilitation of existing buildings.

With the passage of the Housing and Economic Recovery Act (HERA) of 2008, specific regulations on LIHTC have been modified.

Neighborhood Stabilization Program (NSP) (HUD) - With the passage of the Housing and Economic Recovery Act (HERA) of 2008, funding to purchase, rehabilitate and/or demolish foreclosed or abandoned residential properties has been allocated to States and entitlements through a formula, following many of the regulations of the CDBG program.

Private Activity Bonds (PAB) – These bonds are provided to either for profit or non profit entities for affordable housing or economic development. Each year the counties receive an allocation from the State based on a formula. The County can then award the bonds to an agency that fits the developed criteria. If the County does not assign their allocation to any specific entity within a nine-month period, the funds are returned to the State for distribution as determined by the State.

Grants-in-Aid to Agencies (County General Fund) – Arapahoe County provides general fund monies to several organizations in the County to provide services and housing to special needs populations. Any non profit agency is eligible to apply for these funds. The funds are included in the County's budget and must pass rigorous review by staff, the County Commissioners and the Citizens' Budget Committee.

County General Fund – The County provides limited emergency rental and utility assistance for families with children, elderly, or disabled, in the form of $150 towards rent or motel vouchers, administered through the County's Human Services Department.

Colorado Housing and Finance Authority (CHFA) – This agency provides additional mortgage funds at reduced interest rates through bond financing. This funding can be used in addition to the HOME down payment assistance to create a very usable package of financing for low/moderate income buyers.

Private Banks – Several banking institutions in the County have formed a consortium to aid in the rehabilitation of homes in Englewood. This allows the Englewood Rehabilitation Program to leverage funds and obtain a rehabilitation product beyond the health and safety aspects.

Part IV – COMMUNITY DEVELOPMENT

Part IV.A
Community Development (91.215 (e))

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.*

2. *Describe the basis for assigning the priority given to each category of priority needs.*

3. *Identify any obstacles to meeting underserved needs.*

4. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low and moderate income persons.*

   NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

Priority Non-Housing Community Development Needs

The performance measure outputs charted in the attached Exhibit 9.E are beginning estimates for a new five year period and as such it is anticipated that changes will be necessary. The outputs represent the numbers the County hopes to achieve with its program. It is hoped that the annual expected units could be achieved in a shorter time period than anticipated. If the figures prove to be out of line with the monetary, political or social assets the County can bring to bear, then they will be amended to better reflect the reality of the situation.

Basis for Assigning Priorities

The method used for assigning priority is described in Part I.F.

Obstacles to Meeting Underserved Needs

As previously described in several parts of the plan, the major obstacles are jurisdictional confusion and unknown, fluctuating funding sources.

Specific long-term and short-term community development objectives

ECONOMIC DEVELOPMENT

Economic development is a medium priority for CDBG projects within the County. Arapahoe County has experienced job loss, along with the rest of the nation as a result of the recession that started in December of 2007.

The County is active within the business community, working with the South Metro Chamber of Commerce (SMCC), the Southeast Business Partnership (SEPB), and the I-70 Regional Economic Advancement Partnership (REAP), in attracting new businesses to the community. Job creation is always a goal, however, CDBG funds are not seen as the vehicle to obtain the level of business growth desired in the County. Instead of direct job creation, the County has sought to fund projects such as infrastructure and workforce housing that will make an area more attractive to potential businesses. Other financing sources, such as Private Activity Bonds (PAB), are seen as more appropriate mechanisms for the level of funding needed to create jobs.

Several jurisdictions have pursued major economic development projects without any CDBG funding.

Englewood successfully fulfilled the vision of a transit-oriented development with the commercial rehabilitation of the old Cinderella City Shopping Mall. This mall was torn down and a new commercial center incorporating the light rail station, high-density housing, an outdoor art museum, government buildings and city services was developed. This redevelopment has provided a focal point along with revitalization to a previously little used central shopping area of the city. The business owners of the downtown business district have also formed a partnership, and Englewood has invested CDBG funding in revitalizing this neighborhood business area with a new public plaza, called Paseo Plaza, soon to be completed.

Littleton has developed its downtown into a historic district with appropriate boutique businesses and the new urbanism concept of affordable housing over the top of some of the shops. The city has become a more pedestrian oriented community with the influx of persons using the light rail station. Students from the community college and the Colorado Center for the Blind, young mothers with strollers, office workers doing their noon-time shopping or just meeting for lunch, all these and many more are seen daily on the wide, accommodating sidewalks of Littleton.

Sheridan continues its financial recovery after the relocation of a major commercial facility within the city. The city residents approved two taxes to maintain streets and improve the fire and police departments. They have an Urban Renewal Authority that is in the process of redeveloping a former landfill. New shops that have opened in this area include COSTCO and SuperTarget. The city is in better shape financially and business development is increasing.

Centennial also has an Urban Renewal Authority that is redeveloping the Southglenn Mall into “The Streets of Southglenn.” Several major stores have already opened, and there will be a mix of medium income, multi family housing. Centennial is also improving major roadways and infrastructure, such as Arapahoe Road, in order to decrease traffic congestion and increase business opportunities.

Glendale, as a very urban portion of Arapahoe County, maintains its cosmopolitan flair and provides necessary services and businesses to the local community. Glendale is unique in that a fairly upscale workforce is employed in the area, while a large majority of the citizens are low to moderate income persons. Statistically, Glendale residents commute an average of 22.8 minutes to their workplace. This was surprising given the Colorado Boulevard hustle and bustle of commercial business enterprise located within Glendale.

Deer Trail's Comprehensive Plan indicates that they would like to promote the development of convenience retail and service establishments for the citizens of the community. They would also like to support existing businesses consider new, non-polluting commercial or industrial development. The plan indicates interest in locating auto-oriented commercial service uses around the I-70 exchange.

The County's Planning Division has studied the needs of Byers, and will soon begin a study of Strasburg along the I-70 corridor. The residents of Byers consistently indicated job growth as a top priority. The I-70 regional economic group is investigating possibilities of improving existing infrastructure (water, sewer, etc.) to improve the quality of life for citizens, while also increasing capacity for future job growth in commercial and industrial uses. Specific projects and funding for any of these activities have not been identified at this time.

INFRASTRUCTURE

Street, sidewalk, drainage, water and sewer improvements are identified needs in all areas of the County. These are high dollar expenses, especially for small cities to finance. Infrastructure is the foundation of a community's success. If the roads are not in good repair or sidewalks are missing or inaccessible, businesses may not choose to locate there. People with poor water or sanitation systems might need more medical care or lose days at work. Accidents occur because of streets with inadequate sight distance or turn lanes.

Although the Citizen Survey identified needs in the public service and public facilities categories, participating jurisdictions consistently identify infrastructure projects to fund, such as the following:

- Centennial: install audible crosswalks at requested locations throughout the city to assist the visually impaired community and construct/replace streets, sidewalks, and drainage in eligible areas in older parts of the city.
- Littleton: continue to construct/replace streets and sidewalks targeted to the Northeast Neighborhood.
- Sheridan: continue to construct/replace streets, sidewalks, and drainage throughout the city. Connect failing septic systems to sanitary sewer.
- Englewood: provide missing sidewalk gaps, and improve the neighborhood business district.
- Glendale: improve pedestrian connections.
- Deer Trail: continue street paving and drainage pans. Consider a helipad for safety of citizens.

RECREATION

Recreation and parks were very high priority in the previous 2004-2008 Five Year Consolidated Plan. After the Columbine High School shooting tragedy, there was a demand for youth parks and activities to engage youth in activities perceived as healthy. The County funded projects such as a skatepark in Sheridan and a basketball court in Littleton. Since the 2004-2008 period, parks are now eligible for County Open Space funds from a County sales tax. Additionally, the recession coupled with the corresponding increase in need for core services, such as shelter, food, and health care, have shifted the priority of parks to low.

That is not to say that the jurisdictions do not have their individual identified recreational needs. The City of Glendale, encompassing only 355 acres, places an emphasis on providing parks and recreation to its almost 5,000 residents. Glendale's high density character warrants attention to recreational needs, and Parks will continue be a high priority for Glendale.

YOUTH

Youth centers and services continue to be high priority for the 2009-2013 planning period. The presence of homeless youth in the County was a motivating factor behind the development of the House of Hope, a homeless shelter for women and children, serving western Arapahoe County. One of the important goals of this shelter is to keep the area children in schools where they have lived. Services and counseling are provided at this shelter for the youth involved.

Gateway Battered Women's Services also counsels the children of abused mothers; some of these children have been abused themselves. It is important to obtain counseling for them as soon as possible.

Arapahoe House provides residential treatment for women with substance abuse problems and allows their children, up to age 12, to live at the facility with their mothers.

The Children's Advocacy and Family Resources, Inc., known as SungateKids, center for abused children, was purchased using CDBG funding. This Center provides interview rooms and rooms for physical assessments. There are also several areas for structured and observed parental visitation of children. This facility is highly used and lauded by forensic interview experts in the community.

The County has participated in funding pediatric services provided by the local non profit, Doctors Care. This clinic was designed to aid those newly born children, who are not yet signed up for Medicaid, or are not eligible, but need their baby shots and checkups immediately.

Additionally, the County has funded other projects that serve children and youth, such as:

- North Littleton Promise for an afterschool program for youth in Littleton
- Family Advocacy, Care, Education, Support (FACES) to prevent child abuse
- Families First to help prevent child abuse
- Big Brothers Big Sisters for youth mentoring
- Begin with Books to help low income children with early literacy skills
- The Village II – Littleton Public School's preschool for infant and toddlers

The City of Littleton is actively pursuing the goals outlined in their Greater Littleton Youth Initiative, which is a strategy providing for a long term approach to youth development and the prevention of youth violence.

ANTI-CRIME

Crime awareness and prevention was a high priority in Arapahoe County in the previous planning period due to the Columbine High School shooting tragedy. However, it ranked as a medium to low priority in the three surveys. HCDS staff believes this may be a result of adequate funding for the County Sheriff's Office and the jurisdictions' police departments through local funding sources, without the need to apply for CDBG funding.

The Sheriff's Office is involved in schools, they work with developers in designing defensible space, and they teach a training class for owners and managers of multi family apartments.

Each deputy must do a community action plan for the benefit of the community area they serve. In many of the lower income areas there have been safety fairs that include a lot of volunteer work and time from the police force. There are some senior safety programs at the senior centers, churches, recreation centers and assisted living facilities. Community interaction is proving to be a useful and efficient anti-crime tool.

PUBLIC FACILITIES

Arapahoe County has always supported the construction, renovation and purchase of public facilities. These buildings and the services provided in them add to the quality of life for residents of the County and are addressed with the utmost importance. The level of priority of the facility is based on the type of population served or use of facility, i.e., health facilities ranked high, while senior facilities ranked medium.

Many of the facilities that have been funded in the past are mentioned under different sections, such as youth, homeless, or special needs. Some examples include:

- Renovation of the Gateway Battered Women's Services shelter, Third Way Center for teen mothers, House of Hope transitional shelter, and other residential facilities continue so that they remain in good, usable condition and unobtrusive in the neighborhood.
- Construction of the Santa Fe and Bridge House for the Arapahoe/Douglas Mental Health Network for 32 residential treatment beds.
- Renovation of the Colorado Center for the Blind to make the facility a permanent school for the blind in Littleton. Renovations include: a kitchen, a woodshop, restrooms, classrooms, electrical panels, and an elevator.
- Renovations to Arapahoe House, a residential treatment facility for women with substance abuse issues and their children.
- Water tap fees for the construction of Families First center for the prevention of child abuse.
- Installation of fire sprinkler systems in COMITIS Crisis Center's homeless shelter and Peer 1's center for male residential treatment – crossing jurisdictional lines in the Adams County portion of Aurora, and Fort Logan in Denver, respectively.

- Acquisition of Project Angel Heart's new facility for food preparation, serving meals to homebound patients with life threatening illnesses such as AIDS and cancer.

Arapahoe County is interested in addressing the needs of the community and plans to do many public facility projects in the next five years. The Board of County Commissioners has expressed a desire to provide bricks and mortar projects to the community; projects that will remain and have a lasting impact on the community.

PLANNING AND ADMINISTRATION

Administration funds have been set aside for Arapahoe County HCDS Division's general administration of the grants. The administration funds provide the Division the ability to prepare program budgets, schedules and amendments; evaluate results against objectives; coordinate the resolution of audit and monitoring findings; develop systems for compliance with program requirements; prepare reports and others submissions; develop interagency agreements and agreements with SubGrantees.

Administration funding assures the continued management and coordination of Urban County and HOME Consortium funding, provides for training and technical assistance for the participating municipalities and agencies, and makes monitoring and other regulatory requirements financially feasible. The County provides legal, financial and computer technical support services to HCDS, but does not provide any general fund monies for operation of the grant programs. The County does provide $30,000 in general funding for the Arapahoe County Housing Authority (ArCHA), in order to oversee that program, as well as to participate in housing and community development activities, such as participation on the Metro Denver Homeless Initiative (MDHI) Board and committees, reviewing Low Income Housing Tax Credit (LIHTC) and Private Activity Bond (PAB) proposals, participating on the Mental Health Court – Housing Subcommittee, and other non-CDBG/HOME activities.

With administration funding, the County monitors projects and SubGrantees to insure regulatory compliance. All municipalities, County departments, non profit agencies, and other organizations receiving funds through the Urban County are regularly monitored for regulatory and statutory compliance by Arapahoe County HCDS Division.

Informal monitoring takes place on an ongoing basis through phone calls, site visits, and project reports in order to identify potential problems before they happen and provide technical assistance to SubGrantees as it is needed.

Periodic formal monitoring checks for program compliance with regulatory and statutory requirements include, but are not limited to:

- Financial Management
- Labor Standards
- Procurement Procedures
- National Objective Documentation
- Bonding and Insurance Requirements
- Section 3
- Fair Housing Standards
- Contracting with Women and Minority Business Enterprises
- Real Property Management
- Environmental Review Process
- Low/Moderate Income Housing Activity Verification

Formal monitoring sessions also include site visits. Reports from such reviews are generally issued to the SubGrantee within 2-4 weeks from the time of the review and are then followed up on to ensure the report was both accurate and fully understood by the SubGrantee. For more details on the monitoring process, refer to Part I.E.

Part IV.B
Antipoverty Strategy (91.215 (h))

1. *Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.*

2. *Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.*

3-5 Year Strategic Plan Antipoverty Strategy response:

ANTIPOVERTY

Living in poverty. The poverty threshold is established at the federal level and is updated annually. It is adjusted for household size but not by geographic area, except for Alaska and Hawaii.[25] In 2006, the poverty threshold for a family of four was about $20,000 in annual wages. Currently in 2008, the poverty threshold is $21,200.

In 2006, 11% of the Arapahoe County population, or about 58,539 people, lived below the poverty threshold. The poverty rate is the highest for Arapahoe's children; over one-third of those living in poverty are children, or an equivalent of about 20,620 children in 2006 which is 15% of the County's children. Poverty rates are lowest for the County's seniors. Exhibit IV.B.1 shows the percentage of Arapahoe County's population living in poverty by age cohort.

[25] Therefore, the poverty threshold in Manhattan, New York is the same as in Minot, North Dakota.

Exhibit IV.B.1.
Population Living Below Poverty Level by Age, Arapahoe County, 2006

Source:
U.S. Census Bureau's 2006 American Community Survey.

	Population	Percent
Under 5 years	6,577	11%
5 to 17 years	14,043	24%
18 to 24 years	7,961	14%
25 to 34 years	10,620	18%
35 to 44 years	7,060	12%
45 to 54 years	4,023	7%
55 to 64 years	4,168	7%
65 to 74 years	2,311	4%
75 years and over	1,776	3%
Total population below Poverty level	58,539	100%
Percent of population below poverty level	11%	

Since 1989 and 1999—a decade when the poverty rate was stable in the County—poverty has almost doubled in the County. The increase has occurred among the County's children. Between 1990 and 2006, the number of children under the age of 5 in poverty more than doubled. The number of children in poverty between the ages of 5 to 17 also increased. In both 1990 and 2000, 7% of 5 to 17 year olds were in poverty. That increased in 2006 to 15%. The following exhibits show the number of persons living below poverty level and the corresponding percent of each age cohort that is below poverty for 1990, 2000, and 2006.

Exhibit IV.B.2
Population Living Below Poverty Level by Age, Arapahoe County, 1990, 2000 and 2006

	1989		1999		2006	
	Below Poverty	*Percent of Age Cohort*	*Below Poverty*	*Percent of Age Cohort*	*Below Poverty*	*Percent of Age Cohort*
Under 5 years	2,928	10%	2,880	9%	6,577	17%
5 to 17 years	5,262	7%	6,525	7%	14,043	15%
18 to 64 years	13,156	5%	16,531	5%	33,832	10%
65 to 74 years	761	4%	985	4%	2,311	8%
75 years and over	866	10%	1,066	6%	1,776	8%
Population below Poverty level	22,973	6%	27,987	6%	58,539	11%

Source: U.S. Census Bureau, 1990 Census, 2000 Census and 2006 American Community Survey.

Exhibit IV.B.3
Percent of Population Living Below Poverty Level for Each Age Cohort, Arapahoe County, 1990, 2000 and 2006

Source:
U.S. Census Bureau, 1990 Census, 2000 Census and 2006 American Community Survey.

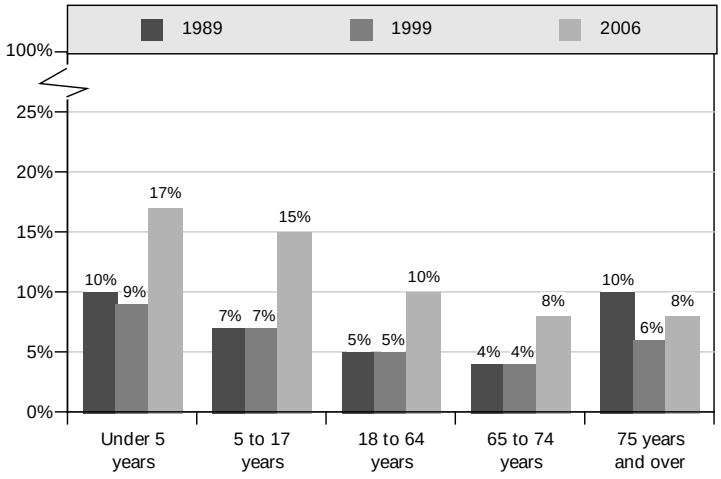


Exhibit IV.B.4 shows poverty rates by family type. Single female-headed households with children have the highest incidence of poverty; 32% of these households lived in poverty in 2006. Married couple households, with and without children, have the lowest poverty rates.

Exhibit IV.B.4
Households Living Below Poverty Level by Household Type, Arapahoe County, 2006

Source:
U.S. Census Bureau's 2006 American Community Survey.

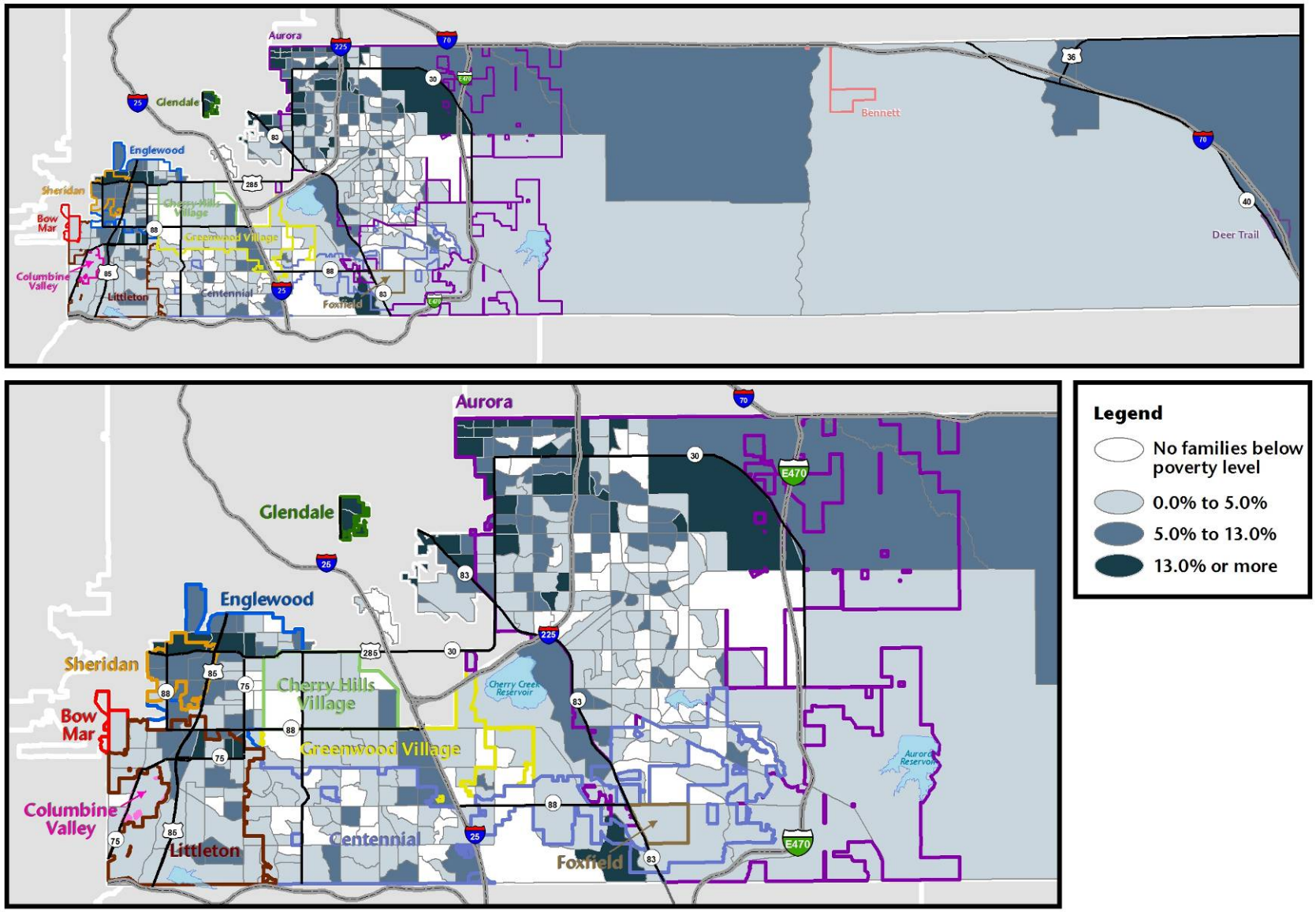
	Households	Percent of Type
Married couple	4,811	5%
With children	3,238	7%
Without children	1,573	3%
Male householder, no wife present	975	9%
With children	700	12%
Without children	275	6%
Female householder, no husband present	6,268	25%
With children	6,007	32%
Without children	261	4%
Nonfamily household	9,509	13%
Male householder	4,567	13%
Female householder	4,942	13%
Total households below poverty	21,563	10%

Arapahoe County houses a disproportionate percentage of the five-county population of persons in poverty. There were 274,372 people living below the poverty level in the five-county area in 2006. Approximately 21% or 58,539 people, of all persons living in poverty in the five-county area, resided in Arapahoe County compared with 11% of the Arapahoe County population overall.

Overall, the County's population increased by approximately 50,000 people between 2000 and 2006, while the number of people who were measured as living below the poverty level rose by over 30,000. Therefore, there was disproportionate growth in the number of persons in poverty (109% growth) compared to population growth (10% growth) overall.

Exhibit IV.B.5 shows the percentage of family households in poverty in Arapahoe County by block group, according to 2007 Claritas. In 2007, 37 block groups in Arapahoe County had family poverty rates of 13% and higher. These areas are shown in Exhibit IV.B.5. as the block groups with the darkest shades and include Glendale, parts of Aurora, Sheridan, Englewood, and Littleton as well as in unincorporated Arapahoe County along its southern border near Parker Road. These block groups make up 10% of the block groups in the County.

Exhibit IV.B.5.
Percent of Families Living Below the Poverty Level by Block Group, Arapahoe County, 2007



Source: Claritas, 2007 estimates.

Given the increase in poverty, the County will concentrate on three components essential to decreasing poverty within the Urban County; 1) self-sufficiency; 2) expansion of the economic base; and 3) afforable housing.

Self-Sufficiency

The County has a myriad of social service programs and has likewise shown its commitment to helping extremely low and low income residents better their lives and beocme self-sufficient.

In addition to funding provided through CDBG and HOME funded projects described in previous sections of the plan, Arapahoe County also provides direct funding to non profits for their operating costs through the "Aid to Agencies" fund totaling $1,552,000 (increased by $112,000 from 2007) as follows:

Agency	**2009 Aid to Agencies**	**2009 CDBG**
Arapahoe County Council on Aging	$3,000	0
Arapahoe House	$280,000	$38,500 ($55,000 reserve project)
Arapahoe/Douglas Mental Health Network	$307,000	$198,920
Aurora Interchurch Task Force, Inc.	$50,000	0
Aurora Mental Health Center	$260,000	0
Beacon Center	$6,000	0
COMITIS Crisis Center, Inc.	$68,000	0
Doctors Care	$13,000	$45,000
Food Bank of the Rockies	$20,000	0
Gateway Battered Women's Services	$345,000	0
Inter-Faith Community Services	$80,000	0
Metropolitan Community Provider Network	$60,000	0
Special Transit	$10,000	0
Town of Littleton Cares, Inc.	$28,000	$24,047
Tri-Valley Senior Citizens Association	$12,000	0
Total	$1,552,000	$361,467

Many of these agencies battle the needs, and consequences, of poverty. Some agencies, such as COMITIS and Gateway Battered Women's Services, have received CDBG funding in past years, although they are not receiving CDBG funds in 2009.

Additionally, Arapahoe County's Senior Resources Division of the Community Resources Department provides many services to low income seniors, including transportation and homemaker services. Senior Resources receives a variety of funds, including Community Services Block Grant (CSBG) from the U.S. Department of Health and Human Services, and County General funds. In the 2008-2009 grant year to date, Senior Resources has provided the following services[26]:

[26] Source: Linda Haley, Arapahoe County Senior Resources Division Manager, 303-738-8040.

- Homemaker program: housecleaning services provided 394 unduplicated individuals; 276 under the CSBG grant and 118 under the General Fund
- Transportation Services: 229 unduplicated individuals have received 5,656 trips
- Buses: the program accepted delivery of two buses purchased with 80% Colorado Department of Transportation (CDOT) funds and 20% County funds
- Chore Services: provided heavy chore services to 123 unduplicated individuals equaling 1090 hours of services
- Healthier Living Education program: conducted 4 Healthier Living with Chronic Conditions classes in low income senior housing

The Arapahoe County Human Services Department supports antipoverty activities through their major benefit programs, including: Temporary Aid to Needy Families (TANF), food assistance (SNAP), Low Income Energy Assistance program (LEAP), Social Security Insurance/Social Security Disability Insurance (SSI/SSDI) and Medicaid/Medicare. The following agencies are supported by both Human Services and CDBG [27]:

- **Arapahoe/Douglas Mental Health Network (ADMHN)**: Contract to provide therapy services to Child Welfare clients who are not receiving Medicaid (contract is fee for service, not to exceed $14,400 per year).
- **Addictions Research and Treatment Services (ARTS), a program within the Department of Psychiatry of the University of Colorado Medical School:** Contract to provide substance abuse services to youth and their families (contract is fee for services, not to exceed $435,470 per year). Currently, the contract is with Signal, a managed care organization, who contracts with ARTS to provide Child Welfare substance abuse treatment services for the County's clients.
- **Family Tree:** Currently Human Services has two contracts with Family Tree : 1) House of Hope - to provide shelter care and self sufficiency services (fee for service, not to exceed $204,000 per year); 2) Kinship/ Family Support - to work with relative caregivers to TANF and Child Welfare clients (fee for service, not to exceed $550,000 per year)
- **Arapahoe House**: Provides residential treatment services to substance abusing parents and their children (contract is fee for service, not to exceed $330,000). Arapahoe House also provides Child Welfare services through the Signal contract.

Expansion of the Economic Base

Arapahoe County is committed to expanding the economic base of the community. This is accomplished through promotion of a diverse business community, viable wages and a skilled workforce.

Arapahoe County's business community has a very diverse and well-rounded profile. The majority of the businesses are service-oriented but that industry does not overwhelm the other important businesses of the community.

[27] Carla Finch, Deputy Director, Arapahoe County Department of Human Services. 303-636-1775

As illustrated in the 2000 Census, each of the Urban County jurisdictions has a slightly different economic picture. Sheridan, for example, has 17% of their city's business linked to retail, while Glendale has almost 19% in arts, entertainment, recreation, accomodation and food service; Littleton has a 16% share of industry coming from the education, health and social services sector. Each of the jurisdictions brings a portion of the total economic picture for the County, adding to the diversity and stabilization of the economic picture for the whole community.

Viable wages are needed to maintain a healthy economic base. Overall, the County's wage change between 1990 and the year 2000 was a positive 7.8%. This growth in wages is also reflected in the employment growth for the County, which was 1.9% in 1990 and 3.2% in 2000. However, the HNA found that wages have not kept up with the Consumer Price Index since 2000. To address this, the Southeast Business Partnership (SEPB), the South Metro Chamber of Commerce (SMCC), and the I-70 regional economic group (REAP), continue to pursue attracting industries and businesses that pay moderate to high wages.

Arapahoe County is also committed to the continued need for job skills enhancement programs, such as Arapahoe/Douglas Works! (AD Works!). AD Works! maintains a close relationship with the business community and aids the unemployed in enhancing skills required by local businesses. The County provides support, through CDBG, for the Colorado Center for the Blind. The Center not only provides training for lifeskills, but also job skills. The Randolph-Sheppard Act was initiated in 1936 to allow blind entrepreneurs the first opportunity to bid and acquire vending and food service location at state and federal buildings. The Center trains students, in their state of the art kitchen, to take advantage of the employment opportunities allowed by the Randolph Sheppard Act.

Affordable Housing

The HCDS Division advocates for affordable housing wherever possible. The HCDS Division encourages developers to build housing for the low income market, in the belief that everyone should have the opportunity to live close to where they work and that a sustainable community should provide a full spectrum of housing. Funding for the First Time Homebuyer program, available throughout the Urban County, is provided with Arapahoe County HOME funds. Housing rehabilitation is funded with both CDBG and HOME funds. County Private Activity Bonds (PAB) and Low Income Housing Tax Credits (LIHTC) have also been used to preserve affordable housing in our community.

The local transitional shelter for women and children, House of Hope, has a 90-day possible stay with mandatory counseling, which aids their clients in breaking the cycle of poverty where they often find themselves trapped.

Finally, HCDS continues to coordinate with public and private agencies to produce and preserve affordable housing as described in the housing component of the plan.

ANTI-POVERTY STRATEGY FOR FAMILIES

Although the percentage of families in poverty had decreased in every jurisdiction during the last planning period of 2004-2008, they have since increased, and in some areas quite dramatically. This picture indicates that the County's programs and philosophy of

poverty reduction worked to some degree, but could not keep up with national economic trends and federal budget fluctuations for core antipoverty programs and human service benefits.

The poverty data has shown a dramatic increase in the number of children in poverty. Children under the age of 18 comprise 35% of those in poverty compared to only 7% of those 65 and older, as previously described.

Given this finding, the County has placed higher rental housing goals for small and large related families, compared to the elderly and all other populations. The County has also placed high priority on facilities and services that will address the needs of families with children, such as pediatric health care, abused and neglected children facilities and services, and child care centers described in the Community Development section of the plan.

Part V:
2009 One-Year Action Plan

First Program Year Action Plan

Narrative Responses

GENERAL
EXECUTIVE SUMMARY

At this time, the 2009 federal grant allocations are unknown. Many federal programs are operating on funding authorized by a continuing resolution, rather than an appropriation bill. For planning purposes, Arapahoe County is estimating full funding of all programs at the 2008 level. Arapahoe County anticipates receiving $1,312,218 in Community Development Block Grant (CDBG) funds and $636,687 in HOME Investment Partnership (HOME) funds from HUD for grant year 2009. The County does not anticipate 2009 ADDI funds as the Appropriations Bill discusses that the assistance is better provided under the HOME formula program and the ADDI program will not be funded. The County is under contract to administer CDBG funds for the City of Centennial - an entitlement community. Centennial will receive $300,268 of the $1,312,218 million in CDBG funds, while the County's share will be $1,011,950. Approximately $208,000 unexpended CDBG funds from previous grant years will be reallocated to 2009 projects.

Arapahoe County, its SubGrantees, and Subrecipients receive CDBG/HOME program income and recaptured funds from loan payments and payoffs that are reallocated to CDBG/HOME eligible projects. Program income and recaptured funds received directly by the County is estimated at roughly $10,000 for CDBG and $200,000 for HOME for the 2009 fiscal year. Program income and recaptured funds from Arapahoe County SubGrantees is estimated at $168,000 for CDBG and $35,000 for HOME. These funds will be received from loan payments or payoffs from the various jurisdictions' single family housing rehabilitation and first time home buyer programs. Carryover of program income from 2008 is $22,388 for HOME and $672 for CDBG; carryover recaptured funds from 2008 is $0 for HOME and $13,619 for Centennial CDBG. Other than these, no funds are expected to be placed in or generated by revolving loan accounts, and no float-funded activities are included in this plan. An inventory of available known resources is included in Appendix 13.

2009 projects are physically located throughout the Urban County area. Occasionally, service providers may be located outside the Urban County, but serve residents of Arapahoe County. Each of the cities has a set aside allocation to utilize in the most appropriate manner for their locale. Arapahoe County distributes funding throughout the Urban County as determined through a competitive application process. The County is not focusing all funding in a specific area at present: funding is scattered throughout the Urban County in areas of need.

The attached CDBG/HOME Project Summary chart (Appendix 3) notes the location of the projects (community-wide, specific cities, and/or specific addresses). In some cases, the specific address is for the office/operations of the non profit providing service. All specific addresses have been shown on the attached maps. The maps indicate that the majority of 2009 projects are located in areas of low/moderate income and some minority concentration.

The County proposes to fund a variety of projects using CDBG and HOME dollars. These are broken into the following categories: Public Service projects, Public Facilities projects, Program Administration, and Affordable Housing projects.

The Board of County Commissioners approved the following CDBG/HOME projects in a Public Hearing on March 17, 2009:

CDBG Arapahoe County Public Service:

- Abusive Men Exploring New Directions (AMEND) – Victim Advocacy Services - provides victim advocacy services to partners and children of the men in counseling. $7,500. Countywide.

- Brothers Redevelopment, Inc. (BRI) - Foreclosure Prevention and Reverse Mortgage Counseling - services to eligible residents in the County. $10,000. Countywide.

- Catholic Charities and Community Services Denver – Emergency Assistance Program – provides emergency rental assistance to Arapahoe County residents. $9,660. Countywide.

- City of Englewood & Family Tree, Inc. – House of Hope Staffing - funding for House of Hope staff salaries at a homeless shelter for women and children. $25,000. Countywide/Englewood.

- City of Littleton - Littleton Immigration Integration Initiative – funding for staff salaries to provide pertinent information and referral services to immigrants and newcomers to encourage citizenship. Approximately $15,250 subject to the federal budget. Countywide/Littleton.

- City of Littleton & Doctor's Care – Integrated Health Care Initiative – providing access to mental health care in the Doctor's Care clinic for Littleton residents. $22,500. Littleton.

- Doctor's Care – Pediatric Services - providing pediatric health care services including sick and well visits for uninsured and underinsured residents of Arapahoe County under age 18. $22,500. Countywide/Littleton.

- Family Advocacy, Care, Education, Support (FACES) – Home Visitation Program - provides home visitation services to prevent child abuse, neglect and family violence. $10,000. Countywide.

- Metro Denver Homeless Initiative (MDHI) – 2010 SuperNOFA - project cost relating to the creation and submission of the 2010 SuperNOFA Continuum of Care grant application. $7,000. Countywide.

- Project Angel Heart – Home Delivered Meals - preparation and delivery of nutritious meals to persons with life threatening illnesses. $20,000. Countywide.

- The Salvation Army, Englewood – Food Pantry - provides emergency food, hygiene items and infant care supplies to low income persons in need. $10,000. Countywide/Englewood.

- The Senior Hub – Rural Meals on Wheels - provides five frozen meals to seniors and disabled in Eastern Arapahoe County on a weekly basis. $15,500. Eastern Plains.

CDBG Centennial Public Service:

- Arapahoe County Sheriff's Office – Colorado Life Trak - provides special tracking devices to people suffering from memory impairment and prone to wandering. $12,888. Countywide/Centennial.

- Town of Littleton Cares, Inc. – Meals on Wheels – provides hot noon meals to low income elderly residents. Approximately $24,047 subject to the federal budget. Countywide/Littleton.

CDBG Arapahoe County Public Facilities/Infrastructure:

- Arapahoe/Douglas Mental Health Network (ADMHN) – Supported Group Housing – improvements to housing for low income people with mental illness that are transitioning into independent living. $198,920. Littleton.

- Arapahoe House – Childcare Learning Center Renovations - improvements to childcare learning center within a residential treatment facility for low income persons with mental illness and/or prior substance abuse. $38,500. Littleton.

- Arapahoe House – STIRRT Residential Renovations - improvements to a residential treatment facility for low income persons with mental illness and/or prior substance abuse. *(Reserve- $55,000).* Littleton.

- Addiction Research and Treatment Services (ARTS) & State of Colorado – Life Safety Improvements to Men's Residential Renovations - improvements to residential treatment facility for low income persons with mental illness and/or prior substance abuse. $150,000. Denver/Fort Logan.

- City of Englewood – NW Englewood Sidewalk Phase II - install or replace sidewalks in a residential neighborhood located on the east side of South Zuni Street from Evans Avenue south to West Caspian Place just north of the alternative high school. $60,000. Englewood.

- City of Littleton – NE Neighborhood Streets & Sidewalks Phase II - replace streets, sidewalks and curb ramps in a residential Northeast neighborhood of Littleton on South Grant St and West Berry Place just north of Littleton High School. $127,500. Littleton.

- Colorado Center for the Blind – Electrical Capacity and Safety Improvements - increase electrical capacity in several areas of the facility due to expansion of services and safety concerns. *(Reserve- $5,000).* Littleton.

- Colorado Center for the Blind – Roof Replacement and Safety Improvements - replace two sections of the facility's roof and secure a ladder for roof access to prevent unauthorized access. *(Reserve- $5,500).* Littleton.

- Eastern Plains Women's Resource Center – Facility Expansion - expansion of an existing public facility to increase capacity to serve low income mothers with emergency needs. $75,508. Byers.

- Family Tree, Inc – House of Hope Flooring Replacement - replace flooring to improve a transitional homeless shelter for women and children. $45,000. Englewood.

- Town of Deer Trail – Third and Fourth Avenue Street Paving - street paving on Third and Fourth Avenue plus additional streets to be considered in consultation with Deer Trail. Approximately $38,155 subject to the federal budget. Deer Trail.

- South Suburban Parks and Recreation – Chase Park Playground ADA Improvements - handicap accessibility improvements to low income neighborhood park located in Sheridan. *(Reserve- $18,100).* Sheridan.

- Wellspring Anglican Church – Food Pantry Facility Improvements- improvements to food pantry, new and larger cooling appliances, and delivery ramp to allow an increase in services provided to low income persons in need of emergency services. $37,457. Englewood.

CDBG Centennial Public Facilities:

- Colorado Center for the Blind –Northside Entrance Improvements - safety and accessibility improvements to the north entrance of the facility. The north entrance is used as an emergency exit, but is not adequate for the accessibility needs of the Center. $22,500. Littleton.

- City of Centennial – Vista Verde Neighborhood Improvements - improvements to streets, sidewalks, and signage in the Vista Verde neighborhood in west Centennial. The area, census tract 56.25, block 1, is the only area in Centennial with a sufficient concentration of low and moderate income residents to qualify for area benefit improvements. $173,300. Centennial.

CDBG Affordable Housing:

- City of Englewood – Homeowner Fix-Up Program - housing rehabilitation designed to improve the exterior of homes in a selected area by providing grants to low and moderate income homeowners in the City of Englewood. $65,000. Englewood.

- City of Sheridan – Sanitary Sewer Project - connect 3-4 low/mod income single family homes currently on septic systems, many of which are failing, to sanitary sewer. *Approved late 2008. $48,000.* Sheridan.

CDBG Centennial Affordable Housing:

- Rebuilding Together – Homeowner Rehabilitation Program - free rehabilitation and handyman fix-up program to low income elderly and disabled residents throughout Arapahoe County and the City of Centennial. Approximately $35,197 subject to the federal budget. Countywide.

CDBG/HOME Program Administration:

- HCDS staffing, planning, overhead, and administration costs - approximately $326,044 depending on the federal budget. Countywide.

HOME Affordable Housing:

- Approved in 2008: Habitat Community Housing Development, Inc. (a local subsidiary of Habitat for Humanity Metro Denver) ($200,000) - acquisition assistance for 2310 W. Harvard Ave., Englewood, CO 80110 for the development of eight homes. CHDO set aside. Englewood.
- Approved in 2009: Littleton Housing Authority - owner-occupied Housing Rehabilitation Program ($150,000) - loans to 6-8 single family homeowners that are at or below 80% of the area median income (AMI) based on their family size. Loans for single family homes will range from $1,000-$24,999. This is renewed funding to an existing project. The program may receive additional funding in 2009. Littleton.
- Approved in 2009: The City of Centennial - owner-occupied Housing Rehabilitation Program ($150,000) - loans to 6-8 single family homeowners that are at or below 80% of the area median income (AMI) based on their family size. Loans for single family homes will range from $1,000-$24,999. The program may receive additional funding in 2009. Centennial.

- Approved in 2009: Colorado Housing Assistance Corporation (CHAC) - Arapahoe County's First Time Homebuyer Program ($212,000). Downpayment loans up to $10,000 for low/moderate income first time homebuyers. The program may receive additional funding in 2009. Countywide.
- Planned for 2009: The City of Sheridan- Owner-occupied Housing Rehabilitation Program (up to $150,000) – loans to 6-8 single family homeowners that are at or below 80% of the area median income (AMI) based on their family size. Loans for single family homes will range from $1,000-$24,999. Sheridan.

General Questions

Eligible applicants

Non profit and public agencies are eligible to apply for grant funds. For neighborhood revitalization, economic development, or energy conservation projects, eligible applicants also include small business investment companies and local development corporations.

Funding distribution

Arapahoe County receives its CDBG funds as an Urban County in conjunction with the City of Centennial. In addition to Centennial and unincorporated Arapahoe County, the Urban County includes six participating municipalities:

1. Town of Deer Trail
2. City of Englewood
3. City of Glendale
4. City of Greenwood Village
5. City of Littleton
6. City of Sheridan

Each jurisdiction receives a set aside portion of the total CDBG allocation. The amount of each set aside is a flat rate based on each jurisdiction's poverty population. "Competitive" funds are also reserved for projects that are not specifically related to a single political jurisdiction.

Unincorporated Arapahoe County	$150,000
City of Centennial	$246,235 *approximately*
Town of Deer Trail	$10,000
City of Englewood	$150,000
City of Glendale	$22,500
City of Greenwood Village	$10,000
City of Littleton	$150,000
City of Sheridan	$25,000
Competitive/Non-jurisdictional projects	$286,103 *approximately*

The municipalities have traditionally utilized their set aside funds for municipally-administered projects that benefit their own jurisdictions. The non-jurisdictional funds are used for projects that benefit persons living in any part of the County.

Projects that only benefit the City of Aurora are not funded, as Aurora receives its own CDBG funds directly from HUD.

Non profit or other agency applications for projects that will primarily benefit one of the seven municipalities may be sponsored by that municipality through its set aside portion of the funding. If the municipality chooses to sponsor the project through its set aside, the municipality will submit an application to the County for approval of the project.

COMMUNITY PROFILES:

Arapahoe County

Arapahoe County was the state's first county and is one of the largest with a population of more than 500,000. Arapahoe County was named for the Arapaho Indians, who along with the Cheyenne Indians, occupied most of Colorado when it was a territory. Originally, Arapahoe County was much larger – stretching east to western Kansas. Denver was the original county seat until 1902 when the city split off and became a separate county. Littleton became the new county seat and remains so today.

Arapahoe County includes the City of Aurora, which is an entitlement community receiving funds directly from HUD and is thereby not included in the Urban County. However, the U.S. Census does not filter out specific cities from Arapahoe County, so the following County information includes both Aurora, and other smaller non-participating cities, such as Cherry Hills Village and Bow Mar. According to the 2005-2007 U.S. Census American Community Survey (ACS) 3 Year Estimates[28], Arapahoe County has a population of 535,523. 77.7% of the population is Caucasian/White, 22.3% of the population is non Caucasian/White minorities, and 16.6% of the population is Hispanic. 10.5% of the population is disabled. 8.1% of families and 10.9% of individuals live below the poverty line.

[28] The most current Census estimates to date. From the Census website, accessed online 2/11/2009: http://factfinder.census.gov/home/saff/main.html?_lang=en :

> *Multiyear Estimates*. In 2008, the ACS will release its first multiyear estimates based on ACS data collected from 2005 through 2007. These three-year estimates will be available for geographic areas with a population of 20,000 or more, including the nation, all states and the District of Columbia, all congressional districts, approximately 1,800 counties, and 900 metropolitan and micropolitan statistical areas, among others.
>
> American Community Survey estimates are used to produce this Fact Sheet and are based on data collected over a 3-year time period. The estimates represent the average characteristics of population and housing between January 2005 and December 2007 and DO NOT represent a single point in time.

The following table identifies key demographic information for the Urban County, first for Arapahoe County as a whole, which includes cities not participating in the Urban County, following with information pertaining to participating jurisdictions. The information for each city is the most current Census information to date; some larger communities have 2005-2007 estimates available and smaller communities have not been updated since the 2000 Census.

Exhibit V.1.
Demographic Information by City

Jurisdiction	**Total Population City/U.S.**	**Race-White City/U.S.**	**Race-non White City/U.S.**	**Hispanic City/U.S.**	**Disabled City/U.S.**	**Poverty-Families City/U.S.**
Arapahoe County (2005-2007)	535,523	77.7% 74.1% U.S.	22.3% 25.9% U.S.	16.6% 14.7% U.S.	10.5% 15.1% U.S.	8.1% 9.8% U.S.
Centennial	Included	With	Arapahoe	County	Not Yet In	Census
Deer Trail (2000)	598	96.3% 75.1% U.S.	3.7% 24.9% U.S.	2.5% 12.5% U.S.	24.7% 19.3% U.S.	3% 9.2% U.S
Englewood (2005-2007)	28,657	85.9% 74.1% U.S.	14.1% 25.9% U.S.	14.5% 14.7% U.S.	15.9% 15.1% U.S.	9.4% 9.8% U.S.
Glendale (2000)	4,547	68.2% 75.1% U.S.	31.8% 24.9% U.S.	27.4% 12.5% U.S.	16.4% 19.3% U.S.	20.1% 9.2% U.S
Greenwood Village (2000)	11,035	93.9% 75.1% U.S.	6.1% 24.9% U.S.	3.1% 12.5% U.S.	6.8% 19.3% U.S.	1.5% 9.2% U.S.
Littleton (2005-2007)	43,741	90.3% 74.1% U.S.	9.7% 25.9% U.S.	10% 14.7% U.S.	15.6% 15.1% U.S.	6.8% 9.8% U.S.
Sheridan (2000)	5,600	77.0% 75.1% U.S.	23.0% 24.9% U.S.	32.5% 12.5% U.S.	22.3% 19.3% U.S.	9.0% 9.2% U.S

Unincorporated Arapahoe County maintains characteristics of each of its neighboring local jurisdictions, ranging from small, upper income bedroom communities to lower income neighborhoods with unpaved streets.

Because these data are collected over 3 years, we are able to include estimates for geographic areas with populations of 20,000 or more. The ACS one-year estimates are only available for geographic areas with populations of 65,000 or more.

Note: The 2005-2007 ACS estimates are used for Arapahoe County, Englewood, and Littleton as they are large enough communities to have been estimated. The smaller cities census information comes from the 2000 decennial census.

Arapahoe County has experienced a high growth rate over the last ten years, because of its livability and closeness to one of the metro-area's major job markets. The Denver Technologic Center (DTC) and Inverness Office Park are located within Arapahoe County and these office parks rival downtown Denver in the square footage of office space. Housing costs in Arapahoe County remain high despite fluctuations in the overall metro economy.

Each partner city within the Urban County is allocated a portion of the annual allocation of CDBG funds based on population and percent of poverty. The remainder of CDBG funds is distributed throughout the County on a competitive basis. Applications for HOME funds are considered on a case-by-case basis throughout the fiscal year. All funding choices are consistent with the Consolidated Plan that outlines priority areas. The City of Centennial selects projects to fund with their allocation. The Board of County Commissioners is responsible for making all final funding decisions.

Consolidated Plan Priorities and Specific Annual Objectives:

Each year, Arapahoe County selects projects intended to address the objectives and priority needs identified in the Five-Year Consolidated Plan (Exhibit 9.E.-Summary of Specific Housing/Community Development Objectives). These projects are to be funded with Community Development Block Grant (CDBG), and HOME Investment Partnerships Programs (HOME) grant. This year, Arapahoe County is in an interesting position; the 2009 projects were considered according to the 2004-2008 Consolidated Plan, as the 2009-2013 plan was under development during the months of 2009 project planning. Next year's plan, 2010, will be entirely correlated to the current Consolidated Plan.

The objectives and goals identified in the Consolidated Plan were created specifically for our community. Through the years, it is important that the County maintain consistency with the objectives and goals identified. In order to do so, the County takes several measures each grant cycle to be sure that we are working toward our identified objectives.

Each year, in September, applications are accepted for the upcoming funding cycle. Staff reviews and scores each application. Points are awarded for consistency with the Consolidated Plan, as well as the priority need associated with the objective. The point structure for priority need is as follows: high = 50 points, medium = 35 points, and low = 20 points. Projects that do not meet an identified objective receive lower priority, but may be accepted depending on the annual funding allocation the County receives and the quality and appropriateness of applications.

At the completion of the project, as part of the Consolidate Annual Performance Evaluation and Report (CAPER), each project is reviewed to determine if the goal was accomplished. The result of each project is compared to the proposed yearly accomplishment defined in the Consolidated Plan. In the event that goals are not being met, the County will attempt the following year to route resources toward that objective, or to revisit the objective to see if it should remain a focus. For example, the County's in-house First Time Homebuyer program had not met the stated goal in the Consolidated Plan for several years, when staff evaluated the direction of the program and presented options to the Board of County Commissioners in the spring of 2007. Based off of the program performance and staff recommendations, the First Time Homebuyer program has been contracted to Colorado Housing Assistance Corporation (CHAC), who administers federally funded homebuyer assistance throughout the Denver Metro area and will continue excellent program delivery at a lower cost than in-house administration.

The following activities were selected to address priority needs in the 2009 program year. The overall objective of the County is listed first, the priority need identified in the Consolidated Plan is in bold; activities addressing priority needs are bulleted below the identified need. Unless otherwise noted, the funding source is CDBG.

Objective: Public Facilities Improvements

- **Priority Need: Improvements to Special Needs Facilities**:
    - Arapahoe/Douglas Mental Health Network – Improvements to Supported Group Housing
    - Arapahoe House – Childcare Learning Center Renovations
    - Arapahoe House – STIRRT Residential Renovations RESERVE
    - Addiction Research and Treatment Services (ARTS) & State of Colorado – Life Safety Improvements to Peer 1 Men's Residential Treatment Facility
    - Colorado Center for the Blind – Electrical Capacity and Safety Improvements RESERVE
    - Colorado Center for the Blind – Roof Replacement and Safety Improvements RESERVE
    - Colorado Center for the Blind – Northside Entrance Improvements
    - Eastern Plains Women's Resource Center – Facility Expansion
    - Family Tree, Inc – House of Hope Flooring Replacement
    - Wellspring Anglican Church – Food Pantry Facility Improvements

Objective: Infrastructure Improvements

- **Priority Need: Roadway Project and/or Drainage Project in Eastern Rural Arapahoe County:**
    - Town of Deer Trail – Street Paving of 3rd and 4th Ave to be determined in consultation with Deer Trail

- **Priority Need: Street Improvements**
    - City of Centennial - Vista Verde Neighborhood Improvements

- **Priority Need: Disabled Access Improvements**:
    - City of Littleton - Northeast Neighborhood Streets and Sidewalks Replacement
    - City of Englewood – Northwest Sidewalk Improvements Phase II

- South Suburban Parks and Recreation – Chase Park Playground ADA Improvements RESERVE

Objective: Public Services Support

- **Priority Need: Violence Prevention**:
  - Abusive Men Exploring New Directions (AMEND) – Victim Advocacy Services
  - Family Advocacy, Care, Education, and Support (FACES) – Home Visitation Program

- **Priority Need: Healthcare- Provision of Gap Needs**:
  - Doctor's Care - Integrated Health Care Initiative
  - Doctor's Care - Pediatric Care

- **Priority Need: Elderly Services**:
  - Town of Littleton Cares - Meals on Wheels
  - The Senior Hub – Rural Meals on Wheels

- **Priority Need: Homeless- Crisis Prevention**:
  - Metro Denver Homeless Initiative (MDHI) - 2010 SuperNOFA
  - Brothers Redevelopment, Inc. (BRI) - Foreclosure Prevention and Reverse Mortgage Counseling
  - Family Tree - House of Hope Staffing

- **Priority Need: Special Needs-Community Integration**:
  - Project Angel Heart – Home Delivered Meals
  - Arapahoe County Sheriff's Office - Colorado Life Trak

  City of Littleton - Littleton Immigration Integration Initiative
- **Priority Need: Emergency Needs**:
  - Catholic Charities & Community Services Denver – Emergency Assistance Program
  - The Salvation Army, Englewood – Food Pantry

Objective: Rental Housing Investments

- **Priority Need: Multi Family Housing Development to Benefit Low/Mod Income Residents**:
  - Community Housing Development Association (CHDA) - Presidential Arms Apartment Acquisition (Continuing- approved in 2007) (HOME)
  - Englewood Housing Authority (EHA) - Terraces on Pennsylvania senior housing (Continuing - approved in 2007) (HOME)

Objective: Owner Housing Investments

- **Priority Need: Homebuyer Program**:
  - Colorado Housing Assistance Corporation (CHAC) - Arapahoe County's First Time Homebuyer Program (ongoing - possible additional funding in 2009) (HOME)
  - Habitat for Humanity - single family home construction. City of Sheridan, Dale & Clay (continuing - approved in 2006) (HOME)

- Habitat for Humanity - single family home construction. City of Englewood, Harvard (continuing - approved in 2008) (HOME)

- **Priority Need: Housing Rehabilitation- Major Renovations**:
  - City of Englewood – owner-occupied Housing Rehabilitation Program (ongoing - possible additional funding in 2009) (HOME & CDBG)
  - Littleton Housing Authority (LHA) – owner-occupied Housing Rehabilitation Program (ongoing - possible additional funding in 2009) (HOME)
  - City of Centennial - owner-occupied Housing Rehabilitation Program administered by LHA (possible additional fuding in 2009) (HOME)
  - City of Sheridan - owner-occupied Housing Rehabilitation Program (possible funding 2009) (HOME)

- **Priority Need: Housing Rehabilitation- Minor Renovations**:
  - City of Englewood - Homeowner Fix-Up (CDBG)
  - Rebuilding Together – Homeowner Rehabilitation and Handyman Program (CDBG)

Centennial

Residents voted to incorporate the City of Centennial on September 12, 2000 and elected its first officials on February 6, 2001. Centennial officially became a city on February 7, 2001. It is one of the largest newly incorporated cities in America.

Centennial was not an incorporated city at the time of the 2000 Census, so specific demographic information for the city is unavailable, but is included with the County demographic information mentioned earlier.

Centennial is a suburban city with a population of 103,000, consisting of numerous neighborhoods and active homeowners' associations. The associations are active participants in discussing planning and development issues within the city. In June of 2008, Centennial adopted a home rule charter.

Since 2004, Centennial has had the HUD designation of Metropolitan City, which entitles the city to an annual CDBG allocation. Since reaching entitlement status, the city has opted to have a joint cooperation agreement with Arapahoe County to administer the grant for three-year periods, most recently 2007-2009, as well as participating in the HOME program as a member of the Arapahoe County HOME consortium. The next participation cycle will begin in early 2009 as the County reaches out to all cities and towns eligible to participate in the Urban County in the 2010-2012 period.

In November of 2006, the South East line of the light rail opened. The new line travels from downtown Denver to Douglas County, with stops in Centennial. The new line opens the door to new commuter patterns in Centennial with exciting possibilities for transit oriented development and increased usage of public transportation. The Streets at Southglenns has been a major redevelopment project for the city. It is scheduled for completion in 2009.

Centennial is targeting housing rehabilitation efforts in areas to the west of University Boulevard, and is currently funding infrastructure improvements in the Vista Verde neighborhood with CDBG funding.

Centennial's Specific Housing/Community Development Objectives for 2009 (all CDBG projects unless otherwise identified):

Objective: Public Facilities Improvements

- **Priority Need: Improvements to Special Needs Facilities**:
  - Colorado Center for the Blind - Northside Entrance Improvements
  - City of Centennial- Vista Verde Neighborhood Improvements
  - Developmental Pathways - Group Homes (2) Acquisition (Continuing - approved in 2006) (HOME)

Objective: Owner Housing Investments

- **Priority Need: Housing Rehabilitation – Major and Minor Renovations:**
  - Rebuilding Together – Homeowner Rehabilitation and Handyman Program
  - City of Centennial - Housing Rehabilitation program administered by LHA (possible additional funding in 2009) (HOME)

Objective: Public Services Support

- **Priority Need: Elderly Services and Health-Care Provision of Gap Needs:**
  - Town of Littleton Cares - Meals on Wheels
  - Arapahoe County Sheriff's Office -Colorado Life Trak

Deer Trail

Deer Trail, home of the world's first rodeo, is a small, rural community located on the Colorado plains approximately fifty miles east of Denver. The Town serves its population with the future in mind. Improved parks, sidewalks, water system and a recently completed comprehensive plan, are just some of the ways that the Town works to address needs and growth. Deer Trail did experience some population growth in the 1990's as a result of the proximity to the Denver International Airport (DIA). However, recent demographics show a population decline and a 14% vacancy rate.

According to the Colorado Department of Local Affairs, Deer Trail's population decreased from 598 to 579 between 2000 and 2007. According to the 2000 Census, the Town has a disabled population of 24.7%, significantly higher than the overall County at 9.7% and the national count of 19.3%. The Town is predominately Caucasian/White, 96.3%, and has a Hispanic population of 2.5%.

Infrastructure sufficient for the present population, as well as in anticipation for future growth, is the primary concern of this community. Arapahoe County has provided CDBG funding to the town to improve infrastructure: thanks to CDBG funding, residents are enjoying many segments of paved streets. The Town seeks to continue street paving efforts, and is considering a future helipad landing for improved health and safety access for its residents.

Deer Trail's Specific Housing/Community Development Objectives for 2009:

Objective: Infrastructure Improvements

- **Priority Need: Roadway Project and/or Drainage Project in Eastern Rural Arapahoe County**:
  - Town of Deer Trail - Street Paving of 3rd and 4th Ave to be determined in consultation with Deer Trail

Englewood

Located on the southern border of Denver, Englewood is 6.6 square miles in area and home to 32,532 residents and over 2,400 businesses. A first-tier suburb, Englewood's beginnings are traced to gold. In the mid-1800s, prospectors on their way to California stopped in Colorado to pan at the confluence of Cherry Creek and the South Platte River and triggered the beginning of the "Pikes Peak or Bust" gold rush of 1859. The discovery of gold brought settlers to the area and by the 1880's, urban growth had begun. In 1903, citizens voted 169 to 40 in favor of incorporation. Since the area was known for its abundance of trees, the new town was named Englewood, which means "wooded nook." Englewood remained a small town until after World War Two as returning veterans brought the housing boom of the late 1940's and 1950's. In early 1968, Cinderella City Shopping Center, the largest shopping mall west of the Mississippi, opened for business in Englewood.

Over the years, Englewood has fostered a wide variety of business and industry and today boasts more jobs and businesses per square mile than any other city in the Rocky Mountain region. Due to easy access to two light rail stations and the state and US highway systems, Englewood's location offers short and convenient commutes to other areas within the Denver Metro Area and the Rocky Mountain range. The city's mixed housing and retail environment encourages a pedestrian community.

In early 2000, the city completed an award-winning redevelopment of the former Cinderella City Shopping Center. CityCenter Englewood was the first project in Colorado--and among a handful nationally--to replace a 55 acre distressed shopping mall with a mixed use transit oriented development. The project centers around a light-rail station and Englewood's new Civic Center and includes retail, office, residential and cultural uses all connected by walkable streets. The project's principal themes of transit oriented development and high quality urban design fostered the integration of the

diverse uses to create a model for intelligent regional land use, by directing development back to the first-tier suburb and capitalizing on the regions investment in mass transit.

Englewood has a “small town” feel with the conveniences of big city amenities. Recreational opportunities abound in Englewood, including eleven parks, nine athletic fields, an award-winning recreation center, a widely used golf course, and one of the most successful senior centers in the region. Pirates Cove offers a variety of family oriented aquatic activities. Englewood operates a free shuttle bus, called the ART bus, in the city.

According to 2005-2007 Census estimates, Englewood has a population of 28,657 which shows negative growth since the 2000 Census population of 31,727. The city has a Caucasian/White population of 85.9%, a combined minority population of 14.1% and a Hispanic population of 14.5%. The race and ethnicity profile of the city has changed in the last 7 years, with an increase in minorities. Englewood had a high percentage of disabled citizens (23.3 %) in 2000, but has been reduced to 15.9% by current estimates. We do not know what has caused this significant change in the number of disabled persons. Another significant change in Englewood is the number of families living below the poverty line; in 2000, 4.9% of families live below the poverty line, almost half the national percentage, and in 2005-2007 the number nearly doubled to 9.4%. Economic conditions have changed dramatically and it is anticipated that greater numbers of families will fall below the poverty line.

Englewood continues to focus on housing rehabilitation and fix-ups of single family homes throughout the city and is also targeting improvements to the local business district. Finally, they have been targeting the Northwest area for sidewalk construction and improvements where there are existing gaps.

Englewood’s Specific Housing/Community Development Objectives for 2009:

Objective: Owner Housing Investments

- **Priority Need: Housing Rehabilitation – Major and Minor Renovations**:
    - City of Englewood - Housing Rehabilitation (possible additional funding in 2009, currently funding project with program income)
    - City of Englewood - Homeowner Fix-Up program

- **Priority Need: Homebuyer Program**:
    - Habitat for Humanity – single family home construction, 8 homes on Harvard/Hillside (approved in 2008) (HOME)

Objective: Infrastructure Improvements

- **Priority Need: Disabled Access Improvements**:
    - City of Englewood – Northwest Sidewalk Improvements Phase II

Objective: Public Services Support

- **Priority Need: Homeless – Crisis Management**:
    - Family Tree - House of Hope Staffing

Objective: Rental Housing Investments

- **Priority Need: Multi Family Housing Development to Benefit Low/Mod Income Residents**:
    - Community Housing Development Association (CHDA) - Presidential Arms Apartment Acquisition (HOME) (Continuing - approved in 2007)
    - Englewood Housing Authority (EHA) - Terraces on Pennsylvania senior housing (HOME) (Continuing - approved in 2007)

Glendale

Glendale residents, businesses, and working population enjoy the benefits of being part of a vibrant, cosmopolitan community plus having all the advantages and conveniences that a small city government brings. Glendale is a unique community of 4,547 residents.

Glendale has a preponderance of apartment style rental housing and has an ethnically diverse population. The 2000 Census reported that 68.2% of residents were Caucasian/White, and 31.8% were minorities. Glendale contains 27.4% Hispanic residents (the second highest percentage in the Urban County), 9.7% Black residents, 6.2% Asian residents, and 16% other racial minorities. In addition, a relatively large proportion of Glendale residents are immigrants from Russia. The various ethnic heritages are celebrated as part of Glendale's annual National Night Out festivities every August. There are 16.4% disabled residents. In Glendale, 20.1% of families live below poverty, the highest rate in the Urban County.

During regular business hours, the city's population increases by approximately 12,000 people who are employed by the more than 300 businesses occupying nearly 2.2 million square feet of office space in this conveniently located community. The Colorado Department of Public Health and Environment (CDPHE) is headquartered in Glendale, as are several insurance-related businesses, non profit foundations, and organizations.

Although located in Arapahoe County, Glendale's 355 acres are completely surrounded by the City and County of Denver. This is a high-density community, with nearly 100% of the population in multi family housing (there are only three single family residences in the city). About 90% of residents are renters occupying the city's more than 2,000 apartments. The remaining residents own the 300-plus condominium and townhouse units in the city.

Residents and visitors enjoy the city's 35 acres of parks and open space, especially the Cherry Creek Trail that is popular with walkers, bikers, and skateboarders. Glendale has been focusing on improving pedestrian access and increasing recreational opportunities with CDBG funding.

Glendale received CDBG for two large public facility/infrastructure projects in 2007: the Tennessee Pathway for $150,000 and the Mississippi Park for over $100,000. Due to the large scale of these two projects and the anticipated completion time, Glendale did not submit any projects for 2008 or 2009.

Glendale's Specific Housing/Community Development Objectives for 2009:

Allocated their CDBG funding to County and Competitive projects

Greenwood Village

Greenwood Village is situated immediately south of Denver and Cherry Hills Village, encompassing 7.75 square miles. The city was first incorporated as a town in 1950 and received its home rule charter in 1968.

Greenwood Village has a population of 11,035 residents. According to the 2000 Census, the city is predominately Caucasian/White, 93.9%, with a very small combined minority population of 6.3%. Hispanics represent 3.1% of the population, which is much lower than the nation or the county's percentages. There are also relatively fewer disabled persons, representing 6.8% of the population, or less than half the national percentage.

Greenwood Village is a prosperous community, with only 1.5% of families living under the poverty line, much fewer than either the county or the nation.

Once primarily a rural community, Greenwood Village has developed into a dynamic blend of urban and residential areas, to include nationally recognized business parks and 32 neighborhood associations.

Greenwood Village is a unique community with a population of approximately 13,000 residents and a "daytime" population made up of approximately 70,000 members of the business community.

The residential and commercial citizens of Greenwood Village assert a desire to maintain a high-quality living environment with a strong sense of community identity, placing a high priority on public safety, appearance, cleanliness, recreational amenities, environment, accessibility, and community interrelationships. The city focuses every activity on creating, maintaining and enhancing the city's high quality of life standards.

Although Greenwood Village has not identified existing needs to fund due to their low poverty rate, they supported the development of an affordable housing opportunity in their community. In 2007, Prentice Place Lofts opened providing 104 units of workforce housing within the Denver Technological Center (DTC) portion of Greenwood Village and was funded, in part, with County HOME funds.

Greenwood Village's Specific Housing/Community Development Objectives for 2009:

Allocated their CDBG funding to County and Competitive projects

Littleton

Littleton was founded in 1860, incorporated in 1890 and named the county seat of Arapahoe County in 1904. The city places emphasis on preserving its architectural heritage. Littleton has retained a significant majority of its Main Street buildings and in 1998 a five-block area, "The Littleton Main Street Historic District" was approved for placement on the National Register of Historic Places. In 2005, the city established the Downtown Historic District.

Littleton has a population of 43,741 residents, according to the 2005-2007 Census estimates. In Littleton, 90.3% of the residents are Caucasian/White, 9.7% are minorities, and 10% are Hispanic. Littleton's population has increased in the last seven years, as has the number of minorities. The majority of the Hispanic residents are concentrated in the Northeast area. Disabled persons make up 15.6% of the population. Families living below poverty total 3.9% of the population in 2000, but by 2005-2007 had increased to 6.8% of families. This increase in poverty indicates an increased need for support services such as food and rent assistance.

In 2000, the first light rail line in the Denver Metro area opened with two stations in Littleton; one at downtown, and one farther south at Mineral Street. The two stations in Littleton were developed with aesthetic elements unique to Littleton. The historic Denver and Rio Grand Depot building was relocated to serve as the downtown station. Littleton has been hesitant to embrace transit-oriented development around its stations, in contrast to the enthusiasm seen along other light rail lines.

Littleton provides free destination transportation services to elderly and disabled residents. The Omnibus has been in operation since 1974 and had 13,484 rider pickups in 2008. Littleton also operates the Shopping Cart, a fixed schedule route bus, which had 11,076 rides in 2008.

Littleton's neighborhoods range from small, older turn of the century homes to more contemporary suburban living and new high-end housing. Its businesses are strong; a healthy mix of high technology and "mom and pop" shops. Satellite television giant EchoStar has its corporate headquarters in Littleton. Qwest's Network Reliability Center is also located in Littleton, where the system's 14-state region is monitored.

Recently, high-end housing is under construction around Downtown Littleton. Littleton Station, a mixed-use development along Littleton Blvd., includes high-end housing, as will the recently approved Nevada Residences near historic downtown. These developments may affect the long-term affordability of housing in Littleton.

The Northeast neighborhood, generally bounded by Littleton Blvd. to the south and Broadway to the east, is an older, primarily lower income, multi family residential area. The neighborhood is characterized by working families and a more diverse population than other areas of Littleton. The City of Littleton, as well as Arapahoe County, has been focusing attention on this area to discourage disinvestments and maintain, or improve, the quality of life for residents. In the past, CDBG funds have gone into a small pocket park, aptly named Promise Park by one of the young residents, ongoing Northeast street and sidewalk projects, and other projects. HOME dollars were spent in 2005 to assist in the acquisition and rehabilitation of the Lara Lea apartments and in 2006-2007 to rehabilitate the Spruce Apartments. A start-up non profit after school program for neighborhood children has been funded with CDBG, and the Northeast street and sidewalk project will be continued. With continued public investment, the Northeast neighborhood will be preserved as a well-maintained affordable enclave in a rather pricey suburban city.

Littleton's Specific Housing/Community Development Objectives for 2009:

Objective: Owner Housing Investment

- **Priority Need: Housing Rehabilitation – Major Renovations**:

- Littleton Housing Authority - Housing Rehabilitation program (possible additional funding in 2009)

Objective: Infrastructure Improvements

- **Priority Need: Disabled Access Improvements**:
  - City of Littleton - Northeast Neighborhood Street and Sidewalk Improvements

Objectives: Public Services Support

- **Priority Need: Health-Care Provision of Gap Needs**:
  - Doctor's Care - Integrated Health Care Initiative

Sheridan

Sheridan is a small city on the County's western edge, founded in 1890. Sheridan's population of 5,600 (2000 Census) is diverse; with 32.5% of residents identifying as Hispanic, and 23% of the residents belonging to races other than Caucasian/White. The city is not as prosperous as some of the other participating jurisdictions, with 9% of families falling below the poverty line. Sheridan has the highest percentage of Hispanic residents, and the second highest percentage of families below the poverty line, in the Urban County. In Sheridan, 22.3% of the residents are disabled.

The city has many affordable homes, making it in demand for first time buyers and elderly households on fixed incomes. This city has worked hard to establish a diverse business base and has been able to bring back some services to the citizens that had been curtailed in the past. Sheridan is very interested in improving the infrastructure in the city.

Sheridan, through their Housing Authority, purchased and donated land to Habitat for Humanity, and in early 2009 welcomed two new families into their community. Arapahoe County also supported the Habitat homes through a HOME grant for infrastructure.

Sheridan established an Urban Renewal Authority that has assembled land in the southwest area of Hampden and Santa Fe. The 135 acre brownfield redevelopment is now open and when complete will be home to SuperTarget, Costco, and Regal Cinemas. When the tax increment financing period is over, the sales tax from this project will pay for public improvements and help finance other city amenities.

Sheridan's Specific Housing/Community Development Objectives for 2009:

Objective: Owner Housing Investment

- **Priority Need: Homebuyer Program**:
  - Habitat for Humanity - single family home construction, two homes in Sheridan (approved in 2006) (HOME)

- **Priority Need: Housing Rehabilitation- Major Renovations**:
  - City of Sheridan – Sanitary Sewer Project approved late 2008
  - City of Sheridan - owner-occupied Housing Rehabilitation Program (HOME) (possible 2009)

Managing the Process

Arapahoe County Housing and Community Development Services (HCDS) staff are in constant contact with stakeholders throughout the County discussing unmet needs. These stakeholders are representatives from the Partner Cities including elected officials, non profit service and affordable housing providers, Housing Authorities and the low and moderate income citizenry.

The Urban County operates within the boundaries of Arapahoe County. With six participating jurisdictions and a joint partner, Arapahoe County HCDS serves as the hub for all CDBG and HOME projects. The participating jurisdictions include the cities of Englewood, Glendale, Greenwood Village, Littleton, Sheridan and the Town of Deer Trail, with the City of Centennial participating in the Urban County through a joint cooperation agreement.

As of 2004, Centennial has the HUD designation as a Metropolitan City and receives a CDBG entitlement allocated to the city. Since reaching entitlement status, the city has opted to have a joint cooperation agreement with Arapahoe County to administer the grant for three-year periods, most recently 2007-2009, as well as participating in the HOME program as a member of the Arapahoe County HOME consortium. The County is responsible for all aspects of program administration. Centennial selects projects to be funded with their allocation, assisted by staff recommendations formulated through the County review process. Projects approved by the City of Centennial are ratified by the Board of County Commissioners prior to submission of the Annual Action Plan to HUD.

The County has been designated as a Participating Jurisdiction (PJ) and has received HOME funds since 1995. The County is the agency through which all SubGrantees and/or Community Housing Development Organizations (CHDOs) access CDBG and HOME funds. The Board of County Commissioners (BOCC) is the final approval authority for any projects undertaken within Arapahoe County with the grant funds.

Every three years, the County recertifies as an Urban County. During that process, every municipality in the County (with the exception of the City of Aurora) is contacted and invited to participate in the CDBG program. The next participation cycle will begin in early 2009 for the 2010-2012 period.

The County operates with five Commissioners, each elected from specific districts within the County. The Commissioners establish the policies of the County and work very closely with each Departmental Director on the business of the County.

The municipalities operate with city councils elected from their respective jurisdictions, with the exception of Deer Trail, which has a board of trustees to oversee the needs of the town. Jurisdictions have departments to administer differing aspects of housing and community development within their own authority.

Each year, in the fall, CDBG grant applications are sent to interested parties and also advertised in metro area newspapers and various local papers. Agencies are given approximately 6-8 weeks to return the applications. To be considered, every new

agency or new project applying for a grant must meet with staff to discuss the project and direction; this includes any projects to be sponsored or completed by a participating municipality. Returning public service agencies and ongoing projects are not required to meet with staff. Meetings between staff and each potential SubGrantee occur to determine eligibility and to formulate the proposal for the best possible project.

CDBG applications are then reviewed and scored by multiple staff members, interviews are conducted and projects are rated, with the recommendations going to the Board of County Commissioners. An open study session with the Board of County Commissioners is held outlining all projects with staff recommendations. The Commissioners make recommendations to staff and these are incorporated in the draft action plan. A First Public Hearing and a Final Public Hearing is then scheduled for formal comments and adoption of the projects. The grant year runs from May 1st through April 30th.

CITIZEN PARTICIPATION

Arapahoe County adopted a Citizen's Participation Plan on October 3, 1994 pursuant to Board of County Commissioner Resolution Number 1362-94. The Plan had not been updated since 1994, and HCDS staff drafted a new plan for HUD's preliminary review in May of 2008. The plan is attached as Appendix 8. The Citizen Participation Plan will be adopted along with the Five Year Consolidated Plan, prior to submission to HUD.

It is Arapahoe County's intent that the updated Citizen Participation Plan, with new methods of communication with the public, will result in greater community awareness and involvement in the planning process.

The plan requires public hearings at least two times a year for review of the proposed use of funds and for review of program performance. These two public hearings are required to have ample notice provided to the public and be held in a facility that is accessible to the disabled citizens of the community. Accommodations are to be made to the hearing-impaired citizens who provide a request for needed adaptations prior to the meetings, as well as language translation requests.

The plan also states that substantial changes to the Consolidated Plan include, but are not limited to:

- Major changes in service area, purpose, program beneficiaries, or national objective compliance;
- Budgetary or line item alterations of $25,000 or more for Public Service projects and $50,000 or more for Public Infrastructure, Public Facility, or Housing projects.
- Changes from one activity to another, such as a project cancellation and a new project approval that is not a Reserve project.

The plan also provides for technical assistance to groups representative of persons of low and moderate income in preparing proposals. In fact, the HCDS staff meets with each applicant agency to refine projects for better proposals and also to answer any questions regarding regulations and processes prior to submittal.

The Citizen Participation Plan also includes the County's Residential Antidisplacement and Relocation Assistance Policy and Procedures. This policy states that if relocation and displacement is unavoidable, then the County will take steps to assist any persons who are displaced. The level of assistance is described in the policy.

The County and municipalities all have active citizen processes ongoing for different activities within the jurisdictions. The County's Planning Division is currently doing sub area planning to include the eastern rural areas of the unincorporated area. Several cities are in some part of the timeline for completing or revising Comprehensive Plans.

Citizens of the County have reasonable and timely access to information relating to the Consolidated Plan and use of assistance under the federal programs. Policy Three of the HCDS General Administration Policies relates the grievance process to be filed for complaints relating to projects or administration of the federal grants.

The draft plans are available on the County's website and at the HCDS office. Copies of final plans are available on the County's website, at the HCDS office, and at city halls and public libraries throughout the area.

An opportunity for Citizen Comment on the 2009 Action Plan was provided for at a two hour Public Hearing on February 10, 2009 at 6:30 p.m. in the County Administration building located at 5334 South Prince Street, Littleton, CO 80166. This conference room is in the unsecured part of the building and thus easily accessible to citizens.

The First Public Hearing was legally posted in the Villager on January 22, 2009 (Appendix 4), as well as advertised in the Sheridan Sun, the Littleton Independent, the Englewood Herald, the Centennial Citizen, and the Villager. Flyers were distributed to HCDS's 160 agency mailing list, as well as the Citizen Participation Plan mailing list of cities, libraries, recreation centers and school districts with multiple copies for distribution. A press release was written, and information was posted on the County website. There were no public comments received during this meeting specific to the 2009 Action Plan, as all comments related to the Five Year Consolidated Plan, nor were any public comments received via email as a result of soliciting comments on the County's website. Public comments were to be received until March 16, 2009. Any comments received up to March 16, 2009 will be included in this Action Plan.

The Final Public Hearing was held March 17, 2009 at 9:30 AM before the Board of County Commissioners, and was advertised in the same way as the First Public Hearing, with the exception of newspaper ads run only in the Sheridan Sun and YourHUB, which has a circulation of over 63,000. Public comment was also solicited at the Board of County Commissioners Public Hearing, March 17, 2009.

There were no public comments relating to the Annual Action Plan. All comments received were related to the Five Year Consolidated Plan, and have been address in the Five Year Consolidated Plan.

This Citizen Comment period and the Board of County Commissioners Public Hearing, March 17, 2009 were both published in the Villager, February 26, 2009 (Exhibit 4)

INSTITUTIONAL STRUCTURE

The Urban County operates within the boundaries of Arapahoe County, Colorado's first county, which was established in 1855, as part of Kansas Territory. With its six participating jurisdictions and a joint partner, Arapahoe County serves as the locale for all of the CDBG and HOME projects. The participating jurisdictions include the Cities of Englewood, Glendale, Greenwood Village, Littleton, Sheridan and the Town of Deer Trail, with the City of Centennial participating in the Urban County through a joint cooperation agreement.

The County operates with five Commissioners, each elected from specific districts within the County. The Board of County Commissioners (BOCC) establishes County policies and works very closely with each Departmental Director on County business.

The municipalities operate with city councils elected from their respective jurisdictions, with the exception of Deer Trail, which has a board of trustees to oversee the needs of the town. Each jurisdiction has departments to oversee differing aspects of housing and community development within their own authority.

CDBG FUNDS. Each year, in late fall, CDBG grant applications are sent out to interested parties and also advertised in metro area newspapers and various local papers. Agencies are given approximately 6-8 weeks to return the applications. To be considered, every new agency or new project applying for a grant must meet with staff to discuss project and direction, this includes any projects to be sponsored or completed by a participating municipality. Meetings between staff and each potential SubGrantee occur to determine eligibility and to formulate the proposal for the best possible project.

Applications are reviewed, interviews and site visits are conducted and then projects are rated. Projects serving Centennial citizens are presented to the Centennial City Council with staff recommendations. Centennial projects are approved by Council, and ratified by the BOCC when the rest of the County projects are approved. County projects are presented to the Board with staff recommendations. An open and published study session with the BOCC is held outlining all projects with staff recommendations. The Commissioners make recommendations to staff and these are incorporated in the draft annual plan. First and Final Public Hearings are scheduled for formal public comments and adoption of the projects. The grant year runs from May 1st through April 30th.

HOME FUNDS. The County has been designated as a Participating Jurisdiction (PJ) and has received HOME funds since 1995. The County is the agency through which all SubGrantees and/or Community Housing Development Organizations (CHDOs) access HOME funds. HOME applications are accepted and reviewed on a case-by-case basis throughout the year. The Board of County Commissioners is the final approval authority for any projects undertaken within Arapahoe County with the HOME dollars. The HOME grant year runs from May 1st through April 30th, in coordination with the CDBG grant year.

Arapahoe County Housing and Community Development Services (HCDS) Division: This division is charged with administration of the County CDBG and HOME funds for all SubGrantees, whether participating cities or independent agencies. Administration includes funding recommendations, environmental review processes,

Davis-Bacon compliance, monitoring, Five Year Consolidated Plan, One Year Action Plan, and Consolidated Annual Performance Report (CAPER) preparation, along with financial maintenance through HUD's Integrated Disbursement and Information System (IDIS) program, and any other reports or procedures necessary to maintain compliance with federal regulations.

The HCDS Division has recently reorganized. The division had been responsible for the Weatherization Program, which provides weatherization rehabilitation to low-income residents; however, with the retirement of the HCDS Division Manager in January 2008, the Weatherization Division is now a separate division.

When HCDS contracted with the Colorado Housing Assistance Corporation (CHAC) to administer the Arapahoe County Housing Authority's First Time Homebuyer (FTHB) program in August 2007, it was determined that the Housing Administrator position would not be filled.

The Grants Fiscal Specialist tracks and manages the financial tracking of all grants and program income for the division; the Grants Fiscal Specialist is now supervised by the Community Resource's Administrative Services Division.

The Monitoring Specialist assists in administering CDBG projects, primarily Public Service projects, and oversees monitoring HCDS funded projects and internal financial processes.

The Community Development Administrator is responsible for distributing HOME funds and administration of the City of Centennial's CDBG projects, as well as HUD and County reporting and planning.

The Division Manager is responsible for the administration of County CDBG projects, as well as HUD and County reporting and planning.

The division is overseen by the Community Resources Department which has a Department Director.

MONITORING

The County currently employs three staff involved in monitoring CDBG and HOME projects. Each Administrator is tasked with reviewing all project documentation submitted for drawdown requests and reviewing required quarterly reports submitted by SubGrantees. Between review of drawdown request documentation, quarterly reports, review of bid documents and payroll on construction projects, staff is kept abreast of CDBG project status on an informal basis.

Formal site visits and monitoring of select CDBG projects is scheduled to take place during appropriate times of the year, particularly the spring and fall of each year, depending upon the level of complexity of the project and the capacity of the SubGrantee. A selection of CDBG projects is monitored on a formal basis. A monitoring risk assessment will be done on each CDBG project to determine specific monitoring needs.

Monitoring of HOME projects requires a long-term approach. Each HOME project is formally monitored at the completion of the project. The length of the compliance period for HOME assisted units is determined using the per unit subsidy calculations required by HUD. This information is supplied to the SubGrantee in their grant agreement with the County. Staff visits HOME properties, conducts HQS inspections, reviews annual HOME unit certifications and tenant files, and reviews quarterly reports from SubGrantees for HOME projects still underway.

For both CDBG and HOME projects, there are many program requirements that must be met in order to remain in compliance with the statutes and regulations governing the programs. In order to insure that the County is in compliance, ongoing education is paramount. Staff regularly attends local, state, and national training opportunities in order to keep abreast of program requirements.

Thorough understanding of each project is the best way to plan for compliance related issues as each project is unique and complex. Prior to awarding any grant, Staff reviews the application, looking closely for issues that may trigger compliance issues including, relocation, lead-based paint, Davis-Bacon labor standards, and others. When potential issues have been identified, Staff creates a plan to deal with those issues, and to the extent foreseeable, writes into the agreement what conditions must be met in order to remain in compliance with program requirements. Throughout the project, Staff remains in close contact with the SubGrantee, monitoring project development, and reviewing all necessary procedures relating to program requirements. The County is the responsible entity for program compliance, and takes that position seriously, working closely with all projects to insure that the project remains in compliance.

In order to ensure compliance with requirements involving timeliness of expenditures, Staff review and approve CDBG projects on an annual basis and require agreements establishing quarterly milestones and stipulate that projects must be completed by the end of the grant year. SubGrantees are required to complete quarterly reports assessing how they are meeting the milestones established. Additionally, the Grants Fiscal Specialist generates a monthly report, if not more often, tracking HOME expenditure deadlines and CDBG on-hand spending ratios. To ensure compliance with HOME expenditures, the Grants Fiscal Specialist tracks funds that must be committed within two years and expended within five years.

LEAD-BASED PAINT

Lead-based paint, outlawed in 1978, is the primary cause of elevated blood lead levels in children. Old homes in poor condition can contribute to poor health in children if lead is consumed. According to HUD's Office of Healthy Homes and Lead Hazard Control[29] (HHLHC):

> Lead is a highly toxic metal that may cause a range of health problems, especially in young children. When lead is absorbed into the body, it can

[29] HUD's Office of Healthy Homes and Lead Hazard Control, accessed online 2/12/2009; http://www.hud.gov/offices/lead/healthyhomes/lead.cfm

cause damage to the brain and other vital organs, like the kidneys, nerves and blood.

Lead may also cause behavioral problems, learning disabilities, seizures and in extreme cases, death. Some symptoms of lead poisoning may include headaches, stomachaches, nausea, tiredness and irritability. Children who are lead poisoned may show no symptoms.

Both inside and outside the home, deteriorated lead-paint mixes with household dust and soil and becomes tracked in. Children may become lead poisoned by:

- Putting their hands or other lead-contaminated objects into their mouths,
- Eating paint chips found in homes with peeling or flaking lead-based paint, or
- Playing in lead-contaminated soil

Existing Homes with Lead-based Paint

In 2007, the U.S. Census estimated there to be 228,800 housing units in Arapahoe County. Just under 50% of those units, 111,508, were built prior to 1980. As lead-based paint was not outlawed until 1978, homes built prior to 1980 may contain lead-based paint, although the greatest probability is in homes built prior to 1940.

Age is an important indicator of housing condition. Older houses tend to have condition problems and are more likely to contain materials such as lead-based paint. Approximately 1.5% of the housing stock, or 3,428 housing units in Arapahoe County, was built before 1940, when the risk of lead-based paint is highest.[30] In areas where revitalization of older housing stock is active, many old houses may be in excellent condition; however, in general, condition issues are still most likely to arise in older structures. 11% of Arapahoe County's housing stock was built before 1950, approximately 50% of Arapahoe County's housing stock was built between 1970 and 1989, and almost 15% was built since 2000.

The following chart shows the median year of construction of housing structures in Arapahoe County[31]. The median year of construction means exactly half of the housing stock was built before that year and half after. The median year of construction shows which communities are most likely to have housing with lead hazards. Englewood has the oldest housing stock with 1959 being the median year of construction, indicating a

[30] Lead-based paint was banned from residential use in 1978. Housing built before 1978 is considered to have some risk, but housing built prior to 1940 is considered to have the highest risk. After 1940, paint manufacturers voluntarily began to reduce the amount of lead they added to their paint. As a result, painted surfaces in homes built before 1940 are likely to have higher levels of lead than homes built between 1940 and 1978.

[31] From the Housing Needs Assessment conducted by BBC Research and Consulting. Their source: Claritas, 2007 estimates.

strong likelihood of lead-based paint hazards in their community. Littleton, Sheridan, and Deer Trail also have older housing stock.

Exhibit V.2.
Median Year of Construction by Jurisdiction

JURISDICTION	MEDIAN YEAR OF CONSTRUCTION
Arapahoe County	1982
Centennial	1983
Deer Trail	1963
Englewood	1959
Glendale	1978
Greenwood Village	1992
Littleton	1979
Sheridan	1968
Unincorporated	1991

Actions to Address Lead-based Paint

The cities of Englewood, Littleton and Centennial have housing rehabilitation programs that test for lead hazards when conducting rehabilitation, and achieve clearance from certified inspectors when the rehabilitation is complete. The Housing Authorities are strict in their adherence to the Housing Quality Standards (HQS) for public housing and Section 8 tenants.

According to County policy, CDBG funded handyman programs such as Rebuilding Together Metro Denver may not disturb painted areas above de minimis levels in pre- 1978 homes. The de minimis level is less than two square feet of painted space in any individual interior room; less than 20 square feet on exterior surfaces; and less than 10% of total surface area on an interior or exterior component with a small surface area (molding, trim, gutters, etc.).[32] The SubGrantee must maintain documentation in client files identifying the area of disturbance, showing compliance with the County policy. The “Protect Your Family from Lead in Your Home” pamphlet is to be provided to all homeowners, regardless of age of housing. Verification of notification is to be maintained in client files.

Under the HOME funded Homebuyer program, the Colorado Housing Assistance Corporation (CHAC) staff has completed HUD's on-line "Visual Assessment Course". They conduct visual assessments of each of the homes to be financed, in conjunction with the HSQ inspection. If lead-based paint is detected, then the homebuyer agrees that it is his or her responsibility to negotiate with the property seller about who pays for and coordinates mitigations and/or renovations. For other HOME funded projects, the SubGrantee is responsible for paying for and coordinating detection and mitigation.

[32] Code of Federal Regulations 24 CFR 35.1350(d)

HOUSING

SPECIFIC HOUSING OBJECTIVES

In February of 2009, BBC Research and Consulting (BBC), a Denver-based economic consulting firm that specializes in housing studies, completed a report titled *Housing Needs Assessment (HNA): Arapahoe and Douglas Counties.* The HNA provides an in-depth look at the housing needs of the two counties that share a common boundary and workforce, and subsequently housing needs. The study included all of Arapahoe County, including the City of Aurora (although Aurora is a HUD entitlement jurisdiction and will be performing a separate HNA and Five Year Consolidated Plan), because the two counties believed it was important to look at the housing market as it relates to the workforce and commuting patterns.

Affordable housing affects every aspect of life in Arapahoe County. Without affordable housing, workers can not live in the County. With workers living elsewhere, there is a traffic problem when they arrive and leave from their places of work. There is a disenfranchisement with the community if one's home is other than the area where one works. The following are major findings and recommendations of the HNA:

Growth, growth and more growth. Arapahoe County remains a very popular place to live and work in the Denver metro area. Arapahoe County's heyday for growth occurred first in the 1950s, when the County grew at an average rate of 12% per year. Population surged again in the 1970s, when the County added more than 130,000 people (a growth rate of 8% per year). Since then growth has slowed considerably, and the County now grows at about 1-2% annually. Since 1990, Arapahoe County's housing stock has grown by 35%. On average, Arapahoe County has added more than 3,500 units per year.

Finding housing. In 2007, the median priced home for sale in Arapahoe County was $205,000. This compares to $345,000 in Douglas County. Except for single family attached units, homes are much more affordable in Arapahoe County.

The median rent in Arapahoe County was $838 in the second quarter of 2008; in Douglas County, the median was $1,045. Rents were lower in Arapahoe County for all rental unit sizes.

Housing to buy. It is easy to buy a home in Arapahoe County if you earn more than $50,000. Households at this income level could buy 70% of the County's attached units (4,900 units) for sale in 2008 and 19% of the County's detached units (3,070 units).

Households earning between $35,000 to $50,000 can also afford about one-third of the County's attached housing stock. If these renters want to buy they are mostly limited to attached homes. Unlike in Douglas County, they have purchase options in Arapahoe County.

Housing to rent. In Arapahoe County, a little more than half of the County's renters can easily afford the median rent, and renters earning more than $25,000 have an adequate number of rental units from which to choose. This leaves about half of the County's renters unable to afford the median rent.

Renters earning less than $20,000 per year have the hardest time finding affordable units. In 2007, about 20,520 renter households—30% of all renter households in Arapahoe County—earned less than $20,000. These households need to pay $450 or less in rent and utilities each month to afford their housing costs, leaving money left over for other household expenses.

Arapahoe has approximately 7,800 units affordable to these renters in addition to rental assistance vouchers—leaving a gap of approximately 12,500 underserved households. For the Arapahoe County non Aurora portion, this gap is estimated to be 5,600 underserved households.

Who Cannot Afford to Live in Arapahoe County:

- Renters earning less than $35,000 find it difficult to buy in the current market. Many of these renters are unlikely to become owners unless they desire to buy attached housing units.

- Seniors and other residents living on low, fixed incomes need to stay in their homes because they cannot afford to move to other housing units in the County. Seniors living on Social Security Income (SSI) are unlikely to be able to afford the repairs their aging homes need.

- Approximately 12,500 renters (5,600 renters in non Aurora portion) who earn less than $20,000 are paying so much for their rental housing that they have difficulty affording other necessary household costs—such as transportation, childcare and health care.

Will the future workforce be able to live in Arapahoe County? Arapahoe will have affordable housing, but it is very location specific. Arapahoe County has some affordability concerns with its workforce, however there are more moderate and high wage jobs located in Arapahoe County as compared to Douglas County. In Arapahoe County, the occupations with the strongest growth in numbers—health care and social assistance, administrative support, construction, professional and technical services—could afford homes ranging from approximately $116,000 to $260,000 in Arapahoe County. Today, these worker households can afford to buy 19% to 68% of the housing stock in Arapahoe County. Assuming households have additional part time or full time workers contributing additional income, these affordability levels increase, thereby making an even greater percentage of homes affordable. If current trends continue, the County is well-positioned to provide housing for workers in its fastest growing professions through 2016.

However, even though Arapahoe County has much more affordable homes to buy at lower income levels, these homes are not always in close proximity to major employment centers and many have rehabilitation needs. In Arapahoe County, home prices are very much location-specific. The amenities accompanying expensive housing stock in Arapahoe County include locales in Cherry Hills Village, Bow Mar and Greenwood Village, more square footage and, most likely, a larger lot. Typically the denser part of the County is home to older homes that may require more rehabilitation, but are also more affordable.

The most affordable parts of Arapahoe County are the Sheridan/Englewood/north Littleton area, and most of Aurora. Of the 2,683 multi family units for sale in 2007 and affordable at 50% of the AMI, 86% were in Aurora. Of those affordable at 80% of the AMI, 74 % were in Aurora.

For single family units, Aurora provided 90% of those affordable at 50% of AMI and 84% of those affordable at 80% of AMI. No other community comes close to matching this contribution to the for sale affordable housing stock. Aurora also offers very affordable rents compared to other areas in the County.

Although Sheridan and parts of Englewood and Littleton are also very affordable, they have far fewer units, and the units are closer to employment centers in Jefferson County and Denver than to future employment centers in Arapahoe County (to which central and southeast Aurora is closer). In essence, Arapahoe County depends on Aurora to provide much of its affordable housing, and this is likely to continue.

Addressing Unmet Housing and Workforce Needs. Arapahoe County has worked very hard in the past to ensure that residents have adequate housing. Programs the County funds include home rehabilitation and improvements, public facility improvements, infrastructure improvements, public services and other housing programs. Housing programs also include a first time buyer program, single family rehabilitation, multi family rehabilitation and new construction assistance.

Communities within Arapahoe County have also provided incentives for the production of affordable housing. For example, Englewood and Sheridan have waived fees for affordable housing development on a case-by-case basis.

BBC's Recommendations for Arapahoe County:

1. **Set affordable rental goals.** Set a goal for reducing the gap in rental units and work with the County's housing authorities, including the Aurora Housing Authority, to build more deeply subsidized rental units.

2. Approximately 29% of the County's renters earn less than $20,000 per year. 6% of the County's rental units (including voucher subsidies) are affordable to these renters. BBC recommends this proportion be increased to 15%, so at least half of these renters have an opportunity to avoid being cost burdened. This means that the number of affordable units in the County are doubled.

3. **Establish formal collaborative relationships.** Continue to work with Aurora to gauge housing affordability and need since Aurora provides such a large portion of affordable housing, particularly for sale housing, in Arapahoe County. Formalize a method of communication and collaboration on workforce housing developments.

4. **Offer developer incentives.** The County should encourage density around employment centers and transit sites by offering fee waivers and/or density bonuses to developers who integrate affordable units into their developments. Formalize an incentives package and offer deeper incentives for more affordable developments. The County should also encourage municipalities to adopt similar

incentive packages, so that the incentives are consistent, transparent and applied equally across the County.

5. **Continue rehabilitation efforts.** Continue acquisition and rehabilitation programs in the older portions of the County to preserve housing stock and keep lower income owners in safe and sound housing. Although this study did not contain a detailed analysis of the senior housing market and needs, it is likely that as the County's population ages, affordable senior housing with services will be needed.

6. **Educate the public.** Educate the public about options for development, the consequences of sprawl and how affordable housing can be attractive and dense.

County Response to Housing Data and Recommendations:

The County is prioritizing providing housing opportunities for renters earning less than 50% of the AMI, particularly small and large related households. For the homeowner priorities, although the County has placed a high priority on serving those earning less than 50% of the AMI, the County recognizes the reality of the lack of available units for these households, thus the number of units goals are lower, with the exception of the elderly population. Exhibit 9.A (attached) provides a detailed summary of the annual and five year goals. Exhibit 9.B provides a summary of the annual goals.

Each of these goals may need to be reconsidered if local finances and/or economic changes indicate either an increase or decrease is necessary and reasonable.

The specific objectives reflect changes in priority from the 2004-2008 Five Year Consolidated Plan. Significant increases and decreases are noted below, which reflect the changing demographics shown in the HNA and AI, as well as the changing needs identified in the three surveys:

- Increasing the rental multi family housing objective from 120 to 140 units, in recognition of the HNA finding that the rental housing gap for Arapahoe County (non Aurora) is 5,600 units for those making less than $20,000 per year. The increase is also in consideration of the fact that there are 2,742 households on the housing authorities' waitlists, indicating a need for affordable units in the community to supplement the housing authorities' efforts.

- Increasing emergency rental assistance from 25 persons to 250 persons, and including limited emergency mortgage assistance previously noted as an Owner Housing Objective. This will allow agencies more flexibility to meet emergency housing situations.

- Decreasing the First Time Homebuyer (FTHB) objective from 125 to 60 new homeowners, and removing Section 8 homebuyers as a separate category. This is a result of the need to reallocate HOME funding resources away from primarily moderate income homeowners and towards low income renters and rehabilitation of the existing multi and single family housing stock in the older, western portions of the County.

- Increasing major housing rehabilitations from 25 to 60 homes, and minor housing fix-ups from 25 to 125, in recognition of the aging housing stock and the senior population that may choose, or be forced, to age in place without adequate income for repairs.

- Adding new single family construction for low income homeowners in recognition of the HNA that found that only 5% of households earning 50% or less of the AMI could afford a single family home. For many households earning 50% or less of the AMI, renting is the most appropriate housing option; however, agencies like Habitat for Humanity of Metro Denver, who sell homes to qualified low income buyers with no interest loans and below market sales prices, allow low income households to purchase homes without being cost burdened.

There have been several recent construction projects of new affordable multi family housing using HOME funds: Prentice Place in 2005, Habitat for Humanity in 2006 and 2008, and Terraces on Pennsylvania in 2007. Other CDBG and HOME funding has been for acquiring and rehabiltating existing multi family housing to keep it from being lost to market rates, such as Forest Manor, Spruce Apartments, and Presidential Arms Apartments.

Habitat for Humanity of Metro Denver has just completed two single family homes in Sheridan. The Habitat homes were supported with HOME funds and land donated by the Sheridan Housing Authority. The city also donated land beside the new homes to South Suburban Parks and Recreation District who created a pocket park for the neighborhood. Habitat has been busy in Englewood also. They completed eight homes in 2008, and will begin work on eight more in the upcoming year.
Community Housing Development Association (CHDA) purchased and rehabiliated the Presidential Arms Apartment building in Englewood. The Englewood Housing Authority (EHA) has opened the Terraces on Pennsylvania, a 62 unit senior housing community for households at or below 50% AMI. These projects were assisted with County HOME funds.

Centennial is the new home for two Developmental Pathways group homes, opened in late 2008. There are six developmentally disabled residents in each home, many of whom have lived together for years. One of the homes is for elderly people and one for younger clients.

The Littleton Housing Authority purchased three apartments in Northeast Littleton, and will be rehabilitating those buildings in 2009-2010. Although this project is not HOME assisted, it is contributing to the affordable housing stock in Littleton.

Arapahoe County encourages other new affordable housing projects with the existing Community Housing Development Organizations (CHDO's), such as Habitat Community Housing, Inc.,[33] to meet underserved housing needs. Additional obstacles to meeting underserved housing needs are described in the Section "Barriers to Affordable Housing."

[33] A special purpose subsidiary of Habitat for Humanity of Metro Denver.

Arapahoe County's HOME program is run on a rolling application basis. Potential SubGrantees discuss projects with HCDS staff and submit an application based on the State Division of Housing's application. HCDS analyzes the project's viability and its applicability to the Consolidated Plan. Appropriate projects are then recommended to the Board of County Commissioners.

HOME Projects in the works and/or planned for the next year include:

- Ongoing: City of Englewood - owner-occupied Housing Rehabilitation Program – (up to $150,000 grant to Englewood) - loans to 6-8 single family homeowners that are at or below 80% of the area median income (AMI) based on their family size. Loans for single family homes will range from $1,000-$24,999. (Currently operating on CDBG program income - possible HOME funding in 2009).
- Ongoing: Littleton Housing Authority (LHA) – owner-occupied Housing Rehabilitation Program (up to $150,000 grant to LHA) - loans to 6-8 single-family homeowners that are at or below 80% of the area median income (AMI) based on their family size. Loans for single family homes will range from $1,000-$24,999. (Possible additional funding in 2009).
- Approved in 2009: City of Centennial – owner-occupied Housing Rehabilitation Program administered by LHA (up to $150,000 grant to Centennial) - loans to 6-8 single family homeowners that are at or below 80% of the area median income (AMI) based on their family size. Loans for single family homes will range from $1,000-$24,999.
- Approved in 2009: Colorado Housing Assistance Corporation (CHAC) – Arapahoe County's First Time Homebuyer (FTHB) program ($212,000) - loans of $10,000 down payment assistance for first time homebuyers at or below 80% of the area median income (AMI) based on their family size. (Possible additional funding in 2009).
- Approved in 2008: Habitat Community Housing Development Inc., a local subsidiary of Habitat for Humanity of Metro Denver ($200,000 grant) – acquisition assistance property to be developed into eight homes in Englewood. This assistance of $200,000 will contribute to the 15% required Community Housing Development Organization (CHDO) set aside.
- Approved in 2007: Englewood Housing Authority (EHA) - Terraces on Pennsylvania ($300,000 grant) – Utility installation on 62 – unit new construction of low income senior housing.
- Approved in 2007: Community Housing Development Association (CHDA) – Presidential Arms apartment building acquisition. This assistance of $330,000 will contribute to the 15% required Community Housing Development Organization (CHDO) set aside.
- Approved in 2006: Habitat Community Housing Development Inc., a local subsidiary of Habitat for Humanity of Metro Denver ($300,761 grant) – acquisition or infrastructure assistance for two homes in Sheridan, and eight homes in Englewood. This assistance of $300,761 will contribute to the 15% required Community Housing Development Organization (CHDO) set aside.
- Approved in 2006: Development Pathways Housing Development Corp., III – ($180,000 grant) - Acquisition of two single family homes in Centennial to be used as group homes for the developmentally disabled.

- Planned for 2009: City of Sheridan- Owner-occupied Housing Rehabilitation Program – (up to $150,000 grant to Sheridan) - loans to 6-8 single family homeowners that are at or below 80% of the area median income (AMI) based on their family size. Loans for single family homes will range from $1,000-$24,999.

Please see Appendix 3 for a complete listing of all new CDBG and HOME projects planned for 2009.

NEEDS OF PUBLIC HOUSING

The Urban County has four operating housing authorities: the Englewood Housing Authority, the Littleton Housing Authority, the Sheridan Housing Authority and the Arapahoe County Housing Authority. The City of Aurora also has a housing authority, but the city is not a member of the Urban County.

The members of the Littleton and Englewood housing authority boards are appointed by their city councils. Sheridan and Arapahoe County's housing authority boards consist of the members of the city council and the Board of County Commissioners, respectively.

The County's Housing Authority (ArCHA) maintains no staff but is lent HCDS staff by the County and contracts operation of its Section 8 program to the Littleton Housing Authority. The offices are maintained in the County's HCDS office at 1690 W. Littleton Boulevard, Littleton, CO 80120. The County owns no public housing. First Time Homebuyer (FTHB) Program loans approved between 1994 and 2007 are serviced through the Housing Authority via HCDS staff. The Arapahoe County Housing Authority Board holds one official meeting every year, and may hold another meeting if necessary. All policies regarding hiring, contracting and procurement, follow current County policy.

The Sheridan Housing Authority is operated similarly, with all Section 8 vouchers contracted through the Englewood Housing Authority. The Sheridan Housing Authority Board meets once a month. The Sheridan City Council is also the Sheridan Housing Authority Board.

The Littleton Housing Authority has a board appointed by city council and operates independently from city processes in regards to hiring, firing and procurement. The Housing Authority maintains their own policies to cover these areas. All capital projects are presented to the Urban County for determination of consistency with the County's Five Year Consolidated Plan. The agency operates a Section 8 program along with elderly public housing and scattered site single family and duplex homes. The Littleton Housing Authority has developed a small 10 home development for homebuyers on an infill site and is in the process of renovating some of the older facilities in its portfolio. They have a total of 535 Section 8 Vouchers (Littleton and Arapahoe County) and 542 public housing units, for a total of 1,077 units. They recently purchased three multi family apartment buildings, totaling 69 units, in Northeast Littleton, which is open to low income residents.

The Englewood Housing Authority board also is appointed by city council with the mayor being a member. All operations including hiring, contracting and procurement policies

are maintained by the Housing Authority. This Authority also submits capital projects for determination of consistency with the County's Consolidated Plan. The Englewood Housing Authority provides elderly public housing, scattered site single family homes and has developed an in-fill townhome community for homebuyers. The Housing Authority completed a 62-unit senior/disabled apartment complex in December of 2008 for those at 50% of the Area Median Income (AMI), thus filling an income gap that could not be housed at their other locations serving extremely low income seniors/disabled. Englewood has a total of 570 Section 8 vouchers (Englewood and Sheridan) and 216 public housing units, for a total of 786 units.

Condition of Assisted Housing and Management Process

The existing public housing stock is in relatively good condition and improvements are made on an ongoing basis through the use of the public housing Comprehensive Improvement Assistance Program (CIAP) and other funds.

The Littleton Housing Authority has embarked upon a $1.5 million improvement program funded with bonds for Alyson Court, Amity Plaza and some individual homes. These improvements consist of kitchen, windows, carpet and paint improvements for Alyson Court; roof, boilers, HVAC improvements for Amity Plaza; and new tubs, doors, and windows on the single family homes. Additionally, the County used CDBG funding to install a fire alarm system in the Bradley House.

Exhibit V.3.
Arapahoe County Public Housing Authorities

	Number of Units	Description	Size of Units
Arapahoe County PHA:			
Section 8	80	Certificates and vouchers	
Section 8 Port-ins	187	Certificates and vouchers	
Littleton PHA:			
Libby Bortz Assisted Living Center	111	Frail Elderly, aged over 62	0 to 1-bedrooms
Amity Plaza	180	Seniors	1-bedroom
Bradley House	72	Seniors	1-bedroom
Geneva Village	28	Seniors	0 to 2-bedrooms
Alyson Court	60	Seniors / Disabled	1-bedroom
John H. Newey Public Housing	20	Single family homes	2 to 4-bedrooms
Public Housing - duplexes	38	Homes	2 to 3-bedrooms
Public Housing – single family homes	33	Homes	3 to 5-bedrooms
Littleton Section 8	288	Certificates and vouchers	
Englewood PHA:			
Orchard Place	100	Seniors / Disabled	1-bedroom
Simon Center	104	Seniors / Disabled	1-bedroom
Public Housing	9	Duplexes	2 to 4-bedrooms
Englewood Section 8	393	Certificates and vouchers	
Sheridan Section 8	177	Certificates and vouchers	
Sheridan Public Housing	3	Single family homes	
Deer Trail FMHA owned Property	11	Seniors	
Total PHA-offered units or vouchers	**1,874 – 1,894**		

Source: Public Housing Authority websites, BBC Research & Consulting.

Section 8 – Housing Choice Vouchers. Section 8 Housing Choice Vouchers provide rental assistance payments on behalf of low income individuals and families. This HUD-administered program provides low income households the means to offset private rental costs; in general, households will pay 30% of their adjusted monthly income towards rent and utilities, with the remainder of the rent (up to the established fair market rate for the area) paid through the voucher program. To be eligible for this program, a household may not earn more than 50% of the median income for the area. In addition, the PHA is required to provide 75% of its vouchers to applicants whose incomes do not exceed 30% of the median family.

As an example of the average funding for a Section 8 voucher, ArCHA's Section 8 housing assistance currently pays an average of $8,773 for new Section 8 voucher holders and $8,159 for portable voucher holders annually for each household. This is less than reported in the 2004-2008 Five Year Consolidated Plan where the average was $9,015 annually for each household.

Wait lists. Applications for Section 8 assistance often outpace the availability and resources necessary to fund new vouchers. Therefore, many PHAs must place eligible applicants on a waiting list until a voucher becomes available. In addition, many PHAs must close their wait lists when the list becomes longer than the PHA deems to be serviceable in the near term.

ArCHA's number of vouchers fluctuates from 60 to 80 and currently fully utilized. ArCHA reopened its waitlist in the spring of 2008 for the first time in five years. The Littleton Housing Authority Section 8 vouchers are fully utilized, although they are accepting applications and placing eligible families on a wait list. The Englewood Housing Authority's vouchers are also fully utilized. Over the last three years, at least one waitlist opened per program that they administer, i.e. Englewood, Sheridan and Douglas County.

As of February of 2009, the Littleton Housing Authority has a waitlist of 993 households for their Section 8 vouchers and public housing programs, indicating that they have a tremendous gap. There are almost as many households on the combined waitlist as there are households being served.

Englewood and Sheridan have 570 Section 8 vouchers and 216 public housing units, for a total of 786 units. As of February of 2009, the Englewood Housing Authority has a waitlist of 1,749 for their Section 8 vouchers and public housing programs, indicating that they have a tremendous gap. There are more than twice as many households on the waitlist as there are units.

Exhibit V.4. PUBLIC HOUSING AUTHORITY WAITLIST SURVEY

	Littleton		Englewood		Total	
WAITING LIST	**# of Families**	**% of Families**	**# of Families**	**% of Families**	**# of Families**	**% of Families**
Total	**993**		**1,749**		**2,742**	
0-30% AMI	855	86%	1,188	68%	2,043	75%
30-50% AMI	119	12%	139	8%	258	9%
50-80% AMI	19	2%	401	23%	420	15%
Families with Children	816	82%	1,218	70%	2,034	74%
Elderly without disabilities	166	17%	42	2%	208	8%
Elderly with disabilities	11	1%	52	3%	63	2%
Families with disabilities	55	6%	236	13%	291	11%
Non-Hispanic	753	76%	1,069	61%	1,822	66%
Hispanic	240	24%	666	38%	906	33%
Caucasian/White	671	68%	1,121	64%	1,792	65%
Black/African American	203	20%	522	30%	725	26%
Am Indian/ Alaska Native	39	4%	50	3%	89	3%
Asian	39	4%	39	2%	78	3%
Native Hawaiian/Pac	4	0%	13	1%	17	1%
Other	37	4%	25	1%	62	2%
SECTION 8 VOUCHERS	**288/ 187/ 60 = 535**	**Littleton/ ArCHA Port-ins/ ArCHA**	**393&177 = 570**	**Englewood & Sheridan**	**1,105**	
OTHER UNITS	**542**		**216**		**758**	
TOTAL UNITS	**1077**		**786**		**1,863**	
WAITLIST STATUS	Always accepting for all programs		PH – always accepting; Sec. 8 opened at least once over last 3 years			
Difficulty finding accessible units	**No**		**Yes**			

Chart prepared by Arapahoe County HCDS staff March 9, 2009
Data submitted to the Colorado Division of Housing (CDOH), February 6, 2009
by the Littleton Housing Authority and Englewood Housing Authority

Selected Arapahoe County Section 8 Housing Choice Voucher usage statistics can be seen in Exhibit V.5. below.

Exhibit V.5. Arapahoe County Section 8 Housing – Usage Statistics

Source: Arapahoe County

	Section 8 Vouchers	Section 8 Port-in Vouchers
Total number of vouchers	80	187
Average monthly assistance per voucher	$731	$680
Household / Family Status:		
Female Head of Household	78%	71%
Male Head of Household	22%	29%
Family Household	72%	77%
Single-person Household	28%	23%
Race / Ethnic Distribution:		
White, Non-Hispanic	49%	39%
White, Hispanic	3%	5%
African American	46%	53%
Asian / Pacific Islander	2%	2%
Other	0%	1%
Housing Types:		
Single family dwelling	31%	19%
Townhome / condo	14%	30%
Apartment	52%	50%
Duplex	3%	1%

LITTLETON HOUSING AUTHORITY (LHA)

The mission of the Littleton Housing Authority (LHA) seeks to strengthen their hometown by creating opportunities for diverse housing alternatives.

- ***Strategy to serve the needs of extremely low income, low income and moderate income families residing in the jurisdiction:***

LHA offers 143 units of public housing, 260 units of Section 8 New Construction and 288 Housing Choice Vouchers within the community. Included in the total are 311 apartments for the elderly and disabled and housing for families that includes two- to five-bedroom single family homes and duplexes. LHA owns and/or manages 542 units of affordable housing.

Residents pay approximately 30% of their gross income toward rent. Families may apply for housing on-line or in person at the administrative offices, located at 5745 S. Bannock Street, Littleton, CO, 80120. Waiting lists are maintained for each program. Preference is given to elderly and disabled persons.

LHA also manages Geneva Village for the City of Littleton. There are a total of 28 units with rents below market. Residents must be at least 55 years old.

LHA also manages the Libby Bortz Assisted Living Center. The Center consists of 111 individual units designed for the frail elderly. Residents must be at least 62 years of age with income below 60% of AMI. Amenities include 24-hour protective oversight, three

meals per day plus snacks, weekly housekeeping, weekly laundry services, and activities. Monthly rates are $1,578 for one person and $2,303 for couples. Medication administration, bathing and dressing assistance is also available for a nominal charge.

The LHA Rehabilitation Program provides low interest loans to Littleton homeowners for home renovations. The Rehabilitation Coordinator works with homeowners whose incomes are below 80% of AMI. Renovations include, but are not limited to: energy conservation, health and safety issues, handicap accessibility retrofits, new furnaces, windows, and roofs.

LHA purchased three properties on West Powers Circle in October, 2008. These properties are over 40 years old and, while in good condition, need upgrading and renovation. There are a total of 69 units, consisting of efficiency, one-, two-, and three-bedroom units. LHA will be applying for Low Income Housing Tax Credits (LIHTC) from the Colorado Housing and Finance Authority in May of 2009. These tax credits will enable the replacement of roofs, windows, boilers. In addition, new kitchens and bathrooms and carpeting will be installed in all apartments. Special attention will be given to energy efficiency and sustainability. Recycled materials, solar and high efficiency heating and cooling systems will be used whenever possible. After renovation, units will be offered to residents whose income falls between 30% and 60% of AMI. It is anticipated that many of the current residents will be eligible for the newly renovated units and will remain in place.

The Housing Board of Commissioners and staff of LHA are committed to offering the highest quality housing that is financially feasible and will be focusing future efforts on the revitalization of the Northeast Littleton. With the planned renovation of the newly acquired new units on West Powers Circle and the redevelopment of two of the public housing sites, as well as the ongoing renovations and enhancements to other LHA units, the agency continues to create opportunities for diverse housing alternatives while strengthening the community.

- ***Revitalization and restoration needs of public housing projects***

LHA is currently in the process of submitting an application to HUD for the demolition of 20 public housing units and replacing them with 70 multi family units. The existing units, all duplexes, were built in 1975. The duplexes have an average size of 700 to 800 square feet per unit and the majority of the units have two bedrooms. A recent study showed the need for additional mixed income one-, two-, and three-units. The land that the small duplexes are on could be used for updated apartments serving small to mid sized families. It is not known what the unit mix will be and what the total net gain in the number of bedrooms will be; however, it is anticipated that there will be no loss in the total number of bedrooms. HUD must review and approve LHA's proposal prior to the demolition of any units.

LHA receives over $200,000 per year from HUD for capital fund expenditures. These funds are used for improvements, including but not limited to: weatherization and insulation, carpet replacement, cement replacement, energy efficiency and building systems replacement and upgrades.

- ***Strategy for improving the living environment of extremely low income, low income and moderate income families residing in public housing***

With the use of the capital funds from HUD, LHA is able to improve the living units as mentioned above.

In addition, LHA funds two resident services coordinators. The coordinators provide information and assistance to LHA family residents for education and employment and health, homemaker, transportation and insurance to the senior residents.

Various activities are sponsored throughout the year for both families and the elderly. Events such as sock hops, family holiday parties, lectures are on-going at all sites.

There is currently a computer lab at Bradley House and the Libby Bortz Assisted Living Center for resident use. Plans are underway to construct new computer labs at Amity Plaza and Alyson Court.

ENGLEWOOD HOUSING AUTHORITY (EHA)

The mission of the Englewood Housing Authority is to assist lower income families, in a non-discriminating manner, with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives.

- ***Strategy to serve the needs of extremely low income, low income and moderate income families residing in the jurisdiction:***

EHA's goal is to expand the housing opportunities for low income families beyond traditional programs and at the same time reduce dependency on federal funding by assisting families in moving from subsidized renting to homeownership; building or acquiring additional affordable rental housing units for the residents of EHA's community without public housing development funds and developing housing units, which will be accessible and available to persons with disabilities.

EHA offers 216 units of public housing, and 570 Section 8 Housing Choice Vouchers within the communities of Englewood and Sheridan. Included in the total are 204 apartments for the elderly and disabled, and housing for families that includes two- to four-bedroom single family homes and duplexes.

Residents pay approximately 30% of their gross income toward rent. Families may apply for housing on-line or in person at the administrative offices, located at 3460 South Sherman Street, Englewood, CO 80110. Waiting lists are maintained for each program.

EHA's two elderly/disabled developments are called Simon Center and Orchard Place.

Simon Center is a seven-story high-rise building with 104 one-bedroom units. The building houses primarily elderly residents, and includes laundry facilities on floors 2-7, a multi purpose community room and a library. Simon Center is located one-half block from a central RTD bus line and across the street from the Malley Center senior recreation center.

Orchard Place is a seven-story high-rise building with 100 one-bedroom units. The building houses elderly and disabled residents, and includes laundry facilities on floors 2-7, a multi purpose community room and a library. Sixteen of the units are accessible to

the disabled. Orchard Place is located on a central RTD bus line and across the street from the Malley Center senior recreation center.

Additionally, EHA has a market rate apartment called the Normandy Apartments. The building consists of 42 newly remodeled, affordable one- and two-bedroom apartments: one-bedroom, $575; two-bedroom, $700. It is located within walking distance of Swedish and Craig hospitals and is within five minutes drive or RTD bus ride to the CityCenter light rail stop and numerous city retail locations.

Another goal of EHA is to explore new opportunities to expand the stock of affordable housing. As previously described in other sections, EHA opened a 62-unit senior/disabled apartment in December of 2008, and pursues other opportunities whenever feasible.

- ***Revitalization and restoration needs of public housing projects***

EHA did not identify any needs, but noted that one of their goals is to enhance the image of affordable housing in the community by improving the street appearance of the buildings.

- ***Strategy for improving the living environment of extremely low income, low income and moderate income families residing in public housing***

The final goal of EHA is to manage the public housing and tenant-based housing programs in an efficient and effective manner emphasizing customer service.

The County has provided other assistance to the public housing improvements and resident initiatives. CDBG funding has helped two of the Englewood Housing Authority's Senior/Disabled apartment complexes by providing funding for a Service Coordinator for the residents. County HOME funds were contributed to the Englewood Housing Authority's newest Low Income Housing Tax Credit development, the Terraces on Pennsylvania, for seniors. The County provided the Littleton Housing Authority a fire and medical alert system in their senior residence facility, the Bradley House.

In 2006, the County assisted a private company, the Monroe Group, in acquiring a Project Based Section 8 Housing Development, called Weatherstone in the City of Aurora, by allocating its entire Private Activity Bond (PAB) allocation of $4,053,160. The County's PAB allocation allowed the Monroe Group to reduce the Colorado Housing and Finance Authority's (CHFA) bond fee by $47,500, thus redirecting funding for additional site improvements/rehabilitation. The Monroe Group's purchase and utilization of the County's PAB allocation retains the former Project Based Section 8 complex in the affordable housing inventory for twenty more years.

BARRIERS TO AFFORDABLE HOUSING

In 2008, Arapahoe County contracted with BBC Research & Consulting (BBC), a Denver-based economic consulting firm that specializes in housing studies, to conduct an Analysis of Impediments to Fair Housing Choice (AI) for the County. The AI analyzed barriers to affordable housing and impediments to fair housing choice:

Barriers to affordable housing development. Developers and housing advocates pointed to the high cost of land and the lack of developable land in Arapahoe County as being a primary barrier to affordable housing development. Aging or nonexistent infrastructure in the County was also cited as a barrier.

In the land use and zoning review, the AI found a number of ways to encourage more affordable and workforce housing in the cities and County, broadening the opportunity for workers to also be residents. These include:

- Allowing more variety in development types including small lot single family detached units and mixed income communities.

- Expanding the location of affordable housing beyond the Sheridan/ Englewood/north Littleton area and Aurora through infill and new development. Allowing high density in other portions of Greenwood Village (other than near employment centers) and actively encouraging mixed income communities in undeveloped portions of the County.

- Ensuring that requirements for public hearings and special permitting processes do not prohibit the development of group homes, especially as the County's residents age and demand more nursing and rehabilitation services.

Affordability. About half of the County's renters earned enough to afford to pay the median rent of $794. The County's rents are lower than the seven-county and City and County of Denver average. Affordability varies by location, however, with the most affordable units located in Glendale and Aurora.

The vast majority of for sale units that are affordable to households earning less than the median income are located in the Sheridan/Englewood/north Littleton area or Aurora. Aurora and Englewood provide Arapahoe County with a substantial portion of the County's for sale affordable housing options. Of the single family units affordable to households earning 80% or less of the AMI ($57,440) in the 13 communities in Arapahoe County, 92% of those units were located in Aurora and Englewood.

The County's subsidized/assisted housing is mostly located in the west central portion of the County and the Four Square Mile unicorporated area. Fewer units are available in the central and eastern portions of the County.

Concentrations. The Census block groups that have the highest percentages of persons with disabilities are located in the Sheridan/Englewood/north Littleton area and parts of Aurora. The County's African American/Black population is almost entirely located in Aurora; the County's Hispanic population is very concentrated in portions of central Aurora and some parts of Sheridan, Englewood and north Littleton. The County has fewer concentrations of single parents and large households.

Residents are less concentrated by income than by race and ethnicity. Lower income households and persons living in poverty reside in many areas of the County.

Zoning and land use. In general, most of the communities in Arapahoe County address the need for affordable housing, but some (Englewood and Littleton) do this much better than others.

Most communities have very strict regulations governing the permitting and location of group homes and, combined with NIMBYism against such developments, make it challenging to have group homes built.

Arapahoe County and its communities are fairly restrictive in their required minimum lot sizes for single family dwellings in "high density" zones. The smallest is in Englewood at 4,500 square feet; the largest, in Greenwood Village is 10,000 square feet. Greenwood Village requires that dense, multi family developments be in very close proximity to major employment centers, restricting their location and development. Greenwood Village also has a restrictive definition of family that could prevent extended family members from residing in the same homes.

Finally, the County's development fees are some of the highest in the metro area, largely as a result of water and sewer fees, as established by the various districts.

Fair lending. African Americans/Blacks, and to a lesser extent, Hispanics, who apply for mortgage loans have a much lower probability of getting their application accepted than Caucasian/White applicants. Loans to African Americans/Blacks were denied 15% of the time; for Hispanics, 11% of the time. This compares to 7% for Caucasians/Whites. In general, Arapahoe County residents may fare better with local institutions since local institutions have much higher loan acceptance rates on mortgage loans. However, local lending institutions are less likely to receive applications from minority borrowers and the minority- Caucasian/White disparity in denials is no better with local institutions.

In addition, African Americans/Blacks and Hispanics were twice as likely to get subprime mortgage loans than Caucasians/Whites. Subprime lending activity in the County in 2006 was very much concentrated in parts of Englewood and Sheridan.

Legal cases and complaints. Between 2002 and 2007, there were 89 fair housing complaint cases in Arapahoe County. The most common fair housing complaints in Arapahoe County involved the following:

- Predominantly in Aurora, failure to rent or offering unequal rent terms and conditions because of race and/or national origin.
- Homeowners associations (HOAs) refusing to make reasonable accommodations for persons with disabilities.
- HOAs refusing to let children play in common areas and/or use the community pool during certain hours.
- Neighbor harassment—e.g., calls because a neighbor is alleging making too much noise. The neighbor feels that call was motivated by discrimination based on race/national origin rather than actual noise.

Community input. 5% of Arapahoe County residents say they have faced some type of housing discrimination. Those who say they have experienced discrimination report that it is mostly race-based. Residents who have experienced discrimination usually do nothing about the occurrence.

The following impediments to fair housing choice were identified through the AI:

1. Complaint evidence suggests some real estate companies are ignorant of and/or do not comply with fair housing laws.
2. Residents experiencing discrimination in housing "do nothing."
3. Lack of easily accessible information about fair housing.
4. NIMBYism.
5. Barriers to affordable housing as described above.

BBC'S Recommended Fair Housing Action Plan

Action Item 1. Raise the visibility of fair housing and the complaint process.

Action Item 2. Provide outreach and education to real estate companies, government staff and officials and the community.

Action item 3. Modify zoning and land use regulations and offer incentives to create more mixed income communities for workforce, seniors and other with affordable housing needs.

Action item 4. Continue leading affordable housing development efforts.

Arapahoe County's Response to BBC's Recommended Fair Housing Action Plan

The County intends to follow BBC's recommendations on Action Items #1 and #2. Strategies for implementing aspects of Action Item #3 will be discussed and Action Item #4 is an ongoing effort in the County.

HOME

The County has a rolling application process for HOME projects. At this point, the County has projects from multiple years underway. The County accepts the State Division of Housing's application for HOME projects. Recently approved projects include the upstart of the Centennial Homeowner Rehabilitation program and additional funding for the Littleton Housing Authority's Homeowner Rehabilitation program.

As mentioned, there are projects approved in 2006, 2007, and 2008 still underway. These projects include HOME funds to Developmental Pathways, Inc. for the acquisition of two homes developed into group homes for the developmentally disabled, and the Englewood Housing Authority's Terraces on Pennsylvania senior housing development, which has just been completed and is in initial lease-up.

Potential Projects for 2009 include renewed funding for Littleton Housing Authority's homeowner rehabilitation program; renewed funding for the City of Englewood's homeowner rehabilitation program; funding for the City of Sheridan's new homeowner rehabilitation program; and renewed funding for the County's First Time Homebuyer program, administered by CHAC.

The Arapahoe County First Time Homebuyer (FTHB) Program will continue its down-payment assistance program targeting low and moderate income first time homebuyers in the County. Colorado Housing Assistance Corporation (CHAC) has closed 23 loans since taking on the program in 2007.

To insure that families receiving HOME FTHB assistance are prepared to undertake and maintain homeownership, counseling is provided. Clients receiving assistance with HOME funds are required to attend a First Time Homebuyer Workshop prior to becoming eligible for assistance. The workshop emphasizes the responsibilities of homeownership versus renting and provides a budget outline for household costs that they can expect as homeowners. In addition, the class does look at credit worthiness issues, which is necessary for individuals to qualify for a first mortgage prior to being eligible for assistance from HOME funding. This may trigger a credit repair process that could take up to twelve months before a first lender will approve their mortgage assistance. Thus, it is possible for clients to apply for assistance in one year and not truly be eligible to receive assistance until the following year.

HOME SPECIFIC REQUIREMENTS – HOME Match

Arapahoe County anticipates receiving approximately $225,000 in matching funds for the 2009 program year. The matching funds will be calculated from four basic sources. It is always possible other sources will be identified later during the year.

- Below market interest rate provided to the FTHB Program clients through agreements with individual banks and the Colorado Housing Finance Authority (CHFA).
- Services and materials provided through the Weatherization Program to homeowners though a grant provided, in part, by Xcel Energy of Colorado. The Weatherization Program also provides services to multi family low income housing, and the County is working closely with the program to complement HOME funded rehabilitation when possible.
- Emergency Rental Assistance provided through County General Funds
- Various HOME projects contribute to HOME match through land donation, donation of voluntary unskilled labor and private cash contributions.

The County will continue to research and identify other possible funding matches on an ongoing basis, and it is the County's intent to utilize any possible match at the time of identification. Should the County's match obligation exceed the amount of match generated during the year, the County will utilize a portion of its excess match from previous years to meet its current obligation.

HOME Resale/Recapture Provisions

Homeowner Programs: Funds resulting from the sale of a HOME assisted unit will be reinvested to assist low and moderate income persons through the County's HOME programs or the initial property will be resold to another low or moderate income purchaser. Options One or Two (below) may be utilized depending upon the program. The County will determine which option will be used prior to the initial purchase of the property. However, if the original homeowner retains ownership of the property for the full affordability period, no resale restrictions will apply. In all cases, the minimum affordability periods outlined in 24 CFR § 92.254 will be followed.

> Option One: The recapture of the HOME net proceeds upon transfer of the property must be reinvested by Arapahoe County in a HOME eligible program or project.

> Option Two: The original property purchased by the first time homebuyer with HOME funds will remain affordable for the required period. The subsequent purchaser will be low or moderate income and occupy the property as his/her principal residence, but will not have to be a first time homebuyer. The original first time homebuyer will receive a fair return on the sale of the property. Affordability will be assured through deed restrictions or other mechanisms. However, the affordability restrictions will terminate in the instance of foreclosure, or transfer in lieu of foreclosure, or assignment of an FHA insured mortgage to HUD.

If net proceeds are not sufficient to recapture the full HOME investment plus enable the homeowner to recover the amount of the homeowner's down payment, principal payments, and any capital improvements, Arapahoe County will reduce the HOME investment recapture. In the event of a short sale, the owner will not be allowed to recover more than his or her down payment, principal payments, and any other capital improvements upon sale.

Refinancing is allowable and the County will retain a second place lien if there is no cash back to the owner and if the submitted subordination is in the best interest of the owner. If there is cash back to the owner, then the County’s portion of the loan must be repaid, and, as program income/recaptured funds, will be used for other HOME eligible projects.

Habitat homes assisted with County funds will be subject to the resale provision for the period of affordability.

For other projects assisting homeowners, the County will determine which method, either recapture or resale, to use to preserve the HOME investment prior to the execution of the agreement.

Affirmative Marketing

Arapahoe County is committed to providing affordable housing choices to all persons regardless of race, color, religion, sex, marital status, familiar status, national origin, age,

or handicap of the applicant. Arapahoe County will abide by all equal opportunity requirements outlined in 24 CFR Parts 92.350 and 92.351 as well as all Colorado State laws. To further this goal the following steps will be taken:

1. All brochures and public information relating to programs assisted with HOME funds will display the "equal housing opportunity" slogan and logo. The Colorado Housing Assistance Corporation (CHAC) administers this for the County's First Time Homebuyer program.

2. All applicants will be provided a copy of the HUD brochure "Fair Housing, It's Your Right." CHAC administers this for the County's First Time Homebuyer program.

3. The County may inform the general public of the affordable housing opportunities which the HOME Program will be providing in Arapahoe County by releasing a public relations announcement.

4. Brochures and flyers will be distributed to lending institutions and realty firms, especially minority oriented, to inform citizens of the programs funded with HOME funds. CHAC administers this for the County's First Time Homebuyer program.

All contracts, grant and loan agreements involving the County and participants involved in the HOME Program will:

1. Prohibit any discrimination on the basis of race, color, religion, sex, marital status, familiar status, national origin, age, or handicap of any recipient;

2. Require compliance with all applicable Fair Housing and Equal Opportunity laws.

The County requires marketing housing programs to those persons who are least likely to apply. Persons least likely to apply are those persons not of the same race and/or ethnicity of the majority of the residents in the area, which the property is located. Also, persons who are disabled and/or have dependents who are disabled are considered less likely to apply. To accomplish this goal, CHAC will market the FTHB Program in areas of Arapahoe County containing diverse racial and ethnic populations as well as reaching the County's disabled residents. This marketing will include County social service agencies and non profit agencies.

To ensure that applications from persons who would not otherwise apply are solicited, Arapahoe County and CHAC will monitor sellers of homes assisted with HOME funds involved in the FTHB Program to assure that affirmative marketing techniques are being adhered to. If it is discovered that the seller is not soliciting offers from persons least likely to apply, Arapahoe County and CHAC will provide technical assistance to the homeowner to assure affirmative marketing. Arapahoe County and CHAC will make every effort to inform the participants early in the process, before they originally

purchase a unit with the assistance of HOME funds, that they must affirmatively market their home should they desire to sell the unit during the HOME affordability period.

CHAC provided the County with this summary of their outreach efforts[34]:

- CHAC markets education, counseling, and financial assistance programs directly to the public, to lenders, realtors, other housing agencies, builders, developers, and many others who have contact with potential homebuyers, particularly low income buyers in the Denver metro area.
- CHAC's web site, www.coloradohousingassistance.org, provides the most complete, comprehensive and up to date program descriptions and services. The web site is connected to many other affordable housing sites including the City of Denver, HUD, and the Colorado Division of Housing.
- CHAC regularly attends lender and realtor meetings, including the monthly CAHREP, (Colorado Association of Hispanic Real Estate Professionals) and are members of the Colorado Mortgage Lenders Association. CHAC has learned that often the first "point of contact" for a potential homebuyer is the lender or realtor who they have contacted early in the process.
- CHAC provides classes at various locations throughout the metro area, including Englewood and Aurora in Arapahoe County. CHAC is a member of the HERO Alliance, a coalition of lending professionals and service providers who focus on the housing needs and choices of people with disabilities.
- CHAC hosts a monthly lender/realtor seminar to explain all programs. CHAC also sponsors regular realtor trainings, (5 hours of CEU credit) about how to work with first time homebuyers and special lending programs.
- CHAC works closely with several of the local non profit developers, including Mercy Housing and Hope Communities. The classes are accepted by CHFA, Fannie Mae, Freddie Mac, Wells Fargo and others to meet education requirements of various special lending products designed and marketed to low income families.
- CHAC was listed as the point of contact for the Metro Mayors Bond Program. In conjunction with that program, CHAC contacted and provided information to every participating lender about CHAC's programs and services.
- CHAC is the local administrative agency for the "Don't Borrow Trouble" campaign produced by Freddie Mac to combat and provide information about predatory lending. This is a national outreach and informational program and it is an honor for CHAC to be selected to manage this effort in Denver.
- CHAC recently hosted a seminar for 35 people entitled the "Legal Nuances of Foreclosure." The seminar was taught by Jon Goodman, a local attorney who specializes in foreclosure and Mal Maynard from the National Consumer Law Center in North Carolina.

[34] Michelle Mitchell, President, Colorado Housing Assistance Corporation, 303 572 9445 X16.

Arapahoe County's Fair Housing Marketing Plan has proven successful in the past and now benefits from the increased geographic reach and marketing ability of CHAC. CHAC administers first time homebuyer programs for the City of Denver, Jefferson County, the City of Lakewood, and other areas of the State, so CHAC brings an economy of scale and name recognition amongst realtors and mortgage lenders. CHAC's fair housing marketing plan will continuously be updated to better outreach efforts, especially among underserved populations. Speaking engagements will be conducted throughout the year to insure broad outreach in the community. Records will be kept documenting CHAC's efforts at affirmative marketing.

Minority and Women Business Outreach

Construction activities utilizing HOME funds will encourage minority, women owned, and Section 3 enterprises to bid. CDBG construction activities must follow the County's competitive bid process, based off federal regulations, and will encourage minority, women owned, and Section 3 businesses to submit bid proposals.

HOMELESS

Specific Homeless Prevention Elements

Arapahoe County does not receive funds specifically for the homeless population from HUD through Emergency Service Grant (ESG) funding. However, the County provides $30,000 General Fund monies for County Housing Authority activities which are ineligible costs under HUD grants including those that alleviate homelessneess. A number of CDBG and HOME projects either directly or indirectly benefit the homeless population, such as providing CDBG funds to the House of Hope in Englewood for staffing. This shelter houses formerly homeless families on a temporary basis and provides case management aimed at family self-sufficiency.

Arapahoe County works with the Metro Denver Homeless Initiative (MDHI) in providing services through a Continuum of Care format. MDHI coordinates the SuperNOFA grant for federal funds to assist the homeless. MDHI also coordinates the point in time homeless survey, most recently conducted on January 27, 2009. Unfortunately, the survey data will not be available until May 2009.The HCDS Division Manager serves on the MDHI Board and is the County contact for MDHI's Point-in-Time survey. Staff also serves on MDHI's SuperNOFA application review committee.

According to the 2007 Point-In-Time survey completed by MDHI, 81% of the homeless population in Arapahoe County consists of families; 74% of the County's homeless population included families with children. These families may or may not be on the streets, but are often doubled up with relatives or staying in cheap hotels/motels. Arapahoe County also reports almost twice as many homeless women than men (64% female to 36% male); in the entire Metro Denver analysis the split appeared opposite with nearly 60% male to 40% female. Demographic details are found in the following chart.

Exhibit V.6. Characteristics of Homeless Population, Arapahoe County, January 2007

	Number	Percent
Homeless population	687	
Gender		
Male	101	33%
Female	207	63%
Race/Ethnicity		
Asian	5	2%
African American	77	28%
Native American	15	5%
White	140	50%
Mixed	27	10%
Other	15	5%
Hispanic	67	22%
Household Situation		
Single	113	19%
Single parent	117	48%
Couple with children	38	21%
Couple without children	30	9%
Grandparent with children	4	2%
Other	3	1%
Households without children	139	26%
Households with children	166	74%

	Number	Percent
Special Needs		
Mental illness	80	25%
Physical/Medical condition	74	23%
Substance abuse	69	22%
Developmental disability	17	5%
HIV/AIDS	5	2%
Why Homeless		
Lost Job - Cannot find work	89	28%
Wages Too Low	33	10%
Family Break up, Death	72	23%
Abuse or Violence	51	16%
Runaway from Home	9	3%
Discharged from Jail/Prison	24	8%
Medical Problems	37	12%
Eviction/Foreclosure	47	15%
Housing Cost Too high	76	24%
Utility Costs Too High	34	11%
Alcohol, Drug Abuse	40	13%
Mental, Emotional Problems	47	15%
Other Reason	32	10%
Chronically homeless	2	0.6%

Note: Not all percentages may add to 100%, due to rounding.

Source: Metro Denver Homeless Initiative, 2007 Point-in-Time Count.

Per the same study, there were 308 people in Arapahoe County personally interviewed during the survey, and those 308 people supplied information on their households, which brings the estimated number of homeless persons in the County to 687.

8.2% of the metro homeless population stated that Arapahoe County was their last permanent home. Of that 8.2%, 42% spent the night of January 29, 2007 in Arapahoe County, while 58% spent that night in Denver and other jurisdictions. A major obstacle to meeting these underserved needs is the transient nature of the population, as well as the high costs of land and housing in Arapahoe County. The numbers illustrate that the homeless issue is better addressed in our area through the metro-wide effort rather than through each jurisdiction duplicating services, funding and efforts individually.

The Point-In-Time Homeless Count indicated that over half of those counted in Arapahoe County were either staying temporarily with family or friends or in hotels/motels. This housing situation makes the homeless families nearly invisible, and yet very much in need. Once again, this statistic reinforces the theory of homelessness in Arapahoe County. If the family can get back on its feet before the relative or friend asks them to leave, traditional counts would not even be aware of the situation. The homeless families appear to try to utilize every avenue of their own support systems first, and only approach more structured or institutionalized facilities when all else fails.

Many schools in the area report cases of families doubling up; schools were an area the count was unable to reach. There seems to be a much larger percentage of homeless families that double up to try and keep their children in the same school and cause as little disruption as possible to their children's school lives.

The next most common living situation involved a time-limited transitional facility. The Urban County has two housing complexes that provide transitional units with case management: the Renaissance at Loretto Heights and Arapahoe Green (discussed later). An emergency shelter for women and children is located in Englewood, House of Hope, but serves the western portion of Arapahoe County. This facility was purchased with a CDBG grant from Arapahoe County, the City of Centennial, and State of Colorado funds. The facility had been discussed for a long time and was on the wish list of many agencies in the County. The funding has provided the ability to serve 205 clients over the year in this shelter facility, providing a total of 8,096 shelter nights. House of Hope provides 30 beds. As previously discussed, the County continues to fund the House of Hope staff with CDBG monies. 2007 CDBG funding provided a new hot water heater to the facility. 2008 CDBG funding is being used to improve the rear exit with a handicapped ramp and the rear storage/deck structure, as well as exterior paining. In 2009, CDBG funding will be used to replace the facility's flooring.

The most prevalent reasons given for homelessness in the Urban County were "lost job/can't find work," followed by "housing costs too high,' and "family break-up/death." Arapahoe County has had many layoffs in the last several years with the added problem of high housing costs. As mentioned previously, these high housing costs have created a situation in which many families are paying more than 30% of their income for housing. Many more residents who currently have reasonable housing and a regular source of income are threatened by homelessness. Persons depending on unemployment, disability, or other benefits, as well as the working poor, are particularly at risk, as layoff, severe illness, or problems as seemingly simple as emergency car repairs or medical treatment can quickly push a subsistence household into financial crisis and foreclosure or eviction. The County is funding Brothers Redevelopment Inc. (BRI) with CDBG to provide foreclosure prevention counseling.

One-quarter of homeless persons in Arapahoe County reported that they had a serious mental illness, while 23% reported that they had a serious medical or physical condition. Almost 22% reported alcohol or drug abuse. These are special needs populations that non profits such as Arapahoe/Douglas Mental Health Network (ADMHN) and Arapahoe House serve.

At risk of homelessness. While 687 persons were identified as homeless in Arapahoe County from the MDHI survey, many more can be considered at risk of becoming homeless. In 2006, 58,539 persons in the County were living in poverty. In addition, there were 32,418 *severely* cost burdened, paying 50% or more of their incomes for housing costs, in Arapahoe County in 2007. These populations represent those persons most at risk for homelessness in the future.

Homelessness and foreclosure. In 2007, Arapahoe County had 13,556 *severely* cost burdened households with a mortgage. These are the households most at risk for foreclosure and possible homelessness, although foreclosure has, in recent times, affected all income brackets. It is the combination of low income and cost-burdened with a mortgage, however that creates a strong risk profile.

HOMELESS INVENTORY

Exhibit V.7. shows transitional and permanent housing services made available with $131,326 in 2007 SuperNOFA funds:

Exhibit V.7. SuperNOFA Funded Transitional and Permanent Housing Beds, 2007

	Number of Beds
Transitional Housing	
Family Tree (Aurora)	5
Interfaith	19
Mile High Ministry (Aurora)	75
COMITIS (Aurora)	18
Permanent Housing	
Arapahoe Douglas Mental Health Network (ADMHN)	21
Aurora Mental Health (AMH)	25
Forest Manor (Aurora)	86
Lima Street (Aurora)	15
Total	264

Source:
Arapahoe County Consolidated Performance Review, dated 12/12/07.

Arapahoe County provides direct funding to non profits for their operating costs through the "Aid to Agencies" fund totaling $1,552,000 as described in the “Anti-Poverty Strategy” in Section I.V.B.

Arapahoe County's Human Services Department is a key agency in providing assistance to homeless families. Along with providing direct benefits, such as Temporary Aid to Needy Families (TANF), food stamps (SNAP), Medicaid/Medicare, and Social Security and Social Security Disability (SSI/SSDI), this Department provides emergency rental assistance, in the form of utility assistance, rental assistance, and motel vouchers, using the County's General Assistance (GA) fund. Additionally, the Community Resources Department's Arapahoe Douglas Works! (ADW!) provides limited rental assistance services for clients receiving case management. These programs do not use CDBG or HOME funding and are not administered through HCDS, but provide a much needed service in the County.

The Colorado Coalition for the Homeless (CCH) operates a facility in unincorporated Arapahoe County, near Sheridan, that houses transitional homeless and low to moderate income persons with 25 units, called Renaissance at Loretto Heights. The Arapahoe County Commissioners donated the land for this 75-unit mixed income facility. Inter-Faith Task Force, a non profit agency, provides case management services. Also, the Coalition does house some transitional homeless in Rocky Mountain Housing Development Corporation's (RMHDC) Arapahoe Green Townhomes in unincorporated Arapahoe County.

The County has CDBG and HOME funded projects that assist in the Continuum of Care including: Gateway Battered Women's Services, Third Way Center, Arapahoe/Douglas Mental Health, Developmental Pathways, Arapahoe House, Comitis, and others.

The Gateway Battered Women's Shelter in Western Arapahoe County houses approximately 100 people per year. These families are fleeing domestic violence, and yet the shelter must turn away families because of insufficient capacity. Possibly these women and children can stay in motels, or with relatives or friends for a while, but if not, they will likely live on the street or return to the battering situation. Past CDBG funding accomplished exterior and interior painting, handicapped ramps, gutters, and lighting for the residential facility. 2008 CDBG funding is replacing flooring and the play area ground cover.

Third Way Center operates the only licensed treatment program for teen mothers and their babies in the Denver metro area. This program resides in the City of Englewood. The house functions as a highly supervised "group home" type setting with 24 hour supervision, five masters level therapists and five bachelors level mental health workers, in addition to "floating staff members" that include: drug and alcohol treatment staff, a full-time M.D., a full-time nurse practitioner, clinical supervisors, vocational education coordinators and a licensed clinical psychologist. The County awarded CDBG funds to Third Way in 2007 to replace the flooring in the 7,600 square foot facility.

The Arapahoe/Douglas Mental Health Network (ADMHN) has several facilities in the Urban County that provide care for the chronically mentally ill. ADMHN opened two new facilities funded in part by CDBG in 2005, the Bridge House and Santa Fe House, which provide 32 beds for special needs housing. Bridge House is a short-term treatment facility that is used for transitioning recently released hospital patients back into their homes, or as a preventative measure to keep clients from requiring hospitalization. Santa Fe House provides long-term residential care and independent living skills for up to 16 persons at any time. Additionally, the Sycamore Street Center provides outpatient services, including case management, a day center for non-residential patients, and a medication-only program for clients that are able to otherwise live independently. The Star Clubhouse provides vocational training to residential program graduates.

ADMHN also owns two single family homes that each house three persons. In 2009, CDBG will be used to improve these group homes, including finishing the basements, expanding capacity of each home to six people. These clients would be on the verge of homelessness without this housing and services. ADMHN provides clients with 103 Section 8 housing vouchers and 20 Shelter Plus Care Rental Assistance documents from the Colorado Department of Human Services[35]. ADMHN is a member of the Community Housing Development Association (CHDA), which is a Community Housing Development Organization (CHDO). A minimum of 20% of CHDA's units are set aside for clients of the three member organizations which are ADMNH, Developmental Pathways, and Arapahoe House. ADMHN estimates an unmet need of 150 units.

Developmental Pathways, Inc. has facilities both in Aurora and the Urban County. This organization provides transitional and permanent housing for developmentally disabled individuals. This group is a prime example of true special needs, homeless population, as the average homeless shelter cannot provide the supervision or the physical accessibility needed to care for them. Developmental Pathways provides supportive housing for 370 County residents and has a lengthy waiting list of 232 persons. Developmental Pathways has purchased and rehabilitated two single family homes in Centennial for use as group homes for the developmentally disabled. Each house is now a permanent home to 6 residents as well as an onsite caregiver. Developmental Pathways is a member of CHDA, and clients have access to CHDA's housing developments. Arapahoe House has a waitlist of 45 units.

Arapahoe House is a non profit agency that provides treatment for individuals and families affected by substance abuse. Professionals assist drug and alcohol addicted individuals in a controlled environment. Provided services include detoxification, residential care, day care and outpatient treatment. In 2006, Arapahoe House received CDBG funds for the replacement of two HVAC units at the Berry Avenue facility, greatly increasing the habitability of the facility. In 2009, CDBG funds will be used to improve Arapahoe House's childcare center. Bathroom improvements are a reserve project in 2009, and will be funded if the budget allows. Arapahoe House has 72 Section 8 vouchers. Arapahoe House is a member of CHDA, and clients have access to CHDA's housing developments.

[35] Arapahoe Douglas Mental Health Network, 303-347-6461.

Arapahoe County and the City of Centennial provided CDBG funding to COMITIS Crisis Center, which provides crisis prevention and emergency shelter. The combined CDBG funding of $127,000 allowed COMITIS to install a fire sprinkler system in their new facility on the old Fitzsimons Military Hospital Base. Although located in the City of Aurora and Adams County, COMITIS' new crisis center has been one of the County's priorities, as it will be a cross-jurisdictional, regional facility. The facility opened its Fitzsimons site in the summer of 2007. At full capacity, it will provide 48 beds.

The Littleton, Englewood, Sheridan, and Arapahoe County Housing Authorities prevent homelessness through the provision of public housing, Section 8 rental assistance, and funds for owner-occupied housing rehabilitation.

Community Housing Services, Inc. provides landlord/tenant counseling, general housing referrals, counseling and case management. They field several thousand calls from Arapahoe County residents each year seeking affordable housing options and those who are homeless.

When money gets tight, many households must make a difficult decision between paying for housing or food. The County supports several food banks through CDBG. The Salvation Army food bank will receive public service dollars for the purchase of food and supplies. CDBG will be used for improvements to the Wellsprings Anglican Church's food bank.

In addition to CDBG supported food banks, the County administers the Emergency Food Assistance Program (TEFAP). The program receives support from the U.S. Department of Agriculture and is administered through the Community Resources Department, Colorado State University (CSU) Cooperative Extension Division. TEFAP provides commodities to both individuals and organizations that prepare meals for needy people.

The City of Centennial continues to provide CDBG funding to a local Meals on Wheels program, the Town of Littleton Cares, Inc., which serves low income elderly and disabled persons. Though the persons using the service are not homeless, the funds they do not have to spend for food does help them pay their rent and keep them in their homes. Additionally, with 2007 CDBG funding the County provided two industrial/commercial freezers for The Senior Hub's Rural Meals on Wheels program to serve residents of Eastern Arapahoe County; 2008 and 2009 CDBG Public Service funding assists with operating support for this rural program. Finally, the County has funded Project Angel Heart Meal Delivery Program for many years, including this year, providing home delivered meals to 102 persons living with HIV/AIDS, cancer, or other life threatening illnesses. 2008 CDBG funding was used to assist Project Angel Heart's acquisition of a larger facility.

The County has funded four Community Housing Development Organizations (CHDO) HOME projects: Arapahoe Green, Willow Street, Lara Lea, and Presidential Arms, which set aside units for homeless and special needs/disabled residents. Arapahoe Green is run by Rocky Mountain Housing Development Corporation, Inc. (RMHDC) and provides 20% of the units (18-19) for transitional housing to homeless families. 2008 CDBG funding was used to improve Arapahoe Green by installing a multi purpose recreational area.

Willow Street is run by Community Housing Development Association, Inc. (CHDA), a partnership of three agencies (Developmental Pathways, Arapahoe/Douglas Mental Health Network, and Arapahoe House, Inc., described above) serving the special needs population, and sets aside 20% of the units (15-16) for persons with special needs. CHDA added to its special needs housing inventory in 2005 by acquiring the existing 38-unit Lara Lea Apartments in Littleton and set aside 20% of the units (seven to eight) for persons with special needs that might otherwise be homeless. Finally, CHDA purchased the 33 unit Presidential Arms in Englewood, which will have six to seven additional units designated for special needs tenants.

The County has dedicated CDBG to fund Catholic Charities for their emergency rental assistance program in 2008 and 2009. County funding will provide operating support for the program. The County worked with Catholic Charities during the 2006 and 2007 grant years to provide temporary tenant based rental assistance (TBRA) to Katrina Evacuees relocated to Arapahoe County.

The City and County of Denver is the lead agency for funding through the Housing Opportunities for Persons with AIDS (HOPWA) Programs. The County has signed an intergovernmental agreement with the City of Denver to provide these services through the Denver Eligible Metropolitan Statistical Area (EMSA). Arapahoe County supports the use of existing County housing assistance for AIDS patients, but currently has no specific plans to develop a housing facility for this special population.

Many other organizations exist in the Denver metro area serve homeless persons or individuals threatened by homelessness from Arapahoe County. Some of those organizations are:

Alternatives Pregnancy Center
Brandon Center
Bridgeway
Catholic Charities
Central Presbyterian Homeless Services

Denver Catholic Worker House
Denver Emergency Housing Coalition
Denver Indian Center
Denver Rescue Mission
Denver Urban Ministries
The Gathering Place
Interfaith Community Services
Sacred Heart House
Safehouse for Battered Women
St. Francis Chapel
St. Vincent de Paul
Samaritan House
Servicios de la Raza
Urban Peak

Emergency Shelter Grants (ESG)

Arapahoe County does not participate in this program.

Community Development

Arapahoe County has entered into an intergovernmental agreement (IGA) to administer CDBG funds for the City of Centennial. The Centennial City Council and Arapahoe County Board of County Commissioners has selected the following projects to be funded in 2009. The major obstacle to meeting underserved needs is the possibility of reduced CDBG funding.

According to the requirements indicated in the Department of Housing and Urban Development's (HUD) "Notice of Outcome Performance Measurement System for Community Planning and Development Formula Block Grant Programs," published March 7, 2006 and the "Consolidated Plan Revisions and Updates: Final Rule," published February 9, 2006 and effective March 13, 2006, the Annual Plan includes Performance Measures.

The Performance Measures include the designation of Objectives and Outcomes to each activity. The activities meet one of three Objectives: 1) Creating Suitable Living Environments, 2) Providing Decent Housing, or 3) Creating Economic Opportunities. Each activity is also coupled with one of three Outcomes: 1) Availability/ Accessibility, 2) Affordability, or 3) Sustainability. The identified Objectives and Outcomes combine to form outcome statements, which will help the County, as well as the Department of Housing and Urban Development, illustrate the valuable impact of block grants in our community.

According to the Performance Measurement Table below, each activity has been identified with an Objective and an Outcome. In the activity summary below, the Performance Objectives and Outcomes have been identified by codes.

PERFORMANCE MEASURE TABLE

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

CDBG Public Service:

- *Abusive Men Exploring New Directions (AMEND) – Victim Advocacy Services*

  Provides victim advocacy services to partners and children of the men in counseling.

  Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

  Goal: assist 157 persons to gain access to services within the 2009 program year.

- *Brothers Redevelopment, Inc (BRI) – Foreclosure Prevention and Reverse Mortgage Counseling*

  Foreclosure prevention and reverse mortgage counseling to eligible residents to provide additional resources for the development or retention of homeownership in the County.

  Objective and Outcome: Providing Decent Housing; Increasing Availability and/or Accessibility (DH-1).

  Goal: assist 44 persons to gain access to services within the 2009 program year.

- *Catholic Charities and Community Services Denver – Emergency Assistance Program*

  Provides emergency rental assistance to Arapahoe County residents.

  Objective and Outcome: Providing Decent Housing; Increasing Availability and/or Accessibility (DH-1).

  Goal: assist 77 persons to gain access to services within the 2009 program year.

- *City of Englewood & Family Tree, Inc. – House of Hope Staffing*

  Funding for staff salaries at the homeless shelter for women and children.

  Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

  Goal: assist 205 persons to gain access to services within the 2009 program year.

- *City of Littleton- Littleton Immigration Integration Initiative (LI3)*

  Funding for staff salaries to provide pertinent information and referral services to immigrants and newcomers to encourage citizenship.

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

Goal: assist 80 persons to gain access to services within the 2009 program year.

- *City of Littleton & Doctor's Care – Integrated Health Care Initiative*

  Access to Doctor's Care mental health care for Littleton residents.

  Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

  Goal: assist 20 persons to gain access to services within the 2009 program year.

- *Doctor's Care – Pediatric Services*

  Provides pediatric health care services including sick and well visits for uninsured and underinsured residents of Arapahoe County under age 18.

  Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

  Goal: assist 135 persons to gain access to services within the 2009 program year.

- *Family Advocacy, Care, Education, Support (FACES) – Home Visitation Program*

  Provides home visitation services to prevent child abuse, neglect and family violence.

  Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

  Goal: assist 25 persons to gain access to services within the 2009 program year.

- *Metro Denver Homeless Initiative (MDHI) – 2010 SuperNOFA Application*

  Project cost relating to the creation and submission of the 2010 SuperNOFA.

  Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

  Goal: Planning goal: assist in the funding necessary to complete the 2010 HUD Super NOFA Application for the Denver Continuum of Care. An estimated 687 homeless persons in Arapahoe County will be assisted by projects using 2010 SuperNOFA funding.

- *Project Angel Heart – Home Delivered Meals*

  Preparation and delivery of nutritious meals to persons with life threatening illnesses.

  Objective and Outcome: Creating Suitable Living Environments; Sustainability (SL-1).

  Goal: assist 100 persons to gain access to services within the 2009 program year.

- *The Salvation Army, Englewood – Food Pantry*

  Provides emergency food, hygiene items and infant care supplies to low income persons in need.

  Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

  Goal: assist 1,000 persons to gain access to services within the 2009 program year.

- *The Senior Hub – Rural Meals on Wheels*

  Provides five frozen meals to seniors and disabled in Eastern Arapahoe County on a weekly basis.

  Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

  Goal: assist 76 persons to gain access to services within the 2009 program year.

CDBG Public Facilities:

- *Arapahoe/Douglas Mental Health Network (ADMHN) – Improvements to Supported Group Housing*

  Improvements to supported group housing for low income people with mental illness who are transitioning into independent living.

  Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

  Goal: increase the availability of suitable living environments by improving 2 public facilities serving a total of 12 persons with special needs within the 2009 program year.

- *Arapahoe House – Childcare Learning Center Renovations*

Improvements to childcare learning center within a residential treatment facility for low income persons with mental illness and/or prior substance abuse.

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

Goal: increase the availability of suitable living environments by improving a public facility serving 162 persons with special needs within the 2009 program year.

- *Arapahoe House – STIRRT Residential Renovations (Reserve)*

  Improvements to a residential treatment facility for low income persons with mental illness and/or prior substance abuse.

  Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

  Goal: increase the availability of suitable living environments by improving a public facility serving 162 persons with special needs within the 2009 program year.

- *Addiction Research and Treatment Services (ARTS) & State of Colorado – Life Safety Improvements to Peer 1 Men's Residential Treatment Facility*

  Improvements to a residential treatment facility for low income persons with mental illness and/or prior substance abuse.

  Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

  Goal: increase the availability of suitable living environments by improving a public facility serving 57 persons with special needs within the 2009 program year.

- *City of Englewood – Northwest Englewood Sidewalk Phase II*

  Install or replace sidewalks in a residential neighborhood located on the east side of South Zuni Street from Evans Avenue south to West Caspian Place just north of an alternative high school.

  Objective and Outcome: Creating Suitable Living Environments; Sustainability (SL-3).

  Goal: increase the sustainability of suitable living environments by improving public sidewalks in a low income area serving 3,373 persons within the 2009 program year.

- *City of Littleton – Northeast Neighborhood Streets & Sidewalks Phase II*

Replace street, sidewalks and curb ramps in a residential Northeast neighborhood of Littleton on South Grant Street and West Berry Place just north of Littleton High School.

Objective and Outcome: Creating Suitable Living Environments; Sustainability (SL-3).

Goal: increase the sustainability of suitable living environments by improving public streets and sidewalks in a low income area serving 192 persons within the 2009 program year.

- *Colorado Center for the Blind – Electrical Capacity and Safety Improvements (Reserve)*

  Increase electrical capacity in several areas of the facility due to expansion of services and safety concerns.

  Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

  Goal: increase the availability of suitable living environments by improving a public facility serving 1,500 persons with special needs within the 2009 program year.

- *Colorado Center for the Blind – Roof Replacement and Safety Improvements (Reserve)*

  Replace two sections of the facility's roof and secure a ladder for roof access to prevent unauthorized access.

  Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

  Goal: increase the availability of suitable living environments by improving a public facility serving 1,500 persons with special needs within the 2009 program year.

- *Eastern Plains Women's Resource Center – Facility Expansion*

  Expansion of an existing public facility to increase capacity to serve low income mothers with emergency needs.

  Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

  Goal: increase the availability of suitable living environments by improving a public facility serving 375 low income persons with emergency needs within the 2009 program year.

- *Family Tree, Inc – House of Hope Flooring Replacement*

Replace flooring to improve a transitional homeless shelter.

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

Goal: increase the availability of suitable living environments by improving a public facility serving 205 homeless persons within the 2009 program year.

- *Town of Deer Trail – Third and Fourth Avenue Street Paving*

  Street paving on Third and Fourth Avenue plus additional streets to be considered in consultation with Deer Trail.

  Objective and Outcome: Creating Suitable Living Environments; Sustainability (SL-3).

  Goal: increase the sustainability of suitable living environments by improving public streets in a low income area serving 606 persons within the 2009 program year.

- *South Suburban Parks and Recreation – Chase Park Playground ADA Improvement (Reserve)*

  ADA improvements to low income neighborhood park located in Sheridan.

  Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

  Goal: increase the availability of suitable living environments by improving a public facility serving 346 low income persons within the 2009 program year.

- *Wellspring Anglican Church – Food Pantry Facility Improvements*

  Improvements to food pantry, new and larger cooling appliances, and delivery ramp to allow an increase in services provided to low income persons in need of emergency services.

  Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

  Goal: increase the availability of suitable living environments by improving a public facility serving 2,000 low income persons within the 2009 program year.

CDBG Affordable Housing:

- *City of Englewood – Homeowner Fix-Up Program*

Housing rehabilitation program designed to improve the exterior of homes in a selected area by providing grants to low and moderate income homeowners in the City of Englewood.

Objective and Outcome: Providing Decent Housing; Sustainability (DH-3).

Goal: increase the sustainability of decent housing by providing rehabilitation grants to 15 households within the 2009 program year.

- *City of Sheridan – Sanitary Sewer Project / approved late 2008*

  Connect 3-4 low/mod income single family homes currently on failing septic systems to sanitary sewer.

  Objective and Outcome: Creating Suitable Living Environments; Sustainability (SL-3).

  Goal: increase the sustainability of suitable living environments by improving sanitary sewer conditions for 3-4 low/mod income households.

City of Centennial CDBG:

Public Service:

- *Arapahoe County Sheriff's Office – Colorado Life Trak*

  Provides special tracking devices to people afflicted with memory impairing conditions such as Alzheimer's disease.

  Objective and Outcome: Creating Suitable Living Environments; Availability and/or Accessibility (SL-1).

  Goal: assist 45 persons to gain access to services within the 2009 program year.

- *Town of Littleton Cares, Inc. – Meals on Wheels Program*

  Provides hot noon meals to low income elderly residents.

  Objective and Outcome; Creating Suitable Living Environments; Availability and/or Accessibility (SL-1).

  Goal: assist approximately 350 persons to gain access to services within the 2009 program year.

Public Facilities:

- *Colorado Center for the Blind – Northside Entrance Improvements*

Make safety and accessibility improvements to the north entrance of the facility. The north entrance is used as an emergency exit, but is not adequate for the accessibility needs of the Center.

Objectives and Outcomes; Creating Suitable Living Environments; Availability and/or Accessibility (SL-1).

Goal: increase the availability and/or accessibility of suitable living environments by improving a special needs facility serving approximately 1,500 persons within the 2009 program year.

- *City of Centennial – Vista Verde Neighborhood Infrastructure Improvements*

  Improvements to streets, sidewalks, and signage in the Vista Verde neighborhood in West Centennial. The area, census tract 56.25, block 1, the only area in Centennial with a sufficient concentration of low and moderate income residents to qualify for area benefit improvements.

  Objectives and Outcomes; Creating Suitable Living Environments; Sustainability (SL-3).

  Goal: increase the availability and/or accessibility of suitable living environments by improving public infrastructure serving approximately 1,295 persons within the 2009 program year.

Affordable Housing:

- *Rebuilding Together – Arapahoe County Rehabilitation Program*

  Free rehabilitation and handyman fix-up services to low income elderly and disabled residents throughout Arapahoe County and the City of Centennial.

  Objective and Outcome: Providing Decent Housing; Availability and/or Accessibility (DH-1).

  Goal: increase the availability of decent housing through improvements to owner-occupied homes serving 29 households within the 2009 program year.

CDBG/HOME Program Administration:

- *HCDS Staffing*

  Funding that supports HCDS staff involved in CDBG and HOME programs.

HOME Affordable Housing:
The following projects have already been approved and published in earlier Action Plans and are still active projects.

- Approved- *Littleton Housing Authority, on behalf of the City of Centennial - Owner-Occupied Housing Rehabilitation Program*

  Provides affordable loans for 6-8 single family homeowners that are at or below 80% of the area median income (AMI) based on their family size in the City of Centennial.

  Objective and Outcome; Providing Decent Housing; Sustainability (DH-3).

  Goal: maintaining the sustainability of decent housing by providing rehabilitation loans. This is an ongoing project; current funding may be exhausted during this grant period, at which point the Littleton Housing Authority will apply for additional funding.

- Approved - *Littleton Housing Authority - Owner-Occupied Housing Rehabilitation Program*

  Provides affordable loans for 6-8 single family homeowners that are at or below 80% of the area median income (AMI) based on their family size in the City of Littleton.

  Objective and Outcome; Providing Decent Housing; Sustainability (DH-3).

  Goal: maintaining the sustainability of decent housing by providing rehabilitation loans. This is an ongoing project; current funding may be exhausted during this grant period, at which point the Littleton Housing Authority will apply for additional funding.

- Approved - *Habitat Community Housing Inc., a subsidiary of Habitat for Humanity of Metro Denver*

  Land acquisition and development of 2 single family homes in Sheridan.

  Objective and Outcome; Providing Decent Housing; Affordability (DH-2).

  Goal: Creating decent affordable housing by assisting with infrastructure development costs. This project is near completion and will be complete in 2009.

- Approved – *Englewood Housing Authority (EHA) – Terraces on Pennsylvania.*

  Funding to assist with infrastructure/utilities for a new 62-unit senior rental property development in the City of Englewood.

  Objective and Outcome; Providing Decent Housing; Availability and/or Accessibility (DH-1).

  Goal: making decent housing available by assisting the purchase of the apartment building. This project near completion and will be complete in

2009.

- Approved – *Colorado Housing Development Association (CHDA) – Presidential Arms Apartments.*

  Funding to purchase a 33-unit multi family rental property in the City of Englewood.

  Objective and Outcome; Providing Decent Housing; Sustainability (DH-3).

  Goal: maintaining the sustainability of decent housing by assisting the purchase of the apartment building. This project is near completion and will be complete in 2009.

- Approved – *Colorado Housing Assistance Corporation (CHAC) – Arapahoe County First Time Homebuyer Program*

  Funding for up to 20 low interest loans to income qualified Arapahoe County residents/workers for down payment assistance.

  Objective and Outcome: Providing Decent Housing; Affordability (DH-2).

  Goal: providing decent housing by making homeownership affordable to low and moderate income households. This is an ongoing project; current funding may be exhausted during this grant period, at which point CHAC will apply for additional funding.

- Approved - *Habitat Community Housing Inc., a subsidiary of Habitat for Humanity of Metro Denver*

  Land acquisition for the development of 8 homes site in the City of Englewood located at 2310 W. Harvard Ave.

  Objective and Outcome; Providing Decent Housing; Affordability (DH-2).

  Goal: Creating decent affordable housing by assisting with property acquisistion costs.

- Approved – *Developmental Pathways Housing Corp. III, a subsidiary of Developmental Pathways, Inc.*

  Funding to purchase 2 existing single family homes to be used as group homes for the developmentally disabled. Each home will provide permanent housing for six developmentally disabled clients.

  Objective and Outcome; Providing Decent Housing; Availability and/or accessibility (DH-1).

  Goal: increasing the availability and/or accessibility of decent housing by assisting the purchase of 2 group homes. This project is near completion and will be complete in 2009.

- Approved – *EHDC- Spruce Apartments*

  Funding to refinance and rehabilitate a 21 unit multi family apartment building in Littleton.

  Objective and Outcome; Providing Decent Housing; Availability and/or accessibility (DH-3).

  Goal: increasing the availability and/or accessibility of decent housing by assisting the refinance and rehabilitation of affordable housing. This project is near completion and will be complete in 2009.

The following projects are being considered for the coming year. The Board of County Commissioners has not yet approved the projects listed below.

- Proposed– *City of Englewood, on behalf of the City of Sheridan - Owner-Occupied Housing Rehabilitation Program*

  Provides affordable loans for 6-8 single family homeowners that are at or below 80% of the area median income (AMI) based on their family size in the City of Sheridan.

  Objective and Outcome; Providing Decent Housing; Sustainability (DH-3).

  Goal: maintaining the sustainability of decent housing by providing rehabilitation loans.

- Proposed – *City of Englewood - Owner-Occupied Housing Rehabilitation Program* (additional funding)

  Provides affordable loans for 6-8 single family homeowners that are at or below 80% of the area median income (AMI) based on their family size in the City of Englewood.

  Objective and Outcome; Providing Decent Housing; Sustainability (DH-3).

  Goal: maintaining the sustainability of decent housing by providing rehabilitation loans. This is an ongoing CDBG project; current CDBG funding is anticipated to be exhausted during this grant period, at which point the city will apply for additional HOME funding.

- Proposed - *Habitat Community Housing Inc., a subsidiary of Habitat for Humanity of Metro Denver*

  Scattered site land acquisition for the development of homes site in Arapahoe County.

  Objective and Outcome; Providing Decent Housing; Affordability (DH-2).

Goal: Creating decent affordable housing by assisting with property acquisition and/or infrastructure development costs.

ANTIPOVERTY STRATEGY

Living in poverty. The poverty threshold is established at the federal level and is updated annually. It is adjusted for household size but not by geographic area, except for Alaska and Hawaii.[36] In 2006, the poverty threshold for a family of four was about $20,000 in annual wages. Currently in 2008, the poverty threshold is $21,200.

In 2006, 11% of the Arapahoe County population, or about 58,539 people, lived below the poverty threshold. The poverty rate is the highest for Arapahoe's children: over one-third of those living in poverty are children, or an equivalent of about 20,620 children in 2006 which is 15% of the County's children. Poverty rates are lowest for the County's seniors. Exhibit V.8. shows the percentage of Arapahoe County's population living in poverty by age cohort.

Exhibit V.8.
Population Living Below Poverty Level by Age, Arapahoe County, 2006

Source:
U.S. Census Bureau's 2006 American Community Survey.

	Population	Percent
Under 5 years	6,577	11%
5 to 17 years	14,043	24%
18 to 24 years	7,961	14%
25 to 34 years	10,620	18%
35 to 44 years	7,060	12%
45 to 54 years	4,023	7%
55 to 64 years	4,168	7%
65 to 74 years	2,311	4%
75 years and over	1,776	3%
Total population below Poverty level	58,539	100%
Percent of population below poverty level	11%	

Since 1989 and 1999—a decade when the poverty rate was stable in the County—poverty has almost doubled in the County. The increase has occurred among the County's children. Between 1990 and 2006, the number of children under the age of 5 in poverty more than doubled. The number of children in poverty between the ages of 5 to 17 also increased. In both 1990 and 2000, 7% of 5 to 17 year olds were in poverty. That increased in 2006 to 15%. The following exhibits show the number of persons living below poverty level and the corresponding percent of each age cohort that is below poverty for 1990, 2000 and 2006.

[36] Therefore, the poverty threshold in Manhattan, New York is the same as in Minot, North Dakota.

Exhibit V.9.
Population Living Below Poverty Level by Age, Arapahoe County, 1990, 2000 and 2006

	1989		1999		2006	
	Below Poverty	*Percent of Age Cohort*	*Below Poverty*	*Percent of Age Cohort*	*Below Poverty*	*Percent of Age Cohort*
Under 5 years	2,928	10%	2,880	9%	6,577	17%
5 to 17 years	5,262	7%	6,525	7%	14,043	15%
18 to 64 years	13,156	5%	16,531	5%	33,832	10%
65 to 74 years	761	4%	985	4%	2,311	8%
75 years and over	866	10%	1,066	6%	1,776	8%
Population below Poverty level	22,973	6%	27,987	6%	58,539	11%

Source: U.S. Census Bureau, 1990 Census, 2000 Census and 2006 American Community Survey.

Exhibit V.10.
Percent of Population Living Below Poverty Level for Each Age Cohort, Arapahoe County, 1990, 2000 and 2006

Source:
U.S. Census Bureau, 1990 Census, 2000 Census and 2006 American Community Survey.

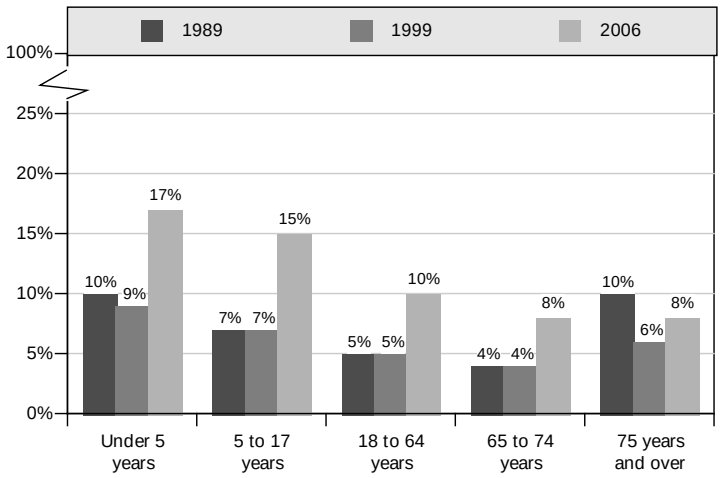


Exhibit V.11. shows poverty rates by family type. Single female-headed households with children have the highest incidence of poverty; 32% of these households lived in poverty in 2006. Married couple households, with and without children, have the lowest poverty rates.

Exhibit V.11. Households Living Below Poverty Level by Household Type, Arapahoe County, 2006

Source:
U.S. Census Bureau's 2006 American Community Survey.

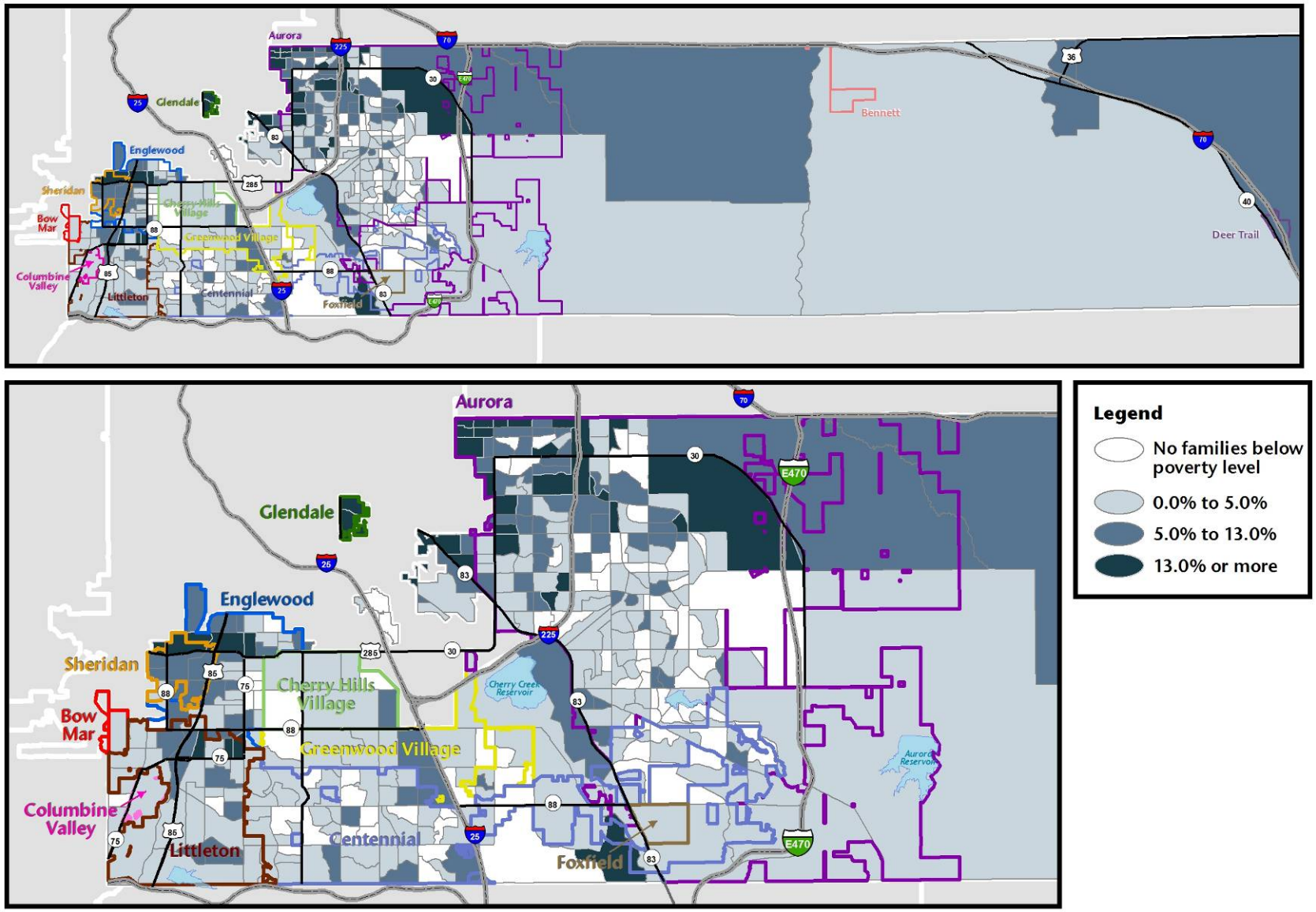
	Households	Percent of Type
Married couple	4,811	5%
With children	3,238	7%
Without children	1,573	3%
Male householder, no wife present	975	9%
With children	700	12%
Without children	275	6%
Female householder, no husband present	6,268	25%
With children	6,007	32%
Without children	261	4%
Nonfamily household	9,509	13%
Male householder	4,567	13%
Female householder	4,942	13%
Total households below poverty	21,563	10%

Arapahoe County houses a disproportionate percentage of the five-county population of persons in poverty. There were 274,372 people living below the poverty level in the five-county area in 2006. Approximately 21% or 58,539 people, of all persons living in poverty in the five-county area, resided in Arapahoe County compared with 11% of the Arapahoe County population overall.

Overall, the County's population increased by approximately 50,000 people between 2000 and 2006, while the number of people who were measured as living below the poverty level rose by over 30,000. Therefore, there was disproportionate growth in the number of persons in poverty (109% growth) compared to population growth (10% growth) overall.

Exhibit V.12. shows the percentage of family households in poverty in Arapahoe County by block group, according to 2007 Claritas. In 2007, 37 block groups in Arapahoe County had family poverty rates of 13% and higher. These areas are shown in Exhibit IV.B.7 as the block groups with the darkest shades and include Glendale, parts of Aurora, Sheridan, Englewood, and Littleton as well as in unincorporated Arapahoe County along its southern border near Parker Road. These block groups make up 10% of the block groups in the County.

Exhibit V.12.
Percent of Families Living Below the Poverty Level by Block Group, Arapahoe County, 2007



Source: Claritas, 2007 estimates.

Given the increase in poverty, the County will concentrate on three components essential to decreasing poverty within the Urban County; 1) self-sufficiency; 2) expansion of the economic base; and 3) afforable housing.

Self-Sufficiency

The County has a myriad of social service programs and has likewise shown its commitment to helping extremely low and low income residents better their lives and beocme self-sufficient.

In addition to funding provided through CDBG and HOME funded projects described in previous sections of the plan, Arapahoe County also provides direct funding to non profits for their operating costs through the "Aid to Agencies" fund totaling $1,552,000 (increased by $112,000 from 2007) as follows:

Agency	2009 Aid to Agencies	2009 CDBG
Arapahoe County Council on Aging	$3,000	0
Arapahoe House	$280,000	$38,500 ($55,000 reserve project)
Arapahoe/Douglas Mental Health Network	$307,000	$198,920
Aurora Interchurch Task Force, Inc.	$50,000	0
Aurora Mental Health Center	$260,000	0
Beacon Center	$6,000	0
COMITIS Crisis Center, Inc.	$68,000	0
Doctors Care	$13,000	$45,000
Food Bank of the Rockies	$20,000	0
Gateway Battered Women's Services	$345,000	0
Inter-Faith Community Services	$80,000	0
Metropolitan Community Provider Network	$60,000	0
Special Transit	$10,000	0
Town of Littleton Cares, Inc.	$28,000	$24,047
Tri-Valley Senior Citizens Association	$12,000	0
Total	$1,552,000	$361,467

Many of these agencies battle the needs, and consequences, of poverty. Some agencies, such as COMITIS and Gateway Battered Women's Services, have received CDBG funding in past years, although they are not receiving CDBG funds in 2009.

Additionally, Arapahoe County's Senior Resources Division of the Community Resources Department provides many services to low income seniors, including transportation and homemaker services. Senior Resources receives a variety of funds, including Community Services Block Grant (CSBG) from the U.S. Department of Health and Human Services, and County General funds. In the 2008-2009 grant year to date, Senior Resources has provided the following services[37]:

[37] Source: Linda Haley, Arapahoe County Senior Resources Division Manager, 303-738-8040.

- Homemaker program: housecleaning services provided 394 unduplicated individuals; 276 under the CSBG grant and 118 under the General Fund
- Transportation Services: 229 unduplicated individuals have received 5,656 trips
- Buses: the program accepted delivery of two buses purchased with 80% Colorado Department of Transportation (CDOT) funds and 20% County funds
- Chore Services: provided heavy chore services to 123 unduplicated individuals equaling 1090 hours of services
- Healthier Living Education program: conducted 4 Healthier Living with Chronic Conditions classes in low income senior housing

The Arapahoe County Human Services Department supports antipoverty activities through their major benefit programs, including: Temporary Aid to Needy Families (TANF), food assistance (SNAP), Low Income Energy Assistance program (LEAP), Social Security Insurance/Social Security Disability Insurance (SSI/SSDI) and Medicaid/Medicare. The following agencies are supported by both Human Services and CDBG [38]:

- **Arapahoe/Douglas Mental Health Network (ADMHN)**: Contract to provide therapy services to Child Welfare clients who are not receiving Medicaid (contract is fee for service, not to exceed $14,400 per year).
- **Addictions Research and Treatment Services (ARTS), a program within the Department of Psychiatry of the University of Colorado Medical School:** Contract to provide substance abuse services to youth and their families (contract is fee for services, not to exceed $435,470 per year). Currently, the contract is with Signal, a managed care organization, who contracts with ARTS to provide Child Welfare substance abuse treatment services for the County's clients.
- **Family Tree:** Currently Human Services has two contracts with Family Tree : 1) House of Hope - to provide shelter care and self sufficiency services (fee for service, not to exceed $204,000 per year); 2) Kinship/ Family Support - to work with relative caregivers to TANF and Child Welfare clients (fee for service, not to exceed $550,000 per year)
- **Arapahoe House**: Provides residential treatment services to substance abusing parents and their children (contract is fee for service, not to exceed $330,000). Arapahoe House also provides Child Welfare services through the Signal contract.

Expansion of the Economic Base

Arapahoe County is committed to expanding the economic base of the community. This is accomplished through promotion of a diverse business community, viable wages and a skilled workforce.

Arapahoe County's business community has a very diverse and well-rounded profile. The majority of the businesses are service-oriented but that industry does not overwhelm the other important businesses of the community.

[38] Carla Finch, Deputy Director, Arapahoe County Department of Human Services. 303-636-1775

As illustrated in the 2000 Census, each of the Urban County jurisdictions has a slightly different economic picture. Sheridan, for example, has 17% of their city's business linked to retail, while Glendale has almost 19% in arts, entertainment, recreation, accomodation and food service; Littleton has a 16% share of industry coming from the education, health and social services sector. Each of the jurisdictions brings a portion of the total economic picture for the County, adding to the diversity and stabilization of the economic picture for the whole community.

Viable wages are needed to maintain a healthy economic base. Overall, the County's wage change between 1990 and the year 2000 was a positive 7.8%. This growth in wages is also reflected in the employment growth for the County, which was 1.9% in 1990 and 3.2% in 2000. However, the HNA found that wages have not kept up with the Consumer Price Index since 2000. To address this, the Southeast Business Partnership (SEPB), the South Metro Chamber of Commerce (SMCC), and the I-70 regional economic group (REAP), continue to pursue attracting industries and businesses that pay moderate to high wages.

Arapahoe County is also committed to the continued need for job skills enhancement programs, such as Arapahoe/Douglas Works! (AD Works!). AD Works! maintains a close relationship with the business community and aids the unemployed in enhancing skills required by local businesses. The County provides support, through CDBG, for the Colorado Center for the Blind. The Center not only provides training for lifeskills, but also job skills. The Randolph-Sheppard Act was initiated in 1936 to allow blind entrepreneurs the first opportunity to bid and acquire vending and food service location at state and federal buildings. The Center trains students, in their state of the art kitchen, to take advantage of the employment opportunities allowed by the Randolph Sheppard Act.

Affordable Housing

The HCDS Division advocates for affordable housing wherever possible. The HCDS Division encourages developers to build housing for the low income market, in the belief that everyone should have the opportunity to live close to where they work and that a sustainable community should provide a full spectrum of housing. Funding for the First Time Homebuyer program, available throughout the Urban County, is provided with Arapahoe County HOME funds. Housing rehabilitation is funded with both CDBG and HOME funds. County Private Activity Bonds (PAB) and Low Income Housing Tax Credits (LIHTC) have also been used to preserve affordable housing in our community.

The local transitional shelter for women and children, House of Hope, has a 90-day possible stay with mandatory counseling, which aids their clients in breaking the cycle of poverty where they often find themselves trapped.

Finally, HCDS continues to coordinate with public and private agencies to produce and preserve affordable housing as described in the housing component of the plan.

ANTI-POVERTY STRATEGY FOR FAMILIES

Although the percentage of families in poverty had decreased in every jurisdiction during the last planning period of 2004-2008, they have since increased, and in some areas quite dramatically. This picture indicates that the County's programs and philosophy of

poverty reduction worked to some degree, but could not keep up with national economic trends and federal budget fluctuations for core antipoverty programs and human service benefits.

The poverty data has shown a dramatic increase in the number of children in poverty. Children under the age of 18 comprise 35% of those in poverty compared to only 7% of those 65 and older, as previously described.

Given this finding, the County has placed higher rental housing goals for small and large related families, compared to the elderly and all other populations. The County has also placed high priority on facilities and services that will address the needs of families with children, such as pediatric health care, abused and neglected children facilities and services, and child care centers described in the Community Development section of the plan.

NON-HOMELESS SPECIAL NEEDS HOUSING

Special Populations

According to the data available from the 2000 Census, Deer Trail, Englewood and Sheridan have the highest number of persons with disabilities as a percentage of their total populations. This could cause difficulties for these municipalities as their smaller, lower income populations are less able to fund the rehabilitation necessary to provide accessibility for disabled citizens. There was a significant increase in the disabled population between 1990 and 2000 for all ages and jurisdictions, but most specifically for the under age 64 population.

Other special needs populations are being served by local non profit agencies such as Arapahoe/Douglas Mental Health Network (ADMHN), Developmental Pathways, Arapahoe House, Child Advocacy and Resource Center and Adventures in Change.

Project Needs by Category

- Elderly persons. HUD's CHAS[39] data estimated that there were at least 1,300 elderly renters with housing problems in 2000. BBC estimates that this need will increase to at least 1,600 by 2013. In addition, there were 1,068 elderly owners with housing needs in 2000; this will increase to 1,300 by 2013.

  The County currently has 1,800 beds in nursing facilities and 1,300 beds in assisted living facilities to serve frail elderly. The County's public housing authorities provide 655 units that are targeted to elderly (some also are targeted to persons with disabilities). Most elderly will need assistance with home repairs, accessibility improvements and home and yard maintenance as they age, in addition to affordable rental units with some supportive services (e.g., check ins by health care workers).

[39] Comprehensive Housing Affordability Strategy data prepared by HUD.

- Persons with disabilities. In 2006, 53,087 people residing in Arapahoe County—or 11% of the County's population—had some type of disability. There are 76 beds in the County specifically targeted to persons with developmental disabilities, as well as 294 other units administered by Developmental Pathways, and 3,100 beds in assisted living and skilled nursing facilities, meaning that most persons with disabilities live on their own or with caregivers.

- Persons with substance abuse and/or mental health issues. There are 68 beds in the County that are targeted to persons who need residential treatment. The number of persons with substance abuse problems and that have housing needs is unknown. However, from the homeless count and survey conducted in January 2007, at least 69 persons who were homeless had substance abuse problems. The January 2007 homeless count found 80 persons with mental illnesses. Even with these very low estimates, there is a gap between beds and individuals, which is likely to grow in the future. Arapahoe House has a waitlist of 45 persons with substance abuse issues and Arapahoe/Douglas Mental Health Network (ADMHN) estimates an unmet need of 150 units for persons with mental illnesses.

- Public housing residents. Public housing residents are currently well served by the public housing authorities; it is those on the waiting list who are not. As the PHA residents age, however, there may be increased needs for supportive services and accessibility improvements.

- Victims of domestic violence. It is unknown how many victims of domestic violence in the County need housing. There is very limited transitional housing in the County and this was listed as a top need in the public outreach conducted for this Plan.

- Families on wait lists. The families on public housing authority wait lists are currently captured in the needs for extremely low income renters. These families will continue to be cost burdened and/or live in substandard housing unless the County receives additional vouchers or deeply subsidized housing is built.

Disabled Persons

According to the data available from the 2000 Census, Deer Trail, Englewood and Sheridan have the highest number of persons with disabilities as a percentage of their total populations. This could cause difficulties for these municipalities as their smaller, lower income populations will be unable to support the public or private rehabilitation necessary to aid accessibility for these disabled citizens. There was a significant increase in the disabled population between 1990 and 2000 for all ages and jurisdictions, but most specifically for the under age 64 population. In several more years, the 2010 Census will be conducted and will provide additional information on what appears to be a rising trend in disabilities.

The growth in the number of persons with disabilities has been phenomenal over the last two census periods, with the unincorporated areas staying fairly steady, but Englewood and Sheridan increasing by about five times. This growth is primarily a result of the Census changing their method of collect disability information from the 1990 Census to the 2000 Census:

- The 2000 questions changed significantly from the 1990 questions. New 2000 questions cover the major life activities of seeing and hearing and the ability to perform physical and mental tasks.
- These questions collect data on the disability status of children 5 years and over as well as adults. The 1990 questions collected data only for persons 15 years and over. [40]

Arapahoe County and the participating municipalities have utilized CDBG and other funds to provide better public access to disabled persons in the area. Arapahoe County has provided many sidewalk ramps and accessible entrances to all County buildings. The Cities of Littleton, Englewood, Glendale and Sheridan have all provided sidewalk ramps in their respective cities, while Sheridan and Deer Trail have improved accessibility to the city administration building and the Town Hall, respectively. Centennial has begun to install audible pedestrian crosswalks at high use intersections in their community, as requested by blind citizens.

These types of projects will continue to be completed in the County as the rights of public accessibility are important and also with the aging population, the disabled population is increasing.

Developmental Pathways and Jewish Family Services are currently addressing the need for assisted housing for persons with disabilities. Developmental Pathways receives funds from an Arapahoe County mil levy assessed to aid in providing services to the developmentally disabled. In 2008, there was a bill on the State ballot to “end the waitlist” by amending the constitution to provide tax revenue to agencies serving the developmentally disabled. Unfortunately, with the difficult economic times, the measure did not pass.

The County assisted Developmental Pathways with the acquisition of two single family homes in the City of Centennial. The two homes, purchased with HOME funds, have been rehabilitated and are now permanent housing for 12 developmentally disabled adults. The newly rehabilitated homes are energy efficient, fully accessible, durable, and comfortable.

Jewish Family Services has received CDBG funds to rehabilitate a group home for the developmentally disabled. In 2006, the kitchen was remodeled, and other interior improvements made, with CDBG funds, and in 2007 the heating system was addressed.

Additionally, Community Housing Development Association (CHDA), working with Developmental Pathways and two other non profits, Arapahoe/Douglas Mental Health Network and Arapahoe House, provides permanent special needs housing at Willow

[40] From the U.S. Census website, accessed 3/19/09.
http://www.census.gov/population/www/cen2000/90vs00/index.html

Street and Lara Lea Apartments. In late 2007, CHDA purchased the Presidential Arms Apartments in Englewood, with the assistance of HOME funds. This apartment building will serve 33 low income and special needs households. The rehabilitation of this apartment building is complete, and the project will be closed in 2009.

Rebuilding Together specializes in rehabilitation and handyman fix-up for elderly and disabled residents, including the installation of handrails, grab bars, and ramps. Additional assistance is being provided through rehabilitation funds, which may be used by qualifying homeowners to improve accessibility for disabled family members.

Further assistance in terms of housing, job training, and medical assistance is needed by this population.

Many of the agencies that provide housing for special needs in our community also provide housing for the homeless.

Other Special Needs Populations
The Arapahoe/Douglas Mental Health Network is always exploring possible future housing projects to add to its constantly expanding range of services. They opened the Bridge House and the Santa Fe House in 2005 and work with CHDA for permanent housing at Willow Street, Lara Lea apartments, and Presidential Arms, all three HOME supported projects.

Victims of child abuse and neglect in Arapahoe County are largely cared for by the Child Advocacy and Family Resource Center, Inc. (SungateKids.) The Center offers a safe, family oriented environment for the evaluation, assessment, and medical evaluation of abused children. The County has found this to be a facility whose needs increase yearly and has allocated CDBG funds to this agency in the past, most recently to replace worn carpeting in the facility in 2007.

Family Advocacy, Education, Support, Inc. (FACES) provides families with home visitation services, which will include (as appropriate) family assessment, in-home counseling, case management, intervention for children, and advocacy services. FACES received public service CDBG dollars in the past and will receive 2009 CDBG funds.

Teen-aged drug and alcohol abusers and abused teens in Arapahoe County receive treatment from Adventures in Change, a residential school/treatment center. The on-site school serves day students that have been expelled from area public school systems.

The Third Way Center provides residential treatment for teenage mothers, and their babies, who suffer from mental health problems. The Center works off the Continuum of Care model, and works to promote young mothers to self-sufficiency and competent parenting. CDBG public facility dollars were used in 2007 to replace splintering flooring in this facility, increasing safety and sanitation.

Housing Opportunities for People with AIDS

Arapahoe County does not receive direct HOPWA funding. The City and County of Denver is the lead agency for funding through the Housing Opportunities for Persons

with AIDS (HOPWA) programs. The County has signed an intergovernmental agreement with the City of Denver to provide these services through the Denver Metropolitan Statistical area. Arapahoe County supports the use of existing County housing assistance for AIDS patients, but currently has no specific plans to develop a housing facility for this special population.

The following information was published in the City and County of Denver 2007 Draft Caper[41]:

> HOPWA funds are available to assist persons living with HIV or AIDS-related illnesses through short-term rental assistance, long-term rental assistance, housing referrals and other supportive services. Short-Term Rent, Mortgage and Utility Payments (STRMU) is a short-term rental assistance program. STRMU is a subsidy or payment subject to the 21-week limited time period to prevent the homelessness of a household. Tenant Based Rental Assistance (TBRA) is the long-term rental assistance program. TBRA is an on-going rental housing subsidy for units leased by the client, where the amount is determined based in part on household income and rental costs. HOPWA project sponsors served 366 households with short-term assistance and 104 households with long-term assistance during the program year 2007. Housing assistance continues to be the most popular line-items for Denver's program. Since 1993, approximately 90 housing units have been created using HOPWA funding. There were no new units constructed during program year 2007.

The primary use of HOPWA funding for the Denver area is emergency, short-term support, and shallow subsidy rental assistance. This rental assistance keeps individuals and families from becoming homeless. The Colorado AIDS Project, The Empowerment Program, and People of Color Consortium Against AIDS administer both rental assistance and homeless programs. The Mayor's Office of HIV resources provides additional supportive service funding through Ryan White Title funds. In August 1998, the Colorado AIDS Project opened a housing services office. This office oversees the majority of AIDS housing requests in the metro area. The program administers the Section 8 voucher program, a homeless project, addresses landlord/tenant issues, and HOPWA case management for HOPWA funded projects in addition to other subsidy programs. This office also maintains a housing waitlist.

SPECIFIC HOPWA OBJECTIVES

N/A

[41] City and County of Denver Draft 2007 CAPER, accessed online 2/12/2009 http://www.milehigh.com//resources/custom/pdf/housing/CAPER2007DRAFT.pdf

For additional information or questions, please contact:

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Community Development Administrator

OR

Signy Mikita
Manager

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Littleton, CO 80120-2069
Main (303) 738-8060
Fax (303) 738-8069

kwiebold@co.arapahoe.co.us

smikita@co.arapahoe.co.us

Appendix

Appendix 1

Form 424
CDBG
HOME

OMB Number: 4040-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424 Version 02

*1. Type of Submission:	*2. Type of Application	* If Revision, select appropriate letter(s)
☐ Preapplication	☐ New	
☒ Application	☒ Continuation	*Other (Specify)
☐ Changed/Corrected Application	☐ Revision	_____

3. Date Received: 4. Applicant Identifier:

5a. Federal Entity Identifier: *5b. Federal Award Identifier:

State Use Only:

6. Date Received by State: 7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: Arapahoe County, Colorado

*b. Employer/Taxpayer Identification Number (EIN/TIN): 84-6000740

*c. Organizational DUNS: 14-877-535

d. Address:

*Street 1: 1690 W. Littleton Blvd., Suite 300
Street 2:
*City: Littleton
County: Arapahoe
*State: Colorado
Province:
*Country: USA
*Zip / Postal Code 80120

e. Organizational Unit:

Department Name: Community Resources

Division Name: Housing and Community Development Services (HCDS)

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms. *First Name: Signy
Middle Name:
*Last Name: Mikita
Suffix:

Title: Manager, Housing and Community Development Services

Organizational Affiliation: County

*Telephone Number: 303-738-8063 Fax Number: 303-738-8069

*Email: smikita@co.arapahoe.co.us

OMB Number: 4040-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424 Version 02

***9. Type of Applicant 1: Select Applicant Type:**
B.County Government

Type of Applicant 2: Select Applicant Type:
B.County Government

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**
U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:
Community Development Block Grant (CDBG)

***12 Funding Opportunity Number:**

*Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Cities, towns, and unincorportated areas in Arapahoe County, Colorado

***15. Descriptive Title of Applicant's Project:**

Provides assistance to low and moderate income residents of Arapahoe County through housing activities, public imporvements, public service activities, and administration.

OMB Number: 4040-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424 Version 02

16. Congressional Districts Of:

*a. Applicant: 1st, 6th, and 7th of Colorado *b. Program/Project: 1st, 6th, and 7th

17. Proposed Project:

*a. Start Date: 5/1/09 *b. End Date: 4/30/10

18. Estimated Funding ($):

*a. Federal	1,312,218
*b. Applicant	
*c. State	
*d. Local	
*e. Other	
*f. Program Income	178,000
*g. TOTAL	1,490,218

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E. O. 12372

***20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

☐ Yes ☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: Mr. *First Name: Donald

Middle Name:

*Last Name: Klemme

Suffix:

*Title: Community Resources Director

Telephone Number: 303-738-8041 Fax Number: 303-738-8099

* Email: dklemme@co.arapahoe.co.us

*Signature of Authorized Representative: *Date Signed: 4/10/09

Authorized for Local Reproduction

Standard Form 424 (Revised 10/2005)
Prescribed by OMB Circular A-102

OMB Number: 4040-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424 Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

OMB Number: 4040-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424

Version 02

*1. Type of Submission:
- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

*2. Type of Application
- ☐ New
- ☒ Continuation
- ☐ Revision

* If Revision, select appropriate letter(s)

*Other (Specify)

3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

*5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: Arapahoe County, Colorado

*b. Employer/Taxpayer Identification Number (EIN/TIN): 84-6000740

*c. Organizational DUNS: 14-877-535

d. Address:

*Street 1: 1690 W. Littleton Blvd., Suite 300
Street 2:
*City: Littleton
County: Arapahoe
*State: Colorado
Province:
*Country: USA
*Zip / Postal Code 80120

e. Organizational Unit:

Department Name: Community Resources

Division Name: Housing and Community Development Services (HCDS)

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.
*First Name: Signy
Middle Name:
*Last Name: Mikita
Suffix:

Title: Manager, Housing and Community Development Services

Organizational Affiliation: County

*Telephone Number: 303-738-8063
Fax Number: 303-738-8069

*Email: smikita@co.arapahoe.co.us

OMB Number: 4040-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424

Version 02

***9. Type of Applicant 1: Select Applicant Type:**
B.County Government

Type of Applicant 2: Select Applicant Type:
B.County Government

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**
U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:
14-239

CFDA Title:
HOME Investment Partnership Fund (HOME)

***12 Funding Opportunity Number:**

*Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):
Cities, towns, and unincorportated areas in Arapahoe County, Colorado

***15. Descriptive Title of Applicant's Project:**
Provides housing and housing assistance to low and moderate income residents of Arapahoe County.

OMB Number: 4040-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424 Version 02

16. Congressional Districts Of:

*a. Applicant: 1st, 6th, and 7th of Colorado *b. Program/Project: 1st, 6th, and 7th

17. Proposed Project:

*a. Start Date: 5/1/09 *b. End Date: 4/30/10

18. Estimated Funding ($):

*a. Federal	636,687
*b. Applicant	
*c. State	
*d. Local	
*e. Other	
*f. Program Income	235,000
*g. TOTAL	871,687

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E. O. 12372

***20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

☐ Yes ☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: Mr. *First Name: Donald

Middle Name:

*Last Name: Klemme

Suffix:

*Title: Community Resources Director

Telephone Number: 303-738-8041 Fax Number: 303-738-8099

* Email: dklemme@co.arapahoe.co.us

*Signature of Authorized Representative: *Date Signed: 4/10/09

Authorized for Local Reproduction

Standard Form 424 (Revised 10/2005)
Prescribed by OMB Circular A-102

OMB Number: 4040-0004
Expiration Date: 01/31/2009

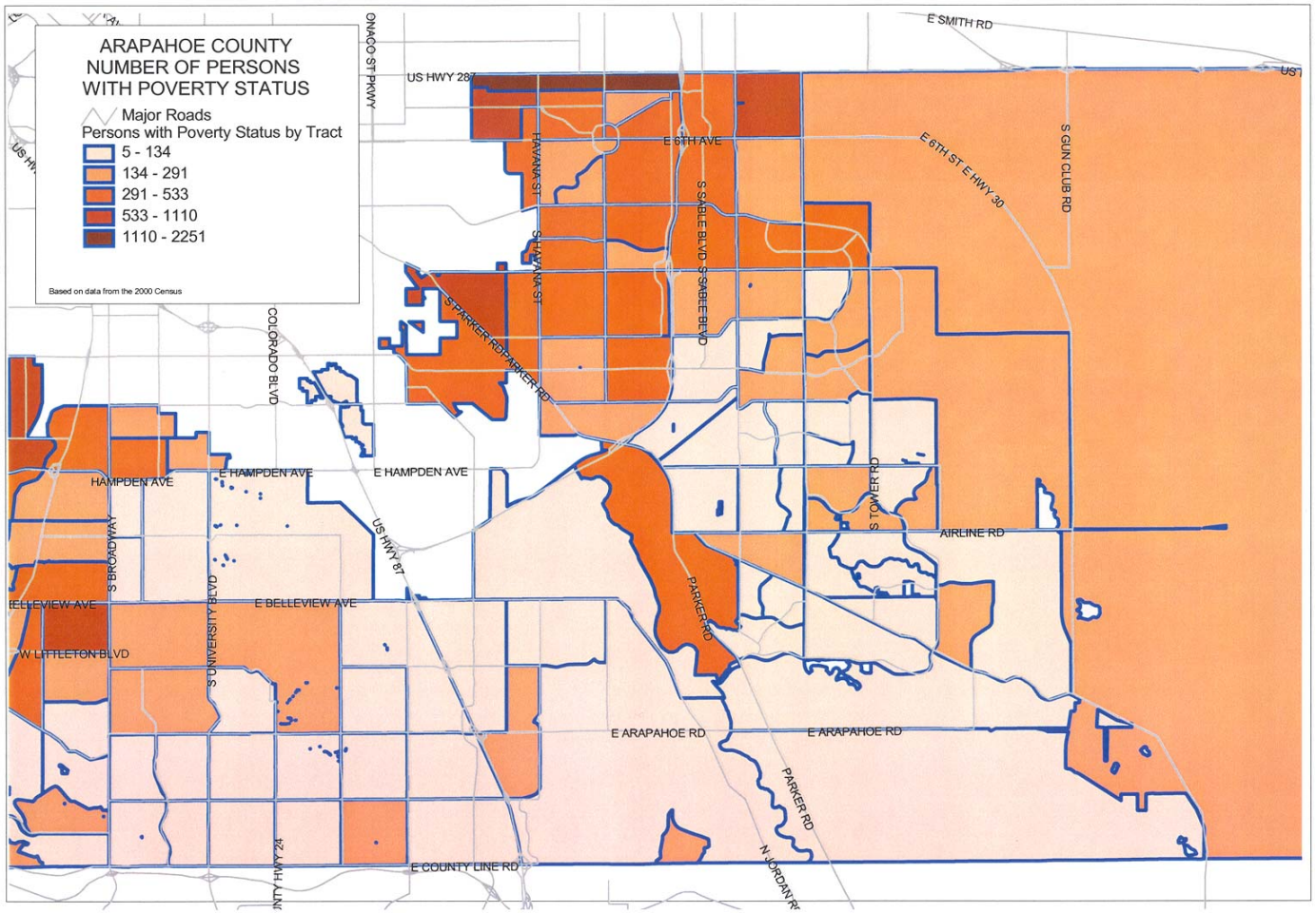
Application for Federal Assistance SF-424 Version 02

***Applicant Federal Debt Delinquency Explanation**

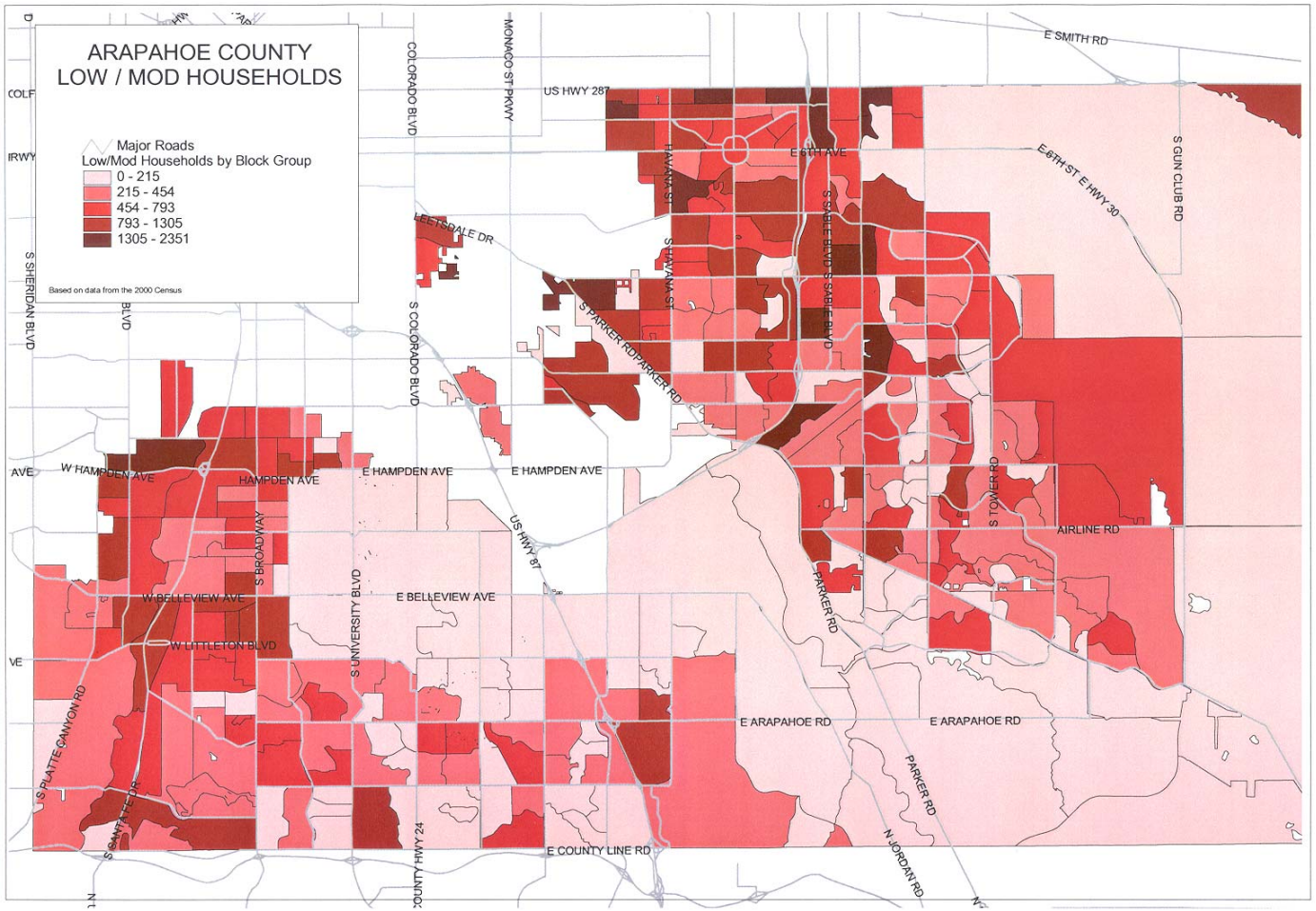
The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

Appendix 2

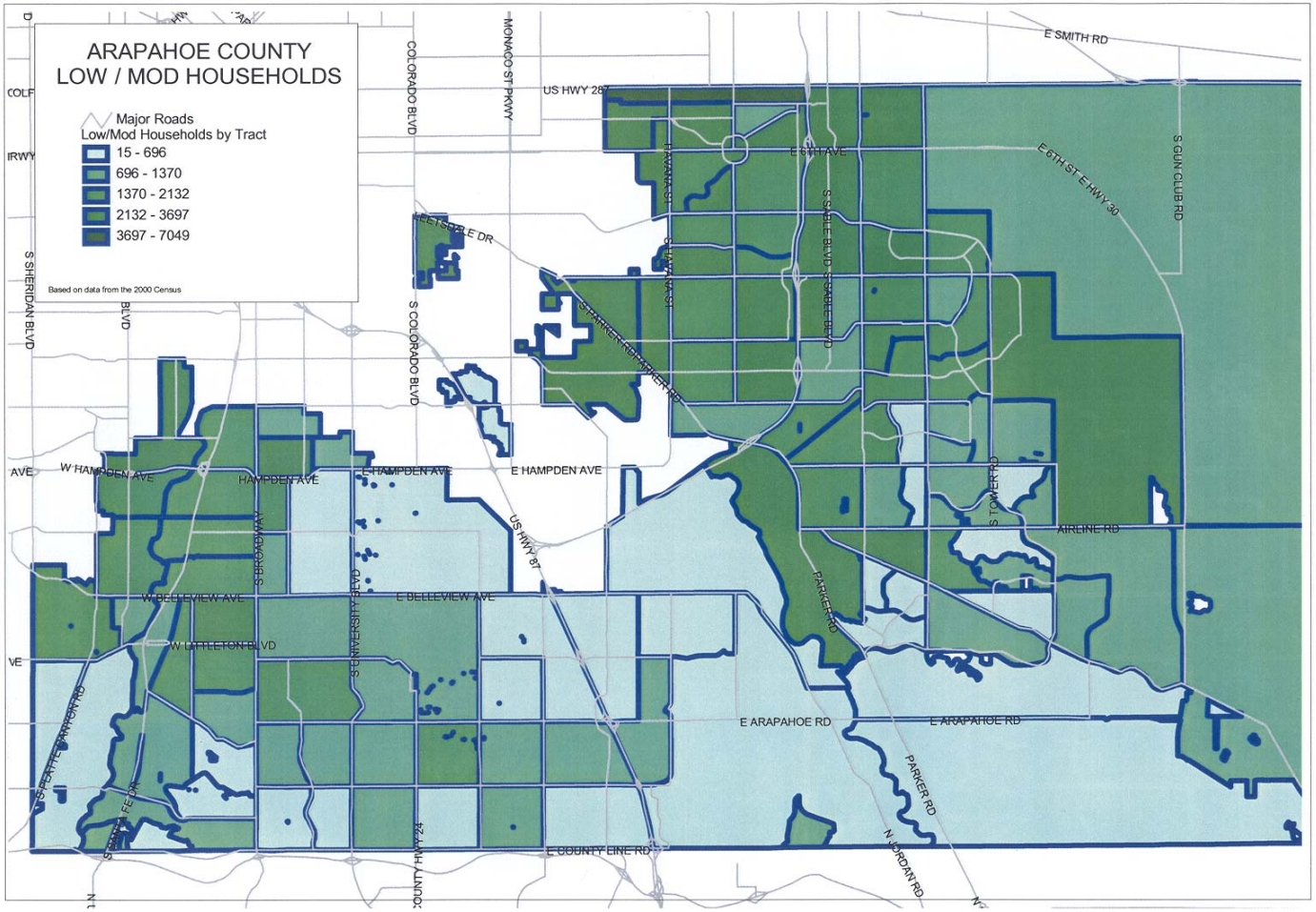
Maps



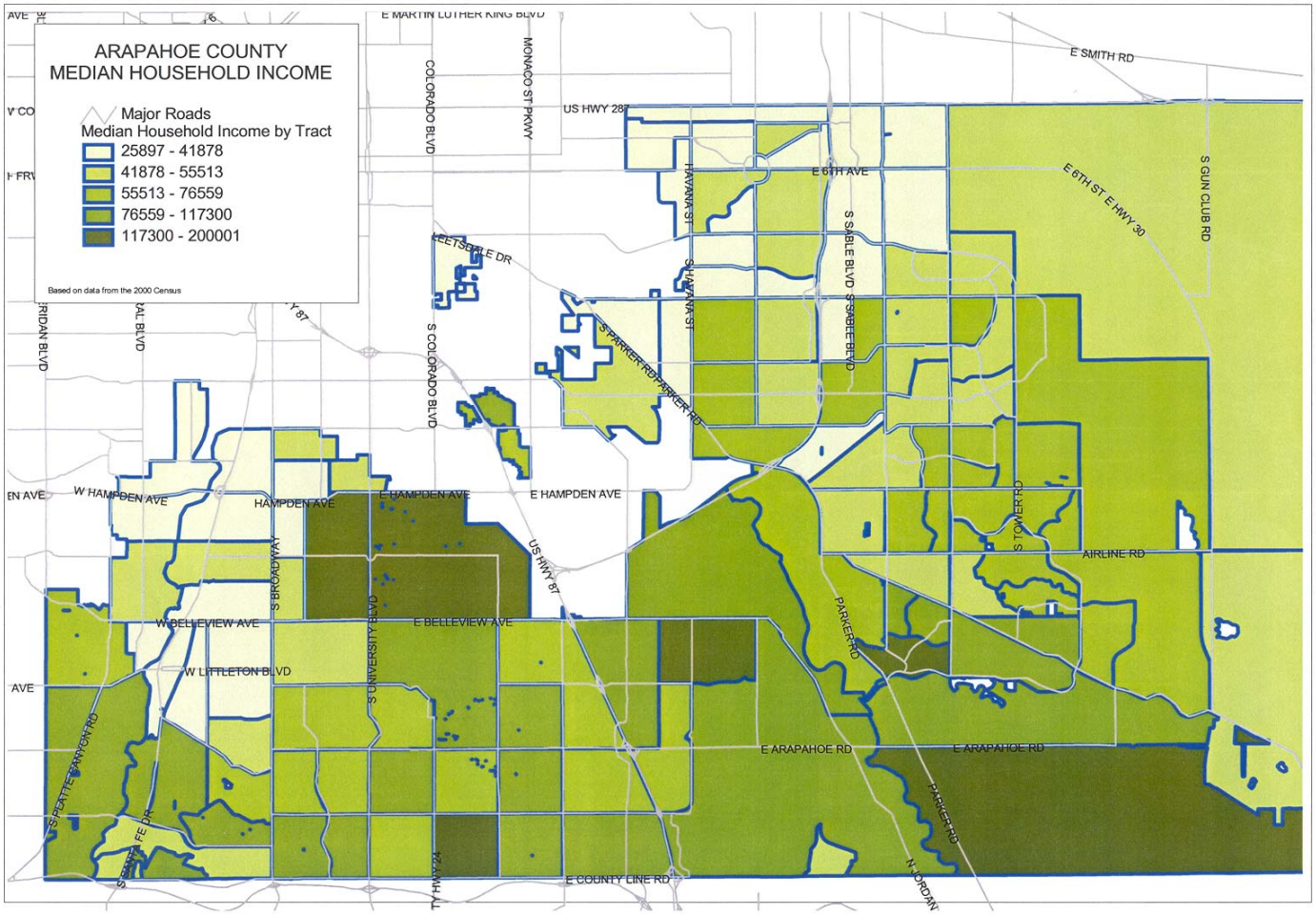
Date Prepared: 06/20/2003



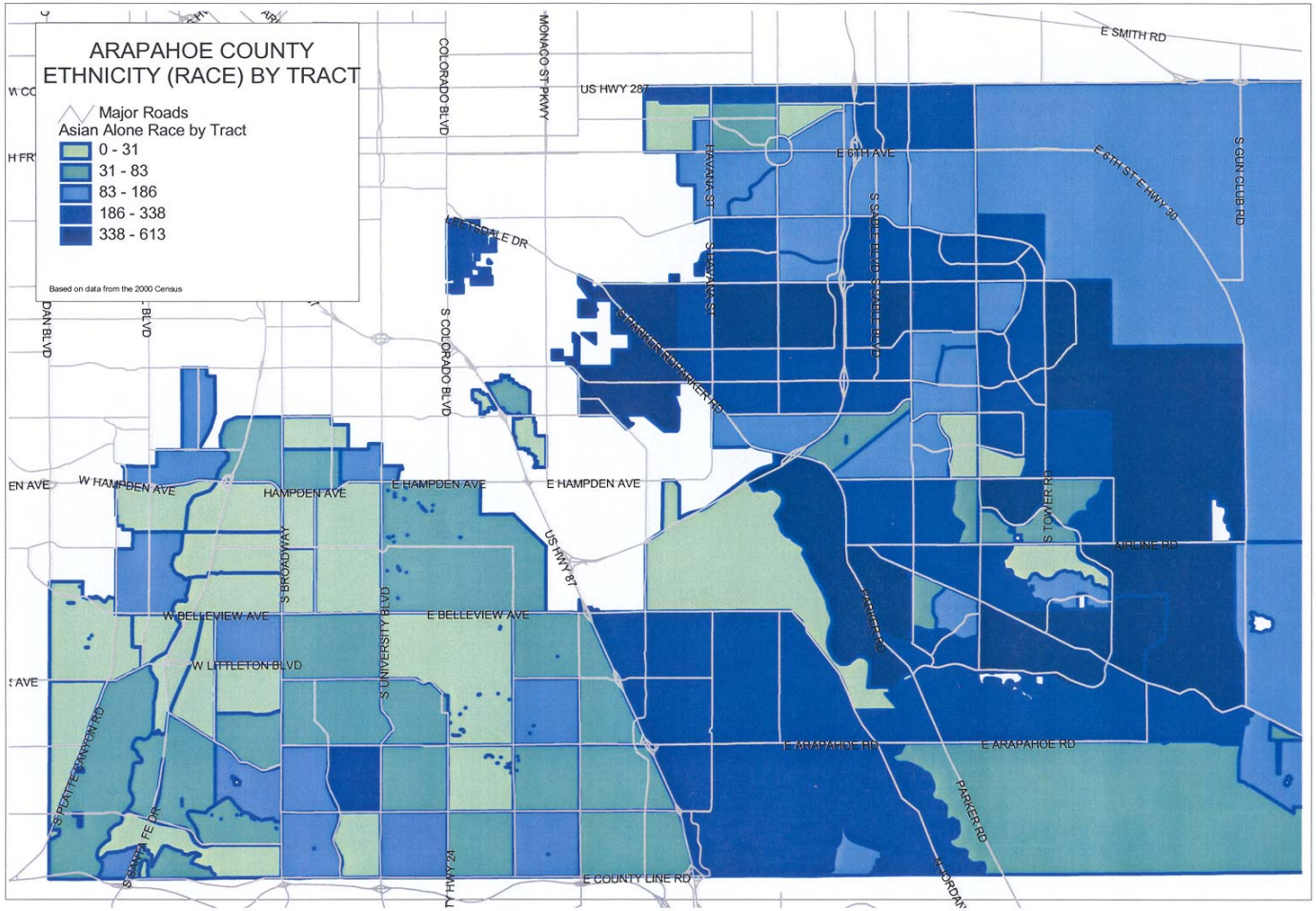
Date Prepared: 06/20/2003



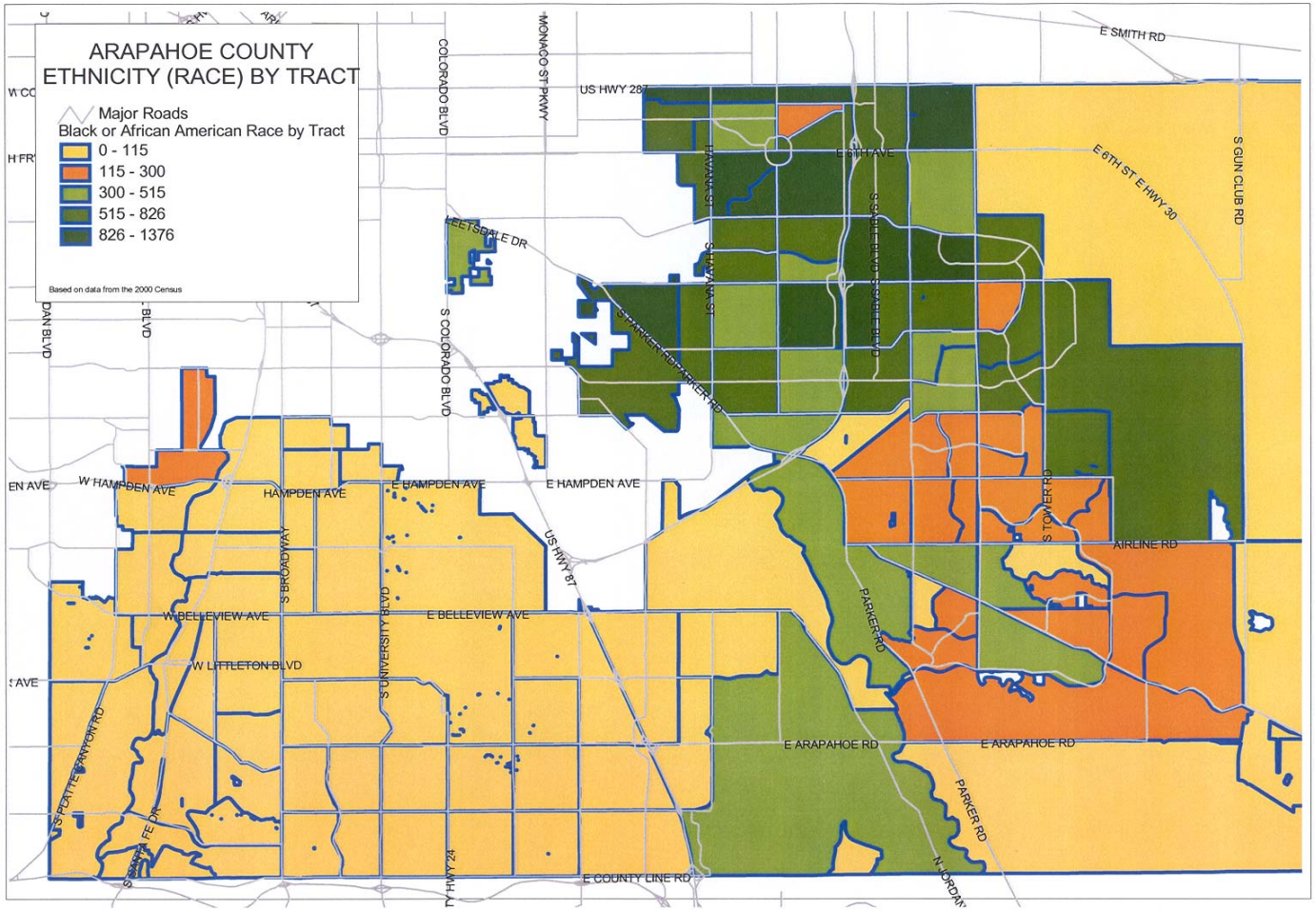
Date Prepared: 06/20/2003



Date Prepared: 06/20/2003



Date Prepared: 06/20/2003



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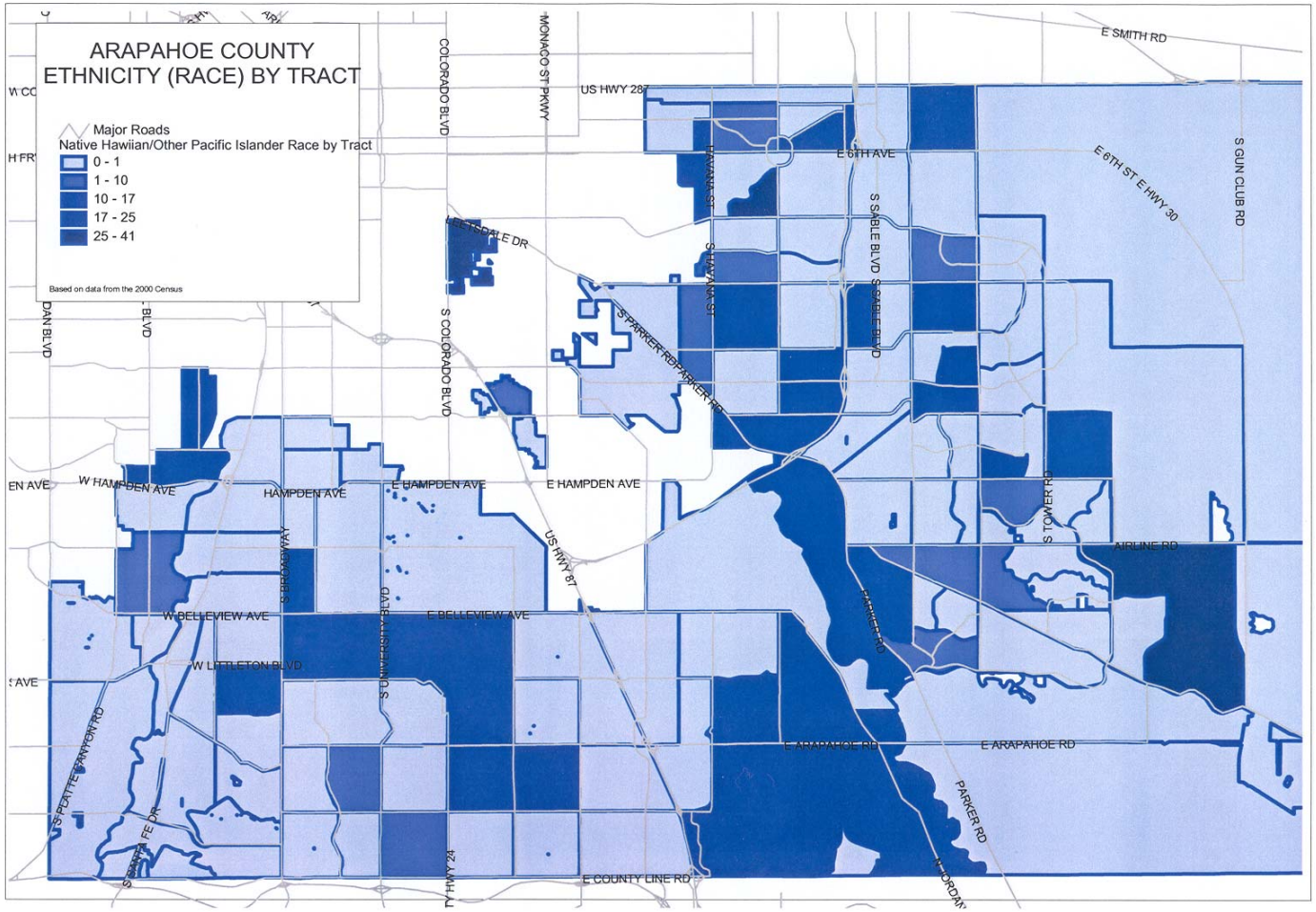
Date Prepared: 06/20/2003



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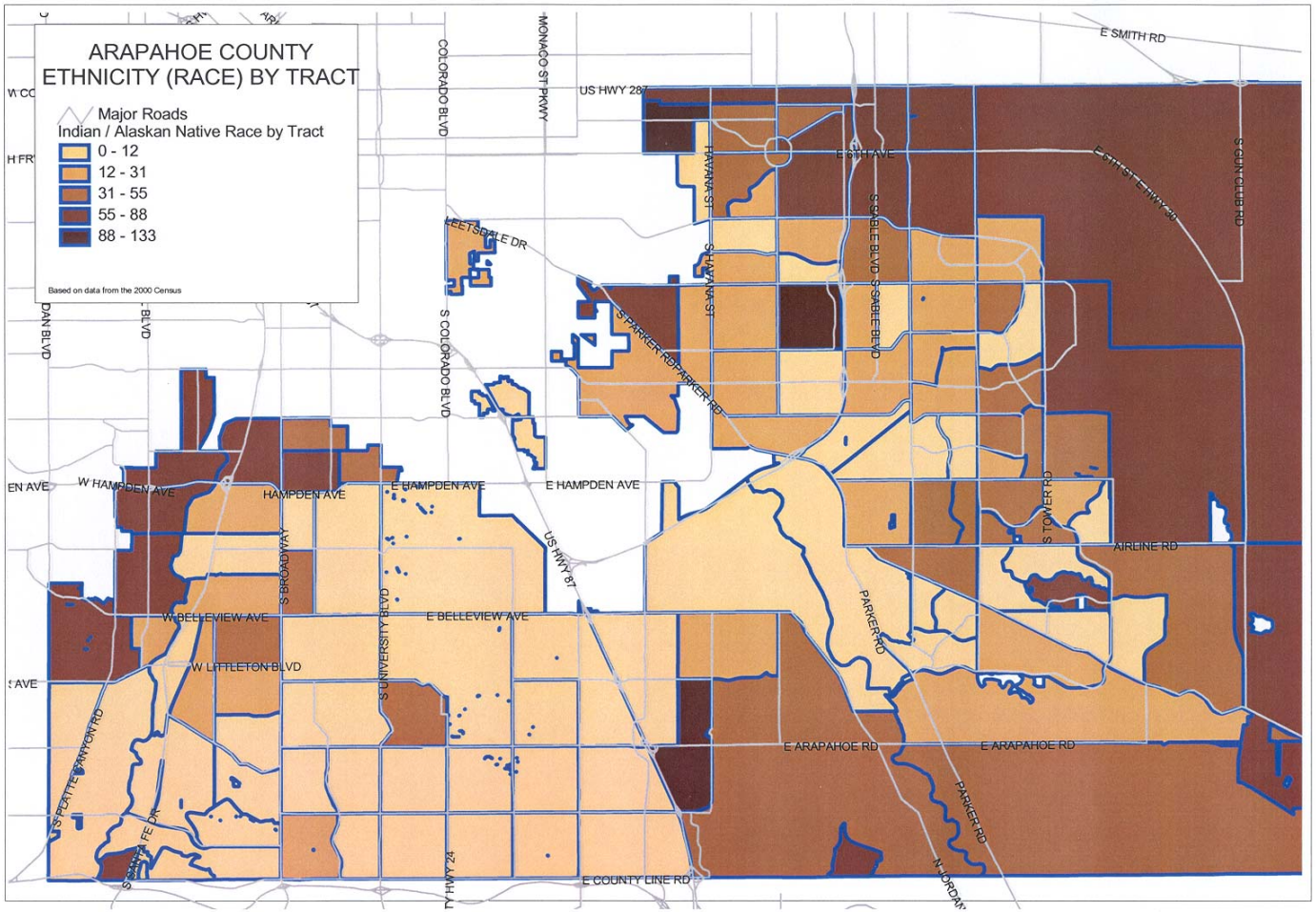

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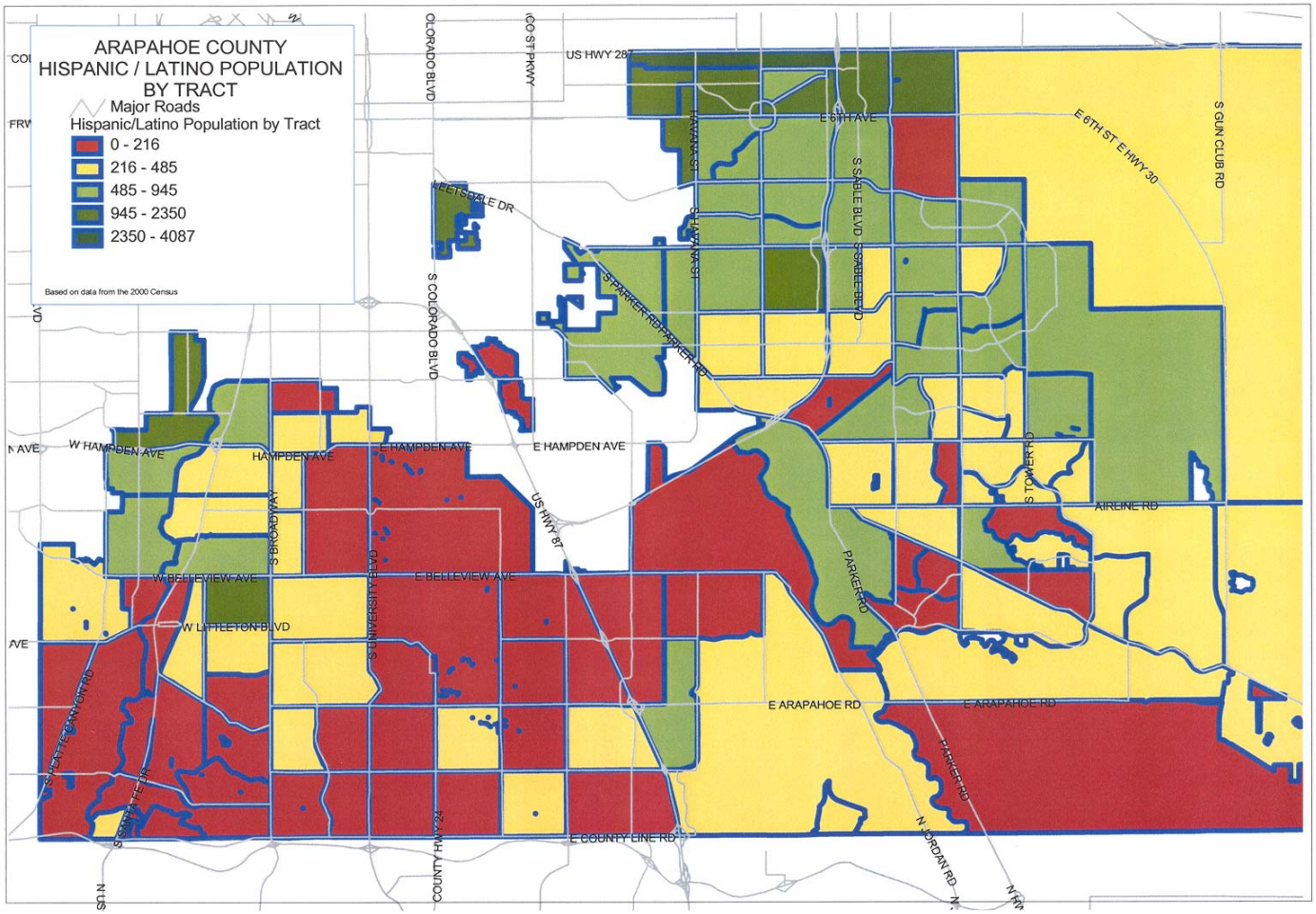
Date Prepared: 06/20/2003



1 0 1 2 Miles

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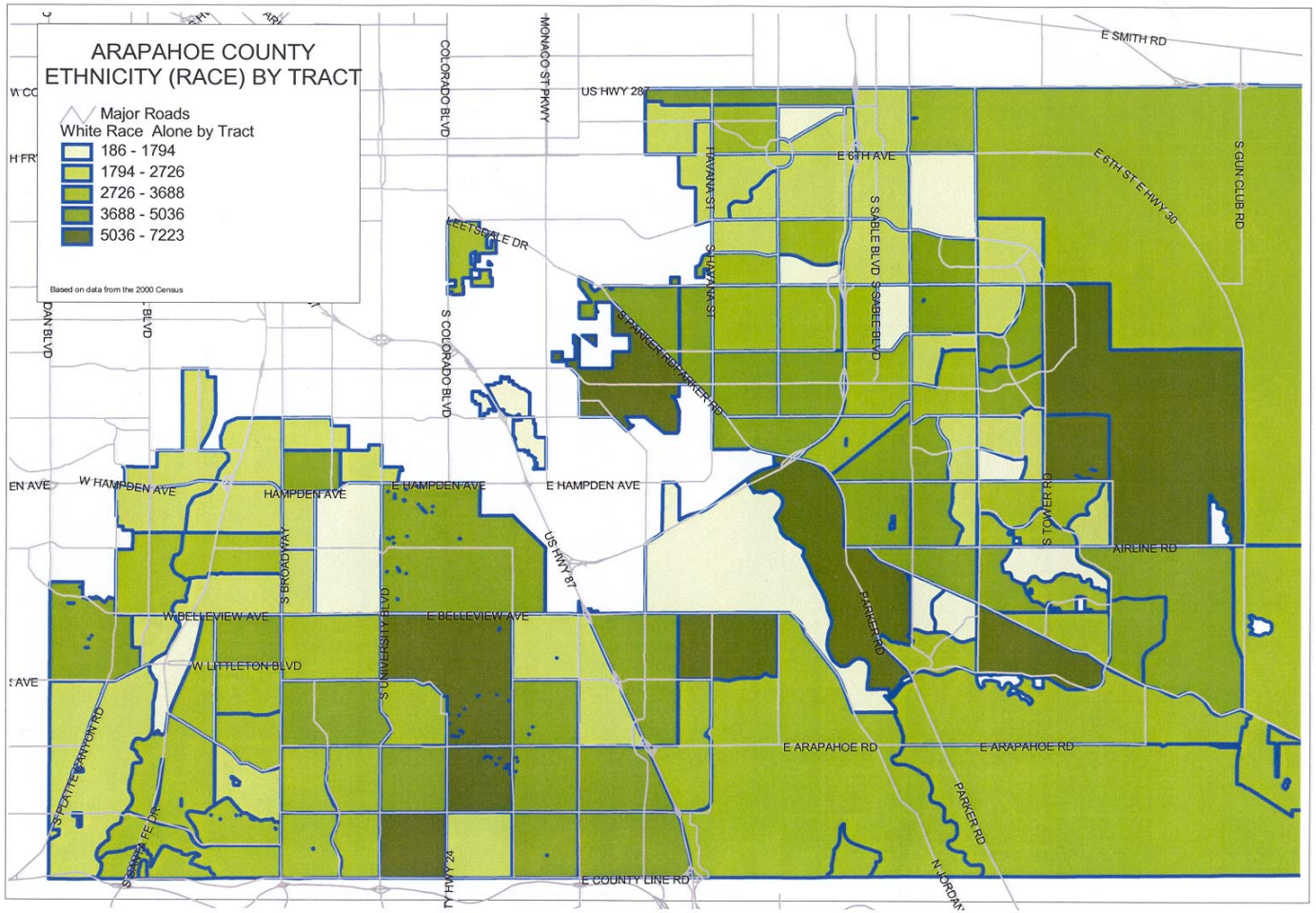
Date Prepared: 06/20/2003



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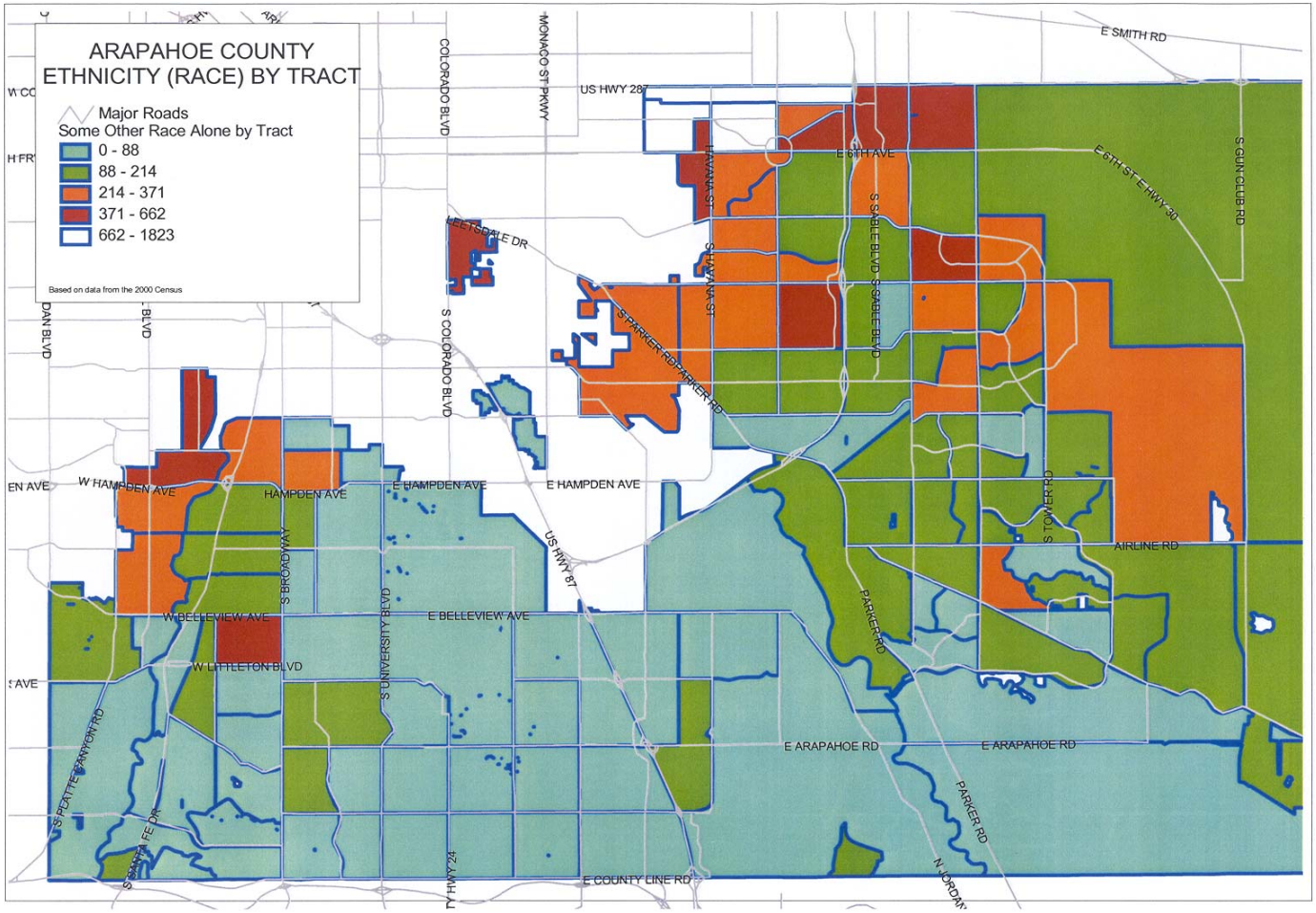
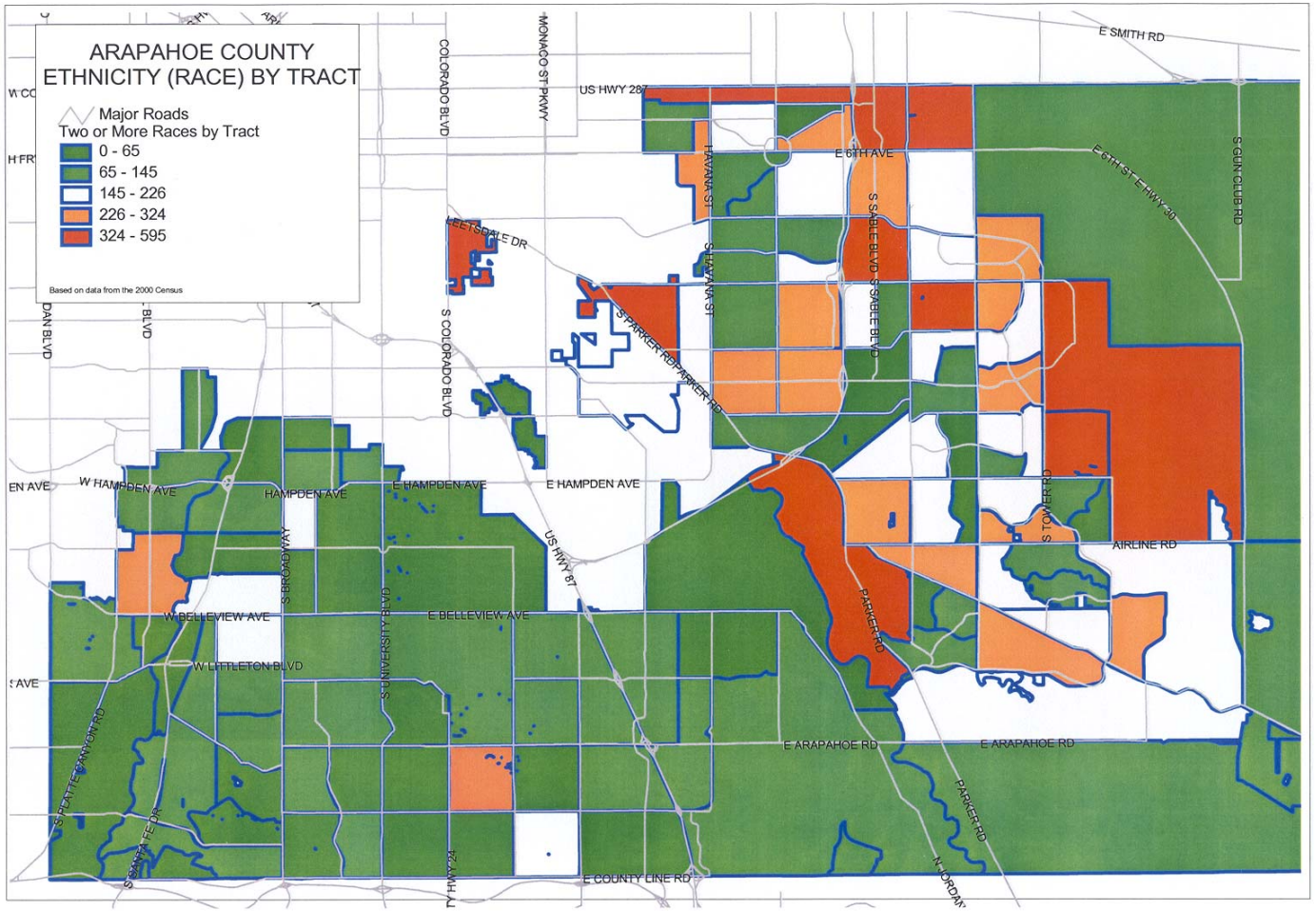


Date Prepared: 06/20/2003



1 0 1 2 Miles

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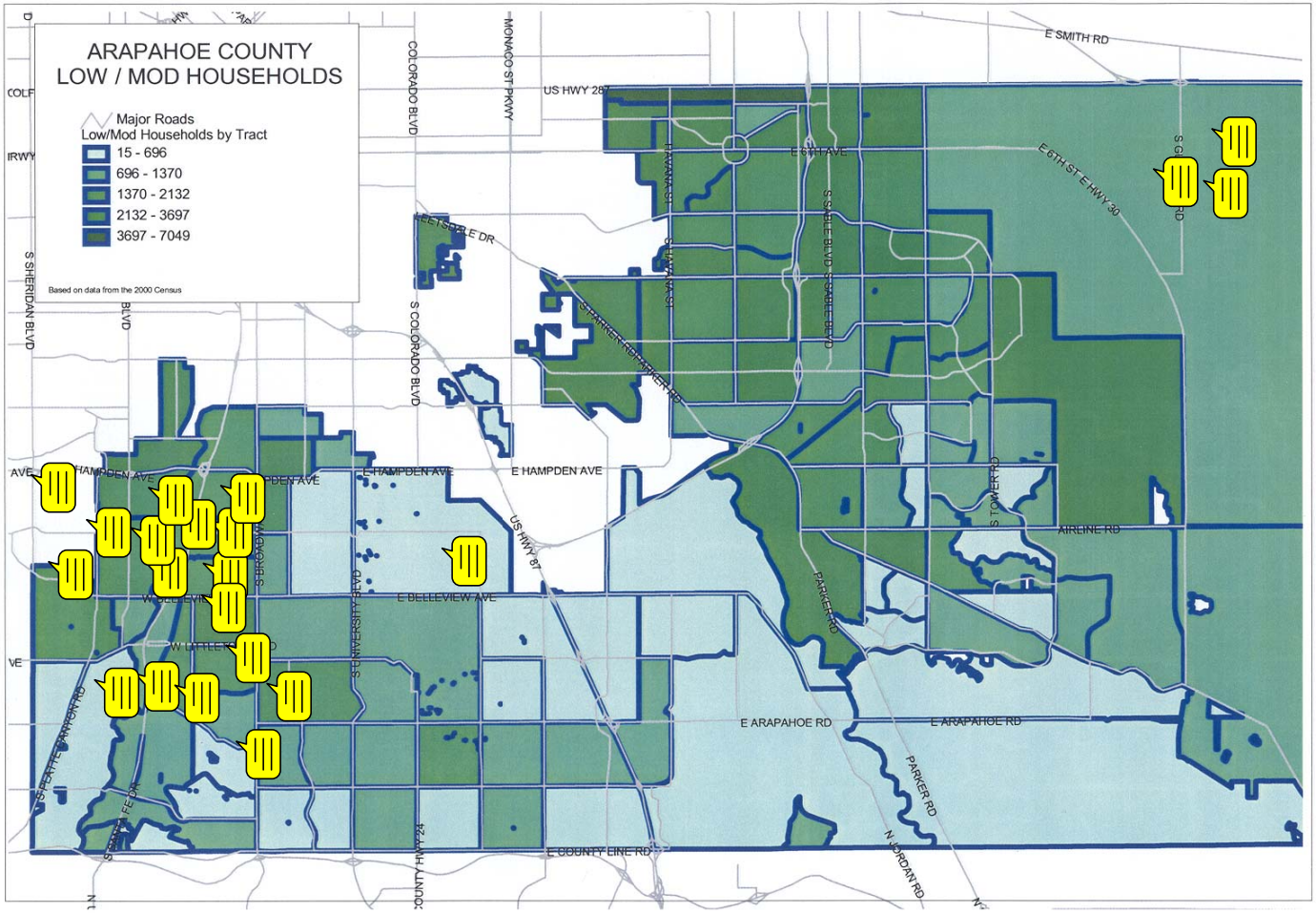
Date Prepared: 06/20/2003

2009 CDBG
Physical Project Locations



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Date Prepared: 06/20/2003

Appendix 3

HUD Table 3
Listing of 2009 Projects

2009 CDBG Project Summary									Project-Level Accomplishments					CFR		Fund Source	Accomplishment Type		
Project Name	**Agency**	**Project #**	**Location**	**Expected Completion Date**	**National Objective**	**Priority Need Category**	**Project Primary Purpose**	**Specific Objective**	**Accomplishment Type**	**Performance Measure**	**Performance Measure: Objective**	**Performance Measure: Outcome**	**Code**	**reference**	**Matrix Code**	**Approved Amount 2009**	**Proposed Units (Actual Units Not Known)**	**number of persons/households**	**5-Year Consolidated Plan Priority**
CDBG Program Administration	Arapahoe County - HCDS Staffing	ARAD 901	Countywide	4/30/2010	N/A	Planning/ Administration	N/A	N/A	Organization	N/A	N/A	N/A	N/A	24CFR 570.206	21A - General Program Administration	$20,8346.60 subject to the federal budget	N/A	N/A	Yes
CDBG Program Administration	City of Centennial - HCDS Staffing	CEAD 902	Countywide	4/30/2010	N/A	Planning/ Administration	N/A	N/A	Organization	N/A	N/A	N/A	N/A	24CFR 570.206	21A - General Program Administration	$54,033.00 subject to the federal budget	N/A	N/A	Yes
Facility Expansion	Eastern Plains Women's Resource Center	UNPF 903	Unincorporated Eastern Arapahoe County - 228 W Front St., Byers, CO 80103	4/30/2010	LMC- Limited Clientele	Public Facilities	Services to low income women	Improve quality / increase capacity of facilities for low income persons	Public Facilities	People	Creating Suitable Living Environments	Availability/ Accessibility	SL-1	24CFR 570.201(c)	03 - Public Facilities and Improvements (General)	$76,508.00	1	375	Yes
Rural Meals on Wheels	The Senior Hub	UNPS 904	Eastern Arapahoe County - Byers, Deer Trail, and portions of Bennett and Strasburg - Office located at 2360 W. 90th Ave., Federal Heights, CO 80260	4/30/2010	LMC- Limited Clientele	Public Services	Food services to Elderly and Disabled	Improve quality / increase quantity of services for persons with special needs	People	People	Creating Suitable Living Environments	Availability/ Accessibility	SL-1	24CFR 570.201(e)	05A - Senior Services	$15,500.00	76	76	Yes
Northside Entrance Improvements	Colorado Center for the Blind	CEPF 905	Community-wide AND City of Centennial - project located at 2233 W. Shepperd Ave., Littleton, CO 80120	4/30/2010	LMC- Limited Clientele	Public Facilities	Improvements to Disabled Facility- Help Persons with Disabilities	Improve quality/increase quantity of neighborhood facilities for low income persons	Public Facilities	People	Creating Suitable Living Environments	Availability/ Accessibility	SL-1	24CFR 570.201(c)	03B - Centers for Disabled/Handicapped	$22,500.00	1	1500	Yes
Vista Verde Neighborhood Infrastructure Improvements	City of Centennial	CEPF 906	City of Centennial- Census tract 56.25 block group 1	4/30/2010	LMA- Area Benefit	Public Facilities	Improvements to infrastructure in low income neighborhood	Improve quality/increase quantity of public improvements for low income persons	Public Facilities	People	Creating Suitable Living Environments	Availability/ Accessibility	SL-3	24CFR 570.201(c)	03K - Street Improvements	$173,300.00	1	1295	Yes
Rehabilitation & Handyman Program	Rebuilding Together	CEHS 907	Community-wide - AND City of Centennial office located at 5840 E. Evans Ave., Denver, CO 80222	4/30/2010	LMH- Housing	Owner Occupied Housing	Free housing rehabilitation for low income homeowners - elderly & disabled	Improve quality of affordable owner housing	Housing Units	Households	Providing Decent Housing	Availability/ Accessibility	DH-1	24CFR 570.202	14A - Rehabilitation: Single Unit Residential	$35,197.00 subject to the federal budget	29	29	Yes
Colorado Life Trak	Arapahoe County Sheriff's Department	CEPS 908	Community-wide AND City of Centennial - office located at 13101 E. Broncos Parkway, Centennial, CO 80112	4/30/2010	LMC- Limited Clientele	Public Services	Help Persons with Disabilities & Seniors - Emergency Services	Improve services for low/mod income persons	People	People	Creating Suitable Living Environments	Availability/ Accessibility	SL-1	24CFR 570.201(e)	05B -Services for the Disabled	$12,888.00	45	45	Yes
Meals on Wheels Program	Town of Littleton Cares, Inc.	CEPS 909	SW Arapahoe Co. AND City of Centennial - office located at 5844 S. Datura St., Littleton, CO 80120	4/30/2010	LMC- Limited Clientele	Public Services	Elderly Services	Increase range of options & related services for persons with special needs	People	People	Creating Suitable Living Environments	Availability/ Accessibility	SL-1	24CFR 570.201(e)	05A - Senior Services	$24,047.00 subject to the federal budget	350	350	Yes
Street Paving	Town of Deer Trail	DTPF 910	Town of Deer Trail - Third & Fourth Ave.	4/30/2010	LMA- Area Benefit	Public Facilities	Street Improvements - asphalt paving	Improve quality/increase quantity of public improvements for low income persons	Public Facilities	People	Creating Suitable Living Environments	Sustainability	SL-3	24CFR 570.201(c)	03K - Street Improvements	$38,155.00 subject to the federal budget	1	606	Yes
Englewood Homeowner Fix up Program	City of Englewood	ENHS 911	City of Englewood - various addresses - target area yet to be finalized	4/30/2010	LMH- Housing	Owner Occupied Housing	Housing rehabilitation (exterior) for low/moderate income homeowners	Improve quality of affordable owner housing	Housing Units	Households	Providing Decent Housing	Sustainability	DH-3	24CFR 570.202	14A - Rehabilitation: Single Unit Residential	$65,000.00	15	15	Yes
Northwest Sidewalk Improvements Phase II	City of Englewood	ENPF 912	City of Englewood - East side of Zuni from Evans Ave. S. to Caspian Pl.	4/30/2010	LMA- Area Benefit	Public Facilities	Improve sidewalks in older neighborhood	Improve quality/increase quantity of public improvements for low income persons	Public Facilities	People	Creating Suitable Living Environments	Sustainability	SL-3	24CFR 570.201(c)	03L - Sidewalks	$60,000.00	1	3373	Yes
House of Hope Staff	City of Englewood and Family Tree, Inc.	ENPS 913	City of Englewood AND Community-wide - 3301 S. Grant St., Englewood, CO 80113	4/30/2010	LMC- Limited Clientele	Public Services	Help with Homeless	Improve quality/increase quantity of services for homeless persons	People	People	Creating Suitable Living Environments	Availability/ Accessibility	SL-1	24CFR 570.201(e)	05- Public Services (General)	$25,000.00	205	205	Yes

2009 CDBG Project Summary									Project-Level Accomplishments					CFR		Fund Source	Accomplishment Type		
Project Name	Agency	Project #	Location	Expected Completion Date	National Objective	Priority Need Category	Project Primary Purpose	Specific Objective	Accomplishment Type	Performance Measure	Performance Measure: Objective	Performance Measure: Outcome	Code	reference	Matrix Code	Approved Amount 2009	Proposed Units (Actual Units Not Known)	number of persons/households	5-Year Consolidated Plan Priority
Northeast Neighborhood Streets & Sidewalks	City of Littleton	LTPF 914	City of Littleton - S. Grant and W Berry Pl.	4/30/2010	LMA- Area Benefit	Public Facilities	Improve streets and sidewalks in older neighborhood	Improve quality/increase quantity of public improvements for low income persons	Public Facilities	People	Creating Suitable Living Environments	Sustainability	SL-3	24CFR 570.201(c)	03K - Street Improvements	$127,500.00	1	192	Yes
Integrated Health Care Initiative	Doctors Care	LTPS 915	City of Littleton - project located at 191 E. Orchard Rd, Suite 102NE, Littleton, 80121	4/30/2010	LMC- Limited Clientele	Public Services	Mental Health Services to low-income, uninsured, non-Medicaid Littleton residents	Improve quality / increase quantity of services for persons with special needs	People	People	Creating Suitable Living Environments	Availability/ Accessibility	SL-1	24CFR 570.201(e)	05O - Mental Health Services	$22,500.00	20	20	Yes
Victim Advocacy Services	AMEND	CMPS 916	Community Wide- project located at 6565 S. Dayton St. #1500, Greenwood Village, CO 80111	4/30/2010	LMC- Limited Clientele	Public Services	Battered and Abused Spouses	Improve quality / increase quantity of services for low income persons	People	People	Creating Suitable Living Environments	Availability/ Accessibility	SL-1	24CFR 570.201(e)	05G - Battered and Abused Spouses	$7,500.00	157	157	Yes
Supported Group Housing	Arapahoe/Douglas Mental Health Network	CMPF 917	Community Wide- project located at 5703 Elati Way/5768 S Hickory Way, Littleton, CO 80120	4/30/2010	LMC- Limited Clientele	Public Facilities	Improve mental health transitional housing facilities	Improve quality / increase quantity of services for persons with special needs	Public Facilities	People	Creating Suitable Living Environments	Availability/ Accessibility	SL-1	24CFR 570.201(c)	03P - Health Facilities	$198,920.00	2	12	Yes
Childcare Learning Center Renovations	Arapahoe House	CMPF 918	Community Wide- project located at 445 W. Berry Ave., Littleton, CO 80120	4/30/2010	LMC - Limited Clientele	Public Facilities	Improve daycare center within residential health facility	Improve quality / increase quantity of services for persons with special needs	Public Facilities	People	Creating Suitable Living Environments	Availability/ Accessibility	SL-1	24CFR 570.201(c)	03P - Health Facilities	$38,500.00	1	162	Yes
STIRRT Residential Renovations	Arapahoe House	RESERVE	Community Wide- project located at 445 W. Berry Ave., Littleton, CO 80120	4/30/2010	LMC - Limited Clientele	Public Facilities	Improve residential health facility	Improve quality / increase quantity of services for persons with special needs	Public Facilities	People	Creating Suitable Living Environments	Availability/ Accessibility	SL-1	24CFR 570.201(c)	03P - Health Facilities	$55,000.00 RESERVE	1	162	Yes
Life Safety Improvements to Men's Residential Facility	ARTS & State of Colorado	CMPF 919	Community Wide - project located at 3814/3818 W. Princeton Cir, Denver CO 80236	4/30/2010	LMC- Limited Clientele	Public Facilities	Improve residential treatment facility	Improve quality / increase quantity of services for persons with special needs	Public Facilities	People	Creating Suitable Living Environments	Availability/ Accessibility	SL-1	24CFR 570.201(c)	03P - Health Facilities	$150,000.00	1	26	Yes
Foreclosure Prevention & Reverse Mortgage Counseling	Brothers Redevelopment Inc.	CMPS 920	Community Wide- office located at 2250 Eaton Street, Denver CO 80214	4/30/2008	LMH - Housing	Public Services	Foreclosure & reverse mortgage counseling services for homeowners	Improve quality / increase quantity of services for low/mod income persons	Households	Households	Providing Decent Housing	Availability/ Accessibility	DH-1	24CFR 570.201(e)	05 - Public Services (General)	$10,000.00	44	44	Yes
Emergency Assistance Program	Catholic Charities & Community Services Denver	CMPS 921	Community-wide - office located at 4045 Pecos St., Denver, CO 80211	4/30/2010	LMC - Limited Clientele	Public Services	Emergency rental assistance to low and moderate income residents	Improve quality / increase quantity of services for low/mod income persons	People	People	Providing Decent Housing	Availability/ Accessibility	DH-1	24CFR 570.201(e)	05Q - Subsistence Payments	$9,660.00	77	77	Yes
Littleton Immigration Integration Initiative	City of Littleton	CMPS 922	Community Wide - 3014 S Datura Ave., Littleton, CO 80120	4/30/2010	LMC- Limited Clientele	Public Services	Service to low/mod income immigrants	Improve quality / increase quantity of public facilities for persons with special needs	People	People	Creating Suitable Living Environments	Availability/ Accessibility	SL-1	24CFR 570.201(e)	05 - Public Services (General)	$15,250.00 subject to the federal budget	80	80	Yes
Electrical Capacity and Safety	Colorado Center for the Blind	RESERVE	Community-wide AND City of Centennial - project located at 2233 W. Shepperd Ave., Littleton, CO 80120	4/30/2010	LMC- Limited Clientele	Public Facilities	Improvement to Disabled Facility-Help Persons with Disabilities	Improve quality / increase quantity of services for low/mod income persons	Public Facilities	People	Creating Suitable Living Environments	Availability/ Accessibility	SL-1	24CFR 570.201(c)	03B - Centers for Disabled/Handicapped	$5,000 RESERVE	1	1500	Yes
Roof Replacement and Safety	Colorado Center for the Blind	RESERVE	Community-wide AND City of Centennial - project located at 2233 W. Shepperd Ave., Littleton, CO 80120	4/30/2010	LMC- Limited Clientele	Public Facilities	Improvement to Disabled Facility-Help Persons with Disabilities	Improve quality / increase quantity of services for low/mod income persons	Public Facilities	People	Creating Suitable Living Environments	Availability/ Accessibility	SL-1	24CFR 570.201(c)	03B - Centers for Disabled/Handicapped	$5,500 RESERVE	1	1500	Yes

2009 CDBG Project Summary									Project-Level Accomplishments					CFR		Fund Source	Accomplishment Type		
Project Name	**Agency**	**Project #**	**Location**	**Expected Completion Date**	**National Objective**	**Priority Need Category**	**Project Primary Purpose**	**Specific Objective**	**Accomplishment Type**	**Performance Measure**	**Performance Measure: Objective**	**Performance Measure: Outcome**	**Code**	**reference**	**Matrix Code**	**Approved Amount 2009**	**Proposed Units (Actual Units Not Known)**	**number of persons/households**	**5-Year Consolidated Plan Priority**
Pediatric Services	*Doctor's Care*	*CMPS 923*	*Community-wide - office located at 191 E. Orchard Rd., Suite 102NE, Littleton, CO 80121*	*4/30/2010*	*LMC-Limited Clientele*	*Public Services*	*Pediatric Health Services for low-income, uninsured patients*	*Improve quality / increase quantity of services for low/mod income persons*	*People*	*People*	*Creating Suitable Living Environments*	*Availability/ Accessibility*	*SL-1*	*24CFR 570.201(e)*	*05M - Health Services*	*$22,500.00*	*135*	*135*	*Yes*
Home Visitation Program	*Family Advocacy, Care, Education, Support (FACES)*	*CMPS 924*	*Community-wide - Office located at 3801 E. Florida Ave., Denver, CO 80210*	*4/30/2010*	*LMC-Limited Clientele*	*Public Services*	*Counseling and education to prevent child abuse*	*Improve quality / increase quantity of services for low/mod income persons*	*People*	*People*	*Creating Suitable Living Environments*	*Availability/ Accessibility*	*SL-1*	*24CFR 570.201(e)*	*05N - Abused and Neglected Children*	*$10,000.00*	*25*	*25*	*Yes*
House of Hope Flooring Replacement	*Family Tree, Inc.*	*CMPF 925*	*3301 S. Grant St., Englewood, CO 80113*	*4/30/2010*	*LMC-Limited Clientele*	*Public Facilities*	*Improvements to homeless family facility- flooring replacement*	*End chronic homelessness*	*Public Facilities*	*People*	*Creating Suitable Living Environments*	*Availability/ Accessibility*	*SL-1*	*24CFR 570.201(c)*	*03C - homeless facilities*	*$45,000.00*	*1*	*205*	*Yes*
2010 HUD SuperNOFA	*Metro Denver Homeless Initiative (MDHI)*	*CMPS 926*	*Community-wide - office located at 2505 18th St., Denver, CO 80211*	*4/30/2008*	*LMC-Limited Clientele*	*Public Services*	*SuperNOFA project costs*	*End chronic homelessness*	*People*	*People*	*Creating Suitable Living Environments*	*Availability/ Accessibility*	*SL-1*	*24CFR 570.201(e)*	*05- Public Services (General)*	*$7,000.00*	*687*	*687*	*Yes*
Home Delivered Meals	*Project Angel Heart*	*CMPS 927*	*Community Wide- 4190 Garfield St. Unit 5, Denver, CO 80216*	*4/30/2008*	*LMC-Limited Clientele*	*Public Services*	*Food services for person with life threatening illnesses*	*Improve quality / increase quantity of service for people with special needs*	*People*	*People*	*Creating Suitable Living Environments*	*Availability/ Accessibility*	*SL-1*	*24CFR 570.201(e)*	*05M - Health Services*	*$20,000.00*	*100*	*100*	*Yes*
Food Pantry	*Salvation Army-Englewood*	*CMPS 928*	*Community Wide- 3460 S. Sherman St. #202, Englewood, CO 80113*	*4/30/2008*	*LMC-Limited Clientele*	*Public Services*	*Emergency food assistance*	*Improve quality / increase quantity of service for low income persons*	*People*	*People*	*Creating Suitable Living Environments*	*Availability/ Accessibility*	*SL-1*	*24CFR 570.201(e)*	*05 - Public Services (General)*	*$10,000.00*	*1000*	*1000*	*Yes*
Chase Park Playground ADA Improvement	*South Suburban Parks and Recreation*	*RESERVE*	*City of Sheridan- Project located at 2750 W. Princeton Pl.*	*4/30/2008*	*LMA- Area Benefit*	*Public Facilities*	*ADA Accessibility*	*Improve quality / increase quantity of public facilities for people with special needs*	*Public Facilities*	*People*	*Creating Suitable Living Environments*	*Availability/ Accessibility*	*SL-1*	*24CFR 570.201(c)*	*03F - Parks, Recreational facilities*	*$18,100.00 RESERVE*	*1*	*346*	*Yes*
Food Pantry Facility Improvements	*Wellspring Anglican Church*	*CMPF 929*	*Community Wide - project located at 4300 S Lincoln St. Englewood, CO 80113*	*4/30/2008*	*LMC-Limited Clientele*	*Public Facilities*	*Improve emergency food assistance facility*	*Improve quality / increase quantity of service for low income persons*	*Public Facilities*	*People*	*Creating Suitable Living Environments*	*Availability/ Accessibility*	*SL-1*	*24CFR 570.201(c)*	*03- Public Facilies*	*$37,457.00*	*1*	*2000*	*Yes*
TOTAL																$1,167,233.00			
2009 HOME Project Summary (New Projects Only)																			
HOME Program Administration	*Arapahoe County - HCDS Staffing*	*HOME*	*Countywide*	*4/30/2010*	*N/A*	*Planning/ Administration*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*		*21A - General Program Administration*	*$63,665.00 subject to the federal budget*	*N/A*	*N/A*	*Yes*
Littleton Housing Rehabilitation Program	*Littleton Housing Authority*	*HOME*	*City of Littleton - various addresses yet to be identified*	*5/31/2011*	*LMH-Housing*	*Owner Occupied Housing*	*Housing rehabilitation loans for low/ moderate income homeowners*	*Improve quality of affordable owner housing*	*Housing Units*	*Households*	*Providing Decent Housing*	*Sustainability*	*DH-3*		*14A - Rehabilitation: Single Unit Residential*	*$150,000.00*	*6 to 8*	*6 to 8*	*Yes*
Sheridan Housing Rehabilitation Program	*City of Englewood*	*HOME*	*City of Sheridan- various addresses yet to be identified*	*Not yet approved*	*LMH-Housing*	*Owner Occupied Housing*	*Housing rehabilitation loans for low/ moderate income homeowners*	*Improve quality of affordable owner housing*	*Housing Units*	*Households*	*Providing Decent Housing*	*Sustainability*	*DH-3*		*14A - Rehabilitation: Single Unit Residential*	*approximately $150,000*	*6 to 8*	*6 to 8*	*Yes*
Englewood Housing Rehabilitation Program	*City of Englewood*	*HOME*	*City of Englewood- various addresses yet to be identified*	*not yet approved*	*LMH-Housing*	*Owner Occupied Housing*	*Housing rehabilitation loans for low/ moderate income homeowners*	*Improve quality of affordable owner housing*	*Housing Units*	*Households*	*Providing Decent Housing*	*Sustainability*	*DH-3*		*14A - Rehabilitation: Single Unit Residential*	*approximately $150,000*	*6 to 8*	*6 to 8*	*Yes*
Centennial Housing Rehabilitation Program	*Littleton Housing Authority*	*HOME*	*City of Centennial various addresses yet to be identified*	*5/31/2011*	*LMH-Housing*	*Owner Occupied Housing*	*Housing rehabilitation loans for low/ moderate income homeowners*	*Improve quality of affordable owner housing*	*Housing Units*	*Households*	*Providing Decent Housing*	*Sustainability*	*DH-3*		*14A - Rehabilitation: Single Unit Residential*	*$150,000.00*	*6 to 8*	*6 to 8*	*Yes*
Habitat affordable housing	*Habitat Community Housing Development, Inc.*	*HOME*	*Countywide- addresses yet to be identified*	*not yet approved*	*LMH-Housing*	*Owner Occupied Housing*	*Housing Development for Low/moderate income homebuyers*	*Improve quantity of affordable owner housing*	*Housing Units*	*Households*	*Providing Decent Housing*	*Affordability*	*DH-2*		*12- Construction of Housing*	*approximately $300,000*	*12-Aug*	*12-Aug*	*Yes*

2009 CDBG Project Summary									Project-Level Accomplishments					CFR		Fund Source	Accomplishment Type		
Project Name	**Agency**	**Project #**	**Location**	**Expected Completion Date**	**National Objective**	**Priority Need Category**	**Project Primary Purpose**	**Specific Objective**	**Accomplishment Type**	**Performance Measure**	**Performance Measure: Objective**	**Performance Measure: Outcome**	**Code**	**reference**	**Matrix Code**	**Approved Amount 2009**	**Proposed Units (Actual Units Not Known)**	**number of persons/households**	**5-Year Consolidated Plan Priority**
First Time Homebuyer Program	*Colorado Housing Assistance Corporation*	*HOME*	*670 Sante Fe Drive, Denver, CO 80204 - various addresses yet to be identified*	*5/31/2011*	*LMH-Housing*	*Owner Occupied Housing*	*Downpayment Assistance for low/moderate income homebuyers*	*Increase access to affordable housing*	*Housing Units*	*Households*	*Providing Decent Housing*	*Availability/accessibility*	*DH-1*		*13- Direct Homeownership Assistance*	*$212,000.00*	*20-Jan*	*20*	*Yes*
TOTAL																**$512,000.00**			

Appendix 4

Legal Publications

ARAPAHOE COUNTY
COLORADO
NOTICE OF SECOND AND FINAL PUBLIC HEARING

ARAPAHOE COUNTY'S HOUSING NEEDS ASSESSMENT (HNA),
5-YEAR CONSOLIDATED PLAN 2009-2013,
CITIZEN PARTICIPATION PLAN,
ANALYSIS OF IMPEDIMENTS STUDY TO FAIR HOUISNG CHOICE (AI) , ALSO KNOWN AS THE FAIR HOUSING STUDY, AND
2009 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIP ACT (HOME) FUNDS

NOTICE IS HEREBY GIVEN that a Second and Final Public Hearing will held on **Tuesday, March 17, 2009 at 9:30 AM, or shortly thereafter,** in the East Hearing Room of the County Administration Building, 5334 South Prince Street, Littleton, CO 80166 in order to obtain opinions of citizens, public agencies, and other interested parties on the County's Housing Needs Assessment, 5-Year Consolidated Plan 2009-2013, Citizen Participation Plan, Analysis of Impediments to Fair Housing Choice (AI) also known as the Fair Housing Study, and the 2009 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) Funds for the following communities:

- Centennial
- Deer Trail
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- Glendale
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- Sheridan
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The Housing Needs Assessment determines the county's housing inventory and housing gaps for different income categories, particularly for low and moderate income, special needs and homeless populations.
The 5-Year Consolidated Plan 2009-2013 contains Housing and Community Development Needs and priorities for the County for the period of 2009-2013. Local housing projects must be consistent with the direction of this plan. Information regarding the U.S. Department of Housing and Urban Development (HUD) designated Urban County and the Metropolitan City of Centennial and specific housing and community development related issues are addressed in this plan, along with future goal and directions.

The Citizen Participation Plan defines the process for obtaining community input for all planning processes, with particular outreach to low and moderate income, special needs, and homeless persons.

The Analysis of Impediments Study to Fair Housing Choice (AI), also known as the Fair Housing Study, identifies affordable housing barriers in the County, as well as cases of housing discrimination, and other areas required by HUD.

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American Dream Downpayment Initiative (ADDI)
Administration

Please contact the County's Housing and Community Development Services (HCDS) staff 48 hours in advance if you would like to request translation services or need special accommodations for these public hearings, as well as written documents.

The full texts of the draft plans are available for review on the County's website http://www.co.arapahoe.co.us/Departments/CS/HCDS/hcdsindex.asp, and at:

Arapahoe County Housing and Community Development Services (HCDS)
1690 W. Littleton Blvd. #300
Littleton, CO 80120
Phone (303) 738-8063
Fax (303) 738-8069
smikita@co.arapahoe.co.us

Written comments will be accepted from **Friday, February 13, 2009 to Monday, March 16, 2009.** Please send comments to Signy Mikita, HCDS Division Manager, noted on the contact information above. Comments will be attached to the appropriate plans, the 5-Year Consolidated Plan 2009-2013, and the 2009 Annual Action Plan as required by the U.S. Department of Housing and Urban Development.

Nancy Doty, Clerk and Recorder
Mary Whitley, Deputy Clerk

2009 Action Plan
File Copy

PUBLISHER'S AFFIDAVIT

STATE OF COLORADO,)
) SS.
COUNTY OF ARAPAHOE)

I, Robert Sweeney, do solemnly affirm that I am the Publisher of THE VILLAGER; that the same is a weekly newspaper published in Greenwood Village, County of Arapahoe, State of Colorado, and has a general circulation therein; that said newspaper has been continuously and uninterruptedly published in said County of Arapahoe for a period of at least 52 consecutive weeks prior to the first publication of the annexed notice, that said newspaper is entered in the post office at Englewood, Colorado, as periodical class mail matter and that said newspaper is a newspaper within the meaning of the Act of General Assembly of the State of Colorado, approved March 30, 1923, and entitled "Legal Notices and Advertisements," with other Acts relating to the printing and publishing of legal notices and advertisements. That the annexed notice was published in the regular and entire issue of said newspaper for the period of one consecutive insertions; that the first publication of said notice was in the issue of said newspaper dated:

February 26, 20 09

and the last publication of said notice, was in the issue of said newspaper dated:

_____, 20____

Robert Sweeney
Publisher

Subscribed and affirmed to before me, a Notary Public.

This 26th day of February A.D., 20 09

Sara Rae Downey
Notary Public

SARA RAE DOWNEY
Notary Public
State of Colorado
My Commission Expires 03/11/2012

My Commission expires:
March 11, 2012

ARAPAHOE COUNTY
COLORADO
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Nancy Doty, Clerk and Recorder
Mary Whitley, Deputy Clerk

Published in The Villager
Published: February 26, 2009
Legal # 2100

ARAPAHOE COUNTY
COLORADO
NOTICE OF FIRST PUBLIC HEARING

ARAPAHOE COUNTY'S HOUSING NEEDS ASSESSMENT (HNA),
5-YEAR CONSOLIDATED PLAN 2009-2013,
CITIZEN PARTICIPATION PLAN,
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Mary Whitley, Deputy Clerk

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) SS.
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Subscribed and affirmed to before me, a Notary Public.

This 22nd day of January A.D., 20 09

Sara Rae Downey
Notary Public

My Commission expires:

March 11, 2012

SARA RAE DOWNEY
Notary Public
State of Colorado
My Commission Expires 03/11/2012

ARAPAHOE COUNTY COLORADO
NOTICE OF FIRST PUBLIC HEARING

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Nancy Doty, Clerk and Recorder
Mary Whitley, Deputy Clerk

Published in The Villager
Published: January 22, 2009
Legal # 2030

MONTH
XX, 2009

Dear City or Library Staff:

Please find enclosed Arapahoe County's 2009-2013 Five Year Consolidated Plan which includes the 2009 One Year Action Plan to the 2009-2013 Consolidated Plan. The Consolidated Plan describes the County's intent to spend Community Development Block Grant (CDBG) and HOME Investment Partnership funds in the County for community development and affordable housing projects benefiting low and moderate-income residents. Please make this copy available to your residents and library users.

It is also available in PDF on Arapahoe County's Internet:

http://www.co.arapahoe.co.us/Departments/CS/hcdsindex.asp

If you have any questions, please contact me at (303) 738-8066 or kwiebold@co.arapahoe.co.us .

Sincerely,

Karinne Wiebold
Community Development Administrator
Housing and Community Development Services

City and Library Contacts

City of Greenwood Village
6060 S. Quebec
Greenwood Village, CO 80111-4591

City of Littleton
2255 W. Berry Ave.
Littleton, CO 80165

City of Sheridan
4101 S. Federal Blvd.
Sheridan, CO 80110

Town of Deer Trail
Town Hall
555 2nd Ave.
P.O. Box 217
Deer Trail, CO 80105-0217

City of Englewood
1000 Englewood Parkway
Englewood, CO 80110

City of Glendale
950 S. Birch St.
Glendale, CO 80246

City of Centennial
12503 E. Euclid Dr., Suite 200
Centennial, CO 80111

Englewood Public Library
1000 Englewood Parkway
Englewood, CO 80110-2373

Bemis Littleton Public Library
6014 S. Datura St.
Littleton, CO 80120-2636

Castlewood Public Library
6739 S. Uinta St.
Englewood, CO 80112

Davies Public Library
350 Second Ave.
P.O. Box 288
Deer Trail, CO 80105-0288

Glendale Public Library
999 S. Clermont
Glendale Community Center
Glendale, CO 80246

Kelver Public Library
404 E. Front Street
Byers, CO 80103-3460

Koelbel Public Library
5955 S. Holly
Littleton, CO 80121-3460

Sheridan Public Library
3201 W. Oxford Ave.
Denver, CO 80236

Smoky Hill Public Library
5430 S. Biscay Circle
Centennial, CO 80015

Southglenn Public Library
7500 S. University Blvd. #101
Littleton, CO 80122

Appendix 5

Glossary of Terms

Glossary of Terms

Affordable Housing: Housing where the occupant pays no more than 30% of gross income to housing costs.

CDBG (Community Development Block Grant): HUD grant program that allocates funds to eligible state and local governments in order to alleviate poverty, eliminate slums or blight, and respond to other urgent needs. A variety of local programs may be funded under CDBG, such as infrastructure improvements, public facilities and services, economic development, and housing acquisition/rehabilitation.

CHDO (Community Housing Development Organization): Non profit organization created to address low income and special needs housing issues that is eligible for HOME funding and technical assistance.

CIAP: Public Housing Comprehensive Improvement Assistance Program.

Cost Burden > 30%: Housing costs exceed 30% of gross income.

Cost Burden > 50% (Severe Cost Burden): Housing costs exceed 50% of gross income.

First Time Homebuyer: An individual or family who has not owned a home during the three-year period preceding the HUD assisted purchase of a home.

Frail Elderly: An elderly person who is unable to perform at least three activities of daily living (i.e. eating, dressing, bathing, grooming, household management activities).

HCDS: Arapahoe County Housing and Community Development Services Division.

HOME Program: HUD funded program that seeks to provide increased amounts of affordable housing in local communities. Acquisition, rehabilitation, rental assistance, and new construction are examples of eligible HOME projects.

Homeless: generally - Any family or individual that lacks a fixed nighttime residence.
HUD'S definition:

- an individual who lacks a fixed, regular, and adequate nighttime residence; and
- an individual who has a primary nighttime residence that is —

a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);

- an institution that provides a temporary residence for individuals intended to be institutionalized; or
- a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Note: HUD's official definition of homeless is under revision.

Metro Denver Homeless Initiative (MDHI) definition includes all of the above, plus:

- staying temporarily with family or friends while looking for a permanent place to live;
- Staying temporarily in a motel/hotel paid for by others/vouchers while looking for housing;
- Being evicted within a week from a private dwelling unit and having no subsequent residence identified and lacking the resources and support networks needed to obtain access to housing; or
- Being discharged from an institution and having no subsequent residence identified and lacking the resources and support networks needed to obtain access to housing.

Homeless Family: Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

Household: One or more persons occupying a housing unit.

Large Household: Household of five or more persons.

Low/Moderate Income Population: An area containing at least 51% low to moderate income residents.

Minority Concentration: An area whose population contains at least 10% minorities.

NIMBY: An acronym for "Not in My Backyard". The term is used pejoratively to describe a new development's opposition by residents in its vicinity. The new project being opposed is generally considered a benefit for many but has negative side-effects on its close surroundings. As a result, residents nearby the immediate location would consider it undesirable and would generally prefer the building to be "elsewhere". The term was coined in the 1980s by British politician Nicholas Ridley, who was Conservative Secretary of State for the Environment. (Source: Wikipedia, the free encyclopedia).

Overcrowding:
HUD definition: More than 1, or sometimes 1.5, household members per room.

Other frequently used definition: No more than two persons per bedroom
(Source: BBC Research & Consulting)

Project Based Rental Assistance: Rental assistance provided for a project, as opposed to a specific tenant. Tenants receiving project-based assistance give up the assistance upon moving from the project.

Section 8 Program: Project or tenant based rental assistance in the form of housing certificates or vouchers.

Small Household: A household of less than four persons.

Special Needs Populations: Includes frail elderly, persons with AIDS or HIV, disabled persons, persons with mental illness, and persons with substance abuse problems.

Tenant Based Rental Assistance: Rental assistance provided for a specific tenant that may be moved to different rental housing units.

Appendix 6

Consultant’s Telephone Survey Results

CONSULTANTS TELEPHONE SURVEY OF CITIZENS	
August and September 2008	
	Percentage
Top Categories	
Public transit	**18%**
Roads and sidewalk improvements	**18%**
Health care services	**16%**
Social services for low-income residents	**15%**
Parks/Recreation opportunities	**11%**
Local businesses	**8%**
Grocery stores	**6%**
Childcare providers	**5%**
More police	**1%**
Other	**1%**
None	**2%**
Top Housing Type Needs	
Single, family detached homes	**19%**
Accessible housing for disabled persons/seniors	**19%**
Assisted living for seniors	**18%**
Transitional housing for previously homeless people	**13%**
Townhomes	**8%**
Apartments	**7%**
Homeless shelters	**7%**
Duplex/Triplex	**4%**
Condominiums	**4%**
Social Service Needs	
Emergency rent/mortgage and utility assistance services	**21%**
Senior services	**20%**
Youth services	**17%**
Employment services	**15%**
Disability services	**5%**
Food bank	**5%**
Legal services	**5%**
Homeless services	**5%**
Domestic Violence services	**4%**
Other	**0%**
None	**2%**

Appendix 7

Provider and Citizen Survey Forms and Prioritized Results

PROVIDER SURVEY

This survey will be used to determine the current needs of the at-risk population within Arapahoe County. For the purpose of this survey the "at-risk" population will be defined as residents whose household income does not adequately allow them to maintain self sufficiency. Your response to this survey will help us ensure that we have a complete picture of the needs within our community. The needs identified will be further discussed and prioritized by clients and providers at a series of focus groups and community meetings in the Fall of 2008. County staff will use the results of these meetings to prepare the Consolidated Plan for 2009-2013. When the survey has been tabulated, the results will be made available on line at the County web site at www.co.arapahoe.co.us. Thank you for your help! **THANK YOU IF YOU HAVE ALREADY RESPONDED. IF YOU HAVE NOT RESPONDED, WE HAVE EXTENDED THE DEADLINE FOR HIGHER RESPONSE PLEASE RETURN BY DECEMBER 1, 2008.**

1. **Name of Agency, Organization, or Board you're representing:**
   Address:
   Phone #:
   E-mail:
   Your Name and Title:

2. **Number of unduplicated clients you served in 2007 (if applicable):** _____

3. **Type of Agency:**

__non-profit organization
__local government
__state government
__faith based agency
__business/private sector
__other_____

4. **Please check all the service(s) your agency provides:**

__case management of _____
__ disability services
__emergency food
__financial assistance
__housing or shelter
__legal services
__local government
__personal care
__substance abuse
__transportation
__abused and neglected children
__fair housing
__childcare services/payment assistance
__domestic violence services
__emergency assistance
__healthcare
__job training & employment
__life skills
__mental health services
__senior adult services
__support groups
__youth services
__crime awareness
__landlord/tenant counseling
__other (please describe);_____

5. Please check all the categories of clients you typically provide services to:

__children
__families
__developmentally disabled
__income qualified
__all
__other (please describe): _____
__physically disabled
__mental health
__single male
__single female
__seniors

5a. Do you have a waitlist for services, and if yes, how long or how many people?

__yes, _____ __no

6. Select the three (3) most important housing projects that would best address the housing needs for the at-risk residents in Arapahoe County.

__affordable housing
__down payment assistance for home ownership
__emergency housing (shelter)
__energy efficiency improvements
__group homes for people with special needs
__land acquisition for new housing construction
__new rental housing construction
__new owner occupied housing construction
__renovation of owner occupied housing
__renovation of rental housing
__renovation for accessibility
__rental assistance
__senior rental housing
__transitional housing
__other (please describe):_____

7. Select the three (3) most important service facilities that would best address the needs of at-risk residents in Arapahoe County.

___child care centers
___domestic violence shelters
___abused and neglected children facilities
___facilities for persons who are mentally challenged
___facilities for persons who are physically disabled
___facilities for persons who are developmentally disabled
___health care facilities
___homeless shelters
___local community centers
___local recreation centers
___parks
___library
___senior centers
___substance abuse treatment facilities
___youth centers
___other (please describe):_____

8. Select the five (5) most important services that would best address the needs of at-risk residents in Arapahoe County.

___adult protection
___accessibility improvements to housing or commercial structures
___affordable rental housing
___assistance for individuals with mental challenges
___assistance for individuals with physical disabilities
___abused and neglected children services
___child care services/payment assistance
___crime awareness and prevention
___dental care services
___domestic violence services
___down payment assistance for home ownership
___emergency housing assistance for mortgage or rent
___emergency shelters
___financial counseling
___food assistance
___foreclosure counseling
___group homes for individuals with special needs
___health care services/ facilities
___homebuyer education training
___housing discrimination information
___individual development accounts
___job training/employment
__ landlord-tenant counseling
___legal services
__ literacy programs
___ local community/ recreation
__ medical care services
___renovation of existing housing
___services for individuals who are homeless
___services for individuals who are mentally challenged
___services for individuals who are physically disabled
___services for individuals who are developmentally disabled
___services for individuals who are seniors
___services for individuals who are veterans
___substance abuse treatment
___transitional shelters
___transportation services
___utility assistance
___weatherization/ energy efficiency
___youth services
___other (please describe): _____

9. List the top 3 gaps in services in Arapahoe County.

1._____
2._____
3._____

10. Considering the infrastructure improvements listed below, which one (1) of the choices below do you believe would address the greatest need in Arapahoe County?

___curb and gutter
___drainage improvements
___parking facilities
___sidewalks
___solid waste disposal facilities
___storm sewers
___street improvements
___water/sewer facilities
___streetscape improvements such as trees, street furniture or lighting
___other (please describe):_____

11. List the top three (3) categories that you feel should be the highest priority for the use of CDBG funds over the next five years:

___accessibility improvements
___code enforcement
___construction of new affordable housing
___economic development
___energy efficiency, such as weatherization or energy audits
___historic preservation
___homeownership
___housing repairs
___planning activities, such as energy use and conservation plans
___public facilities, such as those listed in question #7
___infrastructure, such as those listed in question #10
___public services, such as those listed in question #8
___transportation
___other (please describe):_____

12. Would your agency be interested in applying for funding from the Arapahoe County CDBG program?

___yes
___no (If no, skip to question 14)

13. If yes, what type of program and approximate amount of money do you think your agency might apply for?

_____
_____

14. Optional: What are your primary funding sources at this time? (This information will help us demonstrate how funding sources are leveraged within the County).

_____
_____

Thank you very much for your participation in this survey!

Please return by December 1, 2008 to:

Signy Mikita
Arapahoe County HCDS
1690 W. Littleton Blvd., #300
Littleton, CO 80120
Phone (303) 738-8063
Fax (303) 738-8069
smikita@co.arapahoe.co.us

HOUSING & SERVICE PROVIDER SURVEY ON HOUSING AND COMMUNITY DEVELOPMENT NEEDS

Type of Agency	PROVIDERS	PERCENT
non-profit organization	25	**64%**
local government (inc PHAs, Tri County)	5	**13%**
faith based agency	5	**13%**
other: school district/school based	2	**5%**
state government	1	**3%**
other: advocacy	1	**3%**
business/private sector	0	**0%**
	39	**100%**
Number of Unduplicated Clients		
Did not provide	21	**54%**
100 to 499	7	**18%**
1 to 99	3	**8%**
500 to 999	3	**8%**
10000 or more	3	**8%**
1000 to 4999	2	**5%**
5000 to 9999	0	**0%**
	39	**100%**
Type of Service Provided		
case management	16	**41%**
senior adult services	14	**36%**
housing or shelter (inc repairs/rehab)	12	**31%**
life skills	11	**28%**
youth services	10	**26%**
disability services (inc Audio Information)	9	**23%**
emergency food	9	**23%**
emergency assistance	9	**23%**
personal care	9	**23%**
job training & employment	8	**21%**
mental health services	8	**21%**
support groups	7	**18%**
financial assistance	6	**15%**
substance abuse	6	**15%**
abused and neglected children	4	**10%**
childcare services/payment assistance	3	**8%**
domestic violence services	3	**8%**
healthcare	3	**8%**
legal services	3	**8%**
transportation	3	**8%**
fair housing	3	**8%**
landlord/tenant counseling	3	**8%**
local government	2	**5%**
crime awareness	1	**3%**
other: refugee and immigrant issues	1	**3%**
other: dental care	1	**3%**
other: adoption, foster care	1	**3%**
other: parenting classes	1	**3%**
	166	**426%**
Types of Clients Served		
Families	23	**59%**
Children	19	**49%**
Physically Disabled	16	**41%**
Single female	15	**38%**
Seniors	15	**38%**
All	15	**38%**
Single male	14	**36%**
Developmentally Disabled	13	**33%**
Mental health	12	**31%**
Income qualified	12	**31%**

	154	395%
3 Top Categories		
public services	25	**64%**
construction of new affordable housing	19	**49%**
public facilities	18	**46%**
transportation	13	**33%**
economic development	9	**23%**
housing repairs	9	**23%**
accessibility improvements	5	**13%**
energy efficiency (wzn, energy audits)	3	**8%**
planning activities (energy use, conservation)	2	**5%**
homeownership	1	**3%**
infrastructure	1	**3%**
code enforcement	0	**0%**
historic preservation	0	**0%**
3 Top Housing Project Needs		
affordable housing	26	**67%**
rental assistance	19	**49%**
emergency housing (shelter)	17	**44%**
transitional housing (2 yr former homeless)	11	**28%**
group homes for people with special needs	9	**23%**
energy efficiency improvements	8	**21%**
senior rental housing	8	**21%**
down payment assistance	4	**10%**
renovation of rental housing	3	**8%**
renovation for accessibility	3	**8%**
new rental housing construction	2	**5%**
renovation of owner occupied housing	2	**5%**
other: permanent supportive housing	1	**3%**
land acquisition for new housing construction	0	**0%**
new owner occupied housing construction	0	**0%**
3 Top Public Service Facility Needs		
child care centers	15	**38%**
homeless shelters	15	**38%**
facilities for persons - mentally challenged	12	**31%**
health care facilities (inc dental)	12	**31%**
domestic violence shelters	9	**23%**
substance abuse treatment facilities	9	**23%**
local community centers	6	**15%**
youth centers	6	**15%**
facilities for persons - physically disabled	5	**13%**
abused and neglected children facilities	4	**10%**
facilities for persons - developmentally disabled	3	**8%**
local recreation centers	2	**5%**
senior centers	2	**5%**
other: food banks/food storage	2	**5%**
parks	1	**3%**
library	0	**0%**
Top Infrastructure Needs		
street improvements	10	**26%**
sidewalks	6	**15%**
water/sewer facilities	6	**15%**
streetscape improvements (trees, lighting, etc.)	3	**8%**
curb and gutter	1	**3%**
drainage improvements	1	**3%**
parking facilities	1	**3%**
other: recycling	1	**3%**
solid waste disposal facilities	0	**0%**
storm sewers	0	**0%**

5 Top Public Service Needs		
affordable rental housing	17	**44%**
services & assistance - mentally challenged (mental health)	15	**38%**
emergency housing assistance rent/mortgage	13	**33%**
medical care services/health care services	12	**31%**
services - seniors	10	**26%**
child care services/payment assistance	9	**23%**
food assistance	8	**21%**
transitional shelters	8	**21%**
emergency shelters	7	**18%**
services & assistance - physically disabled	7	**18%**
transportation services	7	**18%**
utility assistance	7	**18%**
dental care services	6	**15%**
financial counseling	5	**13%**
youth services	5	**13%**
adult protection	4	**10%**
domestic violence services	4	**10%**
group homes - special needs	4	**10%**
job training/employment	4	**10%**
literacy programs	4	**10%**
services - homeless	4	**10%**
services - developmentally disabled	4	**10%**
accessibility improvements to housing/commer	2	**5%**
abused and neglected children services	2	**5%**
foreclosure counseling	2	**5%**
landlord-tenant counseling	2	**5%**
substance abuse treatment	2	**5%**
weatherization/ energy efficiency	2	**5%**
crime awareness and prevention	1	**3%**
down payment assistance for homeownership	1	**3%**
renovation of existing housing	1	**3%**
services - veterans	1	**3%**
other: vision care	1	**3%**
other: ESL classes	1	**3%**
homebuyer education training	0	**0%**
housing discrimination information	0	**0%**
individual development accounts	0	**0%**
legal services	0	**0%**
local community/ recreation	0	**0%**
COMMENTS: 3 TOP GAPS		
Affordable housing		
Transitional housing		
Transportation		
Case management		
Food and utility assistance		
Emergency housing assistance		
Medical/health care		
Youth services		
Developmentally Disabled (housing, jobs)		
Financial assistance		
Transition program from High school to workforce		
Special needs housing		
home repair/rehab		
day treatment in eastern county		
job emplyment		
mental health		
physically disabled		
homeless, shelters for families, shelters for singles		
senior services		
child care services/payment, esp special needs		
dental care		

referral centralization		
ESL/Literacy		

CITIZEN HOUSING & COMMUNITY DEVELOPMENT SURVEY

This survey will be used to determine the current needs of the at-risk population within Arapahoe County. For the purpose of this survey the "at-risk" population will be defined as residents whose household income does not adequately allow them to maintain self sufficiency. Your response to this survey will help us ensure that we have a complete picture of the needs within our community. The needs identified will be further discussed and prioritized by citizens, clients and providers at a series of focus groups and community meetings in the Fall of 2008. County staff will use the results of these meetings to prepare the Consolidated Plan for 2009-2013. When the survey has been tabulated, the results will be made available on line at the County web site at www.co.arapahoe.co.us. Thanks for your help!

Please tell us about yourself and household:

Zip Code _____
City/Town _____

Number of household members: ____ adults, ____ children under 18

Health Insurance: _____ Yes, _____Medicaid/Medicare, _____No
*** If you have health insurance, is it adequate to meet your needs?** ___ Yes, __ No

Transportation: ____ own vehicle, __ bus/light rail, ____ carpool, ___ walk/bike

Housing: _____ own, ____ rent, ____ live with family/friends, ____ live in vehicle, ____ temporarily without housing, _____ other (describe)
Housing Type: ____ single family home, ___ townhome, ____ apartment/condo, ____ mobile home, _____ other (describe)

How much is your monthly rent/mortgage payment:

____ $0	_____ $501 - $1,000	_____$1,501 - $2,000
____ $1 - $500	_____ $1,001 - $1,500	_____ $2,001 or more

During the past year, have you felt at risk because you could not pay your rent or mortgage? _____ Yes, _____ No
Does anyone live with you because they cannot afford a place to live?
_____ Yes (describe), _____ No
Have you not had your own home or apartment in the past year? ____ Yes, ___ No

Employment: _____ Full-time, ____ Part-time, _____ Unemployed, _____ Retired, _____Student, _____ Homemaker, _____ Other (describe)

Household Income:

____ less than $15,100
____ $15,100 - $25,100
____ $25,151 - $32,300
____ $32,301 - $35,900
____ $35,901 - $40,200
____ $40,201 - $45,950
____ $45,951 - $51,700
____ $51,701 - $57,450
____ $57,451 - $62,050
____ $62,051 - $66,650
____ $66,651 - $71,250
____ $71,251 - $75,850
____ $75,851 or more

Select the three (3) most important <u>housing projects</u> that would best address the housing needs for the at-risk residents in Arapahoe County.

__affordable housing
__down payment assistance for home ownership
__emergency housing (shelter)
__energy efficiency improvements
__group homes for people with special needs
__land acquisition for new housing construction
__new rental housing construction
__new owner occupied housing construction
__renovation of owner occupied housing (home repair, health & safety improvements)
__renovation of rental housing
__renovation for accessibility
__rental assistance
__ mortgage assistance
__ assisted living for seniors
__ independent living for seniors
__transitional housing (up to two years for formerly homeless persons with services)
__other (please describe):_____

Select the three (3) most important <u>service facilities</u> that would best address the needs of at-risk residents in Arapahoe County.

___child care centers
___domestic violence shelters
___abused and neglected children facilities
___facilities for persons who are mentally challenged
___facilities for persons who are physically disabled
___facilities for persons who are developmentally disabled
___health care facilities
___homeless shelters
___local community centers
___local recreation centers
___parks
___library
___senior centers
___substance abuse treatment facilities
___youth centers
___other (please describe):_____

Select the five (5) most important <u>services</u> that would best address the needs of at-risk residents in Arapahoe County.

___adult protection
___accessibility improvements to housing or commercial structures
___affordable rental housing
___assistance for individuals with mental challenges
___assistance for individuals with physical disabilities
___abused and neglected children services
___child care services/payment assistance
___crime awareness and prevention
___dental care services
___domestic violence services
___down payment assistance for home ownership
___emergency housing assistance for mortgage or rent
___emergency shelters
___financial counseling
___food assistance
___foreclosure counseling
___group homes for individuals with special needs
___health care services
___homebuyer education training
___housing discrimination information
___other (please describe): _____

___individual development accounts
___job training/employment
___landlord-tenant counseling
___legal services
___literacy programs
___ local community/ recreation
___ medical care services
___renovation of existing housing
___services for individuals who are homeless
___services for individuals who are mentally challenged
___services for individuals who are physically disabled
___services for individuals who are developmentally disabled
___services for individuals who are seniors
___services for individuals who are veterans
___substance abuse treatment
___transitional shelters
___transportation services
___utility assistance
___weatherization/ energy efficiency
___youth services

Considering the <u>infrastructure improvements</u> listed below, which three (3) of the choices below do you believe would address the greatest need in Arapahoe County?

___curb and gutter
___drainage improvements
___parking facilities
___sidewalks
___solid waste disposal facilities
___storm sewers
___street improvements
___water/sewer facilities
___streetscape improvements such as trees, street furniture or lighting
___other (please describe):_____

List the top three (3) <u>categories</u> that you feel should be the highest priority for the use of funds over the next five years:

___accessibility improvements
___code enforcement
___construction of new affordable housing
___economic development
___energy efficiency, such as weatherization or energy audits
___historic preservation
___homeownership
___housing repairs
___planning activities, such as energy use and conservation plans
___public facilities
___infrastructure
___public services
___transportation
___other (please describe):_____

Thank you very much for your participation in this survey!

Please return at this event OR:

Signy Mikita
Arapahoe County HCDS
1690 W. Littleton Blvd., #300
Littleton, CO 80120
Phone (303) 738-8063
Fax (303) 738-8069
smikita@co.arapahoe.co.us

CITIZEN SURVEY ON HOUSING AND COMMUNITY DEVELOPMENT NEEDS

Zip Code	Human Services Littleton	Focus Group - PH	Section 8 Waitlist	Bennett Facility	Other	TOTALS	PERCENT
	12/17/2008	11/22/2008	1/7/2009	10/2/2008			
80110	11	1	22			**34**	**29%**
80113	8	12	13			**33**	**28%**
80120	10	1	4		1	**16**	**13%**
80122	6		1		1	**8**	**7%**
80231			5			**5**	**4%**
80123	1		2		1	**4**	**3%**
80121	3					**3**	**3%**
80112			2			**2**	**2%**
80236			2			**2**	**2%**
80247		1	1			**2**	**2%**
80016	1					**1**	**1%**
80102				1		**1**	**1%**
80103				1		**1**	**1%**
80128	1					**1**	**1%**
80137				1		**1**	**1%**
80135			1			**1**	**1%**
80234			1			**1**	**1%**
80230			1			**1**	**1%**
80161			1			**1**	**1%**
80219			1			**1**	**1%**
80104						**0**	**0%**
80111						**0**	**0%**
80136						**0**	**0%**
80246						**0**	**0%**
TOTALS:	**41**	**15**	**57**	**3**	**3**	**119**	**100%**
City							
Englewood	15	13	32			**60**	**50%**
Littleton	14	1	8		2	**25**	**21%**
Centennial	12		1		1	**14**	**12%**
Denver		1	8			**9**	**8%**
Sheridan			5			**5**	**4%**
Bennett			1	1		**2**	**2%**
Byers			1	1		**2**	**2%**
Watkins				1		**1**	**1%**
Unknown			1			**1**	**1%**
Deer Trail						**0**	**0%**
Glendale						**0**	**0%**
Greenwood Village						**0**	**0%**
Strasburg						**0**	**0%**
Aurora						**0**	**0%**
TOTALS:	**41**	**15**	**57**	**3**	**3**	**119**	**100%**
Number of Household Members							
1 adult, no children	5	11	19			**35**	**29%**
2 adults, no children	9	3	3	3		**18**	**15%**
1 adult, 1 child	6	1	9		1	**17**	**14%**
Other	9		4		1	**14**	**12%**
1 adult, 2 children	4		9			**13**	**11%**
1 adult, 3+ children	1		7			**8**	**7%**
2 adults, 1 child	5		2			**7**	**6%**
2 adults, 2 children	3		4			**7**	**6%**
2 adults, 3+ children					1	**1**	**1%**
TOTALS:	**42**	**15**	**57**	**3**	**3**	**120**	**100%**
Total household							
2 persons	15	4	12	3	1	**35**	**29%**
1 person	2	11	18			**31**	**26%**
3 persons	16		11		1	**28**	**23%**
4 persons	3		9			**12**	**10%**
5 persons	1		4		1	**6**	**5%**
Other	3		2			**5**	**4%**
6 or more	2		1			**3**	**3%**
TOTALS:	**42**	**15**	**57**	**3**	**3**	**120**	**100%**
Health Insurance							
Yes, Medicaid/Medicare	16	9	26	3		**54**	**45%**
No	21	3	22			**46**	**38%**
Yes, Private	5	3	9		3	**20**	**17%**
TOTALS:	**42**	**15**	**57**	**3**	**3**	**120**	**100%**
If yes, is it adequate to meet your needs							
No	5	2	4			**54**	**45%**
Yes	2	6	6		2	**43**	**36%**

TOTALS:	**7**	**8**	**10**	**0**	**2**	**97**	**81%**
Transportation							
Own/rent vehicle	30	8	28	3	3	**72**	**60%**
Bus/light rail	11	3	24			**38**	**32%**
Walk/Bike	3	5	7			**15**	**13%**
Carpool		1	4			**5**	**4%**
TOTALS:	**44**	**17**	**63**	**3**	**3**	**130**	**108%**
Housing							
Rent	24	4	33	1		**62**	**52%**
Own	6	11	1	2	3	**23**	**19%**
Live with family/friends	10		13			**23**	**19%**
Other: Shelter, Transitional Housing	1		5			**6**	**5%**
Temporarily without housing			4			**4**	**3%**
Live in vehicle			1			**1**	**1%**
TOTALS:	**41**	**15**	**57**	**3**	**3**	**119**	**100%**
Housing Type							
Apartment/condo	16	12	25			**53**	**45%**
Single family home	17	1	16	3	3	**40**	**34%**
Other: Duplex, Camper, & not checked	4	2	10			**16**	**13%**
Townhome (or duplex)	3		2			**5**	**4%**
Mobile Home	1		4			**5**	**4%**
TOTALS:	**41**	**15**	**57**	**3**	**3**	**119**	**100%**
How much is your monthly rent/mortgage							
$501-1000	21	3	28			**52**	**44%**
$1-500	7	11	15			**33**	**28%**
Free/$0	5	1	10	1		**17**	**14%**
$1001-1500	6		4			**10**	**8%**
$1501-2000	1				2	**3**	**3%**
$2001 or more	1			1	1	**3**	**3%**
Other:				1		**1**	**1%**
TOTALS:	**41**	**15**	**57**	**3**	**3**	**119**	**100%**
Felt at risk on paying rent or mortgage							
Yes	29	3	36	0	2	**70**	**59%**
No	9	12	20	3	1	**45**	**38%**
Anyone living with you b/c can't afford							
No	31	13	49	3	2	**98**	**82%**
Yes	4	1	0	0	1	**6**	**5%**
Not had your own place in past year							
No	24	14	31	3	3	**75**	**63%**
Yes	11	0	19	0	0	**30**	**25%**
Employment							
Unemployed	16	3	11			**30**	**25%**
Part-time	6		15		1	**22**	**18%**
Full-time	7	1	10	1	2	**21**	**18%**
Retired	5	8	6	2		**21**	**18%**
Other: Disability Income, Home Health Care,	5	2	11			**18**	**15%**
Agency Temp., SSI, Unable - physical issues.							**0%**
Student	2	1	3			**6**	**5%**
Homemaker			1			**1**	**1%**
Household Income							
less than $15,100	27	13	39			**79**	**66%**
$15,100 - $25,100	7	1	11			**19**	**16%**
$25,151 - $32,300	3		3	1		**7**	**6%**
$35,901 - $40,200	4		1			**5**	**4%**
$75,851 or more	1			2	1	**4**	**3%**
$40,201 - $45,950			1			**1**	**1%**
$51,701 - $57,450					1	**1**	**1%**
$57,451 - $62,050					1	**1**	**1%**
$32,301 - $35,900						**0**	**0%**
$45,951 - $51,700						**0**	**0%**
$62,051 - $66,650						**0**	**0%**
$66,651 - $71,250						**0**	**0%**

3 Top Categories							
construction of new affordable housing	21	9	35	1	1	**67**	**56%**
public services	15	5	18		2	**40**	**34%**
transportation	15	6	14	3	1	**39**	**33%**
energy efficiency (wzn, energy audits)	16	2	18	1	1	**38**	**32%**
homeownership	10		18		1	**29**	**24%**
economic development	12	2	12	2		**28**	**24%**
housing repairs	9	1	13		1	**24**	**20%**
planning activities (energy use, conservation)	6		7	2	1	**16**	**13%**
accessibility improvements	3	3	9			**15**	**13%**
code enforcement	2	3	5			**10**	**8%**
historic preservation	5		5			**10**	**8%**
public facilities	3	2	3			**8**	**7%**
infrastructure	3	1	3			**7**	**6%**
Other: Subsidized housing, low-income family	1	1	2		1	**5**	**4%**
housing, more project based Sec. 8 homes, youth recreation centers							
3 Top Housing Project Needs							
affordable housing	30	13	45	3	2	**93**	**78%**
rental assistance	30	4	34	1		**69**	**58%**
emergency housing (shelter)	20	3	15		3	**41**	**34%**
down payment assistance	6	1	24			**31**	**26%**
transitional housing (2 yr former homeless)	5	3	15		1	**24**	**20%**
energy efficiency improvements	8		10			**18**	**15%**
group homes for people with special needs	5	7	5		1	**18**	**15%**
assisted living for seniors	2	6	2	2		**12**	**10%**
mortgage assistance	5		3	1	1	**10**	**8%**
new rental housing construction	1	1	6	1		**9**	**8%**
independent living for seniors	3	1	3		1	**8**	**7%**
renovation of rental housing	3		4			**7**	**6%**
Other: Sr. Centers, Housing for Disabled,	2	1	4			**7**	**6%**
Regulation on lot rents in M.H. Parks.							**0%**
renovation of owner occupied housing			4	1		**5**	**4%**
new owner occupied housing construction	1					**1**	**1%**
renovation for accessibility			1			**1**	**1%**
land acquisition for new housing construction						**0**	**0%**
3 Top Public Service Facility Needs							
child care centers	21	3	34	1	1	**60**	**50%**
health care facilities	12	7	27	3		**49**	**41%**
homeless shelters	14	4	14		3	**35**	**29%**
youth centers	8	3	15		2	**28**	**24%**
domestic violence shelters	17		8	1		**26**	**22%**
abused and neglected children facilities	13	3	9		1	**26**	**22%**
facilities for persons - physically disabled	3	5	12			**20**	**17%**
substance abuse treatment facilities	6	3	7	1	1	**18**	**15%**
local community centers	5		7	2		**14**	**12%**
local recreation centers	4	2	7			**13**	**11%**
Other: Affordable Insurance, Food Banks,	3	1	8			**12**	**10%**
Healthcare based on ability to pay, Youth watch							**0%**
facilities for persons - mentally challenged	2	3	6			**11**	**9%**
senior centers	2	3	2	1	1	**9**	**8%**
facilities for persons - developmentally disabled	1	1	7			**9**	**8%**
parks	3	1	4			**8**	**7%**
library			2			**2**	**2%**
3 Top Infrastructure Needs							
street improvements	26	6	35	1	**1**	**69**	**58%**
sidewalks	23	4	23			**50**	**42%**
streetscape improvements (trees, lighting, etc.)	13	4	26	1	2	**46**	**39%**
drainage improvements	18	2	17	1		**38**	**32%**
parking facilities	14	5	14			**33**	**28%**
curb and gutter	6	1	16			**23**	**19%**
water/sewer facilities	8	1	7	2	1	**19**	**16%**
solid waste disposal facilities	5	1	8	2		**16**	**13%**
storm sewers	3		5	1		**9**	**8%**
Other: Parks w/grass for pets, side street snow	1	2	3		1	**7**	**6%**

removal, pave dirt alleys, lighting, caution signs, bus shelters, pave CR 129							
stop building new and use existing buildings,							
5 Top Public Service Needs							
affordable rental housing	23	9	35	1	2	**70**	**59%**
health care services/medical care services	17	5	29			**51**	**43%**
emergency housing assistance rent/mortgage	16	2	25	1	2	**46**	**39%**
dental care services	10	4	26	1	1	**42**	**35%**
food assistance	14	6	14		1	**35**	**29%**
utility assistance	11	2	15	1		**29**	**24%**
services and assistance - physically disabled	10	9	7			**26**	**22%**
child care services/payment assistance	9	2	12	1	1	**25**	**21%**
job training/employment	11	2	11	1		**25**	**21%**
down payment assistance for homeownership	6	1	15		1	**23**	**19%**
services and assistance - mentally challenged	10	3	4			**17**	**14%**
abused and neglected children services	13		3			**16**	**13%**
services - homeless	5	2	7			**14**	**12%**
emergency shelters	6		6	1		**13**	**11%**
transportation services - RTD	3	1	7	1	1	**13**	**11%**
legal services	1	1	8	2		**12**	**10%**
youth services	5	1	5			**11**	**9%**
services - seniors		2	6	1	1	**10**	**8%**
domestic violence services	7		2			**9**	**8%**
homebuyer education training	2	1	5			**8**	**7%**
crime awareness and prevention	2		5			**7**	**6%**
weatherization/ energy efficiency	3		4			**7**	**6%**
adult protection	3	1	2			**6**	**5%**
foreclosure counseling	1	3	1	1		**6**	**5%**
landlord-tenant counseling	2	1	3			**6**	**5%**
Other: Affordable housing that will accept pets,	3		3			**6**	**5%**
a car for a working Mom, Healthcare for those too young for Medicare but can't qualify for Medicaid and too many illnesses for private insurance							**0%**
financial counseling	1	1	2	1		**5**	**4%**
renovation of existing housing		3	2			**5**	**4%**
transitional shelters			5			**5**	**4%**
services - veterans		1	2	1		**4**	**3%**
accessibility improvements to housing/commer	3					**3**	**3%**
group homes - special needs	2		1			**3**	**3%**
substance abuse treatment	1		1	1		**3**	**3%**
literacy programs			2			**2**	**2%**
housing discrimination information			1			**1**	**1%**
services - developmentally disabled		1				**1**	**1%**
individual development accounts						**0**	**0%**
local community/ recreation						**0**	**0%**
COMMENTS:							
1. A citizen in Bennett wants us to know they want RTD available as well as CR 129 paved.							
2. Improvements that move us forward toward the "Livable Communities" goals in the areas of walkability, transportation, etc.							
3. When I had no income for housing there was a 4 year housing waitlist.							
4. Workforce facilities that place people in jobs that foster self-worth allowing people to take care of themselves.							
5. Water treatment facility for Centennial, the water is not potable.							
6. I've worked in the apartment industry and we accepted Section 8. Too many people are lying about their situation. Need more investigators (surprise).							
This should be required for anyone on any kind of hosuing assistance over 3 years.							

Appendix 8

Citizen Participation Plan

ARAPAHOE COUNTY
CITIZEN PARTICIPATION PLAN

Contact:

Arapahoe County Housing and Community Development Services (HCDS)
1690 W. Littleton Boulevard, #300
Littleton, CO 80120-2069
Main (303) 738-8060
Fax (303) 738-8069

Signy Mikita
(303) 738-8063
smikita@co.arapahoe.co.us

Karinne Wiebold
(303) 738-8066
kwiebold@co.arapahoe.co.us

Introduction

The United States Department of Housing and Urban Development (HUD) makes available federal funds to Arapahoe County, Colorado, through the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Act (HOME) programs, The goals of these grants are:

- *To provide decent housing;* including assisting homeless persons to obtain affordable housing; preservation of existing affordable housing stock; increasing the availability of permanent housing that is affordable to low income persons without discrimination; and increasing supportive housing that includes structural features and services to enable persons with special needs to live in dignity.

- *To provide a suitable living environment;* including improving the safety and livability of neighborhoods; increasing access to quality facilities and services; providing affordable housing opportunities to low income and moderate income citizens dispersed throughout Arapahoe County; revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and conserving energy resources.

  DEFINITION: Arapahoe County defines low and moderate income neighborhoods as census tracts and/or block groups where 46.8% or more of the residents are at or below the Area Median Income (AMI). HUD has determined that Arapahoe County is an “Exception Grantee” where: “the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income."

- *To expand economic opportunities:* including the creation of jobs accessible to low income persons; providing access to credit for community development that promotes long-term economic and social viability; and empowering low income

persons to achieve self-sufficiency in federally assisted and public housing programs.

In order to ensure that the grants meet the needs of the community, HUD requires that the County prepare and adopt a Consolidated Plan every three to five years. This Consolidated Plan is a strategic plan that sets forth a specific course of action. The first part of the Consolidated Plan assesses the existing assets of the community and analyzes the needs related to the above goals. The second sets forth goals and objectives as well as three to five year performance benchmarks for measuring progress toward meeting those goals. The third part sets out specific actions and a One Year Plan tied to available funding.

A key component in creating the Consolidated Plan is citizen participation throughout all steps of the process. In order to ensure that citizens have the opportunity to take part in creating the Consolidated Plan, Arapahoe County has developed and commits to the following Citizen Participation Plan. This Citizen Participation Plan covers the Town of Deer Trail, the Cities of Centennial, Englewood, Glendale, Greenwood Village, Littleton, Sheridan, and unincorporated Arapahoe County.

Participation

The County will provide for and encourage citizen participation, emphasizing the involvement of moderate, low, very low, and extremely low income residents in areas where housing and community development funds may be spent. The County will also encourage participation of persons with special needs and/or persons who are often underrepresented in the public process, including minorities, non-English speaking persons, persons with disabilities, and persons who are homeless. The County will encourage the participation of Public Housing Authorities and their residents in the development of the Consolidated Plan. Finally, the County will inform and offer opportunities for comment to all residents falling within the scope of the Consolidated Plan.

The County will provide accommodations for non-English speaking citizens in case of public meetings or hearings where a significant number of non-English speaking residents can reasonably be expected to participate. Residents requiring special accommodations will need to request needed adaptations within a reasonable amount of time (one to two weeks) prior to the meetings or hearings in order for the County to make arrangements.

Please contact the County's Housing and Community Development Services (HCDS) staff in advance if you would like to request translation services for community meetings, public hearings, as well as written documents. The County's Communication Services Department keeps a comprehensive list of County Employees who speak foreign languages to assist in translation services. The list, as of February 2008, includes translators for the following languages:

- Affan Oromo (East Africa, Ethiopia)
- Amharic (East Africa, Ethtiopia)
- Brazilian Portuguese
- Chinese (Cantonese and Mandarin)
- French

- German
- Korean
- Romanian
- Russian
- Spanish
- Thai
- Ukrainian

The County will provide accommodations for hearing-impaired and sight-impaired citizens in case of community meetings or public hearings where a significant number of residents can reasonably expect to participate. These citizens will need to request needed adaptations within a reasonable amount of time (one to two weeks) prior to the meetings or hearings in order for the County to make arrangements. Please contact the HCDS staff in advance if you need these services, or if you need written documents in a format accessible to persons with disabilities.

The County will make reasonable efforts to consult with other public, non profit, and private agencies that provide housing assistance, health services, and various social services including those focusing on services to children, elderly persons, and persons with disabilities. HUD will provide statistics from the State Department of Public Health and Environment, and the County will examine these statistics on the addresses of housing units in which children have been identified as lead-poisoned. The County will also consult with incorporated areas and other general offices of government, including the City of Aurora, and the Colorado Division of Housing (CDOH), to notify them of the Plan process and solicit their input.

Participation Activities: The following activities shall be held to obtain citizens' views. Community meetings and public hearings shall address and respond to proposals and comments on: housing and community development needs; development of proposed activities; review of proposed uses of funds; and review of program performance.

- Community meetings for the Consolidated Plan: A minimum of two meetings shall be held at convenient times and locations, to include at least one early evening meeting. All locations shall be accessible and accommodate persons with disabilities. Meetings may be held at Public Housing Authority owned multi family housing locations if accessible.
- Public Hearings for the Consolidated Plan and One-Year Action Plans: A minimum of two public hearings shall be held at convenient times and locations, to include at least one early evening meeting. At least one of these hearings must be held before the proposed plan is published for comment. All locations shall be accessible and accommodate persons with disabilities. The Final Public Hearing shall be held at the Arapahoe County Administration Building, 5334 South Prince Street, Littleton, Colorado, in the Board of County Commissioners Hearing Room.
- The proposed Citizen Participation Plan shall be addressed during one or more of the Consolidated Plan Community Meetings and one or more of the Consolidated Plan Public Hearings. The final Citizen Participation Plan shall be incorporated into and publicized along with the Consolidated Plan.

- Availability to comment via direct contact with County staff and/or on the County's website: http://www.co.arapahoe.co.us/Departments/CS/HCDS/hcdsindex.asp

Notification of Participation Activities: for the Consolidated Plan and the One-Year Action Plans will be advertised through:

- Public Notices in The Villager, the County's official newspaper for official notices. Public Notices will be published in the Villager for not less than two weeks (14 days) prior to the community meeting or public hearing. (Other notice periods are specified below under Comment Periods)
- Advertisements and Press Releases in newspapers serving County residents may include: The Denver Post/Rocky Mountain News – YourHUB, and/or The Villager, The Denver Herald Dispatch & Sheridan Sun, The Littleton Independent, The Englewood Herald, and the Centennial Citizen, as well as other newspapers that are relevant to the County's Citizens as they are identified. HCDS Staff reserves the right to determine where ads will be placed based upon factors such as the circulation number in relation to the advertising price. HCDS staff shall seek to identify Spanish publications in which to advertise, as well as other languages, on a case by case basis.
- Information on the County website: http://www.co.arapahoe.co.us/Departments/CS/HCDS/hcdsindex.asp
- Informational Flyers posted at:
  - City Halls and County Buildings (current list attached – Appendix A)
  - Libraries (current list attached – Appendix A)
  - Public Housing Authority-owned multi family housing properties;
  - Multi family housing projects funded by CDBG, HOME, Private Activity Bonds, and Low Income Housing Tax Credits
  - Targeted public schools and community centers in low and moderate income neighborhoods
- Direct mail or e-mail contact with past, present, and future CDBG and HOME SubGrantees, as well as other interested parties who have requested to be notified.

Comment Periods and Access to Information: The County shall consider any comments or views of citizens received in writing, or orally at the public hearings, in preparing the following documents. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final document.

Consolidated Plan and One-Year Action Plans

- Comments shall be received from citizens for a period of not less than 30 days.
- The complete "Participation Activities" and "Notification of Participation Activities" outlined above shall be followed, including informational notices shall be posted at City Halls and libraries noting that the plans are available for review at the County HCDS office or the County website
- The entire draft and final plans shall be posted on the County's website: http://www.co.arapahoe.co.us/Departments/CS/HCDS/hcdsindex.asp
- All City Halls and libraries are mailed an entire final copy.

- Upon request, entire final copies of plans are available at no cost by contacting the HCDS staff.

Substantial Amendments to the Consolidated Plan
- Comments shall be received from citizens for a period of not less than 30 days.
- A Public Notice shall be published in the Villager.
- The Board of County Commissioners shall consider the Amendment in a publicly open Study Session.

Performance Reports (CAPER)
- Comments shall be received from citizens for a period of not less than 15 days.
- A Public Notice shall be published in the Villager.
- Informational Notices shall be posted at City Halls and libraries noting that the CAPER is available for review at the County HCDS office or the County website.
- The text of the draft and the final CAPER shall be posted on the County's website: http://www.co.arapahoe.co.us/Departments/CS/HCDS/hcdsindex.asp
- All City Halls and libraries are mailed a text of the final copy.
- Upon request, a text of the final CAPER is available at no cost by contacting the HCDS staff.
- The entire CAPER, including the text and all IDIS data printouts, are available upon special request for an additional cost to be determined based upon the number of data printouts requested.

The County will provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the Consolidated Plan and the County's use of assistance under the relevant federal programs during the preceding five years. The public will have the opportunity to receive information, review and submit comments on any proposed submission including the Consolidated Plan or One-Year Action Plan as adopted, any amendments, and its performance report. Information will also be available on the range of programs, estimated amount of funds available, and the estimated funding amount proposed to benefit moderate, low, very low, and extremely low income residents.

The groups will also have access to the County's Anti-Displacement Procedures, attached as Appendix B on pages 8-9.

Technical Assistance

The County will provide reasonable technical assistance to moderate, low, very low, and extremely low income groups located in the geographic scope of the Consolidated Plan who request assistance in developing proposals.

Timely Response on Complaints

The County will consider any comments or views of citizens, units of general local government, agencies, or other interested parties. Written answers to written complaints and grievances will be provided within 15 days where practical.

Substantial Amendments to the Consolidated Plan

Substantial changes to the County's published final statement or actual activities shall require an amendment to the Consolidated Plan. Areas of substantial change may include, but are not limited to:

- Major changes in service area, purpose, program beneficiaries, or national objective compliance;
- Budgetary or line item alterations of $25,000 or more for Public Service projects and $50,000 or more for Public Infrastructure, Public Facility, or Housing projects.
- Changes from one activity to another, such as a project cancellation and a new project approval that is not a Reserve project.

Attachment A

NOTIFICATION LIST OF CITY HALLS, LIBRARIES, RECREATION CENTERS, AND SCHOOL DISTRICTS

Attachment B

RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE POLICY AND PROCEDURES

City of Greenwood Village
6060 S. Quebec
Greenwood Village, CO 80111-4591

City of Littleton
2255 W. Berry Ave.
Littleton, CO 80165

City of Sheridan
4101 S. Federal Blvd.
Sheridan, CO 80110

Town of Deer Trail
PO Box 217
Deer Trail, CO 80105

City of Englewood
1000 Englewood Parkway
Englewood, CO 80110

City of Glendale
950 S. Birch St.
Glendale, CO 80246

City of Centennial
Jill Proctor
12503 E. Euclid Dr., Suite 200
Centennial, CO 80111

Englewood Public Library
1000 Englewood Parkway
Englewood, CO 80110-2373

Bemis Littleton Public Library
6014 S. Datura St.
Littleton, CO 80120-2636

Castlewood Public Library
6739 S. Uinta St.
Englewood, CO 80112

Davies Public Library
350 Second Ave.
P.O. Box 288
Deer Trail, CO 80105-0288

Glendale Public Library
999 S. Clermont
Glendale Community Center
Glendale, CO 80246

Kelver Public Library
404 E. Front Street
Byers, CO 80103-3460

Koelbel Public Library
5955 S. Holly
Littleton, CO 80121-3460

Sheridan Public Library
3201 W. Oxford Ave.
Denver, CO 80236

Smoky Hill Public Library
5430 S. Biscay Circle
Centennial, CO 80015

Southglenn Public Library
7500 S. University Blvd. #101
Littleton, CO 80122

Sheridan Recreation Center
3325 W. Oxford Avenue
Denver, CO 80236

Goodson Recreation Center
6315 S. University Blvd.
Centennial, CO 80121

Family Sports Center
6901 S. Peoria St.
Centennial, CO 80112

Buck Community Recreation Center
2004 W. Powers Avenue
Littleton, CO 80120

Englewood Recreation Center
1155 W. Oxford Avenue
Englewood, CO 80110

Malley Senior Recreation Center
3380 S. Lincoln
Englewood, CO 80113

Cherry Creek School District
4700 S. Yosemite St,
Greenwood Village, CO 80111

Englewood School District
4101 S. Bannock
Englewood, CO 80110

Littleton Public School District
5776 S. Crocker
Littleton, CO 80120

Sheridan School District
4000 S. Lowell Blvd.
Sheridan, CO 80110

Residential Antidisplacement and Relocation Assistance

Arapahoe County, supportive of the right to remain in housing that was personally chosen, will avoid displacement if possible. In those projects and instances involving federal funding where displacement and relocation are unavoidable, the County will proceed in the following manner:

Arapahoe County will replace all occupied and vacant occupiable lower income housing demolished or converted to a use other than as lower income housing in connection with a project assisted with funds provided under the HOME Investment Partnerships Act (HOME) and for the Community Development Block Grant (CDBG).

All replacement housing will be provided within three years after the commencement of the demolition or conversion. Before entering into a contract committing Arapahoe County to provide funds for a project that will directly result in demolition or conversion, Arapahoe County will make public by publication of a Legal Notice in the official County newspaper and submit to HUD the following information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of the lower income housing that will be demolished or converted to a use other than as lower income housing as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent shown, the address, number of bedrooms and location on a map of the replacement housing that has been or will be provided;
5. The source of funding and a time schedule for the provision of the replacement housing;
6. The basis for concluding that the replacement housing will remain lower income housing for at least 10 years from the date of initial occupancy;
7. Information demonstrating that any proposed replacement of housing units with smaller dwelling units (e.g. two bedroom unit replaced with to one bedroom units), or any proposed replacement of efficiency or single room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the approved Consolidated Plan.

To the extent that the specific location of the replacement housing and other date in Items 4 through 7 are not available at the time of the general submission, Arapahoe County will identify the general location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data are available.

The Housing and Community Development Services Division of the Community Services Department of Arapahoe County is responsible for tracking the replacements of lower income housing and insuring that it is provided within the required period.

The Housing and Community Development Services Division of the Community Resources Department of Arapahoe County is responsible for providing relocation

payments and other relocation assistance to any lower income person displaced by the demolition of any housing or the conversion of lower income housing to another use.

Consistent with the goals and objectives of activities assisted under the Act, the County will take the following steps to minimize the direct and indirect displacement of persons from their homes:

1. Coordinate code enforcement with rehabilitation and housing assistance programs.
2. Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
3. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
4. Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
5. Adopt policies which provide reasonable protection for tenants faced with conversion to a condominium or cooperative.
6. Establish counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhoods in the face of revitalization pressure.

Arapahoe County reserves the right to refuse to engage in any activity that may trigger relocation, if it is determined that such activity is not in the best interest of the County.

Appendix 9

Required HUD Charts:

9.A Housing Needs Table
9.B Annual Housing Completion Goals
9.C Non- Homeless Special Needs
9.D Homeless Populations
9.E Housing and Community Development Activities
9.F Housing Market Analysis
9.G Data Sources

9.A

Housing Needs Table

Housing Needs Table

Grantee:

Only complete blue sections. Do NOT type in sections other than blue.

Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems

		Current % of House-holds	Current Number of House-holds	3-5 Year Quantities: Year 1 Goal	Year 1 Actual	Year 2 Goal	Year 2 Actual	Year 3 Goal	Year 3 Actual	Year 4* Goal	Year 4* Actual	Year 5* Goal	Year 5* Actual	Multi-Year Goal	Multi-Year Actual	% of Goal	Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member: % HSHLD	Households with a Disabled Member: # HSHLD	Disproportionate Racial/ Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income HIV/ AIDS Population
Household Income <=30% MFI, Renter, Elderly	NUMBER OF HOUSEHOLDS	100%	1206																	100%	1768	No		
	Any housing problems	69.2	835	10		10		10		10		10		50	0		H	Y	C&H	69.5	1229			
	Cost Burden > 30%	68.0	820	see above											0		see above							
	Cost Burden >50%	48.3	582	see above											0		see above							
Renter, Small Related	NUMBER OF HOUSEHOLDS	100%	983																			No		
	With Any Housing Problems	83.7	823	14		15		15		15		15		74	0		H	Y	C&H					
	Cost Burden > 30%	80.3	789	see above											0		see above							
	Cost Burden >50%	66.7	656	see above											0		see above							
Renter, Large Related	NUMBER OF HOUSEHOLDS	100%	191																			No		
	With Any Housing Problems	89.5	171	3		3		3		3		3		15	0		H	Y	C&H					
	Cost Burden > 30%	82.2	157	see above											0		see above							
	Cost Burden >50%	56.5	108	see above											0		see above							
Renter, All other hshold	NUMBER OF HOUSEHOLDS	100%	1846																			No		
	With Any Housing Problems	78.1	1442	12		11		12		11		11		57	0		H	Y	C&H					
	Cost Burden > 30%	78.1	1442	see above											0		see above							
	Cost Burden >50%	71.0	1311	see above											0		see above							
Owner, Elderly	NUMBER OF HOUSEHOLDS	100%	975																					
	With Any Housing Problems	64.6	630	8		7		8		7		8		38	0		H	Y	C&H					
	Cost Burden > 30%	64.6	630	see above											0		see above							
	Cost Burden >50%	47.1	459	see above											0		see above							
Owner, Small Related	NUMBER OF HOUSEHOLDS	100%	421																			Yes		
	With Any Housing Problems	82.9	349	1		0		1		0		1		3	0		H	Y	C&H					
	Cost Burden > 30%	79.6	335	see above											0		see above							
	Cost Burden >50%	77.7	327	see above											0		see above							
Owner, Large Related	NUMBER OF HOUSEHOLDS	100%	79																			Yes		
	With Any Housing Problems	89.9	71	0		0		0		0		1		1	0		H	Y	C&H					
	Cost Burden > 30%	84.8	67	see above											0		see above							
	Cost Burden >50%	84.8	67	see above											0		see above							
Owner, All other hshold	NUMBER OF HOUSEHOLDS	100%	424																			Yes		
	With Any Housing Problems	89.8	381	1		1		1		1		0		4	0		H	Y	C&H					
	Cost Burden > 30%	88.0	373	see above											0		see above							
	Cost Burden >50%	78.5	333	see above											0		see above							

Household Income >30 to <=50% MFI	Renter	Small Related	NUMBER OF HOUSEHOLDS	100%	1287																				No		
			With Any Housing Problems	82.1	1057	19		19		19		19		19		95	0		H	Y	C&H						
			Cost Burden > 30%	76.1	979	see above											0		see above								
			Cost Burden >50%	19.7	254	see above											0		see above								
		Large Related	NUMBER OF HOUSEHOLDS	100%	186																				No		
			With Any Housing Problems	91.4	170	3		3		3		3		3		15	0		H	Y	C&H						
			Cost Burden > 30%	51.1	95	see above											0		see above								
			Cost Burden >50%	11.8	22	see above											0		see above								
		All other hshold	NUMBER OF HOUSEHOLDS	100%	1887																				No		
			With Any Housing Problems	77.1	1455	12		11		12		11		12		58	0		H	Y	C&H						
			Cost Burden > 30%	76.5	1444	see above											0		see above								
			Cost Burden >50%	21.3	402	see above											0		see above								
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	1183																				No		
			With Any Housing Problems	37.1	439	8		9		9		9		9		44	0		H	Y	C&H						
			Cost Burden > 30%	37.1	439	see above											0		see above								
			Cost Burden >50%	15.4	182	see above											0		see above								
		Small Related	NUMBER OF HOUSEHOLDS	100%	628																				No		
			With Any Housing Problems	80.4	505	3		2		3		2		3		13	0		H	Y	C&H						
			Cost Burden > 30%	78.0	490	see above											0		see above								
			Cost Burden >50%	44.7	281	see above											0		see above								
		Large Related	NUMBER OF HOUSEHOLDS	100%	301																				No		
			With Any Housing Problems	86.7	261	1		2		1		2		1		7	0		H	Y	C&H						
			Cost Burden > 30%	70.8	213												0										
			Cost Burden >50%	42.2	127												0										
		All other hshold	NUMBER OF HOUSEHOLDS	100%	509																				No		
			With Any Housing Problems	77.0	392	2		2		2		2		2		10	0		H	Y	C&H						
			Cost Burden > 30%	77.0	392	see above											0		see above								
			Cost Burden >50%	55.8	284	see above											0		see above								
50 to <=80% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	547																	100%	1744	No			
			With Any Housing Problems	43.1	236	0		0		0		0		0		0	0		M	Y	C&H	39.9	696				
			Cost Burden > 30%	43.1	236	see above											0		see above								
			Cost Burden >50%	16.5	90	see above											0		see above								
		Small Related	NUMBER OF HOUSEHOLDS	100%	2081																				No		
			With Any Housing Problems	36.4	757	0		0		0		0		0		0	0		M	Y	C&H						
			Cost Burden > 30%	28.3	589	see above											0		see above								
			Cost Burden >50%	2.8	58	see above											0		see above								
		Large Related	NUMBER OF HOUSEHOLDS	100%	373																				No		
			With Any Housing Problems	67.8	253	0		0		0		0		0		0	0		M	Y	C&H						
			Cost Burden > 30%	26.4	98	see above											0		see above								
			Cost Burden >50%	2.7	10	see above											0		see above								
		other hshold	NUMBER OF HOUSEHOLDS	100%	3419																				No		
			With Any Housing Problems	33.8	1156	0		0		0		0		0		0	0		M	Y	C&H						
			Cost Burden > 30%	31.1	1063	see above											0		see above								

Household Income >5	All	Cost Burden >50%	2.5	85	see above										0		see above							
	Owner, Elderly	NUMBER OF HOUSEHOLDS	100%	2056																		No		
		With Any Housing Problems	25.3	520	4		4		4		4		4		20	0		M	Y	C&H				
		Cost Burden > 30%	24.9	512	see above										0		see above							
		Cost Burden >50%	7.9	162	see above										0		see above							
	Owner, Small Related	NUMBER OF HOUSEHOLDS	100%	2373																		No		
		With Any Housing Problems	65.0	1542	12		13		12		13		12		62	0		M	Y	C&H				
		Cost Burden > 30%	64.3	1526	see above										0		see above							
		Cost Burden >50%	16.1	382	see above										0		see above							
	Owner, Large Related	NUMBER OF HOUSEHOLDS	100%	588																		No		
		With Any Housing Problems	60.4	355	2		3		3		3		3		14	0		M	Y	C&H				
		Cost Burden > 30%	53.9	317	see above										0		see above							
		Cost Burden >50%	6.5	38	see above										0		see above							
	Owner, All other hshol	NUMBER OF HOUSEHOLDS	100%	1460																		No		
		With Any Housing Problems	58.5	854	6		7		7		7		7		34	0		M	Y	C&H				
		Cost Burden > 30%	58.2	850	see above										0		see above							
		Cost Burden >50%	19.5	285	see above										0		see above							
		Total Any Housing Problem			126	0	127	0	130	0	127	0	130	0	640	0				Total Disabled		2643		
		Total 215 Renter			78		77		79		77		79		390	0		Tot. Elderly		3097		Total Lead Hazard	0	
		Total 215 Owner			49		50		51		50		50		250	0		Tot. Sm. Related		11699		Total Renters	20689	
		Total 215			127	0	127	0	130	0	127	0	129	0	Exhib	0		Tot. Lg. Related		2601		Total Owners	15370	

9.B

Annual Housing Completion Goals

TABLE 3B ANNUAL HOUSING COMPLETION GOALS					
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)	**Annual Expected Number Completed**	**Resources used during the period**			
		CDBG	**HOME**	**ESG**	**HOPWA**
Acquisition of existing units		☑	☑		☐
Production of new units		☐	☑		☐
Rehabilitation of existing units	28	☑	☑	☐	☐
Rental Assistance	50	☑	☐		☐
Total Sec. 215 Rental Goals	78	☑	☑	☐	☐
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)					
Acquisition of existing units		☐	☐		
Production of new units	1	☐	☑		
Rehabilitation of existing units	37	☑	☑		
Homebuyer Assistance	12	☑	☑		☐
Total Sec. 215 Owner Goals	50	☑	☑	☐	☐
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Homeless	1	☑	☑	☐	☐
Non-Homeless		☑	☑	☐	☐
Special Needs	1	☑	☑	☐	☐
Total Sec. 215 Affordable Housing	2	☑	☑	☐	☐
ANNUAL HOUSING GOALS					
Annual Rental Housing Goal	78	☑	☑	☐	☐
Annual Owner Housing Goal	50	☑	☑	☐	☐
Total Annual Housing Goal	130	☑	☑	☐	☐

For the purpose of identification of annual goals, an assisted household is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds.

9.C

Non-Homeless Special Needs

Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total		
					Year 1		Year 2		Year 3		Year 4*		Year 5*				
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal
Housing Needed	52. Elderly	3989	900	3089	35	0	36	0	35	0	36	0	36	0	178	0	
	53. Frail Elderly	1284	900	384	see abo	ve	0	0	0	0	0	0	0	0	see abo	ve	
	54. Persons w/ Severe Mental Illness	325	175	150	1	0	0	0	0	0	1	0	0	0	2	0	
	55. Developmentally Disabled	602	370	232	see abo	ve	0	0	0	0	0	0	0	0	see abo	ve	
	56. Physically Disabled	32	N/A	32	see abo	ve	0	0	0	0	0	0	0	0	see abo	ve	
	57. Alcohol/Other Drug Addicted	133	88	45	see abo	ve	0	0	0	0	0	0	0	0	see abo	ve	
	58. Persons w/ HIV/AIDS & their familie	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	59. Public Housing Residents	4616	1874	2742	62	0	63	0	63	0	63	0	63	0	314	0	
	Total	10981	4307	6674	98	0	99	0	98	0	100	0	99	0	494	0	
Supportive Services Needed	60. Elderly	7500	N/A	7500	300	0	300	0	300	0	300	0	300	0	1500	0	
	61. Frail Elderly	5000	N/A	5000	see abo	ve	0	0	0	0	0	0	0	0	see abo	ve	
	62. Persons w/ Severe Mental Illness	16834	1785	15,049	20	0	20	0	20	0	20	0	20	0	100	0	
	63. Developmentally Disabled	2351	1453	898	45	0	45	0	45	0	45	0	45	0	225	0	
	64. Physically Disabled	700	N/A	700	see abo	ve	0	0	0	0	0	0	0	0	see abo	ve	
	65. Alcohol/Other Drug Addicted	10000	N/A	10000	see abo	ve	0	0	0	0	0	0	0	0	see abo	ve	
	66. Persons w/ HIV/AIDS & their familie	43	N/A	43	0	0	0	0	0	0	0	0	0	0	0	0	
	67. Public Housing Residents	0	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Total	42428	3238	39190	365	0	365	0	365	0	365	0	365	0	1825	0	

9.D

Homeless Populations

CPMP Version 1.3

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Un-sheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	12	38	102	152
2. Homeless Families with Children	13	41	112	166
2a. Persons in Homeless with Children Families	41	133	361	535
Total (lines 1 + 2a)	53	171	463	687

Jurisdiction

Data Quality

(E) estimates

Part 2: Homeless Subpopulations	Sheltered	Un-sheltered	Total
1. Chronically Homeless	N/A	N/A	2
2. Severely Mentally Ill	N/A	N/A	80
3. Chronic Substance Abuse	N/A	N/A	69
4. Veterans	N/A	N/A	22
5. Persons with HIV/AIDS	N/A	N/A	5
6. Victims of Domestic Violence	N/A	N/A	51
7. Youth (Under 18 years of age)	N/A	N/A	380

Data Quality

(E) estimates

N/A-Not available by sheltered and unsheltered.

Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Beds	Emergency Shelters	51	0	51	0	0	0	0	0	0	0	0	1	0	1	0		H	Y	CDBG
	Transitional Housing	26	18	8	0	0	0	0	0	0	0	0	0	0	0	0		H	Y	C&H
	Permanent Supportive Housing	60	29	31	0	0	0	0	0	0	0	0	0	0	0	0		H	Y	C&H
	Total	137	47	90	0	0	0	0	0	0	0	0	1	0	1	0		H	Y	C&H
Chronically Homeless		2	0															M	Y	C&H

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Beds	Emergency Shelters	181	30	151	1	0	0	0	0	0	1	0	0	0	2	0		H	Y	CBDG
	Transitional Housing	211	99	112	0	0	0	0	0	0	0	0	0	0	0	0		H	Y	C&H
	Permanent Supportive Housing	97	72	25	0	0	0	0	0	0	0	0	0	0	0	0		H	Y	C&H
	Total	489	201	288	1	0	0	0	0	0	1	0	0	0	2	0		H	Y	C&H

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

9.E

Housing and Community Development Activities

Arapahoe County

Only complete blue sections.

Housing and Community Development Activities		Needs (N=Need)	Current	Gap	5-Year Quantities 2013 Goal	2013 Actual	2012 Goal	2012 Actual	2011 Goal	2011 Actual	2010 Goal	2010 Actual	2009 Goal	2009 Actual	Cumulative Goal	Cumulative Actual	% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source
01 Acquisition of Real Property 570.201(a)		N	0	#VALUE!											0	0	#DIV/0!	M	2,000,000	Y	CDBG/HOME
02 Disposition 570.201(b)		0	0	0											0	0	#DIV/0!	N		N	CDBG
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)	N	0	#VALUE!									1		1	0	0%	M	2,000,000	Y	CDBG
	Food Banks	N	0	#VALUE!	1				1				1		3	0	0%	H		Y	CDBG
	Substance Abuse Treatment Facilities	N	0	#VALUE!	1								1		2	0	0%	H		Y	CDBG
	03A Senior Centers 570.201(c)	N	0	#VALUE!											0	0	#DIV/0!	M	600,000	Y	CDBG
	03B Handicapped Centers 570.201(c)	N	0	#VALUE!	1				1				1		3	0	0%	H	600,000	Y	CDBG
	03C Homeless Facilities (not operating costs) 570.201(c)	N	0	#VALUE!	1				1				1		3	0	0%	H	2,000,000	Y	CDBG
	03D Youth Centers 570.201(c)	N	0	#VALUE!											0	0	#DIV/0!	H	500,000	Y	CDBG
	03E Neighborhood Facilities 570.201(c)	N	0	#VALUE!											0	0	#DIV/0!	M	500,000	Y	CDBG
	Community / Recreation Centers	N	0	#VALUE!											0		#DIV/0!	M		Y	CDBG
	Library	0	0	0											0		#DIV/0!	L		N	CDBG
	03F Parks, Recreational Facilities 570.201(c)	0	0	0											0	0	#DIV/0!	L		N	CDBG
	03G Parking Facilities 570.201©	N	0	#VALUE!											0	0	#DIV/0!	M	600,000	Y	CDBG
	03H Solid Waste Disposal Improvements 570.201(c)	N	0	#VALUE!											0	0	#DIV/0!	M	500,000	Y	CDBG
	03I Flood Drain Improvements 570.201(c)	N	0	#VALUE!			1				1				2	0	0%	M	1,000,000	Y	CDBG
	03J Water/Sewer Improvements 570.201(c)	N	0	#VALUE!			1				1				2	0	0%	M	10,500,000	Y	CDBG
	03K Street Improvements 570.201(c)	N	0	#VALUE!	1		1		1		1		2		6	0	0%	H	3,000,000	Y	CDBG
	03L Sidewalks 570.201(c)	N	0	#VALUE!	1		1		1		1		1		5	0	0%	H	3,000,000	Y	CDBG
	03M Child Care Centers 570.201(c)	N	0	#VALUE!											0	0	#DIV/0!	H	500,000	Y	CDBG
	03N Tree Planting 570.201(c)	0	0	0											0	0	#DIV/0!	N		N	CDBG
	03O Fire Stations/Equipment 570.201(c)	0	0	0											0	0	#DIV/0!	L		N	CDBG
	03P Health Facilities 570.201(c)	N	0	#VALUE!			1				1		3		5	0	0%	H	1,000,000	Y	CDBG
	03Q Abused and Neglected Children Facilities 570.201(c)	N	0	#VALUE!	1										1	0	0%	H	500,000	Y	CDBG
	03R Asbestos Removal 570.201(c)	0	0	0											0	0	#DIV/0!	L		N	CDBG
	03S Facilities for AIDS Patients (not operating costs) 570.201(c)	0	0	0											0	0	#DIV/0!	L		N	CDBG
	03T Operating Costs of Homeless/AIDS Patients Programs	This code should not be used - refer to PS 05 Series													0	0	#DIV/0!	This code should not be used - refer to PS 05 Series			
04 Clearance and Demolition 570.201(d)		0	0	0											0	0	#DIV/0!	L		N	CDBG/HOME
04A Clean-up of Contaminated Sites 570.201(d)		0	0	0											0	0	#DIV/0!	L		N	CDBG
Public Services	05 Public Services (General) 570.201(e)	N	0	#VALUE!											0	0	#DIV/0!	M	2,000,000	Y	CDBG
	Food Banks (Emergency Needs)	N	0	#VALUE!	*800*		*800*		*800*		*800*		*800*		4000	0	0%	H		Y	CDBG
	Homeless Services	N	0	#VALUE!	*100*		*100*		*100*		*100*		*100*		500	0	0%	H		Y	CDBG
	Homebuyer Education	N	0	#VALUE!											0	0	#DIV/0!	M		Y	CDBG
	Foreclosure Counseling	N	0	#VALUE!	*20*		*20*		*20*		*20*		*20*		100	0	0%	H		Y	CDBG
	Literacy	N	0	#VALUE!	*875*		*875*				*875*		*875*		3500	0	0%	M		Y	CDBG
	Transitional Housing Services	N	0	#VALUE!											0	0	#DIV/0!	H		Y	CDBG
	05A Senior Services 570.201(e)	N	0	#VALUE!	300		300		300		300		300		1500	0	0%	H	1,000,000	Y	CDBG
	05B Handicapped Services 570.201(e)	N	0	#VALUE!	45		45		45		45		45		225	0	0%	H	1,000,000	Y	CDBG
	05C Legal Services 570.201(E)	N	0	#VALUE!											0	0	#DIV/0!	M	500,000	Y	CDBG
	05D Youth Services 570.201(e)	N	0	#VALUE!	10				10		10				30	0	0%	H	500,000	Y	CDBG
	05E Transportation Services 570.201(e)	0	0	0											0	0	#DIV/0!	L		N	CDBG
	05F Substance Abuse Services 570.201(e)	N	0	#VALUE!											0	0	#DIV/0!	M	500,000	Y	CDBG
	05G Battered and Abused Spouses 570.201(e)	N	0	#VALUE!	50		50				50		50		200	0	0%	H	500,000	Y	CDBG
	05H Employment Training 570.201(e)	0	0	0											0	0	#DIV/0!	L		N	CDBG
	05I Crime Awareness 570.201(e)	0	0	0											0	0	#DIV/0!	L		N	CDBG
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e)	N	0	#VALUE!											0	0	#DIV/0!	M	500,000	Y	CDBG
	05K Tenant/Landlord Counseling 570.201(e)	N	0	#VALUE!	295				295		295				885	0	0%	M	500,000	Y	CDBG
	05L Child Care Services 570.201(e)	N	0	#VALUE!											0	0	#DIV/0!	H	500,000	Y	CDBG
	05M Health Services 570.201(e)	N	0	#VALUE!	200		200		200		200		200		1000	0	0%	H	1,000,000	Y	CDBG
	05N Abused and Neglected Children 570.201(e)	N	0	#VALUE!			25		25				25		75	0	0%	H	500,000	Y	CDBG
	05O Mental Health Services 570.201(e)	N	0	#VALUE!	20		20		20		20		20		100	0	0%	H	500,000	Y	CDBG
	05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201	N	0	#VALUE!											0	0	#DIV/0!	M	500,000	Y	CDBG
	05Q Subsistence Payments 570.204	N	0	#VALUE!	50		50		50		50		50		250	0	0%	H	1,000,000	Y	CDBG
	05R Homeownership Assistance (not direct) 570.204	Refer to 13													0	0	#DIV/0!	Refer to 13			
	05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	For TBRA / priorities refer to 05Q													0	0	#DIV/0!	For TBRA / priorities refer to 05Q			

	05T Security Deposits (if HOME, not part of 5% Admin c	N	0	#VALUE!											0	0	#DIV/0!	M	1,000,000	Y	CDBG
06 Interim Assistance 570.201(f)		0	0	0											0	0	#DIV/0!	L		N	CDBG
07 Urban Renewal Completion 570.201(h)		0	0	0											0	0	#DIV/0!	N		N	CDBG
08 Relocation 570.201(i)		0	0	0											0	0	#DIV/0!	L		N	CDBG/HOME
09 Loss of Rental Income 570.201(j)		0	0	0											0	0	#DIV/0!	L		N	CDBG
10 Removal of Architectural Barriers 570.201(k)		This code should not be used for activites assisted on or after Dec 11, 1995													0	0	#DIV/0!	This code should not be used for activites assisted on or after Dec 11, 1995			
11 Privately Owned Utilities 570.201(l)		N	0	#VALUE!											0	0	#DIV/0!	M	500,000	Y	CDBG/HOME
12 Construction of Housing 570.201(m)		N	0	#VALUE!	1			2				2			5	0	0%	M	2,000,000	Y	HOME
13 Direct Homeownership Assistance 570.201(n)		N	0	#VALUE!	12		12		12		12				60	0	0%	M	500,000	Y	CDBG/HOME
	14A Rehab; Single-Unit Residential MAJOR 570.202	N	0	#VALUE!	12		12		12		12				60	0	0%	H	2,000,000	Y	CDBG/HOME
	MINOR	N	0	#VALUE!	25		25		25		25				125	0	0%	H	500,000	Y	CDBG/HOME
	14B Rehab; Multi-Unit Residential 570.202	N	0	#VALUE!	28				56			56			140	0	0%	H	5,000,000	Y	CDBG/HOME
	14C Public Housing Modernization 570.202	N	0	#VALUE!											0	0	#DIV/0!	M	1,000,000	Y	CDBG/HOME
	14D Rehab; Other Publicly-Owned Residential Buildings 570.202	N	0	#VALUE!					1						1	0	0%	H	5,000,000	Y	CDBG/HOME
	14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.20	N	0	#VALUE!											0	0	#DIV/0!	M	1,000,000	Y	CDBG
	14F Energy Efficiency Improvements 570.202	N	0	#VALUE!											0	0	#DIV/0!	H	1,000,000	Y	CDBG/HOME
	14G Acquisition - for Rehabilitation 570.202	N	0	#VALUE!											0	0	#DIV/0!	H	2,000,000	Y	CDBG/HOME
	14H Rehabilitation Administration 570.202	Code not used, Rehab Admin is charged as direct project costs													0	0	#DIV/0!	Code not used, Rehab Admin is charged as direct project costs			
	14I Lead-Based/Lead Hazard Test/Abate 570.202	N	0	#VALUE!											0	0	#DIV/0!	M	1,000,000	Y	CDBG/HOME
15 Code Enforcement 570.202(c)		0	0	0											0	0	#DIV/0!	L		N	CDBG
16A Residential Historic Preservation 570.202(d)		0	0	0											0	0	#DIV/0!	N		N	CDBG
16B Non-Residential Historic Preservation 570.202(d)		0	0	0											0	0	#DIV/0!	N		N	CDBG
	17A CI Land Acquisition/Disposition 570.203(a)	N	0	#VALUE!											0	0	#DIV/0!	M	5,000,000	Y	CDBG
	17B CI Infrastructure Development 570.203(a)	N	0	#VALUE!											0	0	#DIV/0!	M	5,000,000	Y	CDBG
	17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	N	0	#VALUE!											0	0	#DIV/0!	M	5,000,000	Y	CDBG
	17D Other Commercial/Industrial Improvements 570.203(a)	N	0	#VALUE!											0	0	#DIV/0!	M	500,000	Y	CDBG
	18A ED Direct Financial Assistance to For-Profits 570.203(b)	N	0	#VALUE!											0	0	#DIV/0!	M	1,000,000	Y	CDBG
	18B ED Technical Assistance 570.203(b)	N	0	#VALUE!											0	0	#DIV/0!	M	500,000	Y	CDBG
	18C Micro-Enterprise Assistance	N	0	#VALUE!											0	0	#DIV/0!	M	500,000	Y	CDBG
	19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	Refer to 21A													0	0	#DIV/0!	Refer to 21A			
	19B HOME CHDO Operating Costs (not part of 5% Admin ca	N	0	#VALUE!											0	0	#DIV/0!	M	200,000	Y	HOME
	19C CDBG Non-profit Organization Capacity Building	N	0	#VALUE!											0	0	#DIV/0!	M	200,000	Y	CDBG
	19D CDBG Assistance to Institutes of Higher Education	0	0	0											0	0	#DIV/0!	L		N	CDBG
	19E CDBG Operation and Repair of Foreclosed Property	0	0	0											0	0	#DIV/0!	L		N	CDBG
	19F Planned Repayment of Section 108 Loan Principal	0	0	0											0	0	#DIV/0!	N		N	CDBG
	19G Unplanned Repayment of Section 108 Loan Principal	0	0	0											0	0	#DIV/0!	N		N	CDBG
	19H State CDBG Technical Assistance to Grantees	0	0	0											0	0	#DIV/0!	N		N	CDBG
20 Planning 570.205		N	0	#VALUE!											0	0	#DIV/0!	H	1,500,000	Y	CDBG
	21A General Program Administration 570.206	N	0	#VALUE!	1		1		1		1				5	0	0%	H	500,000	Y	CDBG/HOME
	21B Indirect Costs 570.206	0	0	0											0	0	#DIV/0!	L		N	CDBG/HOME
	21D Fair Housing Activities (subject to 20% Admin cap) 570.206	N	0	#VALUE!											0	0	#DIV/0!	M	100,000	Y	CDBG/HOME
	21E Submissions or Applications for Federal Programs 570.206	N	0	#VALUE!											0	0	#DIV/0!	M		Y	CDBG/HOME
	21F HOME Rental Subsidy Payments (subject to 5% cap)	Not a valid code, refer to 05S													0	0	#DIV/0!	Not a valid code, refer to 05S			
	21G HOME Security Deposits (subject to 5% cap)	Not a valid code, refer to 05T													0	0	#DIV/0!	Not a valid code, refer to 05T			
	21H HOME Admin/Planning Costs of PJ (subject to 5% cap	Refer to 21A													0	0	#DIV/0!	Refer to 21A			
	21I HOME CHDO Operating Expenses (subject to 5% cap)	N	0	#VALUE!											0	0	#DIV/0!	M		Y	HOME
22 Unprogrammed Funds		Invalid Codes Below - DO NOT USE				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Invalid Codes Below - DO NOT USE			
HOPWA	31J Facility based housing – development	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	31K Facility based housing - operations	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	31G Short term rent mortgage utility payments	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	31F Tenant based rental assistance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	31E Supportive service	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	31I Housing information services	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	31H Resource identification	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	31B Administration - grantee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	31D Administration - project sponsor	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Acquisition of existing rental units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Production of new rental units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Rehabilitation of existing rental units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

CDBG	Rental assistance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Acquisition of existing owner units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Production of new owner units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Rehabilitation of existing owner units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Homeownership assistance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HOME	Acquisition of existing rental units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Production of new rental units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Rehabilitation of existing rental units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Rental assistance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Acquisition of existing owner units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Production of new owner units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Rehabilitation of existing owner units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Homeownership assistance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Totals	0	0	0	2851	0	2540	0	1979	0	2820	0	2604	0	12794	0	#VALUE!				

9.F

Housing Market Analysis

Jurisdiction

Housing Market Analysis

Complete cells in blue.

Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Affordability Mismatch						
Occupied Units: Renter		11215	7529	2755	21499	107
Occupied Units: Owner		1041	3193	8690	12924	65
Vacant Units: For Rent	6%	667	528	88	1283	6
Vacant Units: For Sale	1%	18	34	52	104	1
Total Units Occupied & Vacant		12941	11284	11585	35810	179
Rents: Applicable FMRs (in $s)		692	876	1,244		
Rent Affordable at 30% of 50% of MFI (in $s)		673	807	933		
Public Housing Units						
Occupied Units		627	78	56	761	4
Vacant Units					0	0
Total Units Occupied & Vacant		627	78	56	761	4
Rehabilitation Needs (in $s)					0	

9.G

Data Sources

HSGNeed

All data are from SOCDS CHAS online database

HSGMarketAnalysis

Affordability Mismatch data are from SOCDS CHAS online database
Rents are taken from the HUD website's HOME rent limits database
Public housing data is estimated from the Housing Needs Assessment
Vacancies provided by Public Housing Authorities of Englewood and Littleton

Homeless

Part 1 and 2 Data are from the Arapahoe County Point-in-Time data, 2007 collected by MDHI
Part 3 and 4 Data are from Exhibit II-48 in the AI. Includes:

Family Tree - 5 beds of transitional housing for families
Interfaith - 19 beds of transitional housing for families
Mile High Ministry - Allocated 75 beds of transitional housing for families
COMITIS - Allocated 18 beds of transitional housing for individuals (youth)
Forest Manor - CCH 86 units split 2/3 families = 57; 1/3 individuals = 29. Permanent housing
Lima Street - Allocated as 15 beds permanent housing for families

Not noted in AI: House of Hope - 30 beds for up to 90 day stay. Emergency housing for families — Family Tree, Inc.

NonHomeless

Below are the nubmers in the table and their corresponding data sources		**Housing units**
52	Summed all elderly with housing problems less than 50% cost burden	1/2 of all nursing hom
53	32% of elderly in Arapahoe County are disabled (frail elderly)	1/2 of all nursing hom
54	Data from Arapahoe Douglas Mental Health Network (ADMHN) & Community Cares	ADMHN & Community
55	Data from Developmental Pathways	Developmental Pathw
56	Sum of physically disabled (2000 Census) for Arapahoe County. Number was calculated by multiplying the percentage of homless population in Arapahoe county by the number physically disabled	not known
57	Data from Arapahoe House	Arapahoe House
58	Arapahoe County Five-year Community Development Consolidated plan (2004-2008)	
59	Vacancies provided by PHAS (Englewood and Littleton)	PHAS
60	Arapahoe County Five-year Community Development Consolidated plan (2004-2008)	
61	Arapahoe County Five-year Community Development Consolidated plan (2004-2008)	
62	Data from Arapahoe Douglas Mental Health Network (ADMHN)	
63	Data from Developmental Pathways	
64	Arapahoe County Five-year Community Development Consolidated plan (2004-2008)	
65	Arapahoe County Five-year Community Development Consolidated plan (2004-2008)	
66	Arapahoe County Five-year Community Development Consolidated plan (2004-2008)	
67	Vacancies provided by PHAS (Englewood and Littleton)	

Appendix 10

Certifications

CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

☐ **This certification does not apply.**
☒ **This certification is applicable.**

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
   a. The dangers of drug abuse in the workplace;
   b. The grantee's policy of maintaining a drug-free workplace;
   c. Any available drug counseling, rehabilitation, and employee assistance programs; and
   d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
   a. Abide by the terms of the statement; and
   b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
   a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
   b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

4/10/09

Date

Donald A. Klemme

Name

Community Resources Director

Title

1690 W. Littleton Blvd., Suite 300

Address

Littleton, Colorado 80120

City/State/Zip

303-738-8041

Telephone Number

☐ This certification does not apply.
☒ This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2009, 2010, 2011, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

    However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

    The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

4/10/09

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☐ **This certification does not apply.**
☒ **This certification is applicable.**

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

> The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

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APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled
Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

a. All "direct charge" employees;
b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

Signature/Authorized Official

4/10/09

Date

Donald A. Klemme

Name

Community Resources Director

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Appendix 11

Citizen Comments

To: Signy Mikita

Regarding: Community Development Issues and Barriers to Affordable Housing

I am a Section 8 tenant of Littleton, Colorado. I can speak firsthand about the issues that are affecting me regarding affordable housing. I am a white female head of house with one teen aged son. I work 2 jobs and attend college in order to better my situation.

First, I would like to bring up the issue about Littleton Housing Authority and their inspection company, Concept One not having ANY formal complaint procedures. This means if a person is treated with disrespect or bias there is no way to request a new housing specialist or inspector. I had to write the HUD Inspector General about this very issue a couple of days ago. I had an inspector, I believe the only one in Littleton; decide not to bother calling me to set an inspection appointment. Instead, I was just sent a letter with a non-negotiable appointment. The appointment happened to be during a time when I was at work. A message was left with my teenager and on my message machine stating the same when I attempted to get a time and date that would work for the both of us. Then, I finally got this rescheduled, not without pulling teeth. Needless to say my inspection failed for unbelievable issues (2) which were fixed in about 3 minutes. Now I have to have this inspector come back, had to reschedule an appointment for which, the inspector will get paid (taxpayer money) and my housing voucher is in limbo until they can come and see that a small portion of carpet was re-tacked near my bathroom door and the bathroom fan is plugged in. The inspector also made it seem as if I were purposely ruining the property to my management when these exact same issues were there last year and my inspection passed. It was a normal wear and tear issue having been a resident for 4 years. My home is immaculate and well cared for.

Next, I have been working 2 jobs, 7 days a week and attending school. I make over the $700 a month limit for Medicaid. I have fibromyalgia, endometriosis and migraines that are finally controlled under my doctor's care and have been for about 2 years. I have to have specific medications or I am in too much pain to work. I work so cannot claim disability. I tried CICP which I qualify for, but the doctors are not qualified to care for someone with my conditions in a way that I could keep up my schedule. I luckily attend Metro with 10 credit hours so had to get the mandatory medical insurance and can continue my care under the same doctor. The issue here is that I make approximately $10,000 as an annual salary and will be paying around $3,000 of this for insurance, medications, deductibles and co-pays. This is way more than what I make over the $700 Medicaid limit. The cost of my medical care is not taken into consideration because I cannot claim S.S. Disability but aren't people on disability insurance cared for by Medicare, no real cost to them? But yet their medical bills and medications are taken into account? I believe it is the people that fall into my category that MUST have these costs considered. Not just given, but if proof can be shown of the insurance payments, deductibles, medications and co-pays then it should most definitely be considered in deciding income and rent portions. I brought in all of this proof and was told it doesn't matter, it doesn't count.

Another issue is for people that do not have "steady" work. I don't mean those that cannot hold a job. I mean the people that work for the schools or temporary type positions. I

work one job in an educational setting. It is student dependent entirely. If they are sick, on vacation or the school is not in session then my pay drops considerably. I have good pay with them and don't want to turn any job down but what about the summer or months when pay is lowered but the same higher portion of rent has to be paid? Unemployment is not an option for these times even when the economy is good. It seems that they don't have any way to compute these types of positions. No wonder our educational systems are starting to fall apart. There is no incentive for teachers and other educators to take this huge dip in income during summer and vacation times, which is when money is usually needed the most.

Here's another issue. I happen to live in an apartment complex that charges for water, trash and parking as well and I am not considered for a higher utility allowance. I work harder to pay these bills, lose my Medicaid, have to pay substantially more for my medical care, and cannot save any kind of money to get a different apartment without all of the extra bills. I am stuck in a vicious circle. Then, when I even try looking for apartments in my price range it is major work. Most housing authorities I have had, had some kind of listing of subsidized, low-income or Section 8 complexes, apartments, duplexes, etc. Littleton's Housing Authority does not have this (I saw 2 fliers of apartments, no telling of availability). I am looking and not finding much, I also do not want to live in the slums or have to use a public laundry room (I have had clothes stolen and there's no telling if the machines will actually work, they are not cost effective). I need a home close to my jobs and my son's school (he takes RTD which I pay for each month and this is not taken into consideration either). When I am looking, I am thinking why bother, I cannot afford to move anyway, I will be stuck in the same 1 bedroom loft apartment until I graduate and can find a job that offers medical and an annual salary of at least $30,000. I am not taking the "easy" way by doing a trade school or some school where my credits cannot be transferred to a real college, I am doing it the right way, getting a real education but this does take some time. Then, I will not need to come back for help later I will have real skills, the kind that take hard work, dedication and a proper education to get. I am not going for a managerial position at Taco Bell this, to me, is not a career.

Housing Authorities should offer more educational sessions for those that want to learn how to own a home, condo or duplex and KEEP it. These should be offered not demanded as there are those out there that are not interested in bettering themselves and their situations and this would just clog up the system more. But offer it please; knowledge is power. They need resources for people to work with, lots of them as everyone has different issues and needs. This is not a one size fits all society. How to get low-income based programs for their phones or internet (needed for school now) or electricity is an idea. Currently all I've found is for disabled people or seniors. What about weatherization? I spent about 2 years trying to get a paper signed to have my apartment weatherize to lower my $100 a month electric/gas bill only to be put on a waiting list because people with larger houses have larger bills and they own. Sure I apply for and get LEAP but this is only once a year. How about something monthly, like a percentage off of the bill? I just feel like I am running in circles. I work so I can pay my bills, then I get more bills so I have to work some more. I am only one person and can only do so much, I am at my maximum physically and mentally and don't know how much longer I can keep this up. Oh, and I have a kiddo to take care of, share time with and love. It is very hard when I am almost never home because I am working all the time or doing homework. I don't want

everything to come crashing down, I am afraid to get sick (I work and go to school when I am) but what if I cannot go, go, go like I have been. Then, on top of all my hard work I'm treated like I'm not trying. I work very hard but it is like I am stuck in a sand pit with nowhere to go but down deeper into debt, worry, frustration or lose my sanity altogether and end up homeless, jobless, and have no more goals in life. I don't want that to happen but it is like I am punished for doing more and trying harder. It seems that those that just sit around doing nothing are treated better and have more help available to them as of right now.

These are just a few of my concerns and I have a very tight schedule but am willing to give input and ideas whenever needed. For instance, I would like to attend some of the apartment community activities but I'm usually at work when they have them but if they have surveys asking opinions or ideas to better situations, I do my best to do at least that. I am one person and can only be in one place at a time but these issues concern me very much and I want to help initiate change for the betterment of our communities. Feel free to contact me and I'll do what I can. Thank you for taking the time to read about my concerns.

Anonymous…but not alone I'm sure

Littleton Housing Authority's Response to Resident Concern

Paragraph #1:

N/A

Paragraph #2

LHA currently contracts out the inspection function to Concept One, an independent contractor. Any issues such as those described in the complaint should be brought to the attention of the housing authority staff when they occur. While we cannot control much of how the inspector interacts with the resident, we would certainly want to know about any allegations of disrespect or bias and would address them with the contractor and the contractor's employees. Recently, we have had a change in the inspector assigned to the LHA contract; hopefully, this will alleviate the problem.

Paragraph #3

We appreciate the fact that the resident is working to be a productive member of society, and is attempting to address her medical expenses with her insurance, rather than claiming a disability. Unfortunately, we are bound by the Medicare/Medicaid regulations and cannot take her expenses into account without a certification of disability from Social Security. The resident makes a very compelling case, and is encouraged to address these concerns with her congressional representatives.

Paragraph #4
These concerns are outside of our jurisdiction.

Paragraph #5
The LHA does keep a list of participating landlords in our Section 8 Housing Choice Voucher program at our front desk, and it is also provided to incoming participants. This list is updated regularly as we get new landlords who are interested in participating in our program. Participants receive a utility allowance for utilities for which they are responsible, and our utility allowance schedule is updated each year, based on current actual utility charges. The subsidized rent, plus the utility allowance, provides participants with an edge over non-participants, who must pay the full amount of both charges. We are always hopeful that this arrangement provides an opportunity for participants to save, but every situation is different, and we can only provide the opportunity.

Paragraph #6.

Some housing authorities offer first-time homebuyer programs, such as Englewood. At the present time, LHA does not have sufficient resources to provide such a program. Many banks and other non-profit organizations offer the type of educational programs to which the resident refers.

Other assistance programs to which the resident refers, such as electricity and weatherization are not within the scope of what the LHA provides. Local non-profit may be able to help with these concerns, but LHA is not able to address concerns other than housing. We can refer residents to some organizations, but our list is not all-inclusive.

Appendix 12

Area Median Incomes & HOME Rents

FY 2009 Income Limits Arapahoe County, Colorado										
FY 2009 Income Limit Area	Median Income	FY 2009 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Arapahoe County	$76,000	Very Low (50%) Income Limits	$26,600	$30,400	$34,200	***$38,000***	$41,050	$44,100	$47,100	$50,150
		Extremely Low (30%) Income Limits	$15,950	$18,250	$20,500	***$22,800***	$24,600	$26,450	$28,250	$30,100
		Low/Mod (80%) Income Limits	$42,550	$48,650	$54,700	***$60,800***	$65,650	$70,550	$75,400	$80,250

FY 2008 Income Limits Arapahoe County, Colorado										
FY 2008 Income Limit Area	Median Income	FY 2008 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Arapahoe County	$71,800	Very Low (50%) Income Limits	$25,150	$28,700	$32,300	***$35,900***	$38,750	$41,650	$44,500	$47,400
		Extremely Low (30%) Income Limits	$15,100	$17,250	$19,400	***$21,550***	$23,250	$25,000	$26,700	$28,450
		Low/Mod (80%) Income Limits	$40,200	$45,950	$51,700	***$57,450***	$62,050	$66,650	$71,250	$75,850

Median income estimates are used as the basis for income limits in several HUD programs such as CDBG and HOME. HUD establishes income limits annually. HUD established 2009 AMI (Area Median Income) for Denver-Aurora Metro Area at $76,000. AMI represents the income level at which half of the population makes more, half makes less; it is not an average. Income limits are Moderate/Low Income at 80% of AMI, Very Low at 50% of AMI, and Extremely Low at 30% of AMI.

Information can be found at: http://www.huduser.org/datasets/il.html

Final FY 2009 Fair Market Rate By Unit Bedrooms					
	Efficiency	**One-Bedroom**	**Two-Bedroom**	**Three-Bedroom**	**Four-Bedroom**
Final FY 2009 FMR	$617	$704	$891	$1,265	$1,475

Final FY 2008 Fair Market Rate By Unit Bedrooms					
	Efficiency	**One-Bedroom**	**Two-Bedroom**	**Three-Bedroom**	**Four-Bedroom**
Final FY 2008 FMR	$607	$692	$876	$1,244	$1,450

HUD also establishes Fair Market Rate Rents annually. The HUD-established rent is not based on the income of the tenant actually occupying the unit, but instead uses the AMI for the number of persons typically occupying a unit of a given size. Information can be found at: http://www.huduser.org/datasets/fmr.html

Final FY 2008 HOME Program Rents							
	Efficiency	**One-Bedroom**	**Two-Bedroom**	**Three-Bedroom**	**Four-Bedroom**	**Five-Bedroom**	**Six-Bedroom**
LOW HOME RENT LIMIT	$607	$673	$807	$933	$1,041	$1,148	$1,1256
HIGH HOME RENT LIMIT	$607	$692	$876	$1,179	$1,295	$1,411	$1,527

FY 2009 HOME Program Rents have not yet been published.

Per 24 CFR Part 92.252, HUD provides the following maximum HOME rent limits. The maximum HOME rents are the lesser of:

- The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or
- A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided by HUD will include average occupancy per unit and adjusted income assumptions.

Maximum HOME rent limits for very low-income families meet one of following rent requirements:

- The rent does not exceed 30 percent of the annual income of a family whose income equals 50 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. HUD provides the HOME rent limits which include average occupancy per unit and adjusted income assumptions. However, if the rent determined under this paragraph is higher than the applicable rent under 24 CFR 92.252(a), then the maximum rent for units under this paragraph is that calculated under 24 CFR 92.252(a).
- The rent does not exceed 30 percent of the family's adjusted income. If the unit receives Federal or State project-based rental subsidy and the very low-income family pays as a contribution toward rent not more than 30 percent of the family's adjusted income, then the maximum rent (i.e., tenant contribution plus project-based rental subsidy) is the rent allowable under the Federal or State project-based rental subsidy program.

Information can be found at:
http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/

Appendix 13

Inventory of Available Resources

INVENTORY OF AVAILABLE KNOWN RESOURCES

This section is an inventory of the available known resources. These resources may be enhanced in future years by other sources or may be eliminated. Many of the funding sources mentioned are competitive and though applications may be submitted, funding may not be received.

Arapahoe County makes every attempt to leverage the entitlement programs when at all feasible. Even programs or projects, which have only one funding source, are expected to expend in-kind services for additional leverage. The benefits to the community and its citizenry, when funds are leveraged, are thus expanded well beyond the ability of any one funding source.

Low Income Housing Assistance Programs – Public Housing and Section 8 Certificates and Vouchers (HUD) – Section 8 rental subsidy vouchers and certificates for eligible low income households pay that portion of the rent that exceeds 30% of their households' income. Section 8 certificates can only be used for dwellings rented at or below the fair market rent. Households using vouchers are allowed to supplement the voucher subsidy and pay a larger portion of their household income for their rent if they desire to rent a house or apartment at more than the fair market rent.

Community Development Block Grant (CDBG) (HUD) – Under the CDBG Program, a wide range of activities directed toward economic development and the provision of improved community facilities and services are eligible. States, urban counties and cities develop their own programs and funding priorities as long as programs/activities conform to program regulations.

HOME Investment Partnership Program (HOME) (HUD) - HOME is a formula based allocation program to states and participating local jurisdictions to expand the supply of affordable housing and increase the number of families who can be served with affordable housing. Housing developed with HOME funds must serve families within income guidelines represented less than 80% of median income for the area. HOME funds can be used for acquisition, construction, reconstruction and rehabilitation to promote affordable rental and ownership housing.

Weatherization Assistance Program (U.S. Department of Energy - DOE) – To reduce energy costs and conserve energy, this program provides funds to states for weatherizing the dwellings of low income persons. A unit is eligible for weatherization assistance if it is occupied by a family unit and if certain income requirements are met. To obtain funding as a supplier of weatherization assistance, an organization must submit an application to the local agency designated in the State's plan as the SubGrantee for the area in which the organization is located.

Habitat for Humanity – Habitat for Humanity is a non profit organization whose mission is to provide housing for those in need of a decent and affordable place to live. Habitat fulfills its commitment through the use of volunteer construction labor, the labor of the families that will live in the units being built, and the efforts of the groups in the local community willing to become involved.

Low Income Housing Tax Credits (LIHTC) – The amount of tax credit authority available in each state is limited. The allotment is distributed per specific criteria as set forth in the state's Low Income Housing Tax Credit Qualified Allocation Plan. The tax credit may be taken for ten years after the percentage of the qualified costs of the project. The total ten-year amount of credit will be pegged to the present value of either 70% of the qualified cost for new construction of substantial rehabilitation projects or 30% of the qualified cost for acquisition of existing buildings or certain federally subsidized projects.

Although credits may be taken for ten years after the project is placed in service, the qualified low income units must be maintained in service for a minimum of 15 years. Recapture of a portion of the credit amount can occur if this requirement is not met, sponsors must choose a targeting formula when the project is placed in service. Development sponsors may be either for profit or non profit entities. Tax credits are available for new construction or acquisition and rehabilitation of existing buildings.

Private Activity Bonds (PAB) – These bonds are provided to either for profit or non profit entities for affordable housing or economic development. Each year the counties receive an allocation from the State based on a formula. The county can then award the bonds to an agency that fits the developed criteria. If the county does not assign their allocation to any specific entity within a nine-month period, the funds are returned to the State for distribution as determined by the State.

General Fund – Arapahoe County provides general fund monies to several organizations in the County to provide services and housing to special needs populations. Any non profit agency is eligible to apply for these funds. The funds are included in the County's budget and must pass rigorous review by staff, the County Commissioners and the Citizens' Budget Committee.

Colorado Housing and Finance Authority (CHFA) – This agency provides additional mortgage funds at reduced interest rates through bond financing. This funding can be used in addition to the HOME First Time Homebuyer (FTHB) Program down payment assistance to create a very usable package of financing for low/moderate income buyers.

Private Banks – Several banking institutions in the County have formed a consortium to aid in the rehabilitation of homes in Englewood. This allows the

Englewood Rehabilitation Program to leverage funds and obtain a rehabilitation product beyond the health and safety aspects.