



ARAPAHOE COUNTY
COLORADO'S FIRST

2014-2018 Five Year Community Development Consolidated Plan



Board of County Commissioners:

- Nancy Doty, District 1
- Nancy N. Sharpe, District 2
- Rod Bockenfeld, District 3
- Nancy Jackson, District 4
- Bill L. Holen, District 5

Prepared By:

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Arapahoe County
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Executive Summary

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

- 1. Introduction**
- 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**
- 3. Evaluation of past performance**
- 4. Summary of citizen participation process and consultation process**
- 5. Summary of public comments**
- 6. Summary of comments or views not accepted and the reasons for not accepting them**
- 7. Summary**

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
Lead Agency	ARAPAHOE COUNTY	
CDBG Administrator	ARAPAHOE COUNTY	Community Resources Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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

1. Introduction

Arapahoe County consulted with local government partners, public and private agencies that provide housing, public services, homeless and special needs services, public facilities and infrastructure for this project. Interviews, focus groups, public hearings and meetings were held to gather information, expert opinion on needs and resources, the housing market, and needs for CDBG and HOME funded activities throughout the County.

Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

Arapahoe County housing and service providers coordinate services and housing for special needs populations through partnerships such as the Community Housing Assistance Corporation, a county-wide CHDO. CHDA coordinates the development of housing for three providers of services and housing for persons with mental health issues, the developmentally disabled, physically disabled, and persons with substance abuse issues. The four agencies coordinate to increase the number of service enriched housing opportunities for persons throughout the County.

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

Homeless providers who serve Arapahoe County are members of the Metro Denver Continuum of Care and work with providers throughout the metro Denver region on coordinated programs and services. Homeless operators and programs are funded in part through Arapahoe County block grant funds. Homeless providers serving Arapahoe county have been developing the Arapahoe County 10 Year Plan to End Homelessness, a coordinated effort throughout the county. Local nonprofit providers have also come together to form the H.A.A.T. Force for the south metro area, providing cold weather hotel vouchers to hotels in Arapahoe County. Agencies continue to work together to address the needs of homeless populations and those facing homelessness in Arapahoe County.

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

Agencies working in Arapahoe County were contacted to participate in the Consolidated Planning process. Arapahoe County does not receive ESG funds.

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

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1	Agency/Group/Organization	FAMILY TREE
	Agency/Group/Organization Type	Housing Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Family Tree staff were interviewed during the Consolidated Plan consultation process. The director of the Family Tree owned and operated shelter in Arapahoe County attended the housing focus group and provided data and information used to develop the Consolidated Plan and Annual Action Plan. The agency leads coordination efforts for homeless providers throughout Arapahoe County.
2	Agency/Group/Organization	HomeStart Realty
	Agency/Group/Organization Type	Housing Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HomeStart Realtor Jacqueline Jenkins, provided housing sales data for the markets section of the Consolidated Plan, was interviewed as part of the Housing Needs Assessment, and participated in the housing needs focus group.
3	Agency/Group/Organization	Mile High Council
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Mile High Council staff attended the housing needs public meeting and the focus group on affordable housing. Agency staff were interviewed and provided information about their services, clients and homeless needs in Arapahoe County that were used in various sections of the plan. The agency coordinates services with other Arapahoe County homeless providers.
4	Agency/Group/Organization	Denver Fair Housing Center
	Agency/Group/Organization Type	Service-Fair Housing Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Denver Fair Housing Center attended the public hearing on housing needs and impediments to fair housing choice. Staff were also interviewed as part of the consultation process. The Fair Housing Center was opened to help coordinate Fair Housing initiatives throughout the entire Metro Denver area.
5	Agency/Group/Organization	Archway Housing and Services
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Archway Housing and Services staff were interviewed as part of the housing needs assessment. The ED participated in the housing needs forum. Archway is a CHDO that has the capacity to build affordable rentals for low and very low income households in Arapahoe County.
6	Agency/Group/Organization	COMMUNITY HOUSING DEVELOPMENT ASSOC, INC.
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CHDA staff were interviewed as part of the housing needs assessment. CHDA is an Arapahoe County CHDO that provides rental housing for low income and special needs populations. The agency also participated in the housing needs focus group and provided information for the markets section of the plan. CHDA coordinates housing provision with local agencies that serve persons with disabilities.
7	Agency/Group/Organization	SOUTH METRO HOUSING OPTIONS
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	South Metro Housing Options staff were interviewed during the consultations portion of Consolidated Planning. Staff also participated in the housing needs focus group, and provided data and information for the public housing needs section of the plan. South Metro continues to administer the
8	Agency/Group/Organization	AURORA MENTAL HEALTH CENTER
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Aurora Mental Health staff were interviewed for the housing and special needs assessments. The agency coordinates with other disability providers to house residents at CHDA properties.
9	Agency/Group/Organization	HERO ALLIANCE
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director of the HERO Alliance was interviewed as part of the housing needs assessment and assessment of non-homeless special needs. The agency provided homebuyer assistance to persons with disabilities. Programs are not currently operating in Arapahoe County because of a lack of Section 7 voucher funding to housing authorities.
10	Agency/Group/Organization	DEVELOPMENTAL PATHWAYS
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Developmental Pathways staff were interviewed as part of the housing and non-homeless special needs portions of the plan. Staff also attended the special needs focus group, and provided client and other data used to develop the plan. Developmental Pathways coordinates housing and services with other providers and coordinates some residential services with CHDA.
11	Agency/Group/Organization	ARAPAHOE HOUSE, INC.
	Agency/Group/Organization Type	Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Arapahoe House staff were interviewed as part of the housing needs assessment and the non-homeless special needs portions of the plan. Staff also attended the focus group for special needs populations. Arapahoe House coordinates housing and services with other agencies through their housing partnership with CHDA.
12	Agency/Group/Organization	GATEWAY WOMENS BATTERED WOMENS SHELTER
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Gateway Battered Women's Shelter staff were interviewed as part of the homeless needs analysis and development of the homeless strategy. The agency provided data and information about services for domestic violence services and needs for the plan. The agency is part of the coalition developing the Arapahoe County 10 Year Plan to End Homelessness.
13	Agency/Group/Organization	REBUILDING TOGETHER METRO DENVER
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Rebuilding Together Metro Denver staff were interviewed as part of the consultation process for the housing needs assessment.
14	Agency/Group/Organization	Funding Partners for Housing Solutions, Inc.
	Agency/Group/Organization Type	Housing Regional organization Business Leaders Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Funding Partners, that operates the Arapahoe County down payment assistance program, was interviewed and provided data for the housing needs assessment. Staff participated in the housing needs focus group. Funding Partners hopes to increase the number of low and moderate income home purchasers using the Arapahoe County program in the next five years.
15	Agency/Group/Organization	FAMILY PROMISE OF GREATER DENVER, INC.
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Family Promise staff were interviewed for the homeless needs sections of the plan, and provided data and information to inform the homeless strategies and other non-homeless or housing strategies. The agency provided client and other data that informed the plan and coordinates with other agencies throughout Arapahoe County and the region.
16	Agency/Group/Organization	Interfaith Community Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interfaith staff were interviewed as part of the homeless needs assessment, housing needs assessment, non-homeless special needs assessment, and assessment of other community needs. The organization provides a wide variety of services to residents in Arapahoe County. The agency provided client and other data that informed the plan and coordinates with other agencies throughout Arapahoe County and the region.
17	Agency/Group/Organization	Medici Properties
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Medici Properties Principal developer of affordable rental housing units attended the housing needs focus group and provided insights into development of affordable rentals in Arapahoe County.
18	Agency/Group/Organization	ARAPAHOE DOUGLAS MENTAL HEALTH NETWORK
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Arapahoe-Douglas Mental Health staff were interviewed interviewed as part of the housing and non-homeless special needs consultation process.
19	Agency/Group/Organization	ENGLEWOOD HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Englewood Housing Authority staff were interviewed as part of the PHA consultation process, and provided information, insights into needs, and data for the PHA portions of the plan.
20	Agency/Group/Organization	Tri-Valley Senior Citizen Association
	Agency/Group/Organization Type	Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Tri-Valley was interviewed to determine senior needs in Arapahoe County. The agency also distributed and answered a survey about housing needs in eastern Arapahoe County.
21	Agency/Group/Organization	ARAPAHOE COUNTY PLANNING DEPARTMENT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Planning Department staff were interviewed as part of the housing needs and markets consultation process.
22	Agency/Group/Organization	ARAPAHOE COUNTY
	Agency/Group/Organization Type	Housing PHA Services-Children Services-Persons with Disabilities Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Arapahoe County Housing and Community Development staff provided input on needs and priorities, resources and partners for plan development.
23	Agency/Group/Organization	CITY OF ENGLEWOOD
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City of Englewood Community Development and Planning staff were interviewed during the consultation process. Staff also participated in the housing needs focus group.
24	Agency/Group/Organization	CITY OF SHERIDAN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff were interviewed during the consultation process about needs in the City of Sheridan.
25	Agency/Group/Organization	CITY OF CENTENNIAL
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	public infrastructure needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Centennial provided input into high priority needs within the City of Centennial. City staff were invited to meetings and hearings related to housing and community development needs.
26	Agency/Group/Organization	TOWN OF DEER TRAIL
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public infrastructure and facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town of Deer Trail was consulted about local needs for public improvements and creating a suitable living environment.
27	Agency/Group/Organization	AUDIO INFORMATION NETWORK OF COLORADO
	Agency/Group/Organization Type	Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	AIHC were invited to participate in all public meetings to gather input for development of the Consolidated Plan and Annual Action Plan. The agency provided information about the need for their programs.
28	Agency/Group/Organization	BROTHERS REDEVELOPMENT
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Brothers Redevelopment provided information about their programs and services offered throughout Arapahoe County. The agency was invited to participate in the housing needs public hearing and public hearing related to plan development and priorities.
29	Agency/Group/Organization	DOCTORS CARE
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	public services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Doctor's Care provided information about their services and the needs for public health services in Arapahoe County. The agency was invited to public hearings related to needs and the draft plan.
30	Agency/Group/Organization	Goodwill Industries
	Agency/Group/Organization Type	Services-Employment youth
	What section of the Plan was addressed by Consultation?	Economic Development youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Goodwill Industries high school career development program at Sheridan High School staff provided information about services, needs of clients, and programs for the consolidated plan. The agency was invited to public hearings related to development of the five year plan and annual action plan.
31	Agency/Group/Organization	PROJECT ANGEL HEART
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Project Angel Heart provided information about the need for proper nutrition for persons suffering from serious illness and their meal services. The agency was invited to participate in public hearings and meeting related to needs in Arapahoe County and the draft consolidated plan and annual action plan.
32	Agency/Group/Organization	SENIOR HUB INC
	Agency/Group/Organization Type	Services-Elderly Persons Regional organization

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	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Senior HUB staff provided information about the needs of seniors in rural Arapahoe County, especially the need for the meals on wheels program run by the agency. The agency was invited to participate in hearings related to needs and the draft consolidated plan and annual action plan.
33	Agency/Group/Organization	TOWN OF LITTLETON CARE DBA MEALS ON WHEELS
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	TLC Meals on Wheels provided information about the need for senior meals in Arapahoe County, and for their services. The agency was invited to the public hearings regarding needs and draft plans.
34	Agency/Group/Organization	University of Colorado
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Health Facilities, Public Health
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The University of Colorado School of Medicine provided information about the need for substance abuse and dependency treatment programs, and the programs that they offer to residents of Arapahoe County. The agency was invited to public hearings related to needs and the draft consolidated plan and annual action plan.

Table 2 – Agencies, groups, organizations who participated

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

Some agencies and past grantees contacted as part of the consultation process did not return calls or emails and requests for interviews or attendance at focus groups, hearings, and meetings. These agencies were not included in the list of consulted agencies, but were given the opportunity to participate in the process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Denver Homeless Initiative	MDHI member organizations serving Arapahoe County shared data, program information and needs for the plan. Goals are based upon this information and the programs operated by the CoC members.

Table 3 – Other local / regional / federal planning efforts

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

Arapahoe County coordinates with the Colorado Division of Housing on HOME funded housing projects and programs, to ensure that Arapahoe County funding is leveraged with state funds. Developers and CHDOs working in Arapahoe County apply for funding from a variety of sources for programs and developments, including the State of Colorado. Some homeless programs are funded regionally, by Arapahoe County and other metro HUD grantees. Special needs providers also receive funding from both Arapahoe County, the City of Aurora, other grantees, and the state to operate programs throughout the entire metro area.

Narrative (optional):

PR-15 Citizen Participation

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

Arapahoe County used multiple methods to conduct outreach and ensure public participation in the development of the Consolidated Plan. These include individual interviews with key informants, governments and providers, an online survey for residents in rural areas related to needs, focus groups, public meetings focused on need identification, study sessions with the board of county commissioners, and public hearings.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Focus Group - special needs	Persons with disabilities	Staff from Developmental Pathways and Arapahoe House attended this focus group on special needs populations and Fair Housing barriers. In addition, a local realtor who works with low income and minority homebuyers attended.	Availability of affordable rentals and units for sale is an issue in Arapahoe County. Another issue for low income and disabled residents is the age of some affordable units that need repairs and upgrades to make them safe and habitable.		

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Arapahoe County held a public meeting to gain input into housing and community development needs in the evening, to allow any Arapahoe County resident the opportunity to express their input into housing and community development needs.</p> <p>No one attended the meeting. The meeting was publicized on the county website, in the local newspaper, and through distributing a meeting invitation to many agencies throughout the county.</p>	None		

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Focus Group - special needs	local leaders	Arapahoe County staff, county leaders	Commissioners reviewed housing needs finding and recommendations for action.		

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The following analysis points out the need for more rental housing units in Arapahoe County, especially for the very lowest income households at 0 – 30% AMI. Smaller households have lower incomes in Arapahoe County, and have a higher incidence of housing needs. Cost burden is an issue for many households who earn 80% or less of the area median income, especially renters. Renter families have the highest incidence of overcrowding, particularly in the lowest income ranges.

There is a gap in the rental housing stock in all income ranges in Arapahoe County. There is also a shortage of units for sale in all income ranges. Those at 50% or less of the AMI who wish to become owners in Arapahoe County will need some sort of subsidy to afford the median priced home.

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

Summary of Housing Needs

Between 2000 and 2010, the population in Arapahoe County increased by 13%, households increased by 15%, and median incomes increased by 8%.

In Arapahoe County, small families, and households with young children or at least one person age 75 or more, make up the majority of households at 50% or less of the area median income. Large families tend to have higher incomes.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	241,784	272,014	13%
Households	95,098	109,136	15%
Median Income	\$53,570.00	\$57,724.00	8%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2010 American Community Survey 1 Year Estimate

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	11,755	9,614	17,300	11,459	59,025
Small Family Households *	3,904	3,410	6,319	4,939	34,445
Large Family Households *	420	753	1,110	694	4,869
Household contains at least one person 62-74 years of age	1,606	1,388	2,394	1,542	8,704
Household contains at least one person age 75 or older	1,891	1,485	2,028	1,004	2,836
Households with one or more children 6 years old or younger *	1,802	1,825	2,877	1,555	6,022

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2006-2010 CHAS

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Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	85	85	160	10	340	14	25	45	25	109
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	129	135	118	14	396	0	40	14	20	74
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	239	355	165	134	893	14	0	120	30	164
Housing cost burden greater than 50% of income (and none of the above problems)	5,414	1,395	450	10	7,269	2,070	1,540	1,938	483	6,031
Housing cost burden greater than 30% of income (and none of the above problems)	664	2,832	2,975	485	6,956	499	648	3,144	3,015	7,306

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	1,255	0	0	0	1,255	375	0	0	0	375

Table 7 – Housing Problems Table

Data 2006-2010 CHAS
Source:

Housing Needs Summary

The greatest problem facing households in Arapahoe County is housing cost, especially for households at 0 – 30% AMI and 31 – 50% AMI. This is especially true for renters, though very low income owners also face cost burden. While some households have a lack of kitchen or plumbing, this condition and overcrowding do not seem to be a significant problem throughout the County.

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,890	1,975	890	164	8,919	2,105	1,610	2,113	563	6,391
Having none of four housing problems	1,234	3,797	7,713	3,809	16,553	894	2,207	6,593	6,905	16,599
Household has negative income, but none of the other housing problems	1,255	0	0	0	1,255	375	0	0	0	375

Table 8 – Housing Problems 2

Data 2006-2010 CHAS
Source:

Housing Problems

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HUD estimates the number of households in each income range that have one or more of the above housing problems. By far, renters in the 0 – 30% AMI income range have the most housing problems, followed by owner households earning 0 – 30% of the AMI.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,274	1,889	1,599	5,762	808	830	2,217	3,855
Large Related	224	405	230	859	105	224	560	889
Elderly	1,079	492	394	1,965	1,192	796	1,017	3,005
Other	2,858	1,814	1,395	6,067	479	408	1,418	2,305
Total need by income	6,435	4,600	3,618	14,653	2,584	2,258	5,212	10,054

Table 9 – Cost Burden > 30%

Data Source: 2006-2010 CHAS

Cost Burden>30%

There are 14653 renter households and 10,054 owner households earning 80% or less of the area median income who pay 30% of more for housing in Arapahoe County. These households are considered cost burdened. When households pay more than 30% of their income for rent or a mortgage, and utilities, they often have to cut back on other essential household expenses such as healthcare, daycare, or food to make ends meet. Of the cost burdened households identified in Arapahoe County, 44% of renters have incomes at 30% or less of the area median income. Owners with higher incomes, in the 51 – 80% AMI range, have a 52% incidence of cost burden. The largest numbers of cost burdened households are small related renters and owners, followed by “other” households.

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,990	595	150	2,735	674	685	979	2,338
Large Related	199	90	40	329	95	175	215	485
Elderly	940	200	165	1,305	865	434	340	1,639
Other	2,589	595	145	3,329	455	270	444	1,169
Total need by income	5,718	1,480	500	7,698	2,089	1,564	1,978	5,631

Table 10 – Cost Burden > 50%

Data 2006-2010 CHAS
Source:

Cost Burden >50% Narrative

Severe cost burden is experienced when a household pays more than 50% of their household income for housing costs. In Arapahoe County, there were 7,698 renter households and 5,531 owner households earning 80% AMI or less than pay more than 50% of their income for housing. The highest numbers of severely cost burdened households are those at 30% or less of the AMI, small family households, and “other” households.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	368	490	234	109	1,201	14	40	110	20	184
Multiple, unrelated family households	0	0	10	39	49	0	0	24	30	54
Other, non-family households	0	0	38	0	38	0	0	0	0	0
Total need by income	368	490	282	148	1,288	14	40	134	50	238

Table 11 – Crowding Information – 1/2

Data 2006-2010 CHAS
Source:

Overcrowding Narrative

Most overcrowded households in Arapahoe County are one family sharing a single family rental. HUD reports that there are 49 renter households and 54 owner households with multiple unrelated families who are crowded, and 38 non-family households that are overcrowded. Overcrowded families can be made up of multiple generations and extended families all living in one housing unit. Housing agencies interviewed for this assessment noted that the number of larger related extended families seeking larger rental units is growing, both because of the economics of housing costs, and for cultural reasons. Unrelated families in overcrowded situations also indicate a homeless problem, with households doubling up to afford housing or shelter households without their own housing unit.

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	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	1,397	2,040	1,381	4,818	820	2,239	3,183	6,242

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:
 2011 American Community Survey and CSI Analysis
 Data Source
 Comments:

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

Many single persons who earn 0 - 50% AMI are rent burdened. Most of these households are renters, and many are also elderly. They need affordable rental housing options.

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

Gateway Battered Women's Shelter operates a 15 bed facility in Arapahoe County, which is 85 - 90% full each night. The 2013 Metro Denver Point-in-Time survey counted 110 persons who were homeless because of domestic violence issues. In Arapahoe County, approximately 50,000 persons, or 8.8% of the population, has some sort of disability. Many households on the waiting list for Section 8 rental assistance have a disabled household member. The number of households in need due to dating violence, sexual assault and stalking is not know.

What are the most common housing problems?

The most common housing problems in Arapahoe County are cost burden, especially for households at 30% or less of the AMI, and renters. Small renter households have the highest incidence of overcrowding in Arapahoe County.

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

Households at the lowest income leave are most affected, as are renters.

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

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Homeless and housing providers interviewed for this study report an increase in the number of homeless households in Arapahoe County, especially families with children. Households seeking homeless prevention services are also on the rise, and resources to meet the needs of these households are not adequate to meet all needs. Community Housing Services reports a 10% increase each year in requests for housing services. All homeless providers cited a lack of affordable rental housing units for very low income households and for those who have experienced bad credit as a need. The rise in very low income immigrant households that have large families are also seeking very low cost affordable rentals and emergency rent assistance. The recent increases in rental prices and reduction in vacancy rate is only increasing this problem.

There are some transitional housing opportunities in Arapahoe County, though no rapid re-housing programs. The Colorado Coalition for the Homeless operates 20 transitional housing units in Arapahoe County that have case management services provided by Interfaith Community Services. Community Housing Services has 10 vouchers to provide transitional housing in scattered site units. Homeless agencies interviewed for this study indicate a need for many more transitional housing units in Arapahoe County, as well as more permanent units targeted to the very lowest income households. They also state that households coming out of transitional and short term housing program have trouble finding and keeping long term affordable rental units.

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:

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

The metro Denver rental housing market has become extremely tight over the past few years, and the rise in rent rates and decline in vacancy rates in Arapahoe County are causing many households to be priced out of the rental market, experience cost burdens of 30 - 50% or more, and are forcing some households to double up. Homeless providers report a rise in the number of household requesting emergency rental assistance. Housing Authorities and other housing providers have long waiting lists of renter households trying to find and secure an affordable rental unit or rental assistance.

Discussion

There is a gap in the rental housing stock in all income ranges in Arapahoe County. There is also a shortage of units for sale in all income ranges. Those at 50% or less of the AMI who wish to become owners in Arapahoe County will need some sort of subsidy to afford the median priced home.

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

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

Introduction

A disproportionately greater need exists when the members of racial or ethnic groups at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. The following data has been provided by HUD to conduct an analysis of disproportionate needs in Arapahoe County.

The four housing needs identified by HUD and included in this analysis are:

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

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	21,040	2,445	3,900
White	11,070	1,520	2,195
Black / African American	3,265	305	975
Asian	785	190	320
American Indian, Alaska Native	150	20	0
Pacific Islander	4	0	0
Hispanic	5,325	315	355

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

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

Disproportionate Need 0 - 30% Narrative

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As the table above shows, the four Pacific Islander households earning between 0 – 30% AMI in Arapahoe County experience one of the four housing needs at a higher rate than for households overall. Other groups do not have disproportionate needs.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,630	5,440	0
White	9,415	4,090	0
Black / African American	2,815	345	0
Asian	625	175	0
American Indian, Alaska Native	115	10	0
Pacific Islander	25	0	0
Hispanic	4,435	765	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Disproportionate Need 30 -50% AMI Narrative

For households earning between 31 – 50% AMI, all racial groups except whites, and Hispanics, have a higher incidence of housing problems than in the jurisdiction overall. This information may indicate that these groups are paying more for housing and are experience more overcrowding than white citizens, as other housing problems in Arapahoe County were not as prevalent. These households are also more likely to be renting market rate units, and less likely to be living in subsidized housing than those at lower incomes.

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50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	19,140	17,935	0
White	13,130	12,865	0
Black / African American	2,245	1,565	0
Asian	755	530	0
American Indian, Alaska Native	45	140	0
Pacific Islander	55	20	0
Hispanic	2,550	2,595	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Disproportionate Need 50-80% AMI Narrative

Households from 51 – 80% AMI have very similar rates of housing problems when comparing various racial and ethnic groups. Only Pacific Islanders have a disproportionately greater need than other households.

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,290	15,690	0
White	5,725	11,860	0
Black / African American	790	1,425	0
Asian	495	440	0
American Indian, Alaska Native	30	85	0
Pacific Islander	45	4	0
Hispanic	1,020	1,795	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

DRAFT

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

Disproportionate Need 80-100% AMI Narrative

Pacific Islanders and Asians earning 81 – 100% of the AMI also have a disproportionately greater need than other households.

Discussion

Housing providers interviewed for this study indicated that they do not feel that their clients are discriminated against or have any Fair Housing issues because of race or ethnicity. They did indicate that larger households, especially those with large extended families, have a hard time finding affordable, size appropriate units in the county. The cost burdened household analysis, below, would support the conclusion that these two groups have a higher incidence of overcrowding than others, due to large family sizes, and the need for larger unit options.

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

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

Introduction

The following tables show disproportionate housing needs for those with one of four housing problems, including severe cost burden (paying >50% of income for housing). The same population groups show disproportionate need throughout the analysis – Pacific Islanders and Asians. American Indian or Alaska Natives also show disproportionate need in the 31 – 50% AMI range, though other minority groups do not, as was true when the analysis was based upon cost burden of 30%.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	18,200	5,285	3,900
White	9,320	3,270	2,195
Black / African American	2,960	610	975
Asian	725	245	320
American Indian, Alaska Native	90	80	0
Pacific Islander	4	0	0
Hispanic	4,650	990	355

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

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30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,295	13,775	0
White	4,885	8,620	0
Black / African American	1,345	1,815	0
Asian	440	365	0
American Indian, Alaska Native	85	40	0
Pacific Islander	10	15	0
Hispanic	2,465	2,745	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,655	31,415	0
White	3,635	22,365	0
Black / African American	615	3,195	0
Asian	375	910	0
American Indian, Alaska Native	45	140	0
Pacific Islander	35	45	0
Hispanic	895	4,245	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

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

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80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,420	22,555	0
White	640	16,945	0
Black / African American	230	1,985	0
Asian	185	750	0
American Indian, Alaska Native	0	115	0
Pacific Islander	45	4	0
Hispanic	265	2,550	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

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

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

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

Introduction:

When looking at all income ranges, African American and Hispanic households have higher incidences of severe cost burden than other households. The disproportionate need arises only at a cost burden of 50% or more.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	133,520	42,820	32,135	3,995
White	106,010	29,290	18,510	2,250
Black / African American	8,435	4,815	4,850	975
Asian	4,835	1,280	1,560	360
American Indian, Alaska Native	650	195	195	0
Pacific Islander	140	35	15	0
Hispanic	11,865	6,510	6,380	355

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

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

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

A review of the data, above, indicates that Pacific Islander and Asian households may need housing assistance to ensure that they have affordable, and size appropriate units in Arapahoe County. Minority households at 31 – 50% AMI are also experiencing disproportionate housing problems, which could mean that these households do not have access to the same affordable market rate housing units as white households in Arapahoe County.

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

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

Lower income and minority households tend to live in the older incorporated areas of Arapahoe County, including Englewood, Littleton and Sheridan.

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NA-35 Public Housing – 91.205(b)

Introduction

The Consolidated Plan must include a summary of the needs of public housing residents. The following table, provided by HUD from the Public and Indian Housing data set (PIC), shows that in Arapahoe County, there are 252 public housing units and a total of 1,051 tenant based vouchers currently being used in Arapahoe County. Vouchers are allocated through the Englewood Housing Authority, South Metro Housing Options, Arapahoe County Housing Authority (managed by South Metro) and the Sheridan Housing Authority, and three special needs providers serving disabled populations.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	252	1,057	0	1,051	0	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Public Housing Narrative

In addition to vouchers administered by the four housing authorities, there are vouchers administered by special needs housing providers in Arapahoe County, including Developmental Pathways, Arapahoe House, Arapahoe Douglas Mental Health, and Aurora Mental Health. These vouchers serve people with disabilities.

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HUD REAC scores show that the public housing units located in Arapahoe County are not in poor condition. Scattered units owned and operating by South Metro Housing Options (Littleton Housing Authority) get scores of 70 and 77. South Metro Housing Options owns 36 scattered duplexes and 51 single family homes located throughout Littleton. The Englewood Housing Authority's Orchard Place Apartments scored 96 and has undergone renovations in the past few years. The Housing Authority also owns 10 scattered units, which are included in this score, and which have also been recently rehabilitated. Neither housing authority has plans to dispose of, revitalize or conduct major rehabilitation to these public housing units.

Public Housing Units In Arapahoe County			
Property or Units	Number of Units	Owner	Population Served
Orchard Place	100	Englewood HA	Seniors/Disabled
Scattered Units	10	Englewood HA	Families
Scattered Units - Duplexes	92	South Metro Housing Solutions	Families/Seniors
Scattered Units - SF Homes	51	South Metro Housing Solutions	Families/Seniors
Total Units	253		
Source: HUD PIC, CSI, Housing Authorities			

Public housing Units

public Housing Authority Units Narrative

South Metro Housing Options also owns and manages 260 units of HUD Section 8 New Construction housing, with 240 units targeted to elderly tenants and 20 scattered units targeted to families. These units also get high REAC scores. Englewood Housing Authority owns the Simons Center, a 104 unit Section 8 New Construction property serving seniors, which has REAC scores in the 90s.

The table below shows that tenants who live in public housing and have vouchers use the assistance for an average of 10 years in public housing units and 12 years for voucher holders.

Section 8 voucher holders have large families, with an average size of six, much larger than the average household size throughout Arapahoe County. This data substantiates the need identified by South Metro Housing Solutions, which administers Section 8 vouchers for both Littleton and Arapahoe County, for larger affordable rental units for large extended families.

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Housing Authorities serve a large number of residents who are disabled, and who have requested accessibility features. While a majority of public housing units serve seniors, Public Housing Information Center (PIC) data below shows that many families accessing rental assistance also need accessibility features for family members.

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	135	228	0	228	0	0
# of Disabled Families	0	0	58	255	0	254	0	0
# of Families requesting accessibility features	0	0	252	1,057	0	1,051	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	218	745	0	741	0	0	0
Black/African American	0	0	15	281	0	280	0	0	0
Asian	0	0	17	14	0	14	0	0	0
American Indian/Alaska Native	0	0	1	14	0	13	0	0	0
Pacific Islander	0	0	1	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents Narrative

Public housing tenants, the majority of whom are seniors, are 87% white, six percent (6%) African American, and seven percent (7%) Asian. This racial breakdown is similar to that for all households in Arapahoe County. Voucher holders, however, are more likely to be a racial minority. Only 71% of voucher holders are white, 27% are African American, and approximately 1% are Asian and another 1% American Indian or Alaska Native. Asians and Pacific Islanders, who had higher incidences of housing problems than other racial groups, are underrepresented in the assistance programs.

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Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	43	216	0	214	0	0	0
Not Hispanic	0	0	209	841	0	837	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents Narrative

Seventeen percent (17%) of public housing and 20% of voucher holder residents are Hispanic in Arapahoe County. This is higher than the percentage of Hispanic households in Arapahoe County overall.

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Public Housing Authority Waiting Lists

Housing Authority	# of Section 8 Vouchers	Voucher Priorities	Waiting List Open/Closed & Date	# on Waiting List	Wait List Income Levels	Wait List Household Type
South Metro Housing Options	SMHO - 288	PWD	Closed, 12/15/2012	2,302	Extremely Low – 2,124	Family - 1315
					None/Other - 87	Elderly - 187
						PWD - 509
						Other - 290
	Arap. Co. - 62	PWD	No waiting list	0		
	State of CO - 50	PWD	Closed, 12/2008	149	Extremely Low - 141	Family - 104
					None/Other - 8	Elderly - 3
						PWD - 6
						Other - 36
Englewood HA	393	None	Closed, 5/13/2012	2,497	Extremely Low – 2,280	Family - 1409
					Very Low – 1,097	PWD - 575
					Low - 12	
Sheridan HA	177	Live/work in Sheridan	Closed, 6/30/2011	1,951	Extremely Low – 1,802	Family - 1162
		Elderly or PWD			Very Low - 141	PWD - 412
		Displaced families			Low - 3	
Totals	1,142			6,899		

Source: CSI Survey of housing authorities

Public Housing Authority Waiting List

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

The housing authorities do not have Section 504 needs assessments.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Housing Authority personnel in Arapahoe County state the need for additional housing stock that is larger and has more bedrooms, for large extended families in need of rent subsidy. South Metro Housing Options in Littleton noted that households seeking assistance are changing, and there are more Asian and Middle Eastern families in need who live with multiple generations. They also noted that many disabled residents need larger units; either to accommodate medical equipment or for live in personal aids who provide independent living services. Residents also have issues with transportation. While there are bus routes near properties owned by the housing authorities and near apartment buildings where voucher holders live, increases in bus pass and ticket prices have made it difficult for the very lowest income households to afford transportation to essential medical and other appointments, or to go grocery shopping. This need was also stated by providers of housing vouchers for special needs populations.

There are a total of 6,899 households on waiting lists for Section 8 vouchers in Arapahoe County. The majority of these households are extremely low income. Family households make up most of the waiting lists, and there are significant numbers of persons with disabilities on the waiting lists as well. Voucher priorities are given to persons with disabilities in Littleton and Arapahoe County. Englewood has no priority, and the Sheridan Housing Authority gives preferences for households who live and work in Sheridan, elderly residents, persons with disabilities, and displaced families. Sheridan Housing Authority vouchers are administered by the Englewood Housing Authority.

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

The waiting lists have larger numbers of very low income households, not surprisingly. Housing Authority tenants are have higher incidences of disabilities within their households, and larger families.

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NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

All homeless providers serving Arapahoe County were interviewed to prepare this analysis of homeless needs within the county. The Metro Denver Homeless Initiative (MDHI) Continuum of Care conducts a one night Point-in-Time (PIT) count of homelessness in Arapahoe County. None of the agencies involved, however, estimates the total number of households and individuals experiencing or becoming homeless in each year, existing homeless, or counts the number of days persons experience homelessness. Some related data is collected through the MDHI Point-in-Time (PIT). These numbers include homeless in Aurora.

Estimates of the number becoming homeless each year were created by multiplying the estimated number experiencing homeless each year by 41%, the number who became homeless within the past 12 months.

In January of 2013, there were a total of 802 homeless persons counted in Arapahoe County. The following table breaks these individuals into HUD required categories. The PIT tabulates sheltered and unsheltered, but does not break this information down into sub-population categories. The estimated sheltered and unsheltered homeless was based upon the total ratio of unsheltered individuals (8%) to sheltered individuals (92%) for this table. In reality, some groups are more likely to be unsheltered than others. The total number of persons experiencing homelessness each year was estimated by multiplying those homeless on a given night by 1.5, as 50% of those counted had been homeless for less than 12 months. The number exiting homelessness was estimated by taking the total number who may be homeless in a year and subtracting those counted in shelters during the count. The estimated days persons experienced homelessness could not be calculated by population group, and was estimated using weighted averages of the length of homelessness for all persons who reported in the count.

Seventy percent (70%) of homeless counted in Arapahoe County in 2013 were persons with individuals and children. Thirty percent were persons in households with only adults. Of the 6,358 individuals experiencing homelessness each year in the metro Denver area, 58% are persons in households with adults and children.

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Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	45	516	842	345	281	415
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	19	223	363	149	121	415
Chronically Homeless Individuals	2	17	29	12	10	415
Chronically Homeless Families	0	0	0	0	0	0
Veterans	2	24	39	16	13	415
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	1	6	11	5	4	415

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:

Metro Denver Homeless Initiative CoC Point-in-Time

Data Source Comments:

Homeless Needs Assessment Narrative

There are few chronically homeless in Arapahoe County. The PIT counted 19 chronically homeless individuals throughout the county. The PIT also counted 201 newly homeless persons. Twenty-nine percent of homeless persons who were counted were working.

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Homeless Duration Narrative

Forty percent (40%) of the homeless persons counted in the PIT have been homeless for more than one month and less than one year. Another 28% have been homeless from one to three years, and 6% have been homeless for more than three years. Only 10% have been homeless for less than one month.

Duration of Homelessness, Point-in-Time 2013	
	Percent
I am not homeless now	15.90%
Less than 1 month	10.20%
More than 1 month but less than 1 year	39.90%
1 to 3 years	27.80%
More than 3 years	6.20%
Total	100.00%

Source: Metro Denver Homeless Initiative 2013 Point-in-Time Count

Homeless Duration

Homeless Episodes Narrative

Forty-five percent (45%) of homeless have been homeless only one time, according to the count. Another 26% have been homeless two or three times. Households that have instable housing costs or conditions are most likely to experience homelessness multiple times, as are those with untreated medical or substance abuse issues, and those with few job skills.

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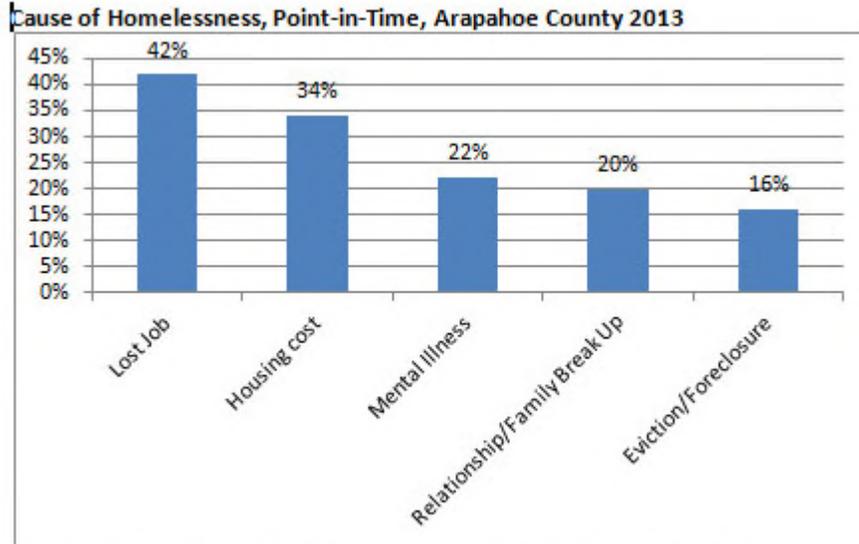
Homeless Episodes, Point-in-Time, 2013	
	Percent
One	44.50%
Two	19.00%
Three	17.10%
Four	5.00%
Five or more	7.80%
Not homeless any time last 3 years	6.40%
Total	100

Source: Metro Denver Homeless Initiative 2013 Point-in-Time Count

Homeless Episodes

Homeless Causes Narrative

The leading causes of homelessness in Arapahoe County, according to respondents, were lost jobs, housing costs, mental illness, family problems, and evictions or foreclosures. There were 110 individuals who were homeless because of domestic violence issues.



Source: Metro Denver Homeless Initiative 2013 Point-in-Time Count

Homeless Causes

Homeless and housing providers interviewed for this study report an increase in the number of homeless households in Arapahoe County, especially families with children. Households seeking homeless prevention services are also on the rise, and resources to meet the needs of these households are not adequate to meet all needs. Community Housing Services reports a 10% increase each year in requests for housing services. All homeless providers cited a lack of affordable rental housing units for very low income households and for those who have experienced bad credit as a need. The recent increases in rental prices and reduction in vacancy rate is only increasing this problem.

Gateway Battered Women’s shelter provides shelter and services for victims of domestic violence. The agency operates a 24 bed facility in Aurora and a 15 bed facility in west Arapahoe County near Englewood. The occupancy rate at these shelters runs between 85 – 95% each night. Often the facilities are full and individuals are turned away. Requests for shelter are rising. Gateway provided 500 more nights of shelter in 2011 than in 2010. In 2012, they provided 150 more nights of shelter than in 2011. Aurora’s Rapid Re-housing program helped many access

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permanent housing, and Gateway has relationships with other housing providers that enable 73% of individuals served to access housing when they leave.

House of Hope, a service of Family Tree, operates the only emergency homeless shelter in Arapahoe County, excluding Aurora. The facility can house 30 people at a time. Between July 2012 and June 2013, they provided 631 nights of shelter, and served 1,302 people. The shelter always has a waiting list for beds, and the list grows each year. Family Promise serves homeless families in Arapahoe County and throughout the metro Denver area, moving households between churches in the Denver area. The agency can serve five families, or up to 14 individuals, at a time. Households can stay for 60 days. The agency provided 840 shelter nights in Arapahoe County in 2012, serving 30 families from Arapahoe County and 45 from other metro Denver counties. Demand for these beds always exceeds the number of people that they can serve.

Family Promise, Family Tree, and Interfaith Community Services all provide emergency housing assistance as well as shelter or hotel vouchers. The support includes rent and mortgage assistance. Demand for these programs has increased during the past few years. A tight rental market has squeezed many very low and low income households out of lower priced units, making it harder to afford or find rentals in Arapahoe County.

There are some transitional housing opportunities in Arapahoe County. The Colorado Coalition for the Homeless operates 20 transitional housing units in Arapahoe County that have case management services provided by Interfaith Community Services. Community Housing Services has 10 vouchers to provide transitional housing in scattered site units. Homeless agencies interviewed for this study indicate a need for many more transitional housing units in Arapahoe County, as well as more permanent units targeted to the very lowest income households.

None of the homeless in Arapahoe County were counted in rural areas. If households living in rural Arapahoe County experience homelessness, they are seeking services in the urban areas of the County.

Indicate if the homeless population is: Has No Rural Homeless

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

Arapahoe County has estimated the number of persons becoming homeless and exiting homelessness in one year based upon Point-in-Time counts of homeless population numbers and homeless duration numbers.

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Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Race and Ethnicity, Point-in-Time 2013	
	Percent
Asian, Pacific Islander	0.30%
Black, African American	32.60%
Hispanic, Latino(a), Spanish	12.90%
Native American, Alaska	2.50%
White	44.90%
Mixed race	6.50%
Other	0.30%
Total	100.00%

Source: Metro Denver Homeless Initiative 2013 Point-in-Time Count

Homeless by Race and Ethnicity

The Point-in-Time does not tabulate homeless persons by race by sheltered and unsheltered, so Arapahoe County has presented the race and ethnicity of all homeless persons counted.

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

Homeless and housing providers interviewed for this study report an increase in the number of homeless households in Arapahoe County, especially families with children. The MDHI PIT counted 561 homeless persons in families with children in Arapahoe County. There were 26 homeless veterans counted. Only two homeless persons counted received VA benefits. The housing authorities that work in Arapahoe County do not have direct allocations of VASH vouchers, though the Colorado Division of Housing has a statewide VASH voucher program that can cover households in Arapahoe County. VASH

vouchers allocated to surrounding counties do port into Arapahoe County, but there is no Arapahoe County program targeting Veterans.

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

There are a higher percentage of minorities in Arapahoe County's homeless population than within the population as a whole. Only 45% of the homeless counted in 2013 were white. Thirty-three percent (33%) were African American, and 2.5% were Native American. Thirteen percent (13%) were Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The need for emergency shelter beds, homeless prevention assistance and transitional housing units exceeds demand in Arapahoe County. All agencies serving the homeless report increased demand for services, stagnant or shrinking resources, and households turned away because of lack of space or ability to serve them. According to the Point-in-Time county, those unsheltered homeless in Arapahoe County were counted on the street, under a bridge, abandoned building, or in cars. Many homeless (30.3%) are doubled up with friends or family, and 12% were staying in hotels paid for by themselves or by vouchers.

Discussion:

Homeless and housing providers interviewed for this study report an increase in the number of homeless households in Arapahoe County, especially families with children. Households seeking homeless prevention services are also on the rise, and resources to meet the needs of these households are not adequate to meet all needs. Community Housing Services reports a 10% increase each year in requests for housing services. All homeless providers cited a lack of affordable rental housing units for very low income households and for those who have experienced bad credit as a need. The recent increases in rental prices and reduction in vacancy rate is only increasing this problem.

Gateway Battered Women's shelter provides shelter and services for victims of domestic violence. The agency operates a 24 bed facility in Aurora and a 15 bed facility in west Arapahoe County near Englewood. The occupancy rate at these shelters runs between 85 – 95% each night. Often the facilities are full and individuals are turned away. Requests for shelter are rising. Gateway provided 500 more nights of shelter in 2011 than in 2010. In 2012, they provided 150 more nights of shelter than in 2011. Aurora's Rapid Re-housing program helped many access permanent housing, and Gateway has relationships with other housing providers that enable 73% of individuals served to access housing when they leave.

House of Hope, a service of Family Tree, operates the only emergency homeless shelter in Arapahoe County, excluding Aurora. The facility can house 30 people at a time. Between July 2012 and June 2013, they provided 631 nights of shelter, and served 1,302 people. The shelter always has a waiting list for beds, and the list grows each year. Family Promise serves homeless families in Arapahoe County and throughout the metro Denver area, moving households between churches in the Denver area. The

agency can serve five families, or up to 14 individuals, at a time. Households can stay for 60 days. The agency provided 840 shelter nights in Arapahoe County in 2012, serving 30 families from Arapahoe County and 45 from other metro Denver counties. Demand for these beds always exceeds the number of people that they can serve.

Family Promise, Family Tree, and Interfaith Community Services all provide emergency housing assistance as well as shelter or hotel vouchers. The support includes rent and mortgage assistance. Demand for these programs has increased during the past few years. A tight rental market has squeezed many very low and low income households out of lower priced units, making it harder to afford or find rentals in Arapahoe County.

There are some transitional housing opportunities in Arapahoe County. The Colorado Coalition for the Homeless operates 20 transitional housing units in Arapahoe County that have case management services provided by Interfaith Community Services. Community Housing Services has 10 vouchers to provide transitional housing in scattered site units. Homeless agencies interviewed for this study indicate a need for many more transitional housing units in Arapahoe County, as well as more permanent units targeted to the very lowest income households.

None of the homeless in Arapahoe County were counted in rural areas. If households living in rural Arapahoe County experience homelessness, they are seeking services in the urban areas of the County.

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

Introduction:

There are many agencies that serve persons with special needs in Arapahoe County. These groups include the elderly, persons with mental, physical, and developmental disabilities, persons with HIV/AIDS, and persons with alcohol or drug addictions. While many people with disabilities do not need assistance or modified or service enriched housing, others do. Individuals with disabilities may have limited ability to work and earn a living, requiring them to live on Social Security Disability. They may also require modified housing units, service enriched housing with assistance, or a group quarter or assisted living environment.

Describe the characteristics of special needs populations in your community:

The US Census American Community Survey collects data related to disability status. For 2009 – 2011, this data is not available at the municipal level, therefore the following table does include Aurora. In Arapahoe County, 8.8% of the population, or just under 50,000 people, had a disability between 2009 and 2011. Persons may have more than one self reported disability in the table below. The most common disabilities were ambulatory difficulty, cognitive difficulty, and difficulty with independent living. These disabilities can all require service enriched or modified housing units.

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

In Arapahoe County, there are nonprofit organizations that specialize in serving persons with mental illness, developmental disabilities, the frail elderly, and persons with substance abuse issues. None of these agencies has a total count of persons in Arapahoe County with the disability that they serve.

The Community Housing Development Association (CHDA) is a CHDO that serves households in Arapahoe County with special needs. The nonprofit housing developer was established through a collaborative partnership between Arapahoe House (substance abuse), Developmental Pathways (developmental disabilities), and Arapahoe/Douglas Mental Health Network (mental health issues). The CHDO develops new units and purchases existing properties with affordable rents, and sets aside 20% of units at each property for clients from each special needs agency. Currently, CHDA owns and operates 204 affordable rental units. While units are targeted for the three partner agencies, they are also leased on a first come first serve basis.

Each of these three agencies also runs their own housing programs. Arapahoe House has 72 Section 8 vouchers, 4 Shelter Plus Care vouchers for veterans, and 23 transitional housing units. There is a two year waiting list for their housing subsidies. Arapahoe House housing staff indicate that their clients have barriers due to the cost of rental housing in Arapahoe County, as well as transportation access and cost issues. Voucher holders have problems finding units that fit the Fair Market Rent (FMR) limit, especially as housing costs continue to increase in Arapahoe County.

Developmental Pathways serves individuals with developmental disabilities. The agency operates 10 group homes in Arapahoe and Douglas Counties, have 45 residents living with host home providers, and own four three apartment complexes where individuals live and are supported by agency staff. The agency provides case management to clients who receive Section 8 rental assistance vouchers through the local housing authorities. Staff notes that accessibility can be a barrier for their clients, as well as declines in services that their residents' access which helps them remain independent. Developmental Pathways has 2,300 people on their waiting list for housing. They plan to move more individuals to host homes in the future, and are phasing out group homes, which are costlier to operate.

Arapahoe-Douglas Mental Health Center serves all areas of Arapahoe and Douglas Counties except the City of Aurora which is served by Aurora Mental Health. The Mental Health Center provides a broad menu of mental health services. Arapahoe Douglas Mental Health Center also has limited affordable housing resources for clients who are receiving services from the agency. Arapahoe Douglas Mental Health also receives funds from the County to support their services. The Mental Health center owns two affordable properties. One 12 unit complex is in Aurora and the other 16 unit property is located in Englewood. Neither of these properties has attached rental assistance vouchers. The Center owns two small HUD SEC. 202 properties. Each property is 12 units and between the two locations, there are 6 vouchers that can be used by residents in those properties. The agency administers 110 Housing Choice Vouchers and 17 Shelter Plus Care Vouchers. The waiting list currently has 35 updated applicants. The wait list has not been opened since 2009. Because of the Federal Budget Sequestration, Arapahoe-Douglas Mental Health Center has not issued a new voucher since January 1, 2013.

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

The Colorado AIDS Project provides housing and assistance to persons with AIDS throughout the state and within the metro Denver area. The agency reports that there are 11,000 people living with AIDS in Colorado. There are two housing projects dedicated to persons with AIDS in the metro area which are located in Denver, Dave's Place and the Juan Diego. The agency also provides rental assistance vouchers. In 2010, the last reported period, the agency served 151 persons with housing subsidy, and a total of 2,216 with case management, nutrition services, counseling, and case management. There are no HIV/AIDS specific programs targeted to residents of Arapahoe County, but residents can access services through the Colorado AIDS project.

Discussion:

Providers interviewed note that a lack of accessible, affordable units is the biggest gap that their clients face.

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

Describe the jurisdiction's need for Public Facilities:

Arapahoe County is transitioning from a rural/suburban County to a more urban one. The increase in population has created increased demand on the public facilities available to County residents.

Financially constrained local governments and non-profit organizations which operate a variety of public facilities have an ongoing need for resources to improve and expand the existing public facility infrastructure. The facility needs range from adding accessibility improvements to life-safety systems to updated mechanical and plumbing systems in aging structures. As the use of these structures increases, local fire and building officials have worked with sponsors to design better life-safety monitoring systems as well as in assisting them conceive ways of making the facilities more accessible for handicapped residents.

How were these needs determined?

Arapahoe County actively solicits information on needs from local governments, non-profit organizations and citizens. This information is gathered through meetings and hearings which are open to the public. At meetings with local governments, County staff discuss local capital improvement plans and receive input from local governments on what needs the municipalities identify that are underserved and can be eligible for assistance with County entitlement funds. The County staff meet with non-profit providers and citizens in publicly announced meetings and hearings. At these sessions, facility sponsors are able to list their facility needs and explain their plans for addressing those facility needs. The County solicits requests for assistance and through the application process, the County learns of the needs and what entitlement resources may be needed to address the unfunded needs among local governments and non-profit organizations. The County then assesses and scores those requests so that the County can fund the most important projects and those which will likely not be achieved without County support. As part of its Consolidated Planning process, the County conducts a needs assessment and market analysis to better identify and prioritize public facility needs.

Describe the jurisdiction's need for Public Improvements:

Because Arapahoe County is facing challenges from the growth of population and because some of the municipalities which participate in its federally funded public improvements program are recently incorporated, the resources available to address those population driven improvement needs are limited, there is an ongoing demand for resources to maintain and improve public improvements such as roads, sidewalks, bike paths, water systems, etc. Among older neighborhoods in the County, the development pattern often did not include such transportation basics as sidewalks, bike lanes, and paved roads with improvements such as storm drainage and curb and gutter. The older communities of Englewood, Littleton and Sheridan have placed a high priority on improving the older neighborhoods by making them more walkable for access to public services, retail and medical services. New sidewalks and bike lanes are needed to link older neighborhoods with commercial and government centers.

Increases population has resulted in busier roadways which need safety and drainage improvements to accommodate more daily car trips moving into and out of the older neighborhoods.

How were these needs determined?

Arapahoe County maintains ongoing information exchange with local governments to better understand their upcoming public improvement needs. The County meets with local government officials and citizens to better gauge what the pressing needs are and how the resources available through the County can be used to effectively address those unmet needs especially in neighborhoods and sub-areas where a high percentage of low income residents reside. The County solicits input through discussion of local government capital improvement plans and long term infrastructure needs. The County works to ensure that the needs of low income residents are addressed in the proposals it reviews from local government agencies and special districts which provide utility, recreation and fire protection services in low income neighborhoods. In completing its five year Consolidated Plan, the County conducts a needs assessment and market analysis to use in identifying priority needs and ensuring that underserved needs of low income residents are addressed.

Describe the jurisdiction's need for Public Services:

Increasing population and declining economic activity have had a large impact on the need for a variety of public services which provide essential support services to several Arapahoe County population groups. Job loss has increased the demand for public services which provide needed support for individuals and households which are facing homelessness or who have already become homeless due to lack of employment and money to pay rent and utilities. The weak economy has also increased the need for homeowners facing foreclosure and other debt problems to obtain economic and housing counseling to assist them in addressing the legal challenges they face if their home is being foreclosed or if debt collectors are threatening legal action to collect owed debts. Elderly residents and those with chronic illness such as AIDS, who have seen their savings erode as a result of low interest payments on savings and cuts in various pension programs have a need for nutrition assistance in the form of low cost meals. These same seniors who are experiencing less economic stability are also in need of a variety of services including help in preparing tax returns so that they can keep current with their tax liabilities or to collect refunds that will help them make ends meet. Because Colorado and Arapahoe County has a high percentage of residents with no medical insurance, charitable medical providers are seeing the demand for primary care increasing substantially from past periods. Persons with visual and auditory impairments need assistance in obtaining information about programs and services that could provide help with their other basic needs.

How were these needs determined?

Arapahoe County actively seeks information on underserved public service needs in the County. The county sponsors meetings and hearings at which service providers, local government officials and residents can provide information on the pressing needs for supportive services that could be funded

with federal resources including CDBG and CSBG. The County conducts an outreach effort to gain the needed insight in to what human service problems residents are experiencing. As part of the County application for assistance process, County staff review assistance requests and rank them based on data obtained from such sources as the HUD CHAS data, employment data, and local studies and reports. The County completes a Consolidated Plan every five years which includes a needs assessment and market analysis. These tools help the County determine priorities and identify the needs of underserved low income residents.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Arapahoe County's housing market has recovered from the recession that started in 2008. Rental vacancy rates are down, rental housing prices are on the rise, as are prices of units for sale. Realtors® interviewed for this study indicate a lack of affordable units for sale within the county. There are gaps in the inventory of housing units to meet existing and growing demand, especially in the price ranges affordable at 80% AMI or less.

While almost 50% of all housing units in Arapahoe County were constructed prior to 1980, significant defects are not an issue for most of the housing stock within the county. Housing rehabilitation programs for low and moderate income households are offered in some Arapahoe Communities, and are important for ensuring that the existing housing stock is maintained. Older rental housing properties in some areas of Arapahoe County are in need of upgrades and repairs. Local housing authorities and nonprofit housing providers are purchasing some properties and making upgrades, but many others are in substandard condition.

The most significant HUD "housing conditions" experienced in Arapahoe County are cost burden and overcrowding, the result of a lack of affordable units.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The predominant housing type in Arapahoe County is single family detached housing units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	69,626	60%
1-unit, attached structure	8,741	8%
2-4 units	3,583	3%
5-19 units	16,726	14%
20 or more units	14,840	13%
Mobile Home, boat, RV, van, etc	2,087	2%
Total	115,603	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

Units by Tenure and Jurisdiction Narrative

In the area of Arapahoe County excluding Aurora, 68% of all housing units are owner occupied and 32% are renter occupied. Owner occupancy rates range from 9% in Glendale, to 100% in Bennett.

Housing Units by Tenure, Arapahoe County, 2011					
	Total Units	Owner-occupied housing units	% of Total	Renter-occupied housing units	% of Total
Arapahoe County	221,136	143,953	65%	77,183	35%
Arapahoe County Excluding Aurora	112,667	76,769	68%	35,898	32%
Bennett (part)	99	99	100%	0	0%
Bow Mar (part)	211	192	91%	19	9%
Centennial	37,299	31,499	84%	5,800	16%
Cherry Hills Village	1,962	1,929	98%	33	2%
Columbine Valley	526	514	98%	12	2%
Deer Trail	162	103	64%	59	36%
Englewood	14,405	7,010	49%	7,395	51%
Foxfield	281	249	89%	32	11%
Glendale	2,471	220	9%	2,251	91%
Greenwood Village	5,608	3,947	70%	1,661	30%
Littleton (part)	17,277	10,611	61%	6,666	39%
Sheridan	2,128	1,125	53%	1,003	47%
Unincorporated	30,238	19,271	64%	10,967	36%
Source: US Census Bureau, American Community Survey 2009 - 2011					

Housing Units by Tenure

Units by Size Narrative

Sixty-two percent (62%) of housing units in Arapahoe County are single family detached units. Owner occupied units are 82% single family homes, while 43% of rentals are single family homes. Renters are much more likely than owners to live in properties with more than 10 units. Larger properties are located in Centennial, Englewood, Glendale, Greenwood Village, Sheridan and unincorporated Arapahoe County.



Housing Units by Size of Property and Tenure, Arapahoe County 2011

	1-unit Detached	1-unit Attached	2 to 4 Units	5 to 19 Units	20 or More Units	Other (mobile home, RV, etc.)
Owner Occupied Units						
Arapahoe County	111,353	16,368	2,673	7,906	3,782	1,871
Arapahoe County Excluding Aurora	63,508	6,679	723	3,118	1,411	1,330
Bennett(part)	99	0	0	0	0	0
Bow Mar (part)	192	0	0	0	0	0
Centennial	26,855	3,076	141	1,101	254	72
Cherry Hills Village	1,929	0	0	0	0	0
Columbine Valley	487	27	0	0	0	0
Deer Trail	73	0	0	0	0	30
Englewood	6,369	313	43	17	149	119
Foxfield	249	0	0	0	0	0
Glendale	0	99	13	97	11	0
Greenwood Village	3,446	249	40	53	150	9
Littleton (part)	7,868	1,374	105	611	323	330
Sheridan	741	44	0	0	0	340
Unincorporated	15,200	1,497	381	1,239	524	430
Renter Occupied Units						
Arapahoe County	15,432	3,931	6,313	28,440	22,404	663
Arapahoe County Excluding Aurora	6,753	1,546	2,433	12,006	12,739	421
Bennett(part)	0	0	0	0	0	0
Bow Mar (part)	19	0	0	0	0	0
Centennial	2,347	352	362	1,467	1,231	41
Cherry Hills Village	33	0	0	0	0	0
Columbine Valley	12	0	0	0	0	0
Deer Trail	27	4	3	0	0	25
Englewood	1,776	351	531	1,739	2,918	80
Foxfield	32	0	0	0	0	0
Glendale	38	7	146	456	1,558	46
Greenwood Village	73	148	140	303	997	0
Littleton (part)	863	328	605	2,415	2,428	27
Sheridan	268	47	161	253	247	27
Unincorporated	1,265	309	485	5,373	3,360	175

Source: US Census Bureau, American Community Survey 2009 - 2011

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	22	0%	824	2%
1 bedroom	1,571	2%	12,662	36%
2 bedrooms	11,079	15%	13,497	39%
3 or more bedrooms	61,705	83%	7,776	22%
Total	74,377	100%	34,759	99%

Table 28 – Unit Size by Tenure

Data Source: 2006-2010 ACS

While owner occupied units tend to have two or more bedrooms, rental units are smaller and the majority have one or two bedrooms.

Units by Number of Bedrooms and Tenure

Geography	Owner occupied	No bedroom	One bedroom	Two bedrooms	Three or more bedrooms
Arapahoe County	143,953	216	4,146	25,958	113,633
Arapahoe County Excluding Aurora	76,769	55	1,500	11,322	63,892
Aurora	67,184	161	2,646	14,636	49,741
Bennett (part)	99	0	0	4	95
Bow Mar (part)	192	0	0	0	192
Centennial	31,499	0	374	2,942	28,183
Cherry Hills Village	1,929	25	0	33	1,871
Columbine Valley	514	0	0	30	484
Deer Trail	103	0	0	31	72
Englewood	7,010	13	249	2,046	4,702
Foxfield	249	0	0	4	245
Glendale	220	0	0	179	41
Greenwood Village	3,947	0	74	301	3,572
Littleton (part)	10,611	0	250	2,340	8,021
Shendran	1,125	0	181	354	590
Unincorporated Arapahoe County	19,271	17	372	3,058	15,824
Geography	Renter occupied	No bedroom	One bedroom	Two bedrooms	Three or more bedrooms
Arapahoe County	77,183	1,573	26,761	30,721	18,128
Arapahoe County Excluding Aurora	35,898	838	13,413	13,418	8,229
Aurora	41,285	735	13,348	17,303	9,899
Bennett (part)	0	0	0	0	0
Bow Mar (part)	19	0	0	0	19
Centennial	5,800	28	1,121	1,859	2,792
Cherry Hills Village	33	0	22	0	11
Columbine Valley	12	0	0	0	12
Deer Trail	59	0	3	33	23
Englewood	7,395	179	3,567	2,386	1,263
Foxfield	32	0	0	0	32
Glendale	2,251	70	1,201	914	66
Greenwood Village	1,661	102	697	624	238
Littleton (part)	6,666	200	2,819	2,746	901
Shendran	1,003	0	327	312	364
Unincorporated Arapahoe County	10,967	259	3,656	4,544	2,508

Source: US Census Bureau, American Community Survey 2009 - 2011

Affordable Rental Inventory, Arapahoe County Excluding Aurora

Property Name	# of Units	Afford	30% AMI	40% AMI	50% AMI	60% AMI	Ac	RA	Target Population
Alyson Court	60	60	10	0	50	0	6	60	Seniors & PWD
Amity Plaza	180	180	0	0	180	0	17	180	Seniors & PWD
Arapahoe Green Townhomes	60	59	18	1	34	6	6	0	Gen Afford Rental
Bijou Manor	11	11	11	0	0	0	1	11	Seniors & PWD
Bradley House	72	72	0	0	72	0	0	72	Seniors & PWD
Centennial East Apartments I	160	160	0	0	0	160	0	0	Gen Afford Rental
Centennial East Apartments II	80	49	0	32	17	0	0	0	Gen Afford Rental
Dayton Meadows	120	119	0	2	12	95	6	0	Gen Afford Rental
Fox Street Apartments	16	15	0	0	15	0	1	15	PWD -Mental Illness
Forest Manor Apartments	103	103	2	10	14	77	0	103	Gen Afford Rental
Greenwood Point Apartments	312	62	0	0	0	62	0	0	Gen Afford Rental
Highland Crossing	108	107	0	0	0	107	0	0	Gen Afford Rental
John Newgy Jr. Family Housing	20	20	0	0	20	0	1	20	Gen Afford Rental
Kings Point	50	50	0	0	0	50	0	50	Seniors
Lara Lea Apartments	36	36	0	19	15	2	0	0	Gen Afford Rental
Main Street Apartments	50	50	0	8	42	0	0	0	Gen Afford Rental
Orchard Place Assisted Living	100	100	75	25	0	0	15	100	Seniors & PWD
Prentice Place Lofts	104	104	0	24	60	0	0	0	Gen Afford Rental
Presidential Arms Apartments	33	33	7	0	12	14	0	0	Gen Afford Rental
Regal Apartments	12	12	0	0	0	12	0	0	Gen Afford Rental
Renaissance at Loretto Heights	76	76	0	47	8	21	0	22	Gen Afford/Transitional
Reserve at South Creek	168	69	0	0	0	69	0	0	Gen Afford Rental
Sheridan Gardens	48	47	0	0	0	47	6	47	Gen Afford Rental
Simon Center	105	104	0	0	0	0	0	104	Seniors & PWD
South Creek Apartments	36	35	0	0	35	0	0	0	Gen Afford Rental
South Metro Housing Solutions	71	71	0	0	71	0	0	71	Gen Afford Rental
Terraces on Pennsylvania	62	62	0	24	38	0	0	0	Seniors
Willow Street Residences	80	79	16	24	21	18	0	0	Gen Afford Rental
	2,333	1,945	139	216	736	740	59	855	
Percent of Affordable Units			7%	11%	38%	38%	3%	44%	

Source: CSI. * A = accessible, RA = units including rental assistance

Affordable Rentals

Renter Housing Gaps Analysis, Arapahoe County, 2013

AMI Level	Rent Afford.	Renter Households	Units Available	Surplus/ Deficit	Units Occupied by Higher Income Renters	Adjustment for Rent Burdened Households	Affordable and Available Units	Surplus/ Deficit of Affordable/Available Units
0 - 30%	\$459	7,760	2,877	4,884	1,199	0	1,678	-6,082
31 - 50%	\$1,023	11,333	19,576	-8,243	9,343	2,373	7,860	-3,473
51 - 80%	\$1,631	7,671	12,389	-4,719	5,608	3,521	3,260	-4,410
80 - 100%	\$2,020	3,361	503	2,857	503	0	0	-3,361
101% +	\$2,021	4,751	2,148	2,603	0	537	1,611	-3,140

Source: CSI

Rental Gaps

Owner Housing Gap Analysis, Arapahoe County, 2013

% AMI	Estimated Buyers	Price Affordable	Units on Market (12 Month)	Gap	Median Priced Home	Subsidy Needed
0 to 30%	320	\$84,000	43	277	\$224,500	\$140,500
31 to 50 %	1,275	\$204,750	467	807	\$224,500	\$19,750
51 to 80%	1,226	\$325,500	693	533	\$224,500	\$0
81 to 100%	381	\$409,500	263	118	\$224,500	\$0
Over 100%	2,723	>\$409,500	5	2,717	\$224,500	\$0

Source: CSI

Owner Gap Analysis

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

The above table shows the affordable rental inventory currently available in Arapahoe County. Units are owned by housing authorities, nonprofit housing providers, and private owners. CSI found a total of 1,945 affordable units in Arapahoe County. Of these, 855 include tenant based rental assistance. Only 59 are considered accessible to persons with disabilities. Only seven percent (7%) of affordable units in Arapahoe County are targeted to households at 30% AMI. Another 11% are targeted at 40% AMI, 38% at 50% AMI, and 38% at 60% AMI.

The owner housing gap table above estimates the number of renter households in each income range who may want to become homebuyers in the near future, the price affordable to households at the upper end of the income range, an estimated number of units that will be on the market in their price range during the next 12 months, and the amount of subsidy needed to help these households afford to purchase the median priced home in Arapahoe County. Households at 80% AMI and over do not need subsidy in Arapahoe County, however, those below 80% AMI do. Those at 51 – 80% AMI are the best candidates for the County Downpayment Assistance program. The table shows that households at or below 50% of the AMI need assistance purchasing a home priced at or below \$224,500. Households at 80% AMI should be able to afford the median priced home in Arapahoe County, although the current 12 month supply of homes on the market is extremely small.

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

Housing Authorities did not identify any units that they plan to sell out of the affordable inventory, nor did any of the nonprofit housing providers interviewed as part of this study.

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

When there is a smaller number of housing units available to households within a certain income range than there are households within that range, a housing gap exists. The gaps tables above provide a supply/demand analysis of the housing stock in Arapahoe County.

The supply/demand analysis chart shows the number of renter households in various income ranges in 2013, what a household can afford to pay in rent after consideration for a utility payment, the number of rental units available in the market, the Surplus (+) or Deficit (-) of units, the number of available units that are occupied by households from higher income ranges, the resulting number of affordable and available units, and the Surplus (+) or Deficit (-) of units after those occupied by higher income households and lower income rent burdened households are removed from the affordable inventory. Household income is based upon a three person household. The formula for calculating the Surplus/Deficit of Affordable/Available Units is:

- $\text{Households} - \text{Units Available} = \text{Surplus/Deficit}$
- $\text{Surplus/Deficit} - \text{Units Occupied by Higher Income Renters} - \text{Adjustment for Rent Burdened Households} = \text{Affordable and Available Units}^*$
- $\text{Households} - \text{Affordable and Available Units} = \text{Surplus/Deficit of Affordable/Available Units}$ (a negative means that there is a gap)

*CSI used U.S. Census Bureau PUMS data to estimate the number of units that are affordable within each range that are occupied by households with higher income than households within that range (“Units Occupied by Higher Income Renters”) and those living in units within this range who are cost burdened and who should be living in units with lower rents (“Adjustment for Rent Burdened Households”). These two adjustments estimate how many units that are affordable within the range are truly available to households who have incomes within that range.

In Arapahoe County, the supply/demand analysis below shows a lack of housing units affordable to households in all income ranges. Table 27 shows that there is a need for 6,082 more rental units affordable at 0 -30% AMI, 3,473 at 31 – 50% AMI, 4,410 at 51 to 80% AMI and 3,361 at 80 – 100% AMI. Affordable housing production programs such as the Low Income Housing Tax Credit program and HOME target renter households with incomes at or below 60% AMI.

Most rental units within Arapahoe County are affordable to households earning between 31 and 80% of AMI. However, as our analysis shows, renters with higher incomes choose to live in market rate rental units with lower rents, leaving fewer available for those with low incomes.

The CSI analysis shows a gap in the supply of units available to higher income renters in the 80% AMI or above ranges, indicating a market for higher end rental units offering amenities not currently found in the market.

Describe the need for specific types of housing:

The lack of larger rental units in Arapahoe County will remain an issue, especially as the trend towards an increase in larger extended families seeking assistance continues.

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

Introduction

Housing costs in Arapahoe County and across the entire metro Denver area have been rising. Rents across the metro area have been on the rise throughout 2012 and 2013, and low interest rates and sales inventory have made finding an affordable housing unit for sale a challenge for households at 80% or less of the AMI.

The following section of the report provides an analysis of current housing costs in Arapahoe County and recent cost trends, while also presenting all required Consolidated Plan tables and analysis of housing costs.

The following Consolidated Plan chart shows a two year trend in Arapahoe County housing costs. The median home value between 2000 and 2011 rose 2%, during the housing downturn. Prices have since risen throughout the county. The median contract rent rose 42% during this 11 year period, almost doubling.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	171,700	175,000	2%
Median Contract Rent	668	951	42%

Table 29 – Cost of Housing

Alternate Data Source Name:

2011 American Community Survey and CSI Analysis

Data Source Comments:

Rent Paid	Number	%
Less than \$500	4,360	12.6%
\$500-999	21,048	60.6%
\$1,000-1,499	7,113	20.5%
\$1,500-1,999	1,587	4.6%
\$2,000 or more	651	1.9%
Total	34,759	100.0%

Table 30 - Rent Paid

Data Source: 2006-2010 ACS

Rent Paid Narrative

The table above shows the number and percentage of renters in Arapahoe County in 2010 paying rents in certain rent ranges. The data shows that almost 61% of renters paid between \$500 and \$999 in rent. Only 12.5% paid less than \$500 and 6.5% paid \$1,500 and over for rent in Arapahoe County.

Median Values Narrative

The median value of homes varies greatly throughout Arapahoe County. Modestly priced housing is located in eastern Arapahoe County, Sheridan, Glendale, and Aurora. The communities of Cherry Hills Village, Bow Mar, Columbine Valley, and Greenwood Village have high end housing units priced at the top of the metro Denver market.

Median Values in Arapahoe County, 2011

	Median Value
Arapahoe County	\$231,200
Arapahoe County Excluding Aurora	\$282,300
Aurora (part)	\$188,500
Bennett (part)	\$367,600
Bow Mar (part)	\$886,900
Centennial	\$289,300
Cherry Hills Village	\$1,000,000+
Columbine Valley	\$734,100
Deer Trail	\$151,800
Englewood	\$214,700
Foxfield	\$567,700
Glendale	\$165,200
Greenwood Village	\$732,100
Littleton (part)	\$258,100
Sheridan	\$151,200
Unincorporated	\$284,500

Source: 2011 American Community Survey, CSI

Median Values

Median Rents Narrative

The most affordable markets for renters in Arapahoe County are Deer Trail, Sheridan, Glendale, Englewood, and Aurora.

Median Contract Rent in Arapahoe County, 2011

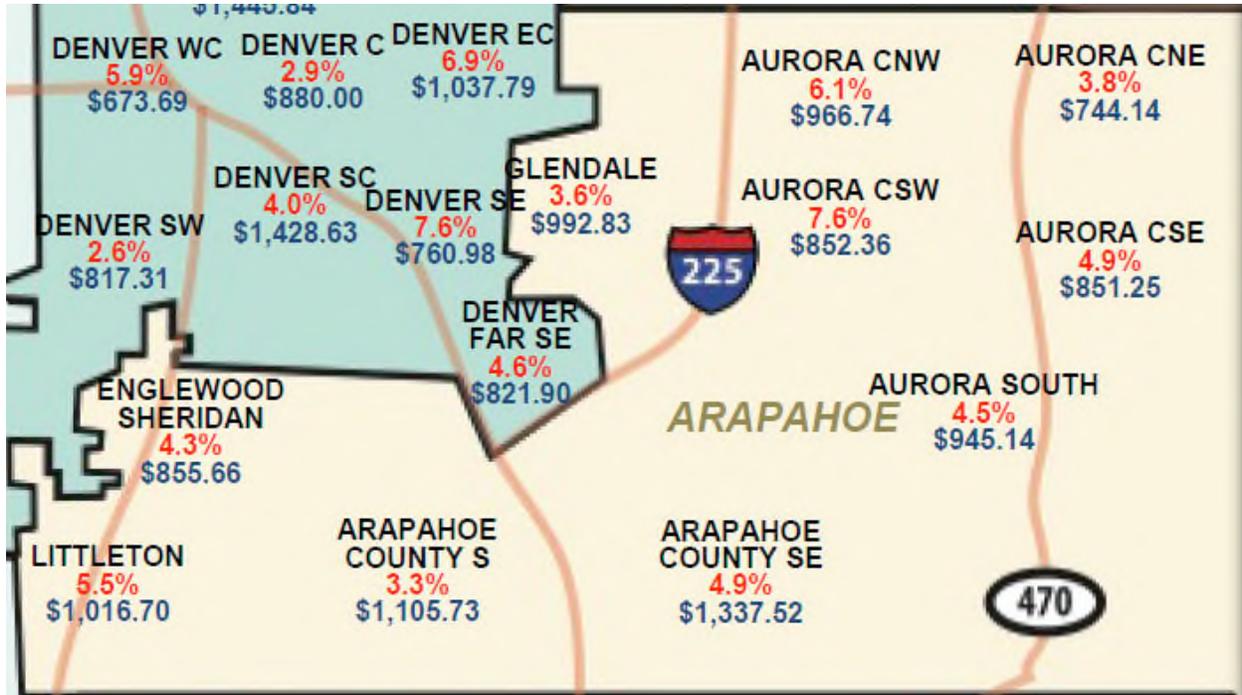
	Median Contract Rent
Arapahoe County	\$794
Arapahoe County Excluding Aurora	\$821
Aurora (part)	\$777
Bennett (part)	NA
Bow Mar (part)	1,972
Centennial	\$1,099
Cherry Hills Village	\$538
Columbine Valley	\$2,000+
Deer Trail	\$444
Englewood	\$703
Foxfield	\$1,618
Glendale	\$698
Greenwood Village	\$1,059
Littleton (part)	\$776
Sheridan	\$680
Unincorporated	\$809

Source: 2011 American Community Survey, CSI

Median Rents

Rent Survey Narrative

The Apartment Association of Metro Denver conducts a quarterly rent and vacancy survey that includes Arapahoe County and County subdivisions.



Rent Survey Map
Vacancy Rate Narrative

The following table presents the vacancy rates and average rents throughout the county during the 1st quarter of 2013. Vacancy rates are extremely low, indicating a tight rental market. Throughout Arapahoe County, the vacancy rate was 4.1%, below the 5% level considered market equilibrium. The average rent was \$950. Vacancy rates in Arapahoe County are running as low as 2.3% in the Aurora Central Northeast market area, and average rents range from \$791 in Aurora Central Northeast to \$1,343 in Arapahoe County Southeast.

Rents and Vacancies in Arapahoe County, 1st Quarter 2013

	Vacancy Rate	Average Rent
Arapahoe County	4.1%	\$950
Arapahoe County - South	3.4%	\$1,131
Arapahoe County - Southeast	4.2%	\$1,343
Aurora - Central Northeast	2.3%	\$791
Aurora - Central Northwest	5.3%	\$929
Aurora - Central Southeast	3.8%	\$873
Aurora - Central Southwest	3.8%	\$827
Aurora - South	4.3%	\$963
Englewood, Sheridan	4.4%	\$947
Glendale	5.0%	\$965
Littleton	3.5%	\$963

Source: Apartment Association of Metro Denver Rent and Vacancy Survey, 1st Quarter 2013

Average Rents by Bedroom Size

Efficiency and one bedroom rents are most affordable in Arapahoe County. The rents for two bedroom units with two bathrooms have rents 27% higher, on average, than those with only one bedroom.

Average Rents by Bedroom Size, 1st Quarter 2013

	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
Arapahoe	\$632.68	\$823.70	\$875.36	\$1,116.60	\$1,356.72	\$1,275.93	\$950.29
Arapahoe County - South		\$963.24	\$1,069.65	\$1,223.54	\$1,526.75	\$1,185.00	\$1,130.65
Arapahoe County - Southeast	\$845.00	\$1,186.69	\$1,346.00	\$1,479.24	\$1,738.29	\$1,681.00	\$1,342.51
Aurora - Central Northeast	\$561.07	\$682.99	\$750.64	\$943.44	\$1,104.76	\$1,187.50	\$791.21
Aurora - Central Northwest	\$590.13	\$778.14	\$885.92	\$1,107.24	\$1,274.83	\$1,333.00	\$928.75
Aurora - Central Southeast	\$612.50	\$758.01	\$819.67	\$980.76	\$1,391.97	\$1,645.71	\$873.48
Aurora - Central Southwest	\$545.55	\$736.71	\$790.28	\$953.19	\$1,022.60	\$650.00	\$826.78
Aurora - South	\$674.70	\$827.56	\$927.75	\$1,095.92	\$1,416.99	\$1,251.18	\$963.44
Englewood, Sheridan	\$531.15	\$817.40	\$965.75	\$1,152.12	\$1,376.44	\$1,490.00	\$947.30
Glendale	\$627.80	\$835.87	\$859.18	\$1,409.76	\$2,141.58		\$965.15
Littleton	\$742.48	\$871.19	\$855.47	\$1,177.07	\$1,650.00		\$962.78

Source: Apartment Association of Metro Denver Rent and Vacancy Survey, 1st Quarter 2013

Vacancy Rates by Size

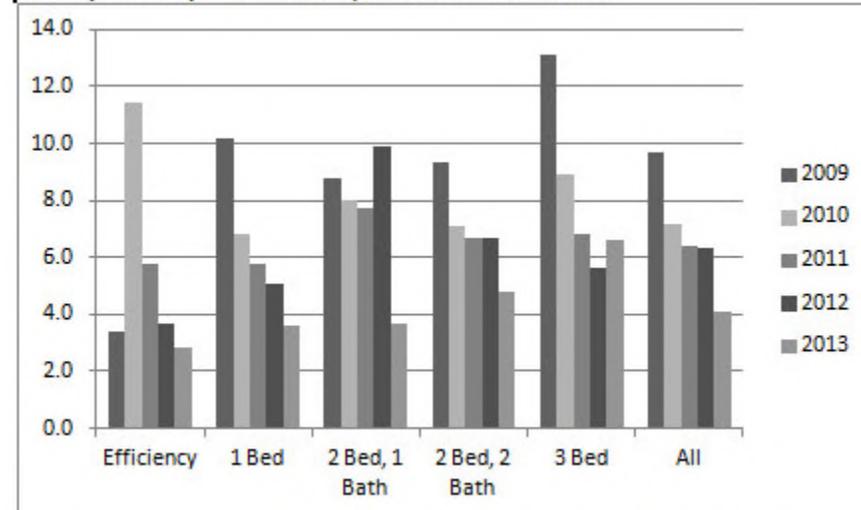
Vacancy rates in Arapahoe County are lowest for smaller units, which are also more affordable. Vacancy rates have declined significantly during the past five years, as demand for rentals has outpaced rental construction throughout the metro Denver area.

Vacancy Rates by Bedroom Size, 1st Quarter 2009-2013

	2009	2010	2011	2012	2013
Efficiency	3.4%	11.4%	5.8%	3.7%	2.8%
1 Bed	10.2%	6.8%	5.8%	5.1%	3.6%
2 Bed, 1 Bath	8.8%	8.0%	7.7%	9.9%	3.7%
2 Bed, 2 Bath	9.3%	7.1%	6.7%	6.7%	4.8%
3 Bed	13.1%	8.9%	6.8%	5.6%	6.6%
All	9.7%	7.2%	6.4%	6.3%	4.1%

Source: Apartment Association of Metro Denver Rent and Vacancy Survey, 1st Quarter 2013

Vacancy Rates by Bedroom Size, 1st Quarter 2009-2013



Source: Apartment Association of Metro Denver Rent and Vacancy Survey, 1st Quarter 2013

Rent Growth

Median rents have grown an average of 10% during the past five years in Arapahoe County. Increased demand has allowed property owners to charge more for all types of rental housing units.

Median Rents by Bedroom Size, 1st Quarter 2009-2013

	2009	2010	2011	2012	2013	% Change
Efficiency	\$520.67	\$478.53	\$531.60	\$554.33	\$580.76	12%
1 Bed	\$698.93	\$696.61	\$728.55	\$740.45	\$781.08	12%
2 Bed, 1 Bath	\$774.87	\$776.51	\$792.67	\$803.43	\$849.53	10%
2 Bed, 2 Bath	\$939.21	\$910.27	\$984.18	\$1,004.74	\$1,062.30	13%
3 Bed	\$1,202.94	\$1,182.00	\$1,235.87	\$1,276.50	\$1,372.33	14%
Other	\$890.44	\$1,126.40	\$1,062.17	\$1,069.48	\$1,190.44	34%
All	\$811.29	\$804.38	\$825.08	\$849.43	\$891.96	10%

Source: Apartment Association of Metro Denver Rent and Vacancy Survey, 1st Quarter 2013

Rents per Square Foot

Rents per square foot have increased at a higher pace than rents per unit. Rents per square foot are lower for larger units, and have risen at a slower pace than for smaller units.

Average Rents per Square Foot, 1st Quarter 2009-2013

Type	2009	2010	2011	2012	2013	% Change
Efficiency	\$1.15	\$1.15	\$1.19	\$1.31	\$1.39	21%
1 Bed	\$1.04	\$1.04	\$1.06	\$1.11	\$1.15	11%
2 Bed, 1 Bath	\$0.91	\$0.94	\$0.92	\$0.97	\$1.00	10%
2 Bed, 2 Bath	\$0.94	\$0.92	\$0.97	\$1.00	\$1.05	12%
3 Bed	\$0.95	\$0.98	\$1.00	\$1.00	\$1.04	9%
All	\$0.98	\$0.99	\$1.01	\$1.05	\$1.10	12%

Source: Apartment Association of Metro Denver Rent and Vacancy Survey, 1st Quarter 2013

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,455	No Data
50% HAMFI	8,476	1,100
80% HAMFI	22,926	6,652
100% HAMFI	No Data	15,422
Total	32,857	23,174

Table 31 – Housing Affordability

Data Source: 2006-2010 CHAS

Housing Affordability

In the table above, HUD estimates the number of housing units by tenure affordable at various income ranges.

Rent Limits Narrative

The following table shows the 2013 HUD HOME and Fair Market Rent limits for the Denver-Aurora-Broomfield MSA, which includes Arapahoe County. Owners of affordable properties must meet these rent guidelines, and Section 8 voucher holders must find units at or below the Fair Market Rents, which is becoming a challenge, according to the local housing authorities and non-profit housing providers.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	588	726	940	1,379	1,599
High HOME Rent	661	773	985	1,307	1,438
Low HOME Rent	661	744	892	1,031	1,150

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

No, there are gaps in the rental housing stock for all income groups, according to the Housing Needs Assessment. There is a lack of housing units for sale that are affordable to households at 50% or less of the AMI. While the average price of a home in Arapahoe County is affordable to buy at 60% AMI, there is a gap in units available in all income ranges.

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

Vacancy rates have continued to decline and rents have increased throughout Arapahoe County. Sales prices are also on the rise and inventory declining. The availability of affordable market rate housing continued to decline.

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

The median rent in Arapahoe County of \$950 is comparable to the Fair Market Rent for a two bedroom unit. Households living in affordable properties charging HOME or Fair Market rents will save money compared to the private sector rental market.

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

Introduction

In addition to analyzing housing costs, it is essential to also study the condition of the housing stock within a community. Older housing units may need rehabilitation or upgrades to make them safe and habitable. Older units also may have lead based paint or other hazards that need to be mitigated. The following information provides an analysis of the condition of housing units in Arapahoe County.

HUD calculates the number of occupied housing units with one or more “selected conditions”, by tenure. These conditions include:

- Lack of complete plumbing
- Lack of complete kitchen facilities
- More than one person per room
- Const burden greater than 30%

In Arapahoe County, very few housing units lack complete plumbing. The 2011 American Community Survey reports that only 170 occupied housing units in Arapahoe County (excluding Aurora) lack complete plumbing. Another 270 occupied housing units lack a complete kitchen. These units should be candidates for the local housing rehabilitation programs. While HUD does not report which conditions exist in housing units, cost burden is the greatest issue facing Arapahoe County households, as reported in the Housing Needs section of this report, and can be assumed to be the one selected condition most often found in Arapahoe County housing units.

Definitions

Arapahoe County will employ the following definitions and standards to units which may be considered for rehabilitation services:

Standard unit(s) not suitable for rehabilitation: A unit is deemed “Standard, not suitable for rehabilitation” when the unit(s) meets the rehab agency’s written Rehabilitation Standards at the time of application/initial inspection, or if the costs to bring the unit up to the Rehabilitation Standards are less than \$1,000. A unit deemed standard, not suitable for rehabilitation shall not be approved to participate in the rehabilitation program.

Sub-standard unit(s) suitable for rehabilitation: A unit is deemed “Sub-standard, suitable for rehabilitation” when the unit(s) does not meet the rehab agency’s written Rehabilitation Standards at the time of application/initial inspection, and the costs to bring the unit up to the Rehabilitation Standards are more than \$1,000, but less than 75% of the assessed valuation of the unit. A unit deemed sub-standard, suitable for rehabilitation shall be approved to participate in the rehabilitation program, provided all other eligibility requirements are met.

Sub-standard unit(s) not suitable for rehabilitation: A unit is deemed “sub-standard, not suitable for rehabilitation” when the unit(s) does not meet the rehab agency’s written Rehabilitation Standards at the time of application/initial inspection, and the costs to bring the unit up to the Rehabilitation Standards exceeds 75% of the unit(s) assessed valuation, subject to approval by the Arapahoe County Manager of the CDBG program. A unit deemed sub-standard, not suitable for rehabilitation shall not participate in the rehabilitation program. However, if all other eligibility requirements are met by the applicant, the agency shall make every effort to provide assistance to the applicant to obtain safe, decent and affordable housing, utilizing available program funding, including, but not limited to temporary relocation (voluntary), or alternative relocation which may include demolition and rebuilding the unit to meet the appropriate needs of the applicant.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	19,978	27%	15,499	45%
With two selected Conditions	169	0%	1,019	3%
With three selected Conditions	84	0%	44	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	54,146	73%	18,197	52%
Total	74,377	100%	34,759	100%

Table 33 - Condition of Units

Data Source: 2006-2010 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	11,048	15%	5,130	15%
1980-1999	27,572	37%	12,997	37%
1950-1979	32,022	43%	15,212	44%
Before 1950	3,735	5%	1,420	4%
Total	74,377	100%	34,759	100%

Table 34 – Year Unit Built

Data Source: 2006-2010 CHAS

Year Unit Built by Tenure

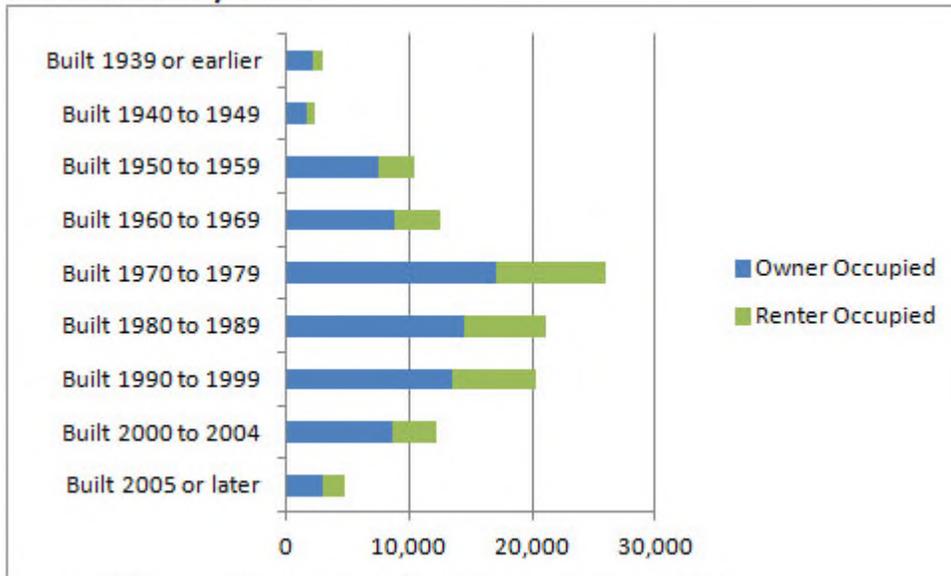
Owner Occupied Units	Arapahoe County	Arapahoe County Excluding Aurora	% of Total
Built 2005 or later	8,061	2,903	3.8%
Built 2000 to 2004	16,266	8,569	11.2%
Built 1990 to 1999	20,054	13,578	17.7%
Built 1980 to 1989	33,036	14,535	18.9%
Built 1970 to 1979	38,193	17,138	22.3%
Built 1960 to 1969	13,077	8,794	11.5%
Built 1950 to 1959	10,722	7,477	9.7%
Built 1940 to 1949	1,998	1,606	2.1%
Built 1939 or earlier	2,546	2,169	2.8%
Total Owner occupied units	143,953	76,769	100.0%
Renter Occupied Units	Arapahoe County	Arapahoe County Excluding Aurora	% of Total
Built 2005 or later	3,944	1,790	5.0%
Built 2000 to 2004	6,978	3,693	10.3%
Built 1990 to 1999	11,464	6,728	18.7%
Built 1980 to 1989	18,735	6,654	18.5%
Built 1970 to 1979	20,185	8,809	24.5%
Built 1960 to 1969	8,423	3,782	10.5%
Built 1950 to 1959	5,272	2,892	8.1%
Built 1940 to 1949	1,048	715	2.0%
Built 1939 or earlier	1,134	835	2.3%
Total Renter occupied units:	77,183	35,898	100.0%

Source: US Census Bureau, American Community Survey 2011

Age and Tenure Analysis

While the total number of rental units constructed in each decade has always been smaller than the number of owner occupied housing units, the ratio of rental units built compared to units for sale has gone up consistently since 1940.

Year Units Built by Tenure



Source: US Census Bureau, American Community Survey 2011

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	35,757	48%	16,632	48%
Housing Units build before 1980 with children present	3,414	5%	46,095	133%

Table 35 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

Lead Based Paint Narrative

HUD calculates the number of housing units that may be at risk for lead based paint hazards. Units built before 1980 may have lead based paint, which can be dangerous to children if not properly encapsulated or remediated. The following table shows the number of homes built in Arapahoe County before 1980 where children are present. Colorado has not conducted any area wide lead based paint studies which would help determine how many children may be at risk for lead poisoning in Arapahoe County. Owners of rental housing units should test for lead to ensure that rental units are safe for children living in them. In Colorado, owners are required to disclose any knowledge of lead hazards when selling their homes. Homes rehabilitated with CDBG must meet all HUD lead based paint safety requirements.

CSI estimates that of the units built before 1980 with children present, 2,136 owner occupied units and 3,201 renter occupied units may contain a lead hazard.

MA-20, Risk of Lead Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	36,186	49%	16,330	49%
Housing Units build before 1980 with children present	6,823	9%	4,168	13%
Occupied by Low/Mod Households	2,136		3,201	

Source: HUD IDIS Consolidated Plan Data System, 2005 – 2009 American Community Survey, CSI

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,428	0	1,428
Abandoned Vacant Units	0	0	0
REO Properties	119	0	119
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Alternate Data Source Name:

2011 American Community Survey and CSI Analysis

Data Source Comments:

Units Suitable for Rehabilitation Narrative

HUD requests that grantees estimate the number of vacant housing units, those suitable for rehabilitation and those not suitable for rehabilitation. This information is not tracked by Arapahoe County or the municipalities included in their consolidated plan. However, American Community Survey data indicates that there are 1,428 vacant units in Arapahoe County (excluding Aurora), which are not for rent, for sale, or second homes. RealtyTrac, a service which tracks forecloses and REO bank owned properties, reports that there are currently 119 REO owned units for sale in Arapahoe County. CSI does not believe that there are any abandoned REO properties in Arapahoe County.

Foreclosures Narrative

Foreclosures have declined dramatically in Arapahoe County in the past few years. The Colorado Division of Housing tracks foreclosures by county in the state. In 2013 through May, there were 874 foreclosure filings in Arapahoe County, a reduction of 46.4% from the prior year. There were 536 foreclosure sales in the county through May of 2013, a reduction of 31.4% from the prior year. Arapahoe County data shows that foreclosure sales were down 53% between 2011 and 2013.

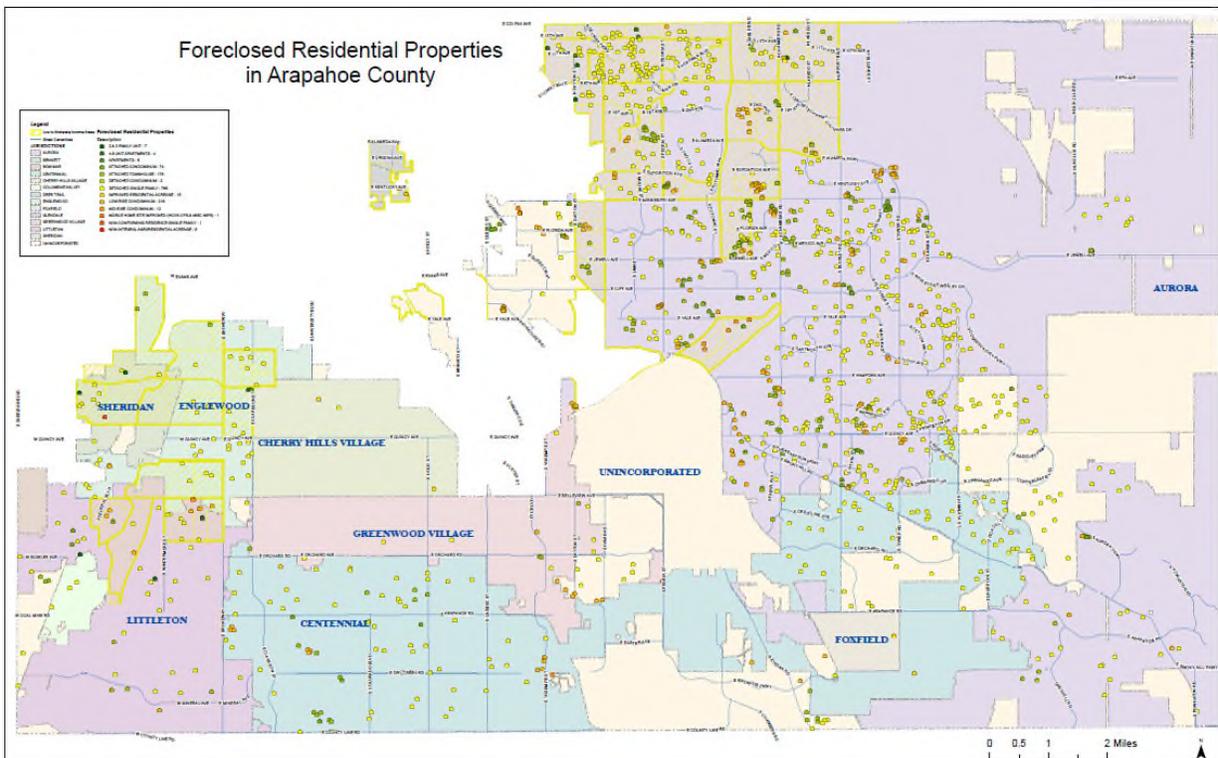
Zillow.com reports that foreclosure resales are down across the county, by an average of 10% between May of 2012 and May of 2013. Foreclosures still sell for less than listings that are not foreclosures. According to RealtyTrac, the median foreclosure resale price in Arapahoe County was 27% less than other sales in May of 2013.

The foreclosure crisis has had a very significant impact on the housing market in the US, and in Arapahoe County. However, it seems that the housing market in Arapahoe County is recovering, that less units are falling into foreclosure, less foreclosed and bank owned properties are on the market, and that increases in values and prices should keep many owners from losing their homes.

Foreclosures in Arapahoe County Over Time

Year	Total # of Foreclosures Filed	# of Foreclosures Cured	# of Confirmation Deeds issued the PT's Office
2012	3,589	163	1,838
2011	3,961	180	2,804
2010	5,502	227	3,101
2009	6,244	114	2,680
2008	5,882	95	4,333

Source: Arapahoe County



Need for Owner and Rental Rehabilitation

Just under 50% of all housing units in Arapahoe County were built before 1980. Units built in or before the 1980s may be in need of rehabilitation, especially those units built over 40 or 50 years ago. Housing providers indicate that there are a significant number of older market rate rental properties that are in need of major repair and upgrades in Arapahoe County. The following map shows the age of housing units and low and moderate income census tracts (outlined in green) in Arapahoe County. Older units in low income census tracts are located in Englewood, Sheridan, and Littleton, for the most part, or in the eastern portion of unincorporated Arapahoe County.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

As shown in the table above, CSI estimated the number of housing units occupied by low or moderate income families that may contain lead based paint. CSI estimated that 2,136 owner occupied units and 3,201 renter occupied units may contain lead.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			253	858			0	0	0
# of accessible units									

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

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

There are 253 public housing units in Arapahoe count. Englewood Housing Authority units have almost a perfect REAC score. Units owned by South Metro Housing Options also have high scores, at 70 or above.

Public Housing Condition

Public Housing Development	Average Inspection Score
Orchard Place	96
Englewood Scattered Units	96
South Metro Housing Solutions Scattered Duplexes	77
South Metro Housing Solutions Scattered Single Family Homes	70

Table 38 - Public Housing Condition

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

Both housing authorities maintain the units and continue to make upgrades to units, according to their plans submitted to HUD. There are no large scale redevelopment or disposition efforts underway in Arapahoe County that will affect public housing units.

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

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Arapahoe County is part of the metro Denver Continuum of Care. Homeless individuals and families access services in Arapahoe County and at agencies and facilities throughout the entire metro Denver area. The table below summarizes the number of beds and units that are available only within the Arapahoe County, and excluding Aurora. The emergency shelter beds are located at House of Hope shelter, Gateway Battered Women’s shelter, and through the Interfaith Hospitality network. Transitional units are operated by the Colorado Coalition for the Homeless, Interfaith Community Services and Road Called STRATE. Permanent supportive housing units are operated by Arapahoe Douglas Mental Health and the Colorado Coalition for the Homeless. There are no plans to expand the number of emergency shelter beds, transitional housing units or permanent supportive housing beds in Arapahoe County

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	45	10	28	16	0
Households with Only Adults	0	0	4	24	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:
 Metro Denver Homeless Initiative, CSI
Data Source Comments:

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

Homeless individuals and families can access case management services, emergency food assistance, school supplies, transportation assistance, and other services through the agencies mentioned above. All provide some sort of case management and self-sufficiency programs to assist homeless families and individuals find permanent housing, jobs, education, health care and transportation. Arapahome, the Arapahoe County group of service providers creating a 10 Year Plan to End Homelessness, has identified coordinated service delivery as a goal for preventing and ending homelessness. The group of agencies will have "Coordination between partner agencies to create linkages to housing, public benefits and other supportive services for people exiting public institutions, such as correctional facilities, foster care, health care facilities, etc., will ensure that no individuals fall through the cracks." One goal of the group is to :"***End homelessness through the creation of long--term, affordable housing, and Individualized supportive services.***" Plans include providing "Wrap--around services that promote stability in housing are essential to the success of these efforts, as they allow individuals and families to improve aspects of their lives that put their housing at--risk. Support services such as job training and employment, transportation, childcare, educational opportunities, medical and behavioral services, and other services tailored to the needs of the individual or family are critical for them to progress from a shelter or transitional housing program, toward a truly independent living arrangement."

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

Besides shelter (shelter beds, homeless prevention services, hotel vouchers), agencies that serve that needs of homeless persons in Arapahoe County provide a wide array of services, including food and clothing banks, personal supplies, case management and referrals, childcare, medical assistance, prescription assistance, transportation vouchers and assistance, school enrichment programs, parent education, victims assistance, parks and recreation passes, employment assistance, and assistance finding permanent housing.

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

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

There are three agencies serving Arapahoe County special needs populations that provide housing and services, including Section 8 rental assistance vouchers, and group homes. CSI was able to identify many of the group homes and assisted living facilities operating in Arapahoe County, their income targets, accessible units, and the number of units that have rental assistance. There are other group homes located within the county that also serve persons with developmental disabilities, and small designated assisted living facilities that serve frail elderly individuals. Good Shepherd of Colorado has private group homes serving persons with mental disabilities.

Group Homes and Assisted Living Facilities, Arapahoe County

Property Name	# of Units	Affordable	30% AMI	40% AMI	50% AMI	60% AMI	Acc	RA	Target Population	
Arapahoe Douglas Mental Health - Group Home	6	6	0	0	6	0	0	6	PWD - Mental Illness	
Arapahoe Douglas Mental Health - Group Home	6	6	0	0	6	0	0	6	PWD - Mental Illness	
Developmental Pathways - Group Home	6	6	0	0	6	0	6	6	PWD	
Developmental Pathways - Group Home	6	6	0	0	6	0	6	6	PWD	
Libby Bortz Assisted Living	111	111	0	0	71	0	11	1	0	Frail Seniors
Caley Ridge Assisted Living	100	25	0	0	25	0	25	0	0	Seniors
Good Shepherd of Colorado - Group Home	5	5	0	0	0	0	5	5	5	PWD
Good Shepherd of Colorado - Group Home	6	6	0	0	0	0	6	6	6	PWD
Good Shepherd Home	6	6	0	0	0	0	6	6	6	Seniors & PWD
Creating Possibilities - Group Home	5	5	0	0	0	0	5	5	5	PWD
Creating Possibilities - Group Home	4	4	0	0	0	0	4	4	4	PWD
	261	186	0	0	120	0	17	4	50	
Percent of Affordable			0%	0%	65%	0%	94%	27%		

Source: CSI

Group Homes

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

A review by the Community Strategies Institute of public policies related to development of affordable housing and residential investment in the unincorporated areas of the county did not find negative effects of public policies. CSI did make recommendations related to enhanced coordination between the county planning department and the Housing and Community Development Department related to developer incentives for units constructed in unincorporated areas of the county. The county does not have jurisdiction to change public policies in the incorporated areas of the County.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The US Census Bureau American Community Survey provides information that makes it possible to estimate labor force dynamics for the portion of Arapahoe County that excludes Aurora. The latest year that this information is available for is 2011.

There were just under 160,500 persons in the labor force in Arapahoe County in 2011. Of these, 149,719 were employed and 10,273 were unemployed. The unemployment rate was 6.4% in the area that excludes Aurora. The March 2013 not seasonally adjusted unemployment rate for the entire county was 6.9%, lower than the statewide rate of 7.3%.

The labor force in Arapahoe County (excluding Aurora), grew from 2000 – 2011, by 14.7%. Those that were employed grew by 14,181, or 10.5%, and the unemployed grew by 6,318, or 159.7%.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,412	982	1	1	0
Arts, Entertainment, Accommodations	14,359	14,149	13	9	-4
Construction	5,564	10,799	5	7	2
Education and Health Care Services	18,401	23,234	16	15	-1
Finance, Insurance, and Real Estate	13,202	25,547	12	16	4
Information	6,616	15,230	6	10	4
Manufacturing	6,380	6,702	6	4	-2
Other Services	4,257	5,178	4	3	-1
Professional, Scientific, Management Services	17,855	25,204	16	16	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	254	246	0	0	0
Retail Trade	15,318	15,880	13	10	-3
Transportation and Warehousing	3,800	2,263	3	1	-2
Wholesale Trade	7,141	11,581	6	7	1
Total	114,559	156,995	--	--	--

Table 40 - Business Activity

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	153,685
Civilian Employed Population 16 years and over	144,438
Unemployment Rate	6.02
Unemployment Rate for Ages 16-24	18.95
Unemployment Rate for Ages 25-65	3.93

Table 41 - Labor Force

Data Source: 2006-2010 ACS

Labor Force Changes, Arapahoe County (excluding Aurora), 2000 - 2011

	2000	2011	Change	% Change
In labor force	139,839	160,431	20,592	14.7%
Civilian labor force	139,493	159,992	20,499	14.7%
Employed	135,538	149,719	14,181	10.5%
Unemployed	3,955	10,273	6,318	159.7%
Armed Forces	346	439	93	26.9%
Not in labor force	53,692	61,639	7,947	14.8%
Total Population 16 and over	193,531	222,070	28,539	14.7%
Civilian Unemployment Rate:	2.8%	6.4%		

Source: US Census American Community Survey



Labor Force

The industries with highest employment in Arapahoe County were educational service, healthcare, and social services, retail trade, professional, scientific, management, and administrative and waste management services, and arts, entertainment, recreation, and accommodation and food services.

Employment in arts, entertainment and recreation, and accommodations and food services, educational services, health care, social assistance, transportation and warehousing, and other services had the biggest percent changes in employment from 2000 – 2010. The industries with the biggest losses in employment were information, construction, and manufacturing.

⊕ **Average Wages Ranking in Colorado, 4th Quarter 2011**

Rank	Area Name	Total Average Employment	*Average Hourly Wage	Average Weekly Wage	*Average Annual Wage
1	Broomfield County, Colorado	30,896	\$30.18	\$1,207	\$62,764
2	Denver County, Colorado	428,183	\$29.05	\$1,162	\$60,424
3	Boulder County, Colorado	158,433	\$27.85	\$1,114	\$57,928
4	Arapahoe County, Colorado	281,833	\$27.70	\$1,108	\$57,616
5	Douglas County, Colorado	92,784	\$26.63	\$1,065	\$55,380
6	Rio Blanco County, Colorado	3,249	\$26.08	\$1,043	\$54,236
7	Jefferson County, Colorado	207,726	\$24.40	\$976	\$50,752
8	Moffat County, Colorado	4,938	\$22.55	\$902	\$46,904
9	Garfield County, Colorado	24,219	\$22.45	\$898	\$46,696
10	Pitkin County, Colorado	14,522	\$22.08	\$883	\$45,916
	Colorado	2,236,737	\$24.38	\$975	\$50,700

Source: Colorado Department of Labor and Employment, assumes 40 hour work week

Average Wages Rankings

Average Wages Narrative

Arapahoe County has the fourth highest wages of all Colorado counties, though wages fall below those in Broomfield, Denver, and Boulder Counties. Wages are higher than in Douglas or Jefferson Counties, and higher than Colorado averages.

. The latest information provided by the Colorado Department of Labor is for 2011. The industries with the highest wages are mining, management of companies and enterprises, professional, scientific, and technical services and information. Some of these industries are growing in Arapahoe County, but others, like information, have declined from 2000 – 2010.

Occupations by Sector	Number of People
Management, business and financial	46,998
Farming, fisheries and forestry occupations	6,293
Service	11,286
Sales and office	23,212
Construction, extraction, maintenance and repair	9,776
Production, transportation and material moving	6,537

Table 42 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	83,198	63%
30-59 Minutes	42,555	32%
60 or More Minutes	6,490	5%
Total	132,243	100%

Table 43 - Travel Time

Data Source: 2006-2010 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,957	379	2,759
High school graduate (includes equivalency)	19,449	1,391	5,469
Some college or Associate's degree	35,602	1,828	7,041
Bachelor's degree or higher	61,909	2,443	10,312

Table 44 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	398	796	957	1,437	1,155
9th to 12th grade, no diploma	2,884	1,823	1,120	1,962	1,898
High school graduate, GED, or alternative	7,141	7,176	6,732	12,419	7,314
Some college, no degree	7,543	9,007	8,435	15,989	6,127
Associate's degree	996	2,628	3,148	5,364	1,151
Bachelor's degree	3,081	11,576	12,522	23,486	6,336
Graduate or professional degree	178	3,696	7,203	16,356	4,101

Table 45 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,854
High school graduate (includes equivalency)	30,489
Some college or Associate's degree	36,916
Bachelor's degree	47,846
Graduate or professional degree	65,596

Table 46 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

CPD Maps Data, 2006 - 2010 ACS

Data Source Comments:

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

The industries with highest employment in Arapahoe County were educational service, healthcare, and social services, retail trade, professional, scientific, management, and administrative and waste management services, and arts, entertainment, recreation, and accommodation and food services.

Employment in arts, entertainment and recreation, and accommodations and food services, educational services, health care, social assistance, transportation and warehousing, and other services had the biggest percent changes in employment from 2000 – 2010. The industries with the biggest losses in employment were information, construction, and manufacturing.

Describe the workforce and infrastructure needs of the business community:

Douglas Arapahoe County Works! Workforce Center is a member of the Colorado Department of Labor and Employment’s statewide network of workforce centers, which provide a variety of no-cost services to job seekers and businesses. Arapahoe/Douglas Works! serves as a critical resource to connect people and businesses in Arapahoe and Douglas Counties, and throughout the Denver/Aurora metropolitan region. The agency report Labor Force and Economic Outlook 2014 reports that in the Metro Denver area, there is a lack of skilled labor for securities, commodities, and financial services. personal financial advisors, accountants and auditors, market researchers, civil engineers, appraisers and assessors of real estate, teachers and instructors, geoscientists, mechanical engineers, and recreation workers. Most of these jobs require college educations in specific fields.

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

There are no large changes that will have an economic impact on Arapahoe County, other than growth along the I-70 corridor, which could bring new jobs and residences to the unincorporated areas of the county over the next 10 years.

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

There is a need for job training and job placement services for low income residents and youth in Arapahoe County. Those with a high school education or less and younger residents are at a disadvantage in the job market.

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

The workforce center offers an array of tools to support local job-seekers, including offering resources and workshops for a self-directed job search, one-on-one employment counseling, and training assistance. They utilize Connecting Colorado, an online database of statewide job openings and registered job-seekers, to facilitate the match between skilled workers and businesses.

Arapahoe/Douglas Works! offers free workforce development services to businesses in the metro Denver area, to ensure that the region remains economically competitive and boasts an adequately skilled workforce for the future. The Workforce Center is guided by a Workforce Investment Board comprised of local community members.

Core Services:

Standard services for a self-directed job search, including tools and job seeker workshops, are available in their walk-in youth and adult Resource Centers, Monday through Friday, 7:30 a.m. to 4:30 p.m. The resource center amenities include computers with internet access, fax and copy machines, courtesy phones, reference materials, job postings and notice of hiring events.

Intensive Services:

Enhanced services supported by staff are available to help residents identify their strengths and grow your job-search skills, including employment counseling, career and personality assessments and certifications and job readiness workshops.

Talent Development Services:

Intensive job search support or training opportunities may be available to residents who have recently been laid off through no fault of their own and do not have employable skills or current certification, to those who need support finding and keeping employment, and to displaced homemakers seeking employment.

The agency also has a youth council and works to employ youth in Arapahoe County.

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

No

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

Discussion

The unemployment rate in Arapahoe County has been slowly declining for the past few years, and the number of total jobs has been on the rise. There are still many residents of Arapahoe County who have not found a job, though the number of unemployed persons has been declining.

MA-50 Needs and Market Analysis Discussion

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

There are census tracts throughout Arapahoe County where households have higher concentrations of four or more housing needs. In particular, CPD Maps data shows that low and moderate income census tracts in Centennial, Sheridan, Greenwood Village, and unincorporated Arapahoe County have concentrations of greater than 68% of households with four or more housing problems. The Cities of Englewood, Littleton, and Glendale have low income census tracts with concentrations of between 33 and 68% of households with four or more housing problems. The greatest housing problem in Arapahoe County is cost burden.

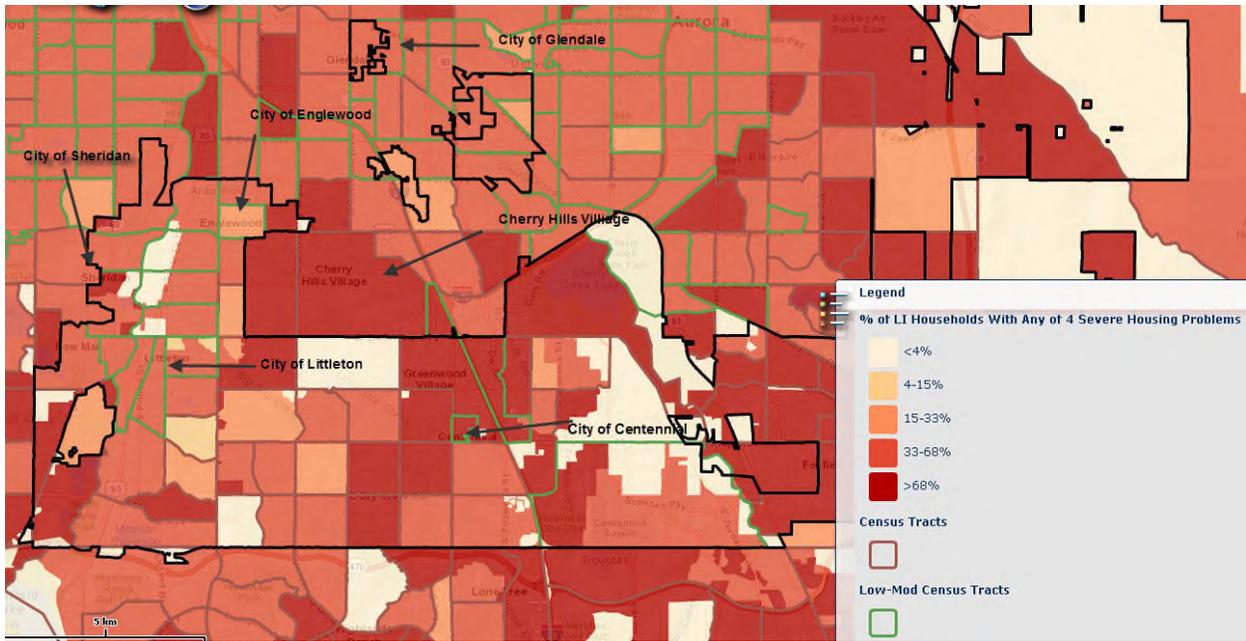
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Compared to the rest of the Metropolitan Denver area, Arapahoe County does not have census tracts or cities with large concentrations (greater than 23%) minorities. Some low and moderate income census tracts have higher percentages of Hispanic households than others, but none are considered "concentrations".

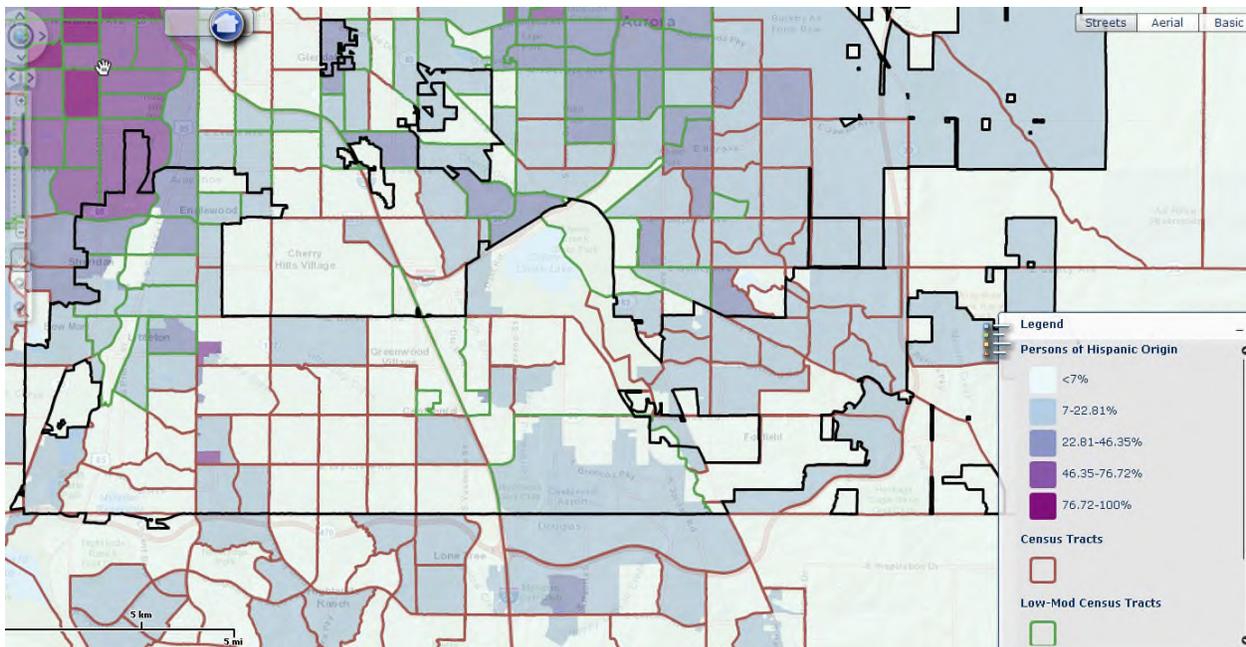
What are the characteristics of the market in these areas/neighborhoods?

Are there any community assets in these areas/neighborhoods?

Are there other strategic opportunities in any of these areas?



Concentrations of Needs Map



Hispanic Households by Census Tract Map

Strategic Plan

SP-05 Overview

Strategic Plan Overview

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	Area Name:	City of Sheridan
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The boundaries for this target area are the City of Sheridan Boundaries.
	Include specific housing and commercial characteristics of this target area.	The City of Sheridan is known for having a low income population and need for public improvements and infrastructure improvements.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Sheridan staff were interviewed as part of the Consolidated Planning process. The City also provided data regarding the need for curbs, gutters, and sidewalks in an area with dirt streets. The area has concentrations of Section 8 housing and children as residents.
	Identify the needs in this target area.	Public improvements.
	What are the opportunities for improvement in this target area?	The City has been working to upgrade the infrastructure in this area, and will use CDBG funds to address drainage issues and public safety.
Are there barriers to improvement in this target area?	No.	
2	Area Name:	Deer Trail
	Area Type:	City
	Other Target Area Description:	City
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The boundary for this target area is the City limit of Deer Trail.
Include specific housing and commercial characteristics of this target area.	Deer Trail is a small low and moderate income community in eastern Arapahoe County. The community has many unpaved streets.	

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Deer Trail citizens have expressed their desire to improve the community by paving existing dirt roads and streets. Citizens have also expressed an ongoing concern about drainage and mosquito control in the community.
	Identify the needs in this target area.	Public infrastructure improvements.
	What are the opportunities for improvement in this target area?	Deer Trail has identified the need to build upon the existing paving and drainage improvements completed in recent years. Future improvements will continue to connect paved streets, improve the connectivity of streets and provide better access to residential areas beyond downtown.
	Are there barriers to improvement in this target area?	No.
3	Area Name:	Englewood
	Area Type:	City
	Other Target Area Description:	City
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The boundary is the City of Englewood City limit.
	Include specific housing and commercial characteristics of this target area.	Englewood is home to many low and moderate income households. The community has some of the oldest and smallest housing stock in the county. Many commercial areas are older, built before the 1950s.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	City staff participated in interviews, focus groups, and meetings. The City works closely with Arapahoe County on many initiatives to improve the City and provide needed services to low and moderate income households.
	Identify the needs in this target area.	Housing rehabilitation is a priority need in Englewood. Many homeowners need assistance to make life and safety improvements, and energy efficiency upgrades.
	What are the opportunities for improvement in this target area?	The housing stock in Englewood continues to need improvement, and the City and County have been working together for many years on a strategy to make these improvements to both owner occupied housing units and rental housing units.
	Are there barriers to improvement in this target area?	No.

4	Area Name:	North Neighborhood-Littleton
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Sidewalks
	Identify the neighborhood boundaries for this target area.	The “North” neighborhood of Littleton is bordered by Sheri Lane on the north, Windermere Avenue on the east, Crestline Drive on the south, and Prescott Street on the west.
	Include specific housing and commercial characteristics of this target area.	The neighborhood is characterized by working families and a more diverse population than other areas of Littleton. Most homes are small one story single family homes.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Littleton, as well as Arapahoe County, has been focusing attention on this area to discourage disinvestment and maintain, or improve, the quality of life for residents. These needs were identified by the City as part of their own planning processes.
Identify the needs in this target area.	Disinvestment and maintenance and public improvements.	
What are the opportunities for improvement in this target area?	Removing and replacing deteriorated asphalt streets and sidewalks with new infrastructure that meets ADA standards. Street and sidewalk improvements will complete the right-of-way revitalization in the neighborhood and satisfy citizen’s requests for improvements in this area. With continued public and private investment, the Northeast neighborhood will be preserved as a well maintained affordable enclave in a rather pricey suburban city.	
Are there barriers to improvement in this target area?	No.	
5	Area Name:	Vista Verde-Centennial
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Sidewalks

	Identify the neighborhood boundaries for this target area.	Census Tract 56.25 Block 1 in the City of Centennial.
	Include specific housing and commercial characteristics of this target area.	This is the one census tract in Centennial that is eligible for area wide benefit because of incomes. The area is home to lower income households than many other areas of Centennial.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	City of Centennial staff have identified this as a target area.
	Identify the needs in this target area.	This area is in need of public improvements, including ADA compliant sidewalks.
	What are the opportunities for improvement in this target area?	The City plans to invest in ADA-compliant infrastructure (sidewalks, gutters, curb ramps), which will benefit the neighborhood and community as a whole.
	Are there barriers to improvement in this target area?	No.
6	Area Name:	Centennial
	Area Type:	Entitlement City
	Other Target Area Description:	Entitlement City
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	City-wide
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?		
7	Area Name:	Countywide
	Area Type:	County
	Other Target Area Description:	County

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

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Arapahoe County distributed CDBG funds throughout the county based upon the percentage of low income households within each jurisdiction. The Cities of Sheridan, Englewood and Centennial may allocate their share of CDBG funds to projects undertaken by their local governments in low and moderate income eligible neighborhoods, or by agencies serving their communities. In Centennial, for example, the Vista Verde neighborhood is a CDBG eligible area where the city focuses investment in public improvements. In Littleton, the same is true in the North Neighborhood of Littleton.

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

Priority Needs

1	Priority Need Name	housing needs
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	City of Sheridan Vista Verde-Centennial North Neighborhood-Littleton City City Entitlement City
Associated Goals	Preservation of Existing Housing Stock Expanding and preserving homeownership	

	Description	Small and large households with low and extremely low incomes are in need of decent rental housing within the County and the incorporated areas. Special needs households are in need of affordable rental units that are accessible and provide supportive services to assist that household in maintaining independence in a stable living situation. Households which are homeless or in danger of becoming homeless are in need of emergency housing, transitional housing and permanently affordable housing that is accompanied with supportive services to assist that household in becoming stable. Households who are in danger of becoming homeless need homeless prevention assistance in order pay mortgage, rent and utility payments. Special needs elderly households are in need of accessible, affordable independent living rental units.
	Basis for Relative Priority	Arapahoe County recently completed a housing needs assessment which highlighted the populations with the most pressing housing needs. Much of this data is contained in the Market Assessment section of the Consolidated Plan template. Additionally, Public Housing Authorities report that their waiting lists are so long that there is no feasible way to accommodate the number of households presently on the list and that more affordable housing units are needed to impact the excessive demand for affordable units. Special needs providers and community members provided information on needs through the Public Participation process used as part of the Consolidated Plan activities.
2	Priority Need Name	non-housing community development needs
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	City of Sheridan Vista Verde-Centennial North Neighborhood-Littleton City City Entitlement City
	Associated Goals	Handicapped Services & Senior Services Public Facility Improvements Youth services to support academic success Infrastructure Improvements
	Description	Arapahoe County has prioritized community development needs that relate to public facilities,public services and infrastructure improvements to enhance the greater livability in low income neighborhoods.

	Basis for Relative Priority	As part of the Consultation Process used in preparing the Consolidated Plan, the County held consultations with public entities and non-profit organizations to gather data and information on priority non-housing community development needs. Arapahoe County meets with service providers and municipal government officials to solicit input on community development needs including public facility needs, public service needs and infrastructure needs. The County solicits proposals from eligible entities for financial assistance to address the identified priority needs. Based upon that solicitation, the County Community Resources Department reviews the requests and ranks them using a criteria that looks at the benefits to low income populations, improvements in accessibility and affordability and quality of life. The Community Resources Department then forwards their analysis to the Board of County Commissioners for their approval.
3	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City of Sheridan Vista Verde-Centennial North Neighborhood-Littleton City Entitlement City
	Associated Goals	Homeless Prevention Services Emergency housing and shelter for homeless Public Facility Improvements

Description	The County is presently experiencing high demand for affordable units for low income households. Rents are rising and vacancy rates are declining. This tightening of the housing market results in more households experiencing homelessness if they don't have the purchasing power and household stability to compete in a tight market place. County residents experiencing homelessness face a shortage of emergency housing options and are often forced to seek emergency housing in other Metro Denver jurisdictions. Because there is little public support for the creation of a new emergency shelter in the County, service providers and public agencies are relying more heavily on rapid re-housing options and direct financial assistance to prevent at risk households from losing their current housing situation.
Basis for Relative Priority	Arapahoe County included homeless needs in its recent housing needs assessment. As part of the Consolidated Plan process the County consulted with housing and homeless service providers to gather their input on homeless needs. These findings indicated that the County had a shortage of emergency housing options, transitional housing options and permanently affordable rental options. Service providers indicated that because of the shortage of emergency housing units, resources are needed to provide financial assistance to at risk households so that they can pay arrearages on mortgages, rental contracts and utility payments in order to prevent them from becoming homeless. The County also heard from service providers that ongoing outreach resources are needed to ensure that families who are homeless or in danger of homelessness receive direction and information on how to obtain both prevention support and rapid re-housing opportunities.

Table 48 – Priority Needs Summary

Narrative (Optional)

- Priority **housing** needs include: small and large households with low or very low incomes; Special needs households with low or very low incomes who need an affordable and accessible unit; Low and very low income households who are in need of an affordable, accessible unit with supportive services to maintain independent living; Homeless households who need decent emergency and long term housing with supportive services to maintain a stable situation; Households in danger of homelessness who need supportive services and financial assistance to prevent them from becoming homeless;
- Assistance to community based organizations and local governments to provide public facilities which support elderly, homeless, and special needs populations; Assistance to community based organizations and local governments which provide resources to community based groups providing supportive services to homeless households, households in danger of becoming homeless and elderly low income households; Support to local governments which provide

resources for infrastructure improvements to improve public infrastructure and improvements to enhance quality of life in low income neighborhoods.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Arapahoe County may spend HOME funds on Tenant Based Rental Assistance (TBRA) as part of a strategy to serve low- and very-low income renter households. Low vacancy rates (4.1% overall), rising rents (10% growth during the last decade), and long waiting lists for subsidized housing all point to the need for more affordable rental opportunities in the county, especially for the lowest income households. There are few transitional housing options in Arapahoe County, and TBRA programs can also help households transition from homelessness to permanent housing.
TBRA for Non-Homeless Special Needs	According to special needs providers interviewed as part of the consultation process, there is a lack of rental assistance available for their clients, who have very low and low incomes. Existing rental assistance programs are not growing, or are shrinking due to reduced federal spending levels. Market pressures on the private rental market have raised rents and reduced inventory, making it more difficult for these households to find rental units that they can afford. TBRA could be used to help clients of these agencies find affordable, decent, and accessible housing while on the waiting list for existing Section 8 and other rental assistance programs, or for accessible units in properties such as those owned by CHDA.
New Unit Production	As part of the Housing Needs Assessment section of the Consolidated Plan, CSI determined that there is a gap of 6,082 rental units for households at 0 – 30% AMI, 3,473 for households at 31 – 50% AMI, 4,410 at 51 – 80% AMI, and 3,361 at 81 – 100% AMI in Arapahoe County. New construction of affordable rental units is a goal for reducing these gaps. CSI also determined that the stock of affordable units for sale is slim, and that 277 households at 0 – 30% AMI could become owners through a self help program such as Habitat for Humanity. New units for sale priced at \$205,000 or less would be affordable to the 807 renters making 31 – 50% AMI, and new units priced at \$325,000 or less would help relieve pressure on the market for households at 51 – 80% AMI, who can afford market rate units.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	<p>Much of the housing stock in the older communities within Arapahoe County is in need of rehabilitation. Fewer than 50% of all housing units in Arapahoe County were built before 1980. This includes older multi-family properties and single family owner occupied housing units. The Cities of Englewood and Littleton operate essential home rehabilitation programs serving homeowners at 80% AMI or less. There is still a strong need to continue modernizing the older housing stock. Preserving the existing housing is an economically effective way of minimizing the cost and environmental impact of new housing construction. In discussions with Arapahoe County based agencies, several key informants observed that there is a growing number of aging homes in the unincorporated area of the County as well as in Centennial and Sheridan. Arapahoe County may choose to expand housing rehabilitation services in other areas of the County that have numbers of homes that are more than 40 years old.</p> <p>CSI estimates that of the units built before 1980 with children present, 2,136 owner occupied units and 3,201 renter occupied units may contain a lead hazard. Owner occupied rehabilitation programs and acquisition/rehabilitation of older multi-family rental properties can address lead issues in these units over time.</p>
Acquisition, including preservation	<p>There are a number of aging rental properties located in the municipalities and some in the unincorporated areas that are in need of major upgrades and rehabilitation. Market conditions are such that landlords are not willing to leave units vacant in order to perform costly and time consuming rehabilitation on them. Rental housing demand is so strong, that landlords can rent units that are minimally acceptable. There are opportunities for affordable housing providers and special needs housing groups to acquire these properties and rehab them for their clients. This is a cost effective approach for providing more affordable, decent rental units. Modernization efforts on aging properties are supported in local communities. Communities have been supportive of efforts to improve declining properties in older neighborhoods. The Community Housing and Development Association has developed a successful model for acquiring existing properties, upgrading them and then offering them to special needs clients. The local housing authorities have also been purchasing and preserving existing rental properties.</p>

Table 49 – Influence of Market Conditions

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

Introduction

Federal dollars leverage additional funds in many of the projects completed as part of the Consolidated Plan. Federal dollars are limited, and agencies completing projects will often utilize other funds to complete projects. The leveraged dollars represent a benefit to all Arapahoe County residents. They stretch the grant funds received by the County, while allowing projects to proceed, which benefits either the area or a specific clientele and at the same time aids the agencies supplying the leveraged funds in meeting their goals. In addition to CDBG and HOME funds, Arapahoe County provides grants to human services, health and wellness and crisis intervention organizations serving the county's at-risk and under-served population through the Aid to Agencies Program. Arapahoe County administers the City of Centennial entitlement CDBG program, and Centennial CDBG resources are reflected in the Anticipated Resources CDBG funding levels.

HOME project expenditures require a 25% match. In order to be considered HOME match, the funding must be a non federal permanent contribution to affordable housing contributed in an eligible manner and properly documented. Arapahoe County encourages all HOME funded projects to have match, however there is no requirement that each project must leverage 25% of funds from other sources.

In 2014, Arapahoe County has used an estimated amount of CDBG and HOME funds to allocate resources to projects. When Arapahoe County gets the final HUD award of funds, Arapahoe County will use the following "contingency provisions" to ensure that citizens have had adequate notice to comment on proposed projects and funding levels. Arapahoe County plans to adjust all awarded activities budgets proportionately either by increasing or decreasing them from the estimated funding level for CDBG, to match actual allocation amounts.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,332,596	0	0	1,332,596	5,331,823	CDBG resources are allocated annually for projects. There is no program income to distribute. Of the estimated 2014 annual allocation, \$291,562 is City of Centennial entitlement CDBG, and \$1,041,395 is Arapahoe County CDBG funding.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	529,070	0	0	529,070	2,116,280	HOME funds will be allocated throughout the year – this is an estimation of funds available.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Public Housing Capital Fund	public - federal	Multifamily rental rehab	22,850	0	0	22,850	0	The South Metro Housing Options housing authority will use a portion of their own funding for rehabilitation of buildings, in conjunction with CDBG funds.
Other	private	Homebuyer assistance Homeowner rehab Public Services Other	176,800	0	0	176,800	400,000	Agencies funded with CDBG and HOME funds leverage private donations, earned income, and other private funds to housing services, housing rehabilitation, public services and homeless services.
Other	private	Homebuyer assistance Public Services Other	206,043	0	0	206,043	200,000	Agencies funded by CDBG and HOME leverage HUD funds with funding from private foundations and other grant making sources to provide housing services, public services, special needs services, and homeless services.
Other	public - federal	Other	4,500	0	0	4,500	18,000	FEMA Emergency Food and Shelter Program funds are used for homeless prevention activities by agencies in Arapahoe County.
Other	public - state	Other	15,000	0	0	15,000	60,000	HPAP is used by Colorado agencies for homeless prevention activities, and is funded by a state tax check off.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Public Services	76,320	0	0	76,320	0	State of Colorado funds are used by multiple agencies funded by Arapahoe County, and cover services such as audio information services and residential addiction programs.
Other	public - local	Public Services	19,700	0	0	19,700	0	Audio Information Network of Colorado receives funds from the Denver Regional Council of Governments (DRCOG) to support their audio information services project.

Table 50 - Anticipated Resources

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

Applicants for both CDBG and HOME funds are aware that in order to fund as many projects as possible, Arapahoe County looks at leverage when reviewing applications. HOME projects are encouraged to apply to the Colorado Division of Housing for additional HOME funds, and to the Colorado Housing Finance Authority for Low Income Housing Tax Credit Funds for tax credit equity. Multi-family rental properties are expected to use private long term debt as a financing source as well. Arapahoe County ensures that the HOME program has at least 25% match from all projects, though some projects may have more match, and others less match.

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

As part of the Housing Needs Assessment, Arapahoe County and local jurisdictions discussed the availability and use of publically owned land to provide affordable housing units. There is very little land controlled by the county itself, as most of the public land in Arapahoe County is located within jurisdictions.

Discussion

CDBG and HOME funds are leveraged with a wide variety of other sources, including federal, state, local, and private sources. These sources include public housing funds, state HOME funds, County funds, City funds, funds from private foundations, donations, and in-kind sources. By encouraging applicants to leverage CDBG and HOME funds with as many other sources as possible, the County is able to provide funding to projects serving the entire geography of Arapahoe County.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

- The Department of Community Resources is the lead administrative agency for providing Federal funds to address low income needs in the County.
- The Department works with a variety of local government agencies and non-profit organizations to deliver a package of services to address the multi-faceted needs of low income populations.
- The Department works with local governments and non-profits to provide a range of housing and community development services which are designed to address current, pressing underserved needs.
- The Department administers an annual solicitation process to receive applications for assistance from housing and community development entities to support programs and projects to support the work of various organizations.
- Within the County and throughout the Metro area, there are qualified providers which address housing and non-housing community development needs.
- The County provides financial assistance to those organizations which have programs and projects designed to address the priority needs contained in the Consolidated Plan.
- The County provides technical assistance and training to potential applicants on the application process and the requisites needed to successfully manage Federal funds.
- The County works with local governments to address infrastructure and public facility needs.
- The County works with non-profits, Public Housing Authorities and private developers to provide financial assistance for development of affordable housing and supportive programs.

- For homeless housing and service providers, the County participates in the Metropolitan Denver Continuum of Care organization to support regional homeless solutions as well as to provide support to organizations wishing to provide homeless housing and services in Arapahoe County.

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

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

Table 52 - Homeless Prevention Services Summary

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

The County oversees a broad network of non-profit and municipal agencies that provide services to special needs and homeless populations. This network provides the continuum of services from outreach and counseling to mental health, job training, medical, rapid re-housing, emergency shelter,

homeless prevention, and youth services. Providers report that growing demands exceeds their capacity to serve all needs. The available services are highly utilized.

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

Because the County oversees programs that extend into multiple municipalities, it is challenging to ensure that all needs are met in a consistent manner. County providers have limited capacity and the County has formed agreements with regional providers to provide a level of service for areas in which there is no County based provider. The shortage of both emergency housing and permanently affordable rental housing places great stress on the service delivery system because providers are often left with no alternative but to refer homeless and special needs households to service providers in surrounding jurisdictions. Because of transportation costs and availability, often households who find temporary housing in another jurisdiction, must seek supportive services in the jurisdiction close to their place of residence. Because of Federal budget limitations, County Public Housing Authorities have no resources to accommodate new residents on the Section 8 program or in Public Housing Units. The Housing Authorities have closed their waiting lists because they don't have the resources to serve those waiting lists in a timely fashion.

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

Because Arapahoe County has a shortage of both permanent and emergency housing options, the most compelling gap in the service delivery system is a lack of developers willing to build more affordable rental units in the County. It is difficult for service providers to place homeless and special needs households in affordable units with the necessary supportive services in the County because the housing does not exist. Because there is a lack of emergency housing and little support for creating emergency shelters, service providers attempt to place homeless households and chronically homeless individuals in permanently affordable units when they are available. The County has made the addition of more affordable rental units a high priority. It will use its HOME and CDBG funds to support development efforts. The County is actively working within the institutional structure to encourage non-profit agencies and private developers to plan and build more affordable housing units. The County service provider network is effective and the necessary supportive services could be provided to homeless and special needs populations if there were adequate housing for those who are accessing services.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of Existing Housing Stock	2014	2018	Affordable Housing	City of Sheridan Vista Verde- Centennial North Neighborhood- Littleton Englewood Littleton Deer Trail Countywide Centennial	housing needs	CDBG: \$1,237,500	Homeowner Housing Rehabilitated: 190 Household Housing Unit
2	Handicapped Services & Senior Services	2014	2018	Non-Homeless Special Needs	City of Sheridan Englewood Littleton Deer Trail Countywide Centennial	non-housing community development needs	CDBG: \$218,875	Public service activities other than Low/Moderate Income Housing Benefit: 1475 Persons Assisted
3	Expanding and preserving homeownership	2014	2018	Affordable Housing	Countywide Centennial	housing needs	CDBG: \$84,750	Public service activities for Low/Moderate Income Housing Benefit: 550 Households Assisted
4	Homeless Prevention Services	2014	2018	Homeless	Countywide	Homelessness	CDBG: \$160,000	Homelessness Prevention: 1045 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Emergency housing and shelter for homeless	2014	2018	Homeless	Countywide	Homelessness	CDBG: \$159,741	Homeless Person Overnight Shelter: 315 Persons Assisted
6	Public Facility Improvements	2014	2014	Public Housing Non-Housing Community Development	Englewood Littleton Countywide	non-housing community development needs Homelessness	CDBG: \$203,850	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 126 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 168 Households Assisted
7	Youth services to support academic success	2014	2018	Non-Housing Community Development	City of Sheridan	non-housing community development needs	CDBG: \$125,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 110 Persons Assisted
8	Infrastructure Improvements	2014	2018	Non-Housing Community Development	City of Sheridan Vista Verde- Centennial North Neighborhood- Littleton Deer Trail Countywide	non-housing community development needs	CDBG: \$1,963,045	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10740 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Preservation of Existing Housing Stock
	Goal Description	Arapahoe County will provide support to municipalities and community based rehab agencies to continue and expand rehab servies to older homes and neighborhoods in Arapahoe County. Arapahoe County will provide support to agencies providing energy efficiency improvements to homes of low income homeowners. These activities will continue during all years of 2014 Consolidated Plan.
2	Goal Name	Handicapped Services & Senior Services
	Goal Description	Arapahoe County will provide support for the Audio Information Services project to provide readable materials to visually impaired residents including seniors. Arapahoe County will provide support to agencies providing nutritional support to seniors. Arapahoe County will provide support to Project Angel Heart which delivers meals to chronically ill individuals. Arapahoe County will provide support for medical services to indigent individuals and at risk adults who may be facing homelessness.
3	Goal Name	Expanding and preserving homeownership
	Goal Description	Arapahoe County will provide support to provide housing counseling services to low-income, elderly and disabled potential and existing homeowners. Counseling services will be provided to homeowners who are in danger of or are in default status on their mortgage payments.
4	Goal Name	Homeless Prevention Services
	Goal Description	Arapahoe County will provide support to agencies which provide supportive services and financial support for homeless prevention activities including financial assistance to individuals in order to maintain stable housing.
5	Goal Name	Emergency housing and shelter for homeless
	Goal Description	Arapahoe County will provide support for agencies providing short term emergency housing and shelter for homeless individuals and families. This support will carry on for the full period of the Consolidated Plan.
6	Goal Name	Public Facility Improvements
	Goal Description	Arapahoe County will provide support to agencies which provide public facilities to Arapahoe County. These improvements will enhance facility capacity and operating as well as provide essential life safety and accessibility improvements to the facilities. These facilities provide housing for special needs individuals, low income homeless and seniors.

7	Goal Name	Youth services to support academic success
	Goal Description	Arapahoe County will provide support for Goodwill Industries to provide a career development program to assist teens in formulating a career path and to help them continue in school until they graduate.
8	Goal Name	Infrastructure Improvements
	Goal Description	Arapahoe County will provide support to cash strapped local governments to improve walk ability and transportation safety in low income neighborhoods by install pavement and sidewalks. There will ongoing projects to meet this goal for the next five years.

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

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

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

None of the housing authorities in Arapahoe County are required by a Section 504 Voluntary Compliance Agreement to increase the number of accessible units in their portfolio. The Housing Authorities will continue to make improvements to existing properties to meet accessibility requirements, and provide a portion of units as accessible in newly acquired or constructed properties.

Activities to Increase Resident Involvements

All housing authorities in Arapahoe County provide opportunities for resident involvement, including having resident councils, inviting residents to public meetings and hearing, and providing resident activities.

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

No

Plan to remove the ‘troubled’ designation

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

A review by the Community Strategies Institute of public policies related to development of affordable housing and residential investment in the unincorporated areas of the county did not find negative effects of public policies. CSI did make recommendations related to enhanced coordination between the county planning department and the Housing and Community Development Department related to developer incentives for units constructed in unincorporated areas of the county. The county does not have jurisdiction to change public policies in the incorporated areas of the County.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Arapahoe County Community Resources Department will initiate ongoing meetings and consultations with the Arapahoe County Public Works Department planning staff to produce an inventory of buildable parcels in the unincorporated areas of the County that might be suitable for affordable housing development. The Community Resources Department will institute a series of ongoing meetings with non-profit developers and private developers and municipal governments to monitor and assess opportunities for affordable rental development. By exchanging current information and forming stronger collaborative ties with governments and the development community, the County hopes to facilitate new development applications that will impact the shortage of affordable rentals for low and very low income households.

SP-60 Homelessness Strategy – 91.215(d)

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

The County has identified Homelessness as a priority need. The County has laid out homeless assistance and homeless prevention goals which will address the needs. The County administers a variety of housing and non-housing community development resources which are used to support the efforts of a broad based community network of service providers which provide homeless assistance in the County and the municipalities. Through its planned goals, the County will support the continuum of services needed by both unsheltered homeless and formerly homeless in emergency housing. Service providers supported by the County provide outreach and case management which assess individual needs and links them with the continuum of services available in the County.

Addressing the emergency and transitional housing needs of homeless persons

There is a shortage of emergency and transitional housing in the County. There is little public support for creation of mass shelters. The County and service providers have resorted to a rapid re-housing approach to find shelter for those with no shelter options. Because of the lack of affordable rental units, service providers often have to refer households needing emergency shelter or transitional housing to housing providers in surrounding jurisdictions. The County is taking a proactive approach to addressing the shortage of affordable units by working the non-profit and private developers to encourage new developments that would add to the affordable housing inventory. The County works with the local Public Housing Authorities to place formerly homeless households on the Section 8 Program but the waiting lists have become so large that there is little capacity to serve new clients. The County will be working with the County Public Works department to identify any undeveloped parcels in the County which would be suitable for affordable development. The County will be meeting and coordinating with municipal governments to identify development opportunities in their jurisdictions and will be supportive of new affordable developments that municipalities bring forth.

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

Because of the shortage of transitional units in the County, it is often difficult to move homeless persons into permanent housing. If service providers are unable to place a household in permanently affordable housing in Arapahoe County, they work with housing and service providers in surrounding jurisdictions to find suitable housing. Because of the shortage of both emergency and transitional housing, service providers employ a strategy to either place homeless households outside the County or provide the

necessary financial assistance to keep them in their current housing. If the household obtains stable housing, the service providers funded by the County will provide the necessary supportive services to assist that family in maintaining stability and moving toward independence. The supportive services continue so that the formerly homeless households have less chance of experiencing another episode of homelessness.

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

The County administers and supports a wide ranging network of service providers which provide homeless prevention services to households in danger of homelessness. By using a prevention strategy, service providers are better able to help that household maintain stability in their housing. In order to maintain stability, financial assistance for rent, mortgage, utility and other household necessities is provided. The programs also provide case management and referral services to assist that family in overcoming the challenges that brought them to the brink of homelessness.

SP-65 Lead based paint Hazards – 91.215(i)

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

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. All work is completed in accordance with the Lead Safe Housing Rule.

The local Housing Authorities and other Section 8 provider agencies strictly adhere to the Housing Quality Standards (HQS) for public housing and section 8 tenants, and the Lead Safe Housing Rule. Housing Authorities will not allow Section 8 tenants to rent units with lead hazards that are not mitigated by the landlord. In addition, all units owned and purchased and rehabilitated by the housing authorities are mitigated for lead.

Under the HOME funded Homebuyer program, Funding Partners staff has completed HUD's "Visual Assessment Course". The agency conducts visual assessments of each of the homes to be financed, in conjunction with the HQS inspection. If lead-based paint is detected, the homebuyer must agree that it is their responsibility to negotiate with the property seller about payment for and coordination of mitigations and/or renovations to remove lead exposure.

Grantees receiving HOME or CDBG funds to purchase and renovate properties which contain lead-based paint are responsible for paying for and coordinating detection and mitigation of lead hazards within the property.

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

As housing providers purchase, rehabilitate, and lease housing units located in Arapahoe County, they are required to assess and mitigate lead hazards according to the guidelines provided in the Lead Safe Housing Rule. Programs operated by the City of Englewood and South Metro Housing Options (Littleton and Centennial) coordinate alleviation of lead-based paint in homes that are rehabilitated or repaired. By promoting the acquisition and rehabilitation of older multi-family rental properties in Arapahoe County, lead hazards in these properties will also be mitigated.

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

All CDBG and HOME sub-grantees are required to follow the HUD Lead Safe Housing Rule and rule requirements based on the activity that they are undertaking. Grantees involved in leasing, acquiring, rehabilitating, or maintaining housing units must keep files that provide compliance with these rules and regulations. Sub-grantees must provide clients with the "Protect Your Family from Lead in Your Home" pamphlet. Verification of this notification must be maintained in client files.

SP-70 Anti-Poverty Strategy – 91.215(j)

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

Arapahoe County has consolidated the various services and forms of assistance it offers residents under the administration of one County office. The Department of Community Resources coordinates a number of anti-poverty programs to realize the ultimate goal of reducing poverty in the County.

Community Resources offers assistance to single mothers with children, the homeless, disabled individuals and other special needs populations such as the elderly. Through a vast network of service agencies the County offers assistance directly and also through contracted services with other providers.

There are no neighborhoods in the County with high percentages of poverty but because of this demographic reality, the County offers outreach to individual households who are at the poverty level.

The County offers robust job training and education opportunities. The County works with employers to provide entry level jobs and training support to households enrolled in TANF and other support programs. The County funds services for youth who are from low income households to enhance their educational success and to assist them in developing a career path that will lead to higher education or employment upon graduation from high school. The focus is to provide whatever short term assistance is available to assist individuals and households in gaining a better path to economic and social independence.

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

The County poverty reduction goals are closely integrated with its affordable housing and non-housing community development plan. The multi-faceted approach utilized by the Department of Community Resources is designed to provide a stable shelter situation coupled with the necessary assistance and supportive services to help individuals and families achieve greater stability and economic independence. Much of the CDBG investment is directed by the County to support agencies that address housing needs and also provide a range of supportive services to the homeless and other low income populations. The first priority for the County is to provide safe decent housing so that families can address their other needs without being cost burdened or also not experiencing the destructive effects of an episode of homelessness.

SP-80 Monitoring – 91.230

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

- The County has a well established procurement and contracting process which ensures that subgrantees meet the established goals and outcomes for the project, program or services funded by the County.
- At least annually, each County subrecipient is monitored to ensure that subrecipient files contain the necessary documentation to validate that program funds have been expended on appropriate expenses that produce the outcomes specified in contract documents.

The County monitors subrecipient documentation to ensure that the subrecipient meets the cross cutting requirements contained in HOME and CDBG regulations including Sec. 3, NEPA requirements, procurement and Fair Housing Marketing and Outreach.

Expected Resources

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

Introduction

Federal dollars leverage additional funds in many of the projects completed as part of the Consolidated Plan. Federal dollars are limited, and agencies completing projects will often utilize other funds to complete projects. The leveraged dollars represent a benefit to all Arapahoe County residents. They stretch the grant funds received by the County, while allowing projects to proceed, which benefits either the area or a specific clientele and at the same time aids the agencies supplying the leveraged funds in meeting their goals. In addition to CDBG and HOME funds, Arapahoe County provides grants to human services, health and wellness and crisis intervention organizations serving the county's at-risk and under-served population through the Aid to Agencies Program. Arapahoe County administers the City of Centennial entitlement CDBG program, and Centennial CDBG resources are reflected in the Anticipated Resources CDBG funding levels.

HOME project expenditures require a 25% match. In order to be considered HOME match, the funding must be a non federal permanent contribution to affordable housing contributed in an eligible manner and properly documented. Arapahoe County encourages all HOME funded projects to have match, however there is no requirement that each project must leverage 25% of funds from other sources.

In 2014, Arapahoe County has used an estimated amount of CDBG and HOME funds to allocate resources to projects. When Arapahoe County gets the final HUD award of funds, Arapahoe County will use the following "contingency provisions" to ensure that citizens have had adequate notice to comment on proposed projects and funding levels. Arapahoe County plans to adjust all awarded activities budgets proportionately either by increasing or decreasing them from the estimated funding level for CDBG, to match actual allocation amounts.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,332,596	0	0	1,332,596	5,331,823	CDBG resources are allocated annually for projects. There is no program income to distribute. Of the estimated 2014 annual allocation, \$291,562 is City of Centennial entitlement CDBG, and \$1,041,395 is Arapahoe County CDBG funding.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	529,070	0	0	529,070	2,116,280	HOME funds will be allocated throughout the year. Funds are estimated at this time.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Public Housing Capital Fund	public - federal	Multifamily rental rehab	22,850	0	0	22,850	0	The South Metro Housing Options housing authority will use a portion of their own funding for rehabilitation of buildings, in conjunction with CDBG funds.
Other	private	Homebuyer assistance Homeowner rehab Public Services Other	176,800	0	0	176,800	400,000	Agencies funded with CDBG and HOME funds leverage private donations, earned income, and other private funds to housing services, housing rehabilitation, public services and homeless services.
Other	private	Homebuyer assistance Public Services Other	206,043	0	0	206,043	200,000	Agencies funded by CDBG and HOME leverage HUD funds with funding from private foundations and other grant making sources to provide housing services, public services, special needs services, and homeless services.
Other	public - federal	Other	4,500	0	0	4,500	18,000	FEMA Emergency Food and Shelter Program funds are used for homeless prevention activities by agencies in Arapahoe County.
Other	public - state	Other	15,000	0	0	15,000	60,000	HPAP is used by Colorado agencies for homeless prevention activities, and is funded by a state tax check off.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Public Services	76,320	0	0	76,320	0	State of Colorado funds are used by multiple agencies funded by Arapahoe County, and cover services such as audio information services and residential addiction programs.
Other	public - local	Public Services	19,700	0	0	19,700	0	Audio Information Network of Colorado receives funds from the Denver Regional Council of Governments (DRCOG) to support their audio information services project.

Table 54 - Expected Resources – Priority Table

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

Applicants for both CDBG and HOME funds are aware that in order to fund as many projects as possible, Arapahoe County looks at leverage when reviewing applications. HOME projects are encouraged to apply to the Colorado Division of Housing for additional HOME funds, and to the Colorado Housing Finance Authority for Low Income Housing Tax Credit Funds for tax credit equity. Multi-family rental properties are expected to use private long term debt as a financing source as well. Arapahoe County ensures that the HOME program has at least 25% match from all projects, though some projects may have more match, and others less match.

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

As part of the Housing Needs Assessment, Arapahoe County and local jurisdictions discussed the availability and use of publically owned land to provide affordable housing units. There is very little land controlled by the county itself, as most of the public land in Arapahoe County is located within jurisdictions.

Discussion

CDBG and HOME funds are leveraged with a wide variety of other sources, including federal, state, local, and private sources. These sources include public housing funds, state HOME funds, County funds, City funds, funds from private foundations, donations, and in-kind sources. By encouraging applicants to leverage CDBG and HOME funds with as many other sources as possible, the County is able to provide funding to projects serving the entire geography of Arapahoe County.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of Existing Housing Stock	2014	2018	Affordable Housing	City of Sheridan Vista Verde-Centennial North Neighborhood-Littleton Englewood Deer Trail Countywide	housing needs	CDBG: \$247,000	Homeowner Housing Rehabilitated: 38 Household Housing Unit
2	Handicapped Services & Senior Services	2014	2018	Non-Homeless Special Needs	City of Sheridan Englewood Littleton Deer Trail Countywide Centennial	non-housing community development needs	CDBG: \$43,775	Public service activities other than Low/Moderate Income Housing Benefit: 295 Persons Assisted
3	Expanding and preserving homeownership	2014	2018	Affordable Housing	Countywide	housing needs	CDBG: \$16,950	Public service activities other than Low/Moderate Income Housing Benefit: 110 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homeless Prevention Services	2014	2018	Homeless	Countywide	Homelessness	CDBG: \$32,000	Homelessness Prevention: 209 Persons Assisted
5	Emergency housing and shelter for homeless	2014	2018	Homeless	Countywide	Homelessness	CDBG: \$59,741	Homeless Person Overnight Shelter: 63 Persons Assisted
6	Public Facility Improvements	2014	2014	Public Housing Non-Housing Community Development	Countywide	non-housing community development needs	CDBG: \$203,850	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 126 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 168 Households Assisted
7	Youth services to support academic success	2014	2018	Non-Housing Community Development	City of Sheridan	non-housing community development needs	CDBG: \$125,000	Public service activities other than Low/Moderate Income Housing Benefit: 110 Persons Assisted
8	Infrastructure Improvements	2014	2018	Non-Housing Community Development	City of Sheridan Vista Verde- Centennial North Neighborhood- Littleton Deer Trail Countywide	non-housing community development needs	CDBG: \$392,609	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2148 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Preservation of Existing Housing Stock
	Goal Description	
2	Goal Name	Handicapped Services & Senior Services
	Goal Description	
3	Goal Name	Expanding and preserving homeownership
	Goal Description	
4	Goal Name	Homeless Prevention Services
	Goal Description	
5	Goal Name	Emergency housing and shelter for homeless
	Goal Description	
6	Goal Name	Public Facility Improvements
	Goal Description	
7	Goal Name	Youth services to support academic success
	Goal Description	
8	Goal Name	Infrastructure Improvements
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

Arapahoe County solicited applications for projects in September of 2013, with applications due in October. The County staff reviewed and scored applications based upon Need and Justification, Cost Reasonableness and Effectiveness, Activity Management and Implementation, and Experience and Past Performance. Applications were also reviewed based upon the types of needs within the county met by the project or program. Recommendations for funding were brought before the County Commissioners for action, and the public was provided the opportunity to provide input at two public hearings and for 30 days with the draft Action Plan.

Projects

#	Project Name
1	Audio Information Services
2	Brother's Redevelopment Housing Counseling
3	Doctors Care Integrated Primary Care Initiative
4	Family Promise Rental Deposit Assistance
5	Family Promise Case Mgmt
6	House of Hope Staffing
7	Youth Career Development
8	Interfaith Homeless Prevention
9	Home Delivered Meals - Project Angel Heart
10	Rural Meals on Wheels
11	TLC Meals on Wheels
12	Arapahoe County Weatherization
13	Home Maintenance and Repair Program
14	Vista Verde Sidewalk Improvements
15	Energy Efficient Englewood (E3)
16	Housing Rehabilitation Program
17	North Neighborhood Street Paving Littleton
18	West Floyd Avenue Improvements
19	Duplex Exterior Door Replacement
20	Simon Center Automatic Door and Windbreak
21	House of Hope Shelter Improvements
22	Alyson Court Fire Panel Upgrade
23	Addiction Research & Treatment Services (ARTS)

Table 56 – Project Information

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

Arapahoe County's community vision has been to build upon and support the existing foundation of service providers, non profits, and other agencies in the community that strive to provide assistance to the most vulnerable members of our community. In the 2014-2018 Consolidated Plan, the County identifies areas of high priority based on the special needs of residents in regard to public services, infrastructure, economic development, public facilities, and affordable housing. The activities meet one of three Objectives; a) Creating Suitable Living Environments, b) Providing Decent Housing, or c) Creating Economic Opportunities. Each activity is also coupled with one of three Outcomes; 1) Availability/Accessibility, 2) Affordability, or 3) Sustainability.

AP-38 Project Summary

Project Summary Information

1	Project Name	Audio Information Services
	Target Area	Countywide
	Goals Supported	Handicapped Services & Senior Services
	Needs Addressed	non-housing community development needs
	Funding	CDBG: \$8,755 Denver Regional Council of Governments: \$19,693 State Funding: \$5,572
	Description	Audio Information Network of Colorado (AINC) provides access to ink print materials to blind, visually impaired, and print disabled residents. The focus of AINC's audio content is local news and information that is not easily accessible any other way. This includes newspapers, city/county newsletters, employment listings, calendars of events, and grocery/discount store/classifies ads. All materials are read by volunteers, and cover special interests such as financial news, health/nutrition, consumer tips, audio book reviews, cooking, gardening, history, senior tips, and children's programming. The target population for this project is the blind/visually impaired citizens of Arapahoe County.
	Target Date	4/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Number of Persons Served (County): 148 Number of Persons Served (Centennial): 26
	Location Description	County wide

	Planned Activities	The purpose of the Audio Information Services project for Arapahoe County is to provide access to print materials to blind, visually impaired and print disabled Arapahoe County residents. Special emphasis will be placed on senior citizens, though all ages will be served. The project includes: outreach, provision of AINC's broadcast via the digital signal of Rocky Mountain PBS, access to broadcast via telephone, internet and pre-tuned receivers, provision of annual program schedule and assistance with equipment setup as needed. Programs are broadcast 24 hours a day, 7 days a week. In total, AINC broadcasts 156 hours of local Arapahoe County news annually, including Spanish language programming. Results of the annual listener surveys indicate that listeners experience increases in self-sufficiency, community connection and knowledge and/or education. More specifically, listeners have indicated the programming helps: manage finances, find employment opportunities, access services, create shopping lists, participate in community events and activities, and strengthen their connection to the community.
2	Project Name	Brother's Redevelopment Housing Counseling
	Target Area	Countywide
	Goals Supported	Expanding and preserving homeownership
	Needs Addressed	housing needs
	Funding	Private Funds: \$70,912 Private Grants: \$170,684
	Description	Brothers Redevelopment, Inc. (BRI) was established in 1971 to provide safe, affordable, accessible housing and housing services for Colorado's low-income, elderly and disabled residents. BRI has worked with countless agency, supporters and volunteers to serve nearly 90,000 households across Colorado. In 1981 BRI was certified by the U.S. Department of Housing and Urban Development as a comprehensive housing counseling agency. Following certification BRI has continued to promote, preserve and protect homeownership. BRI is a trusted and respected leader in housing counseling and will continue their counseling efforts in Arapahoe County through the proposed housing counseling program.
	Target Date	4/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Number of Persons Served (County): 110 Number of Persons Served (Centennial): 12

	Location Description	County wide.
	Planned Activities	BRI will offer three different types of housing counseling to Arapahoe County residents, first-time homebuyer, default mortgage and reverse mortgage. Housing counseling is identified as a high priority need in Arapahoe County and this funding request will be used for staffing and project delivery costs. The first-time homebuyer counseling and workshops will explain the home buying process from start to finish. BRI will provide potential homebuyers with all the information needed to understand the purchasing process including, information on lenders, interest rates, insurance requirements, contracting etc... The default mortgage counseling will provide homeowners with the tools they need to better understand their mortgage and the options that are available after falling behind on their mortgage. The reverse mortgage counseling will work with seniors interested in accessing the equity in their home and ensure seniors fully understand the implications of obtaining a reverse mortgage. The overarching goal of the three counseling programs is to provide unbiased information that will assist clients in making informed housing decisions.
3	Project Name	Doctors Care Integrated Primary Care Initiative
	Target Area	Countywide
	Goals Supported	Handicapped Services & Senior Services
	Needs Addressed	non-housing community development needs
	Funding	:
	Description	Doctors Care provides access to affordable healthcare, through a coalition of health care providers, to the medically underserved in South Metro Denver. Doctors Care is a private, nonprofit organization established to provide accessible medical services and improve the health of low-income residents of Arapahoe, Douglas and Elbert counties. The program offers medical care through an extensive network of physicians and hospitals who agree to treat eligible patients at significantly reduced fees. Doctors Care is then able to pass along those savings to its low-income patients via a sliding-fee scale. Approximately fifty-four percent of Doctors Care patients live in Arapahoe County.
	Target Date	4/30/0015

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The City of Littleton has requested \$22,500 of their entitlement funds be awarded to Doctors Care – Integrated Primary Care Initiative. The project is a collaboration of mental and physical health care providers at Doctors Care ensuring that patients receive comprehensive integrated care. The requested funding will be used to offer patients integrated care and access to coverage, as well as a new level of support that includes care management and patient navigation services for those with higher levels of need, which is not a Medicaid reimbursable service. This project will provide 120 hours of primary integrated health care services to 15 low-income, uninsured, non-Medicaid residents of Littleton and additional Arapahoe County residents. The continuation of Doctors Care primary and mental health services, combined with new care management services will be offered in the same facility, which is a first for the community.
4	Project Name	Family Promise Rental Deposit Assistance
	Target Area	Countywide
	Goals Supported	Homeless Prevention Services
	Needs Addressed	Homelessness
	Funding	CDBG: \$5,000

	Description	Family Promise of Greater Denver is 501(c) 3 non-profit organization, independently affiliated with a national organization founded in 1988 and comprised of 171 affiliates in 41 states (www.familypromise.org). This model brings diverse communities together to address family homelessness by providing shelter and hospitality in church facilities. Family Promise of Greater Denver began serving homeless families in November of 1997 with ten host congregations and four support congregations. Currently, there are two rotations with 22 host congregations, 42 support congregations and 2 civic groups. The mission of Family Promise of Greater Denver is to enable an interfaith and community response to homeless families by providing shelter, meals, comprehensive assistance and encouragement toward self-reliance in an atmosphere of warmth and hospitality. Family Promise utilizes various day sites to provide case management, referrals, counseling, housing and employment assistance etc, and various shelter locations to provide meals, evening and overnight support and transportation to and from their locations. A portion of the 2013 CDBG is being used to provide rental deposit assistance and the requested amount for 2014 will help continue this program.
	Target Date	4/30/0215
	Estimate the number and type of families that will benefit from the proposed activities	25
	Location Description	County-wide
	Planned Activities	As requested, this funding will be used to provide clients with rental deposit assistance, which would subsidize the amount of money families need to save in order to secure safe and stable housing. The need for this type of service is documented in the County's 2013 Analysis of Impediments to Fair Housing Choice. As previously mentioned, the rental deposit assistance is currently being offered as part of the 2013 CDBG and this request will enable Family Promise to continue offering this service to its clients. By funding this project, families participating in Family Promise's program will receive \$200 toward a rental deposit, with a goal of serving 25 families. The rental assistance will be provided in conjunction with stabilizer case management, which is currently partially funded with a 2013 CDBG and has been recommended for funding in 2014 as a separate application.
5	Project Name	Family Promise Case Mgmt
	Target Area	Countywide

Goals Supported	Emergency housing and shelter for homeless
Needs Addressed	Homelessness
Funding	CDBG: \$5,000
Description	Family Promise of Greater Denver is 501(c) 3 non-profit organization, independently affiliated with a national organization founded in 1988 and comprised of 171 affiliates in 41 states (www.familypromise.org). This model brings diverse communities together to address family homelessness by providing shelter and hospitality in church facilities. Family Promise of Greater Denver began serving homeless families in November of 1997 with ten host congregations and four support congregations. Currently, there are two rotations with 22 host congregations, 42 support congregations and 2 civic groups. The mission of Family Promise of Greater Denver is to enable an interfaith and community response to homeless families by providing shelter, meals, comprehensive assistance and encouragement toward self-reliance in an atmosphere of warmth and hospitality. Family Promise utilizes various day sites to provide case management, referrals, counseling, housing and employment assistance etc, and various shelter locations to provide meals, evening and overnight support and transportation to and from their locations. A portion of the 2013 CDBG is funding the stabilizer case manager position and this request will continue supporting that position.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	25
Location Description	County-wide

	Planned Activities	Family Promise offers a hopeful solution for homeless families and their children by providing both day sites and nighttime shelter locations that allow families to stay together and receive needed services provided by the case manager. The day site acts as an “office” for guests, designed to meet their self-sufficiency activities like counseling and supportive services focused on employment and housing. The shelter provides a safe and comfortable location for families to stay together and continue receiving appropriate services. Both programs rely on the case manager to provide assessments and assistance. As requested, this project will partially fund a stabilizer case manager, whom will carry out the program, providing assessments, assistance, referrals, information, applications for housing, employment and other critical services as needed. The case managers document and track a family’s adherence to the Family Promise guidelines, which include actively seeking employment and housing. As mentioned, the case manager position is currently, partially funded with a 2013 CDBG and the continuation of funding for this program will also coincide with a rental assistance component (separate 2014 application).
6	Project Name	House of Hope Staffing
	Target Area	Countywide Centennial
	Goals Supported	Emergency housing and shelter for homeless
	Needs Addressed	Homelessness
	Funding	CDBG: \$22,500 Private Funds: \$12,022
	Description	For over three decades, Family Tree has provided innovative, life-changing services designed to end child abuse, domestic violence and homelessness. The mission of Family Tree is to help people overcome child abuse, domestic violence and homelessness to become safe, strong and self-reliant. House of Hope, a 24-hour residential shelter located in Englewood, opened in 2001 to provide homeless female-headed families of Arapahoe County with safe shelter and a broad range of services. The shelter and case management enables residents to stabilize their housing situation while learning skills that will assist them in becoming self-sufficient. House of Hope accommodates up to 35 women and children and has a targeted stay of 90 days. Last year, House of Hope sheltered 81 women and 161 children. And, staff responded to 1,293 crisis line/information calls. The need for this type of facility and service is evident by the monthly average of 54 persons on the waiting list.
	Target Date	4/30/2015

	Estimate the number and type of families that will benefit from the proposed activities	Number of Persons Served (County): 177 Number of Persons Served (Centennial): 8
	Location Description	county-wide
	Planned Activities	House of Hope provides client-centered case management to help families meet their self-sufficiency goals and rely heavily on staff to assist clients with meeting those goals. Case managers are responsible for interviews and needs assessments, which help the case managers develop a collaborative plan for self-sufficiency. In addition, the case manager provides on-going support and guidance focused on employment, housing and other pressing needs. The request for 2014 funds will partially support the current staff position of a full-time case manager. By providing a full-time case manager, House of Hope is able to support an average of 35 persons per night with coordinated services that help stabilize families and move them toward self-sufficiency faster. Because case management services are available 24 hours a day, residents have more opportunity to address pressing needs and issues as they arise, and their presence, day and night, provides an added level of supervision and security. Case managers are an integral component of the services offered by Family Tree at House of Hope and funding this request will ensure the case manager position will be staffed in 2014.
7	Project Name	Youth Career Development
	Target Area	City of Sheridan
	Goals Supported	Youth services to support academic success
	Needs Addressed	
	Funding	CDBG: \$25,000

	Description	Goodwill Industries of Denver has an extensive high school career development program that assists teens in formulating a career path prior to graduation from high school. The planning and preparation provide job training to ready them for the workforce or post-secondary education. It also motivates them to finish high school and reach for their dreams. Academic achievement is important for the successful development of young people in contemporary American society. Goodwill's Youth Career Development Programs equip students with the skills needed to graduate school and prepare for a life of career success. Goodwill collaborates with school administrators, guidance counselors and teachers to maximize the positive impact of the program. The program reflects the organizations mission to create opportunities for individuals to change their lives and the lives of others while building a strong and sustainable community. Goodwill has received CDBG funding for Sheridan H.S. Youth Development the past two years and funding this request will help this program continue to serve Sheridan H.S. freshmen.
	Target Date	4/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	110 youth
	Location Description	City of Sheridan
	Planned Activities	The funding request for Goodwill's Youth Career Development Program at Sheridan High School will partially support the salary of the certified teacher for the program. A CDBG from Arapahoe County will reinforce an eight year partnership between Goodwill and Sheridan High School to provide classes to freshman students who struggled to make the transition from 8th grade to the high school environment. Specifically, this request will support classroom instruction to 90 students participating in the 9th Grade Success classes and support services to an additional 20 students at Sheridan H.S. Goodwill employs a licensed teacher to facilitate these classes, delivering a core curriculum that reinforces rigor, relevance and relationships, and covers the following topics: 1) Career Planning and Exploration; 2) Self Awareness (values, personality, interest inventory, leadership); 3) Post-Secondary Education; 4) Problem Solving and Conflict Resolution; 5) Job Readiness (job search, resumes, applications, cover letters, dress for success, etiquette); 6) Interview Skills; 7) Financial Responsibility (credit, budgeting, banking, paychecks); and 8) Civic Activities.
8	Project Name	Interfaith Homeless Prevention

Target Area	Countywide
Goals Supported	Homeless Prevention Services
Needs Addressed	Homelessness
Funding	CDBG: \$22,000 FEMA EFSP: \$4,500 Homeless Prevention Activities Program Program (HPAP): \$15,000
Description	Inter-Faith Community Services (IFCS) provides basic human services and enrichment programs to low-income people using community resources. The organization strives to support its clients in every phase of their climb to self-sufficiency and success. In doing so, IFCS operates under the philosophy of a hand up, not a hand out, which is demonstrated by staff respecting the dignity of each client. One of IFCS's main goals is homeless prevention and the organization utilizes a number of programs to address this issue, including financial assistance and transitional and off-site housing. Although the organization may be best known for food and clothing banks, it offers a wide-range of services and programs that assist with everything from children clothing and school supplies to senior programs that assist with medical expenses and grocery shopping. IFCS has been at the forefront of community based efforts to address unmet basic human needs in the South Metro Denver since 1964, becoming the largest emergency and continual support system in South Metro Denver.
Target Date	4/30/2015
Estimate the number and type of families that will benefit from the proposed activities	Number of Persons Served (County): 63 Number of Persons Served (Centennial): 7
Location Description	county-wide

	Planned Activities	The purpose of this project is to provide emergency rent assistance to extremely low-income and very low-income Arapahoe County residents who are struggling to pay rent and/or facing eviction. This program addresses an unmet need, as the organization received nearly 2,000 calls from residents seeking rental assistance last fiscal year, 2012-2013. Unfortunately, Inter-Faith was only able to assist 57 households, roughly 2% of the requests. This program seeks to assist Arapahoe County residents currently housed in order to prevent homelessness. Studies have shown that it's more cost-effective to assist currently housed persons with rental assistance, with the goal of remaining housed, than the alternative of providing services after becoming homeless. With funds from the State of Colorado's Homeless Prevention Activities Program (HPAP), FEMA's Emergency Food and Shelter Program (EFSP), and the requested Arapahoe County CDBG, Inter-Faith hopes to keep approximately 216 Arapahoe County individuals housed in 2014.
9	Project Name	Home Delivered Meals - Project Angel Heart
	Target Area	Countywide
	Goals Supported	Handicapped Services & Senior Services
	Needs Addressed	non-housing community development needs
	Funding	CDBG: \$22,000 Private Funds: \$69,413
	Description	For 22 years, Project Angel Heart (PAH) has been preparing and home-delivering individually modified meals, free of charge, to people living with life-threatening illnesses. While proper nutrition is important to everyone, it is absolutely critical for those living with life threatening illness, because they often have limited ability to absorb nutrients, decreased appetites, nausea, decreased energy and other complications. While poor and improper nutrition can be catastrophic for patients, balanced nutritious meals can provide the energy and response needed to battle illnesses. Because of this dichotomy, PAH is dedicated to promoting the health, dignity and self-sufficiency of people living with life-threatening illnesses with care and compassion. Project Angel Heart provides nutrient-dense, medically appropriate meals, modified as necessary to meet diagnosis-based dietary restrictions. Project Angel Heart's singular goal is to improve their clients nutritional status, thereby strengthening their ability to fight their disease and improve their quality of life.
Target Date	4/30/2015	

	Estimate the number and type of families that will benefit from the proposed activities	Number of Persons Served (County): 95 Number of Persons Served (Centennial): 26
	Location Description	county-wide
	Planned Activities	The proposed 2014 project providing home-delivered meals in Arapahoe County is a continuous and ongoing project that has received CDBG funds in previous years. Each week meals are prepared and packaged in-house, and a week's worth of frozen meals are delivered on Saturday to each client's doorstep by volunteers. The meals are provided free of charge. All meals are individually tailored to ensure they meet client's needs and restrictions. No other meal program in Colorado is able to accommodate medically necessitated diet restrictions, making PAH a valuable public service provider. The 2014 project is projected to serve 95 Arapahoe County residents living with life-threatening illness, alleviating barriers to accessing and preparing healthy food that meets their needs and dietary restrictions.
10	Project Name	Rural Meals on Wheels
	Target Area	
	Goals Supported	Handicapped Services & Senior Services
	Needs Addressed	non-housing community development needs
	Funding	CDBG: \$15,500 Private Funds: \$35,359
	Description	: The Senior Hub, Inc. is a senior services agency offering support and referral to older adults primarily in the North Denver Metro area, but also serving seniors in Aurora and the rural eastern I-70 corridor. The mission of The Senior Hub is to advance the quality of life for older adults through advocacy, community partnerships and a variety of direct services planned to sustain an independent, healthy aging experience. Senior Hub has a long-standing program in rural Arapahoe County, which has received CDBG funding the past few years. The project will serve rural Arapahoe County residents.
	Target Date	4/30/2015

	Estimate the number and type of families that will benefit from the proposed activities	75 seniors in rural areas of the county.
	Location Description	rural Arapahoe County.
	Planned Activities	The Senior Hub's Rural Meals on Wheels program provides nutritious meals to, and regular monitoring of, homebound older adults in rural Arapahoe County. The program helps maintain and improve the nutritional levels of rural older adults in Bennett, Strasburg, Watkins, Byers and Deer Trail. Meals are subsidized for low-income persons when grant funding permits. The Rural Meals on Wheels program is the only such program meeting the needs of older adults in these communities. Volunteers deliver frozen meals once a week and an alternative "Market Basket" is an available option, which provides 10 frozen meals plus fresh fruits and vegetables, milk, bread, cereals, dried fruits, crackers, peanut butter and canned goods. In addition to providing meals and food, the organization responds to other client needs as they are identified. One of the additional benefits of the program is the human interaction and relationships that build between clients and volunteers delivering meals.
11	Project Name	TLC Meals on Wheels
	Target Area	
	Goals Supported	
	Needs Addressed	non-housing community development needs
	Funding	CDBG: \$34,000
	Description	TLC Meals on Wheels, formerly called Town of Littleton Cares, is a self-governed, private, non-profit 501(C)(3) dedicated to driving away hunger in South Metro Denver, one meal at a time since 1965. TLC Meals on Wheels prepares hot lunches each day and volunteers deliver them to clients in Arapahoe County and southeast Jefferson County. No one is restricted from receiving meals due to financial status, but the recommended fee is \$4 per meal, or \$20 per week. The organization's mission is to enrich the lives of seniors and others by providing nutritious meals and services that promote dignity, well-being, and independence. As mentioned, the core operation is to prepare and deliver meals to seniors and persons with disabilities, but an auxiliary operation is to provide nonperishable groceries on a monthly basis to those clients in greatest need, as well as offer additional products and services when available.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Number of Persons Served (County): 410 Number of Persons Served (Centennial): 85
	Location Description	county wide
	Planned Activities	CDBG funds reimburse TLC Meals on Wheels for groceries purchased to prepare lunches for low- and moderate-income clients living in Centennial, Englewood, Greenwood Village, Littleton, Sheridan, and surrounding areas within western Arapahoe County (west of I-25). TLC Meals on Wheels delivers hot, nutritious meals to home bound elderly and disabled individuals. This service helps people remain living independently in the security and familiarity of their own home. With pro bono guidance from a registered dietician at South Denver Cardiology, TLC's kitchen staff prepares meals that are nutritious and appropriate to the health needs of seniors. Over 50,000 meals will be provided to seniors and homebound residents in western Arapahoe County during the grant year with the goal of a decreased incidence of food insecurity and a decreased incidence of loneliness and depression in the senior home-bound population.
12	Project Name	Arapahoe County Weatherization
	Target Area	
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	
	Funding	CDBG: \$45,000
	Description	The Weatherization Division provides income-eligible households with free conservation measures to help them conserve energy and save money on heating and cooling bills. Weatherization can improve the comfort of a home by helping to moderate indoor temperatures during the changing seasons. Families who have weatherized their homes estimate that they save anywhere from 10 to 30% on their energy usage. The goal of the Energy Efficiency Home Improvements project is to provide energy conservation, and health and safety improvement to older homes of low-to-moderate income residents. This is an existing, ongoing project.
	Target Date	4/30/0015

	Estimate the number and type of families that will benefit from the proposed activities	Number of Persons Served (County): 8 Number of Persons Served (Centennial): 1
	Location Description	county-wide
	Planned Activities	<p>At no cost to clients, eight households will receive:</p> <ol style="list-style-type: none"> 1. Energy Audit: free energy audit of the home to identify conservation measures that will make the home more energy efficient. 2. Work Plan: based on the information obtained during the audit, a work plan is created of services that will offer the best long-range benefits to make the home more energy-efficient and produce cost-savings. 3. Weatherization: technicians will come to the home and provide weatherization services that may include: sealing major air leaks; adding insulation to attics, walls and crawl spaces; performing health and safety assessments on furnaces and water heaters; replacing appliances with high efficiency appliances; and installing high-efficiency compact fluorescent light bulbs. 4. Education: information on steps that can be taken to conserve more energy in all seasons. 5. Inspection: once the work is complete, a final energy audit will take place to determine the impacts of the installed energy conservation measures. <p>The Colorado Energy Office's policies and guidelines will provide the basis for determining the energy conservation services and health & safety repairs the project will provide to each household. Our primary goal, however, is to ensure that the older housing stock of low to moderate income residents receive the maximum benefit of all cost-effective energy conservation measures, which may require electrical repairs and service panel upgrades.</p>
13	Project Name	Home Maintenance and Repair Program
	Target Area	
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	housing needs
	Funding	CDBG: \$75,000 Private Funds: \$24,469

	Description	Brothers Redevelopment, Inc. BRI has numerous housing programs, including: Home Maintenance and Repair, Paint-A-Thons, Neighborhood Caretakers program, asset management of 576 affordable housing units, construction and development of affordable housing, and housing counseling for homebuyers, default mortgages (foreclosures), and reverse mortgage counseling. Arapahoe County has funded BRI housing programs in the past.
	Target Date	4/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Number of Persons Served (County): 20 Number of Persons Served (Centennial): 3
	Location Description	county-wide
	Planned Activities	BRI's Home Maintenance and Repair Program will make home repairs, free of charge, for low-income residents that cannot afford to pay the cost of market-rate repairs. Since low-income homeowners often delay, or altogether forgo, home repairs in favor of other pressing needs, the services offered by BRI help to address this issue, enabling homeowners to spend money on other important costs beside home repairs. The 2014 application has identified three target activities: Help for Homes, Ramps and Rails, and Paint-A-Thon. The Help for Homes project will provide 7 families with exterior and interior repairs that improve in home health and safety for clients. The Paint-A-Thon, with the help of sponsors and volunteers, will paint 10 homes of income-qualified senior and disabled homeowners, with an average painting cost that can exceed \$5,000. The Ramps and Rails program will assist 3 low-to-moderate income seniors with mobility and accessibility improvements like wheelchair ramps, handrails, widening doorways and other improvements that meet the client's needs.
14	Project Name	Vista Verde Sidewalk Improvements
	Target Area	Vista Verde-Centennial
	Goals Supported	Infrastructure Improvements
	Needs Addressed	non-housing community development needs
	Funding	CDBG: \$100,000
	Description	The City, with Arapahoe County support, has conducted infrastructure repairs in the CDBG eligible census tract and block group since 2008.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	1,295
	Location Description	City of Centennial Vista Verde Neighborhood. Census Tract 56.25 Block 1 in the City of Centennial.
	Planned Activities	This project will make infrastructure improvements to the Vista Verde neighborhood, Census Tract 56.25 Block 1 in the City of Centennial. More specifically, this project will replace aging, outdated sidewalks with new ADA-compliant infrastructure (sidewalks, gutters, curb ramps), which will benefit the neighborhood and community as a whole. This is the only area (census tract and block group) that is eligible for CDBG “area benefit” funding as it has a low/moderate income population meeting HUD’s threshold of 46.8%.
15	Project Name	Energy Efficient Englewood (E3)
	Target Area	Englewood
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	housing needs
	Funding	CDBG: \$100,000
	Description	Energy efficient improvements for low and moderate income homeowners.
	Target Date	4/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	12 homeowner households in Englewood
	Location Description	City of Englewood

	Planned Activities	Energy Efficient Englewood (E3) is designed to improve energy efficiency by providing grants of up to \$8,000 to low and moderate income homeowners. The grants focus on work items that qualify for federal tax credits or other state and local rebate programs, such as: Energy Star furnaces, water heaters, windows, insulation, roofing, siding, evaporative coolers, and refrigerators. The grant requires a 20% match from the homeowner, or secured with a declining deed of trust on the property that is to be forgiven over a five-year period. The entire city is designated as the target area, and eligible applicants must be at or below 80% of the area median income.
16	Project Name	Housing Rehabilitation Program
	Target Area	Englewood
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	housing needs
	Funding	CDBG: \$27,500
	Description	The housing rehabilitation program is an on-going program that began in 1977 to preserve the existing housing stock in Englewood and to address the problems of low income households financing major household repairs.
	Target Date	4/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Three homeowner households will benefit from this project.
	Location Description	City of Englewood.

	Planned Activities	A component of this program is the Handyman Project, which provides grants for minor repairs up to \$1,000 for residents 60+ or disabled. The program provides loans up to \$24,999 at varying interest rates depending upon the household income, and because the program generates program income it has become partially self-funded over years. The program is designed to address: 1) Life threatening or safety problems; 2) Handicapped retrofitting; 3) Energy conservation measures; 4) Elimination of potential code problems; and 5) General property improvements.
17	Project Name	North Neighborhood Street Paving Littleton
	Target Area	North Neighborhood-Littleton
	Goals Supported	
	Needs Addressed	non-housing community development needs
	Funding	CDBG: \$127,500
	Description	This project is a continuation of a CDBG sidewalk replacement program that began in 1997 with improvements to Main Street and progressed through the north neighborhoods of Littleton.
	Target Date	4/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	603 low and moderate households
	Location Description	City of Littleton North Neighborhood
	Planned Activities	The project will continue to remove and replace deteriorated asphalt streets and sidewalks with new infrastructure that meets ADA standards. The street and sidewalk improvements will complete the right-of-way revitalization in the neighborhood and satisfy citizen's requests for improvements in this area. The local residents, as well as the community will benefit from this project
18	Project Name	West Floyd Avenue Improvements
	Target Area	City of Sheridan
	Goals Supported	

	Needs Addressed	non-housing community development needs
	Funding	CDBG: \$59,672
	Description	This project would install curb, gutter and sidewalk on a dirt road addressing both drainage and accessible safe areas for pedestrian traffic.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	250 low and moderate income residents of Sheridan.
	Location Description	This project will serve the area connectively between Dartmouth Avenue and West Hampden Avenue.
	Planned Activities	The area in question is mostly Section 8 Housing and is in the area connectively between Dartmouth Avenue and West Hampden Avenue. Improvements to this area, which is heavily traveled by all ages of children, would greatly benefit the residents by providing safe routes between South Canosa Court and South Bryant Street to the north of West Hampden Avenue. Approximately 250 children live in this area and frequently use these streets.
19	Project Name	Duplex Exterior Door Replacement
	Target Area	Englewood
	Goals Supported	
	Needs Addressed	housing needs
	Funding	CDBG: \$14,000
	Description	The Englewood Housing Authority helps promote decent, safe, affordable housing in Englewood by increasing housing opportunities for low and moderate income households. The Housing Authority is responsible for many projects aimed at upgrading and preserving the city's existing housing stock. Englewood Housing owns and operates 10 family duplex units, 100 public housing one bedroom units for the elderly and disabled and 105 units of Section 8 New Construction one bedroom units also for the elderly and disabled.
	Target Date	4/30/2015

	Estimate the number and type of families that will benefit from the proposed activities	31 low income renter residents of housing authority properties.
	Location Description	scattered duplexes throughout Englewood.
	Planned Activities	This project will replace 30 exterior doors with metal doors and door frames in low-income housing duplexes to enhance resident safety and security, as well as increase energy efficiency. The current doors and jambs are in poor condition and replacements will offer significant increases to safety, energy efficiency and aesthetics. The existing upgraded locksets and deadbolts would be removed and re-installed on the new insulated metal doors and metal door frames to minimize the replacement costs.
20	Project Name	Simon Center Automatic Door and Windbreak
	Target Area	Englewood
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$16,000
	Description	The Englewood Housing Authority helps promote decent, safe, affordable housing in Englewood by increasing housing opportunities for low and moderate income households. The Housing Authority is responsible for many projects aimed at upgrading and preserving the city's existing housing stock. Englewood Housing owns and operates 10 family duplex units, 100 public housing one bedroom units for the elderly and disabled and 105 units of Section 8 New Construction one bedroom units also for the elderly and disabled.
	Target Date	4/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	108 elderly and disabled residents of the property.
	Location Description	Simon Center, 3333 S Lincoln St, Englewood, CO 80113

	Planned Activities	8 units for the elderly and disabled. The proposed project would entail removing the South door at Simon Center senior building, purchasing and installing a handicap accessible, automatic door with a security card reader access system, as well as a new protective cover entrance vestibule. The current door is difficult for elderly and disabled residents to open, especially under windy conditions. The south side of the building has full exposure to the elements and opening the door during windy conditions is dangerous for residents. Regardless of the conditions, operating the existing door is very difficult for residents that use walkers, wheelchairs, power scooters and other mobility aides.
21	Project Name	House of Hope Shelter Improvements
	Target Area	
	Goals Supported	
	Needs Addressed	Homelessness
	Funding	CDBG: \$34,471
	Description	House of Hope, a 24-hour residential shelter located in Englewood, opened in 2001 to provide homeless female-headed families of Arapahoe County with safe shelter and a broad range of services. The shelter and case management enables residents to stabilize their housing situation while learning skills that will assist them in becoming self-sufficient. House of Hope accommodates up to 35 women and children and has a targeted stay of 90 days. Last year, House of Hope sheltered 81 women and 161 children. And, staff responded to 1,293 crisis line/information calls. The need for this type of facility and service is evident by the monthly average of 54 persons on the waiting list.
	Target Date	4/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Number of Persons Served (County): 242 Number of Persons Served (Centennial): 8
Location Description	County-wide	

	Planned Activities	The proposed project for Family Tree’s House of Hope shelter includes several small capital projects designed to meet repair needs of the building, increase building safety and improve residents comfort level. All work will be supervised by the organization’s facilities director, whom has many years of experience administering CDBG projects. The proposed projects, include: new refrigerator, floor and wash sinks, front and interior side doors, sump pump, two breaker box upgrades and internal staffing costs.
22	Project Name	Alyson Court Fire Panel Upgrade
	Target Area	Littleton
	Goals Supported	
	Needs Addressed	housing needs
	Funding	CDBG: \$62,850
	Description	Funds are being requested to update the existing Fire Alarm Panel at Alyson Court, a 60-unit apartment building that houses low-income elderly and disabled individuals and families.
	Target Date	4/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	60 elderly and disabled low income residents of the property
	Location Description	Alyson Court Apartments, 5807 S Gallup Littleton, Colorado 80120
Planned Activities	The existing fire alarm system relies on a pager system, which requires a building attendant to assess the emergency and respond accordingly. However, given recent budget cuts, the building attendant position is no longer feasible. Therefore, given the elimination of the building attendant position, the current fire alarm system at Alyson Court is no longer adequate and viable for the safety of the buildings residents. Funds will be used to upgrade the fire panel, offering a more efficient, long-term solution that provides adequate safety measures for residents.	
23	Project Name	Addiction Research & Treatment Services (ARTS)
	Target Area	
	Goals Supported	

Needs Addressed	non-housing community development needs
Funding	CDBG: \$125,000 State Funding: \$70,748
Description	ARTS is the clinical program of the Division of Substance Dependence, Department of Psychiatry at the University Of Colorado School Of Medicine. It is the mission of ARTS to save lives and improve the quality of life for persons struggling with substance abuse and dependence, through the application of empirically supported treatments. Since 1972, ARTS has provided residential and outpatient empirically supported substance abuse treatment services in Colorado, with an emphasis on psychosocial and pharmacological treatments for adolescents, women, men, families and those involved in the criminal justice system. ARTS is on the cutting edge of scientific research, medical education and clinical care for the purpose of reducing death and dying from addictive disorders. Approximately 25% of clients are from Arapahoe County.
Target Date	4/30/2015
Estimate the number and type of families that will benefit from the proposed activities	77 persons with substance abuse issues.
Location Description	ARTS building #7, Fort Logan CO Department of Human Services campus. 3520 West Oxford Avenue, Denver, Colorado 80236

	<p>Planned Activities</p>	<p>For over 30 years ARTS has been leasing a number of buildings on the Fort Logan campus from the State of Colorado, Department of Human Services. The buildings house residential addiction treatment programs for adolescents, men, women and families. The buildings were erected in the 19th century and require substantial improvements to the fire suppression system. The application and proposal would partially support the installation of a new state-of-the-art fire suppression system in Building #7, which houses the Peer 1 program for men. Arapahoe County used 2010 and 2012 CDBG funds to provide fire suppression system improvements to other Peer 1 and Synergy residential buildings on the Fort Logan campus. The proposed 2014 project is nearly identical to previous projects, as the building layout is the same. This project addresses homelessness and substance abuse treatment in a fully integrated model. The Peer 1 program combines substance abuse treatment with educational and vocational training to help clients gain and maintain sustainable employment. The program has the lowest recidivism rate of any community corrections program for men in the state.</p>
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AP-50 Geographic Distribution – 91.220(f)

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

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. Arapahoe County is considered an exception area by HUD because the County has few areas within the jurisdiction that have 51 percent or more LMI residents. We are allowed to use a percentage of 46.8 percent to qualify activities. Cities use CDBG funds in activities where the benefits of which are available to all the residents in a particular area, where residents are low- and moderate-income persons. The service area must be primarily residential, and the activity must meet the identified needs of low- and moderate-income persons. Cities may also select activities that benefit a limited clientele, with at least 51 percent of whom are low- and moderate-income persons.

Geographic Distribution

Target Area	Percentage of Funds
City of Sheridan	4
Vista Verde-Centennial	8
North Neighborhood-Littleton	10
Englewood	11
Littleton	2
Deer Trail	1
Countywide	47
Centennial	3

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The municipalities traditionally utilize their set aside funds for municipally-administered projects that benefit their own jurisdictions with the exception of Centennial which funds projects that serve a percentage of their population. The non-jurisdictional funds are used for projects that benefit persons living in any part of the County. Cities use 85 percent of set aside funding for housing, public facility or infrastructure projects and 15% is used for public services. The beneficiaries are low/mod individuals or areas.

Discussion

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, as well as participating in the HOME program as a member of the Arapahoe County HOME consortium.

County and Centennial staff met in November 2012 to review the list and scoring of applicants identified for consideration for City of Centennial funding. The County, in collaboration with Centennial City Staff, has developed criteria for funding consideration by the City of Centennial. Public Service projects must demonstrate that at least 10%, and preferably 20%, of its clients served reside in Centennial. Public Facility projects must be either physically located in the City of Centennial or can demonstrate that nearly 30% of its clients reside in the City. The County provides funding recommendations to Centennial based on the overall intent of HUD CDBG dollars, the cost benefit of the project, the potential risk involved in the project and/or agency, the agency stability and CDBG experience, the need in the community, consistency with the consolidated plan, and the availability of more appropriate funding sources. In January the Centennial City Council reviewed CDBG recommendations from Centennial staff and Arapahoe County staff.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

- The County has considered affordable housing needs in development of its Consolidated Plan and Annual Action Plan. Using the resources available to the County, the County will continue to provide rental assistance through cooperative agreements with the municipal Housing Authorities in the County.
- The County will consider applications for the construction of new affordable housing units particularly for homeless households and special needs households.
- The County will consider applications for the acquisition and rehabilitation of existing rental units that could be added to the affordable inventory.
- The County will continue to operate a downpayment and mortgage counseling program for first time homebuyers. With robust mortgage counseling services and necessary downpayment assistance, there are a number of households in the County which could become successful homeowners.
- The County will continue to support and entertain applications for assistance from developers wishing to provide affordable housing opportunities for special needs households and elderly households which are in need of affordable units.

One Year Goals for the Number of Households to be Supported	
Homeless	63
Non-Homeless	219
Special-Needs	20
Total	302

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	30
Rehab of Existing Units	58
Acquisition of Existing Units	0
Total	88

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

Arapahoe County has prioritized new affordable housing production for low income and very low income households including homeless and special needs populations as its top goal. Presently there is a lack of capable developers willing to bring forth proposals for new or acquisition/rehab projects. The

County has outlined a strategy for increasing capacity by greater involvement with local governments, non-profit and private developers. The County is willing to target a substantial portion of HOME funds to assist in lowering the development costs of new affordable inventory.

AP-60 Public Housing – 91.220(h)

Introduction

The County operates its own Public Housing Authority and to ensure efficiency contracts with the Littleton Housing Authority to manage its Section 8 vouchers. The County works with the three Municipal Housing Authorities to support their programs. The County places the preservation of existing Public Housing and affordable housing as its first priority in supporting the Public Housing Authorities in the County. The County has worked each year with the Housing Authorities to provide financial support for projects and improvements which preserve and improve the quality of their housing stock. The second priority for Public Housing in the County is to expand the inventory of affordable units owned by the Authorities. The County has provided support for past new construction and acquisition/rehab efforts. The third priority for the County is to promote greater coordination and cooperation among the Municipal Housing Authorities to ensure that resources are used efficiently and duplication of effort does not occur.

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

The County intends to provide financial support to the Littleton Public Housing Authority and the Englewood Public Housing Authority for life safety and accessibility improvements to their properties.

The County will work with the Public Housing Authorities to identify opportunities and resources for new development of affordable rental units both for low and very low income households, special needs households and elderly households.

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

The County works with the Public Housing Authorities to ensure that residents are represented on Housing Authority Boards. The County provides extensive Public Participation opportunities for public housing residents to participate in planning discussions center around housing needs. The County makes available to public housing residents homeownership counseling services as well as a down payment assistance program to assist them in qualifying for mortgage loans.

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

No designated troubled PHAs in the County.

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

Introduction

Arapahoe County Department of Community Resources provides a holistic menu of services and support to individuals and special needs populations that need not only affordable housing but some supportive services to assist them in achieving a greater level of indolence. The County provides support for multiple service agencies that provide services for greater accessibility and participation in the community by homeless and special needs populations. The listing of proposed projects covers the range of affordable housing needs, emergency housing, homeless prevention

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

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

The County will reduce the extent of homelessness by providing support to agencies which will provide homeless preventions services to over 200 households who could become homeless.

The County will support homeless service agencies by providing both staffing and facility improvements to the House of Hope, an emergency shelter provider. Through facility upgrades and staffing support, the shelter will be able to operate at maximum capacity and provide as much emergency housing as possible to County residents in need of emergency shelter.

The County will provide support for outreach and case management and emergency assistance to Family Promise to provide outreach and emergency assistance to homeless individuals and households who are presently homeless or in danger of homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

This aspect of the homeless services continuum is in short supply in the County. The County will provide support to service agencies and through its participation in the Metro Denver Continuum of Care will network with other service and housing providers to keep an awareness of options for emergency and transitional housing in surrounding jurisdictions. The County provides support for rapid re-housing approaches in order to lessen the need for emergency and transitional housing. The County service providers provide financial support for maintaining an existing housing situation or providing the necessary upfront money for rent and deposits to ensure that the household does not end up on the street.

Helping homeless persons (especially chronically homeless individuals and families, families

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

Because of the shortage of emergency and transitional options, the County encourages a Housing First approach. By working with service providers and PHAs in the County, the County approach is to help homeless and special needs populations achieve a stable housing situation at the first opportunity. The entire affordable housing continuum is oversubscribed in the County and as soon as an opportunity opens, a family that has been evaluated and has received the needed services are placed in permanently affordable housing.

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

Most special needs providers report that they cannot quickly place all their clients in a stable affordable unit. There is a need for more transitional housing and for permanently affordable units. The County invests limited funds in helping service agencies upgrade their facilities to increase capacity and provide safer living conditions for the special needs populations and homeless families they serve. In order provide housing in the quickest manner possible service providers have to look to other jurisdictions to place families who can find an affordable unit in the County.

Discussion

Because there is no public support for expanding the emergency shelter capacity, the County focuses on the expanding the supply of transitional and permanently affordable housing. The County actively seeks development opportunities which can provide the critically needed housing units.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

As part of the preparation of the Consolidated Plan, the County completed an updated Analysis of Impediments to Fair Housing Choice. This Analysis Identified impediments which the County has formulated actions to take to address the impediments. Two impediments which make it more difficult to add to the affordable housing inventory include: NIMBYISM and high development costs.

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

The County plans to initiate educational efforts to acquaint County residents with the need for more affordable housing opportunities for low wage employees in Arapahoe County. The County will engage municipal governments and employers in a dialogue to increase support and commitment to promoting affordable housing development. The County will recruit service providers and housing providers in educating their clients and communities of interest on the importance of creating more opportunities for development of affordable properties.

The County has a robust set of policies and strategies in its County Comprehensive Plan that provides a range of tools available to lower the cost and difficulty associated with affordable development.

Adjacent municipalities don't have the same set of options the County has adopted. The County will work with interested municipal governments to enhance their affordable housing policies so that developers have stronger incentives for new development. The County will also municipalities to consider policies that will allow for more innovative land uses including small lot single family development and accessory dwelling policies in areas where the infrastructure can support more intensive uses.

Discussion:

The unincorporated areas of the County have been commonly used for development of affordable complexes. However, there are fewer parcels still available where the necessary infrastructure improvements would make development possible. The Community Resources Department will work with the Public Works Department/Planning office to inventory sites of opportunity for future affordable development. The County plans to hold ongoing discussions among local governments and affordable developers to identify areas of opportunity and to discuss incentives that communities may be willing to offer in order reduce risk and increase affordability.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The Community Strategies Institute conducted an Analysis of Impediments to Fair Housing Study in conjunction with the Consolidated Plan. This study suggested the following actions for meeting obstacles to Fair Housing:

IMP1. NIMBYISM

Action 1A: provide educational information and workshops to community organizations to help educate them on who needs affordable housing and how the challenges of development make housing more costly to front line workers, those with disabilities, the elderly, and those experiencing economic challenges.

Action 1B: e zoning in place to allow multi-family development as a use by right.

Action 1 C: cosponsor with other interested organizations Fair Housing events and workshops to educate both private citizens and housing industry companies on the benefits of having neighborhoods with a multitude of housing choices including detached homes, multi-family homes and group homes for the disabled.

IMP 2. A LACK OF AFFORDABLE HOUSING UNITS FOR LOW AND VERY LOW-INCOME HOUSEHOLDS

Action 2A: prioritize the creation of low and very low income rental housing units as a priority in its Annual Action Plan work with Public Works & Planning Departments and municipal planning offices to identify parcels that have and Consolidated Plan.

Action 2B: work with affordable housing developers and service providers to identify areas in the unincorporated area of the county and in municipalities to identify suitable sites for affordable housing apartment complexes.

Action 2C: support affordable rental housing development proposals by investing HOME and CDBG funds in projects that are seeking match dollars from state and federal sources.

Action 2D: work with service agencies and special needs housing providers to expand the supply of affordable rental units for those with special needs such as physical/ mental disabilities, frail elderly and homeless households.

IMP 3. A LACK OF RAPID REHOUSING OPTIONS AND TRANSITIONAL HOUSING

Action 3A: continue to work with homeless service and housing providers to expand accessibility to short term emergency housing options and transitional housing for formerly homeless individuals, Veterans, and families.

Action 3B: continue to provide support funding for homeless service agencies providing services to the unincorporated areas of the County and to the municipalities in the County.

Action 3C: consider funding requests from homeless housing and service providers who provide assistance to Arapahoe County Homeless citizens in order to support applications going to HUD under the Super-NOFA process within the Metro Denver Continuum of Care.

IMPEDIMENT 4. LOCAL GOVERNMENT AND COUNTY REGULATIONS AND FEES

Action 4A: The County Community Resources Department will work with Arapahoe Public Works and Planning Department to apply the concepts contained in Comprehensive Plan Policies NH3, and Strategy NH-1-a.:

Policy NH 3.1 - Support New Affordable Housing Opportunities and Retain Existing Affordable Housing in Growth Areas.

Strategy NH 3.1(a) - Reduce Local Government Barriers to Affordable Housing

Action 4B: In situations where County fees are necessary, but still create economic impacts on affordable housing projects, the County will consider the use of County resources and Federal resources to lessen the fiscal impact of fees on development costs.

IMPEDIMENT 5. UNDERSTANDABLE FAIR HOUSING INFORMATION IS DIFFICULT TO OBTAIN FOR CONSUMERS, REALTORS®, LENDERS AND OTHER HOUSING PROVIDERS.

Action 5A: participate in and cosponsor Fair Housing Forums and workshops with other organizations who have clear, simple information on Fair Housing regulations and guidelines for Fair Housing Choice.

Action 5B: maintain contact information for translation service organizations so that the translation service can be obtained in a timely fashion.

Actions planned to foster and maintain affordable housing

Arapahoe County has made new construction of affordable rental housing, home buyer assistance, and preservation of existing affordable housing priorities for HOME and CDBG funds. HOME and CDBG funds may be used to construct new rental housing, preserve existing affordable rental housing, purchase and rehabilitate older rental units, and provide assistance to low and moderate income homebuyers.

Arapahoe County works with the local housing authorities, nonprofit housing agencies and private developers to expand and preserve the affordable housing stock throughout the county.

Actions planned to reduce lead-based paint hazards

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. All work is completed in accordance with the Lead Safe Housing Rule.

The local Housing Authorities and other Section 8 provider agencies strictly adhere to the Housing Quality Standards (HQS) for public housing and section 8 tenants, and the Lead Safe Housing Rule. Housing Authorities will not allow Section 8 tenants to rent units with lead hazards that are not mitigated by the landlord. In addition, all units owned and purchased and rehabilitated by the housing authorities are mitigated for lead.

Under the HOME funded Homebuyer program, Funding Partners staff has completed HUD's "Visual Assessment Course". The agency conducts visual assessments of each of the homes to be financed, in conjunction with the HQS inspection. If lead-based paint is detected, the homebuyer must agree that it is their responsibility to negotiate with the property seller about payment for and coordination of mitigations and/or renovations to remove lead exposure.

Grantees receiving HOME or CDBG funds to purchase and renovate properties which contain lead-based paint are responsible for paying for and coordinating detection and mitigation of lead hazards within the property.

Actions planned to reduce the number of poverty-level families

Fewer owner occupied households in Arapahoe County live in poverty, according to the American Community Survey. However, just over 20% of all renters in Arapahoe County live below the poverty level. Sheridan renters have the highest poverty rate of all incorporated areas in Arapahoe County. Glendale, Foxfield, Littleton, and Englewood renters also have high poverty rates. The US Census provides a breakdown of households in poverty by age, race and ethnicity, educational attainment and employment status. Arapahoe County residents under the age of 65 have higher incidences of poverty than those 65 and older. African American and residents of some other race have the highest incidence of poverty of all races. Data is suppressed for American Indian and Alaska Natives and Native Hawaiian and other Pacific Islanders due to the small sample size for these populations. Twenty-two percent (21.6%) of those of Hispanic or Latino ethnic origin live below the poverty level.

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) affordable housing.

The County operates many social service programs that help extremely low and low income residents better their lives and become 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 over \$1,000,000. Many of these agencies battle the needs, and consequences, of poverty.

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.

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:

*Arapahoe/Douglas Mental Health Network (ADMHN): Contract to provide therapy services to Child Welfare clients who are not receiving Medicaid.

*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.

* Family Tree House of Hope -homeless services

* Arapahoe House: Provides residential treatment services to substance abusing parents and their children. Arapahoe House also provides Child Welfare services.

Actions planned to develop institutional structure

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.

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.

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

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.

Program Specific Requirements

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

Introduction:

Arapahoe County and its SubGrantees/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 are outlined below. No funds are expected to be placed in or generated by revolving loan accounts, and no float-funded activities are included in this plan.

In addition to receiving federal grant funds, CDBG/HOME program income and recaptured funds from loan payments and payoffs are reallocated to CDBG/HOME eligible projects.

County SubGrantees/Subrecipients also receive Program income and recaptured funds from single family housing rehabilitation and first time home buyer programs loan payments or payoffs.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

95.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)

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

HOME projects have not yet been identified, but historically, the other forms of investment used in conjunction with HOME funds are Low Income Housing Tax Credits, private interest-bearing debt for rental housing development, grants of State of Colorado HOME funds, Federal Home Loan Bank Board grant funds, and other private grant funds. Homeowners assisted by the HOME program use private interest-bearing debt to purchase homes.

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

For homebuyer activities, the County will impose either a resale or recapture provision in the loan documents executed with home buyers. The recapture provision is used with the down payment assistance program and the resale provision is used when HOME funds are invested in the construction of housing.

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

The HOME Rule allows the use of either resale or recapture provisions on homes purchased with HOME assistance. The County has opted to use the recapture provision on its direct homeowner assistance program. The following recapture provisions will be provided in an addendum to the County-approved form of Deed of Trust.

The entire HOME investment, including principal and interest must be immediately repaid if, during the period of affordability, which has been established as five years, the home is transferred or is no longer occupied by the borrower as his/her principal place of residence. This includes ownership transfer by sale or by deed, or if the home is used as rental property. (The homeowner may have a roommate who shares household expenses, provided that the homeowner continues to live in the home.)

If there are insufficient net proceeds* from the sale of the home to repay the entire HOME investment, then a portion of the HOME investment will be required to be repaid as follows:

Amount of HOME loan divided by the sum of the HOME loan and owner's investment. The quotient is multiplied by the amount of available net proceeds to arrive at the amount that must be repaid.

HOME investment
HOME investment + owner investment
x Available net proceeds = Amt. of recapture

Example:

\$10,000

$\$10,000 + \$2,000 = .83 \times \$5,000 = \$4,166$

\$2,000 represents the amount of the buyer's own cash that was provided at the time of purchase

*Net proceeds are defined as the sales price minus superior non-HOME loan repayments and any closing costs.

The County's form of Promissory Note and Deed of Trust are maintained in the County's electronic files.

Identifying Program Income, Repaid Funds and Recaptured Funds

As stated in the introductory paragraph of this section, the County permits sub-recipients who are administering the County's down payment assistance program to retain program income to provide additional loans while the SubRecipient's contract is in force. The following activities are included as

program income for this program:

- Periodic loan repayments of principal and interest (the owner remains in the property)
- Loan payoff of principal and interest (there is no sale or transfer of the property)

Funds collected for reasons other than the above are not considered program income and must be returned to the County upon receipt. These include:

- The owner voluntarily sells the home during the period of affordability and the loan is paid off at closing from sale proceeds. These funds are considered “Recaptured” funds and are subject to the County’s Recapture Provision. Funds must be returned to the County.
- The home is foreclosed and sold to another owner. These funds are considered “Recaptured” funds and are subject to the County’s Recapture Provision. Funds must be returned to the County.
- The owner moves out of the property but retains ownership. This is a violation of the program and the entire loan amount is due, minus any principal payments previously paid on the loan. These funds are considered “Repaid” funds and must be returned to HUD. (Remit funds to the County for remittance to HUD.)

Upon termination of the contract between the County and SubRecipient, all program income is to be returned to the County at the end of the month in which it was received.

HOME compliance information is provided at the following website:

<http://www.hud.gov/offices/cpd/affordablehousing/training/web/checkup/performance/monitoringtools.cfm>

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

Existing debt on a property may be refinanced when HOME funds will be used for rehabilitation and when refinancing is necessary to permit or continue affordability under 24 CFR 92.252. In addition the application for rehabilitation and refinancing must, at minimum:

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