



ARAPAHOE COUNTY
COLORADO'S FIRST

Community Development Block Grant & HOME Investment Partnership Funds

Consolidated Annual Performance and Evaluation Report (CAPER)

*for the 2013 One-Year Action Plan
to the 2009-2013 Consolidated Plan*

Report to the U.S. Department of Housing and Urban Development
May 1, 2013 – April 30, 2014





Fifth Program Year CAPER

The CPMP Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

Executive Summary for Program Year 5 CAPER:

In 2013, the U.S. Department of Housing and Urban Development (HUD) awarded Arapahoe County \$1,096,205 in Community Development Block Grant (CDBG) entitlement funds and \$529,070 in HOME Investment Partnerships (HOME) funds. These funds are awarded to the County to be used to improve the lives and neighborhoods of low and moderate-income residents of Arapahoe County.

Arapahoe County's designation as an Urban County and HOME Consortium includes six local municipalities and a partner city. The City of Centennial is an entitlement community, which received \$306,907 in funding, and has entered into an Intergovernmental Agreement authorizing the County to administer the City of Centennial's CDBG funds. The six municipalities that form the Urban County include Deer Trail, Englewood, Littleton, Sheridan, Glendale, and Greenwood Village along with the unincorporated areas of the County. Each of these jurisdictions has unique qualities and an atmosphere that is extremely important to the residents who live there. Community decisions are not made lightly and the impact of any decision is weighed with the good of the community in mind.

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 2009-2013 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. During the 2013 grant year:

- **Englewood Housing Authority** installed a new automatic door and security reader at Orchard Place, a 100 unit public housing facility providing one-bedroom apartments for elderly and disabled residents, improving residents' accessibility and quality of life.
- **South Metro Housing Options** upgraded the fire alarm panel and hard-wired all smoke detectors to the panel at Libby Bortz Senior Center, to improve resident safety and potential emergency response times.

- **Rocky Mountain Stroke Center** replaced the manual entry door with an automatic push button door, which, given their clientele, is a much needed accessibility improvement for the center and greatly improves patients access to services.
- **Colorado Center for the Blind** is in the process of converting unused interior space into additional offices and classrooms to better serve their clients and program participants, as well as expand programs and services.
- **Family Tree** replaced deteriorating galvanized pipes in their **House of Hope** shelter, which provides shelter to homeless families in the County, addressing health and safety concerns for its staff and residents.
- **Children's Advocacy & Family Resources**, also known as **SungateKids**, replaced an inefficient and failing HVAC system with a new energy efficient HVAC, giving the organization a reliable and comfortable environment that is conducive to serving abused and neglected children.
- **Family Promise of Greater Denver** provided shelter and case management to homeless families and purchased new beds for their shelter facilities, creating a safe, comfortable sleeping environment for its clients.
- **TLC Meals on Wheels** delivered over 42,000 meals and food 405 seniors and home-bound disabled residents, providing much need nutrition, sustenance and human interaction through volunteers delivering meals and food.
- **Senior Hub** delivered 2,000 meals and food baskets to 51 Arapahoe County residents in the rural parts of the county through their rural meals on wheels program, providing an essential source of nutrition and emergency food for geographically isolated residents.
- **Project Angel Heart** provided weekly, nutritious, individually modified, medically appropriate meals to 90 county residents living with life threatening illnesses with the goal of helping patients meet their health/treatment needs and improve their quality of life.
- **Arapahoe County TEFAP** purchased \$10,000 worth of fresh eggs, yogurt, butter blend and vegetables to supplement USDA foods that received by the TEFAP program. The purchased food was then delivered to 10 local food banks, provided fresh and frozen food to local residents in need.
- **Doctors Care** provided mental health and navigation services to 71 Littleton and County residents, helping uninsured patients navigate the healthcare system, obtain coverage and receive appropriate services.
- **Family Tree** paid salaries for **House of Hope** homeless shelter staff, which provided housing and case management services to 54 families, 34 Arapahoe County families.
- **Salvation Army** provided housing assistance to 17 Arapahoe County families, 63 persons, through their Emergency Housing Assistance program, which provides one month rent assistance to help residents remain in their homes.

- **Goodwill Industries** provided 717 hours of 9th grade success curriculum to 110 students, utilizing 10 upperclassmen for mentoring, at Sheridan High School with the goal of ensuring students successfully transition from school to the workforce.
- **Audio Information Network of Colorado** broadcasted an average of 13 hours per month of Arapahoe County news to 134 blind or visually impaired County residents and supplied listening devices to 24 Colorado Center for the Blind program participants.
- **The City of Centennial** continued its efforts to improve the pedestrian infrastructure in the Vista Verde neighborhood by removing and replacing the existing narrow sidewalk with ADA compliant sidewalk, curb and gutter along both sides of S. Kit Carson Cir.
- **The City of Littleton** continued its street and sidewalk improvement program, replacing narrow and deteriorated sidewalks with new sidewalks and curb ramps that meet ADA standards along S. Louthan St., S. Crocker St., and W. Progress Way.
- **The City of Sheridan** made significant improvements to the street and sidewalk infrastructure along S. Lowell Blvd. and S. King St by replacing narrow sidewalks with ADA compliant sidewalks, curb and gutter, providing a more connected and accessible route along the intersection.

Every year on or around July 31, Arapahoe County reports on the accomplishments of the entitlement grant programs through the Consolidated Annual Performance and Evaluation Report (CAPER). The annual CAPER is available to the general public for review and comment prior to being submitted to HUD. The public comment period offers the general public an opportunity to review and comment on how well the County's needs and priorities were met during the previous CDBG and HOME grant year.

General Questions for for Program Year 5 CAPER:

1. Assessment of the one-year goals and objectives:

- a. Describe the accomplishments in attaining the goals and objectives for the reporting period.***

HUD makes federal funds available to Arapahoe County, Colorado, through the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Act (HOME) programs. The Housing and Community Development Services Division (HCDS) administers these funds. The Board of County Commissioners is the final approval authority for Arapahoe County projects utilizing federal entitlement funds. Additionally, the City Council for the city of Centennial approves projects utilizing Centennial entitlement funds. The CDBG and HOME grant year runs from May 1st through April 30th.

The goals of these grants are:

- *To provide decent housing;* including assisting homeless persons to obtain affordable housing; preservation of existing affordable housing stock; increasing the availability of permanent housing that is affordable to low income persons without discrimination; and increasing supportive housing that includes structural features and services to enable persons with special needs to live in dignity.
- *To provide a suitable living environment;* including improving the safety and livability of neighborhoods; increasing access to quality facilities and services; providing affordable housing opportunities to low income and moderate income citizens dispersed throughout Arapahoe County; revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and conserving energy resources.
- *To expand economic opportunities:* including the creation of jobs accessible to low income persons; providing access to credit for community development that promotes long-term economic and social viability; and empowering low income persons to achieve self-sufficiency in federally assisted and public housing programs.

The 2009-2013 Consolidated Plan outlines how the County plans to provide a stable, decent place to live for the underserved population. Below you will see the outcome of our 2013 projects, as described in the 2013 Action Plan. The overarching goal of these projects is to improve our residents' quality of life.

In 2013, Arapahoe County and the City of Centennial have continued to work with local and regional service providers, non-profits, and other agencies in the community to meet the goals of the grant program. In addition to funding public service providers, the County and City have provided housing opportunities which are necessary to maintain the economic and social stability of the community. Additionally, public facilities and infrastructure improvements continue to be addressed with an emphasis on improving deteriorated and outdated public streets and sidewalks to better serve current and future residents with a safe, connected transportation infrastructure system.

1. Assessment of the one-year goals and objectives:

- b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.***

A breakdown of the CPD formula grant funds spent on grant activities for each goal and objective is provided on the next page. As indicated in this report, there are a number of projects in 2013, particularly homeowner rehab projects that are not fully completed and

closed in IDIS (Federal Disbursement System), which will be identified as Pending and reported in the 2014 CAPER.

ARAPAHOE COUNTY

Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Underway Count	Underway Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Acquisition	Acquisition of Real Property (01)	0	\$0.00	1	\$36,940.00	1	\$36,940.00
	Total Acquisition	0	\$0.00	1	\$36,940.00	1	\$36,940.00
Housing	Rehab; Single-Unit Residential (14A)	2	\$76,125.03	4	\$102,904.97	6	\$179,030.00
	Energy Efficiency Improvements (14F)	1	\$0.00	1	\$35,985.50	2	\$35,985.50
	Total Housing	3	\$76,125.03	5	\$138,890.47	8	\$215,015.50
Public Facilities and Improvements	Public Facilities and Improvement (General) (03)	1	\$5,000.00	3	\$21,500.00	4	\$26,500.00
	Senior Centers (03A)	1	\$0.00	0	\$0.00	1	\$0.00
	Handicapped Centers (03B)	1	\$0.00	1	\$0.00	2	\$0.00
	Homeless Facilities (not operating costs) (03C)	1	\$0.00	1	\$0.00	2	\$0.00
	Sidewalks (03L)	1	\$0.00	3	\$172,819.20	4	\$172,819.20
	Health Facilities (03P)	0	\$0.00	2	\$101,715.74	2	\$101,715.74
	Abused and Neglected Children Facilities (03Q)	1	\$83,700.00	0	\$0.00	1	\$83,700.00
	Total Public Facilities and Improvements	6	\$88,700.00	10	\$296,034.94	16	\$384,734.94
Public Services	Public Services (General) (05)	0	\$0.00	4	\$35,749.68	4	\$35,749.68
	Senior Services (05A)	0	\$0.00	4	\$42,676.41	4	\$42,676.41
	Handicapped Services (05B)	0	\$0.00	2	\$8,607.39	2	\$8,607.39
	Youth Services (05D)	0	\$0.00	2	\$25,100.40	2	\$25,100.40
	Health Services (05M)	0	\$0.00	3	\$22,626.00	3	\$22,626.00
	Abused and Neglected Children (05N)	0	\$0.00	1	\$6,025.00	1	\$6,025.00
	Mental Health Services (05O)	0	\$0.00	2	\$4,620.00	2	\$4,620.00
	Subsistence Payment (05Q)	0	\$0.00	2	\$20,000.00	2	\$20,000.00
	Food Banks (05W)	0	\$0.00	2	\$39,500.00	2	\$39,500.00
	Total Public Services	0	\$0.00	22	\$204,904.88	22	\$204,904.88
General Administration and Planning	General Program Administration (21A)	4	\$228,940.20	1	\$46.27	5	\$228,986.47
	Total General Administration and Planning	4	\$228,940.20	1	\$46.27	5	\$228,986.47
Other	Unprogrammed Funds (22)	1	\$0.00	0	\$0.00	1	\$0.00
	Total Other	1	\$0.00	0	\$0.00	1	\$0.00

ARAPAHOE COUNTY

Activity Group	Activity Category	Underway Count	Underway Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Grand Total		14	\$393,765.23	39	\$676,816.56	53	\$1,070,581.79



ARAPAHOE COUNTY

CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Acquisition	Acquisition of Real Property (01)	Persons	0	371	371
	Total Acquisition		0	371	371
Housing	Rehab; Single-Unit Residential (14A)	Housing Units	13	39	52
	Energy Efficiency Improvements (14F)	Housing Units	0	7	7
	Total Housing		13	46	59
Public Facilities and Improvements	Public Facilities and Improvement (General) (03)	Persons	0	100	100
		Public Facilities	6,840	5,589	12,429
	Senior Centers (03A)	Public Facilities	0	0	0
	Handicapped Centers (03B)	Public Facilities	0	60	60
	Homeless Facilities (not operating costs) (03C)	Public Facilities	160	114	274
	Sidewalks (03L)	Persons	0	4,802	4,802
	Health Facilities (03P)	Public Facilities	0	105	105
	Abused and Neglected Children Facilities (03Q)	Public Facilities	1,026	0	1,026
	Total Public Facilities and Improvements		8,026	10,770	18,796
Public Services	Public Services (General) (05)	Persons	0	1,051	1,051
	Senior Services (05A)	Persons	0	882	882
	Handicapped Services (05B)	Persons	0	265	265
	Youth Services (05D)	Persons	0	233	233
	Health Services (05M)	Persons	0	247	247
	Abused and Neglected Children (05N)	Persons	0	770	770
	Mental Health Services (05O)	Persons	0	41	41
	Subsistence Payment (05Q)	Persons	0	116	116
	Food Banks (05W)	Persons	0	39,806	39,806
	Total Public Services		0	43,411	43,411
Grand Total			8,039	54,598	62,637



ARAPAHOE COUNTY

CDBG Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Hispanic		Total Hispanic		
		Total Persons	Persons	Total Households	Households	
Housing	White	0	0	50	3	
	Black/African American	0	0	3	0	
	American Indian/Alaskan Native & White	0	0	1	0	
	Other multi-racial	0	0	5	2	
	Total Housing	0	0	59	5	
Non Housing	White	9,086	3,171	0	0	
	Black/African American	4,818	3,765	0	0	
	Asian	325	104	0	0	
	American Indian/Alaskan Native	141	81	0	0	
	Native Hawaiian/Other Pacific Islander	41	23	0	0	
	American Indian/Alaskan Native & White	44	22	0	0	
	Asian & White	64	2	0	0	
	Black/African American & White	124	15	0	0	
	Amer. Indian/Alaskan Native & Black/African Amer.	20	2	0	0	
	Other multi-racial	3,307	2,157	0	0	
	Total Non Housing	17,970	9,342	0	0	
	Grand Total	White	25,079	8,601	50	3
		Black/African American	6,308	3,765	3	0
Asian		620	104	0	0	
American Indian/Alaskan Native		352	96	0	0	
Native Hawaiian/Other Pacific Islander		89	23	0	0	
American Indian/Alaskan Native & White		130	23	1	0	
Asian & White		345	4	0	0	
Black/African American & White		366	26	0	0	
Amer. Indian/Alaskan Native & Black/African Amer.		32	2	0	0	
Other multi-racial		24,455	3,280	5	2	
Total Grand Total		57,776	15,924	59	5	



ARAPAHOE COUNTY

CDBG Beneficiaries by Income Category

	Income Levels	Owner Occupied	Renter Occupied	Persons
Housing	Extremely Low (<=30%)	9	0	0
	Low (>30% and <=50%)	5	0	0
	Mod (>50% and <=80%)	2	0	0
	Total Low-Mod	16	0	0
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	16	0	0
Non Housing	Extremely Low (<=30%)	0	0	1,299
	Low (>30% and <=50%)	0	0	817
	Mod (>50% and <=80%)	0	0	248
	Total Low-Mod	0	0	2,364
	Non Low-Mod (>80%)	0	0	94
	Total Beneficiaries	0	0	2,458



ARAPAHOE COUNTY CONSORTIUM

Home Disbursements and Unit Completions

Activity Type	Disbursed Amount	Units Completed	Units Occupied
Rentals	\$1,000.00	6	6
TBRA Families	\$28,038.23	1	1
First Time Homebuyers	\$16,000.00	1	1
Existing Homeowners	\$206,740.45	11	11
Total, Rentals and TBRA	\$29,038.23	7	7
Total, Homebuyers and Homeowners	\$222,740.45	12	12
Grand Total	\$251,778.68	19	19

Home Unit Completions by Percent of Area Median Income

Activity Type						Units Completed	
	0% - 30%	31% - 50%	51% - 60%	61% - 80%	Total 0% - 60%	Total 0% - 80%	
Rentals	2	4	0	0	6	6	
TBRA Families	1	0	0	0	1	1	
First Time Homebuyers	0	1	0	0	1	1	
Existing Homeowners	0	4	1	6	5	11	
Total, Rentals and TBRA	3	4	0	0	7	7	
Total, Homebuyers and Homeowners	0	5	1	6	6	12	
Grand Total	3	9	1	6	13	19	



ARAPAHOE COUNTY CONSORTIUM
 Home Unit Reported As Vacant

Activity Type	Reported as Vacant
Rentals	0
TBRA Families	0
First Time Homebuyers	0
Existing Homeowners	0
Total, Rentals and TBRA	0
Total, Homebuyers and Homeowners	0
Grand Total	0



ARAPAHOE COUNTY CONSORTIUM

Home Unit Completions by Racial / Ethnic Category

	Rentals		TBRA Families		First Time Homebuyers		Existing Homeowners	
	Units Completed	Units Completed - Hispanics	Units Completed	Units Completed - Hispanics	Units Completed	Units Completed - Hispanics	Units Completed	Units Completed - Hispanics
White	5	0	1	0	1	0	10	1
Black/African American	1	0	0	0	0	0	0	0
Asian	0	0	0	0	0	0	1	0
Total	6	0	1	0	1	0	11	1

	Total, Rentals and TBRA		Total, Homebuyers and Homeowners		Grand Total	
	Units Completed	Units Completed - Hispanics	Units Completed	Units Completed - Hispanics	Units Completed	Units Completed - Hispanics
White	6	0	11	1	17	1
Black/African American	1	0	0	0	1	0
Asian	0	0	1	0	1	0
Total	7	0	12	1	19	1

1. Assessment of the one-year goals and objectives:

c. If applicable, explain why progress was not made towards meeting the goals and objectives.

2. Describe the manner in which the recipient would change its program as a result of its experiences.

Arapahoe County HCDS staff is interested in updating the application process for FY 2015 to both strengthen the sub-recipients applications and also to reduce the burden to sub-recipients in completing applications for activities which are not eligible under CDBG and/or HOME regulations. Arapahoe County is currently exploring the possibility of requiring a one page synopsis from each potential sub-recipient, outlining the project for which they are requesting funds. As stated, the goal of this update/change is to ensure applicants are submitting proposals for eligible activities that not only meet National

Objectives, but also address local needs and priorities, and perhaps more importantly, do not overlap or cannibalize existing services and programs.

Although the County does not currently require a written proposal prior to submitting an application for funding, we do host two separate pre-application meetings (well in advance of the application deadline), which include one-on-one consultation with interested agencies to ensure applications do not include ineligible activities.

In addition to strengthening the application process, Arapahoe County HCDS staff is also working together on updating and improving the pre-application meetings to better align with the potential projects of the attendees. Since, many of the attendees represent agencies that have received, or are currently receiving, CDBG and/or HOME funds we would like to provide a more hands-on, interactive presentation that thoroughly describes the reporting requirements of the grant program, as well as our expectations for administering the grant as efficiently and effectively as possible. The idea of updating and improving the pre-application meeting is based upon our goal of encouraging a wide-range of applicants and competitive applications that meet the needs of the community; After all, our staff is committed to helping agencies submit high-quality applications that meet the needs and priorities of the community.

Program year 2015 will require Arapahoe County to revisit and renew the Urban Consortium, including the Memorandum of Understanding (MOU) with each participating jurisdiction, as well as the Intergovernmental Agreement (IGA) with the City of Centennial. The participating jurisdictions include: Deer Trail, Englewood, Glendale, Greenwood Village, Littleton and Sheridan. Part of this process includes re-evaluating the current set-aside allocations for each of the participating jurisdictions. The current annual set-aside amounts are as follows:

City of Centennial: Based on HUD Allocation (Separate Entitlement Community)

City of Englewood: \$150,000

City of Glendale: \$22,500

City of Greenwood Village: \$10,000

City of Littleton: \$150,000

City of Sheridan: \$25,000

Town of Deer Trail: \$10,000

3. Affirmatively Furthering Fair Housing:

a. Provide a summary of impediments to fair housing choice.

b. Identify actions taken to overcome effects of impediments identified.

In 2013, the Community Strategies Institute (CSI), a local, fiscal, economic, education and training consulting firm specializing in housing studies, conducted an Analysis of Impediments to Fair Housing Choice (AI) for Arapahoe County, excluding Aurora. The AI analyzed barriers to affordable housing and impediments to fair housing choice. The

2013 AI is available for review on the Arapahoe County website by clicking the following link: <http://arapahoegov.com/index.aspx?NID=334> and clicking on the 2013 Analysis of Impediments to Fair Housing Choice document, or by clicking the following direct link to the report: <http://arapahoegov.com/DocumentCenter/View/1951>.

The AI is a HUD mandated review of impediments to fair housing choice in the public and private sector and involves:

- A review of a city's/county's laws, regulations, and administrative policies, procedures, and practices;
- An assessment of how those laws, policies and practices affect the location, availability, and accessibility of housing; and
- An assessment of public and private sector conditions affecting fair housing choice.

According to HUD, impediments to fair housing choice are:

- Any actions, omissions, or decisions *taken because of* race, color, religion, sex, disability, familial status, or national origin that restrict housing choices, or the availability of housing choices.
- Any actions, omissions or decisions that have the effect of restricting housing choices or the availability of housing choices *on the basis of* race, color, religion, sex, disability, familial status, or national origin.

Arapahoe County does not have any additional Fair Housing Ordinances, nor do any of the incorporated jurisdictions within the County. As such, state and federal fair housing laws are the primary acts that govern fair housing in the County and local municipalities.

The AI focused primarily on Arapahoe County, excluding the city of Aurora. However, because fair housing conditions in Arapahoe County are influenced by demographic and housing conditions in surrounding communities, statistics for the Denver metro area were also reported where relevant.

The city of Aurora is an entitlement community, receiving an allocation of HUD block grants separate from Arapahoe County. As such, the city completes its own AI. Additionally, the cities of Bow Mar, Columbine, Cherry Hills Village and Foxfield choose not to participate in receiving CDBG or HOME funds and therefore were not included in the AI.

The following impediments to fair housing choice were identified in the 2013 AI:

Impediment #1: Not in My Back Yard (NIMBYISM)

The Not in My Backyard objections to affordable housing are an ongoing issue, not just locally or regionally, but on a national scale, typically creating a difficult and challenging obstacle to overcome. While the County has not faced substantial NIMBYISM in recent years, mainly due to the economic downturn and subsequent slowdown in housing developments, there are always concerns that objections to affordable housing will be based on this principle. In response to this impediment, the following actions have been identified and are currently underway:

- Action 1A: Arapahoe County will work with County service providers and non-profits to 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. (Ongoing)
- Action 1B: Arapahoe County Community Resources staff will work with Arapahoe County Public Works & Planning Departments and municipal planning offices to identify parcels that have zoning in place to allow multi-family development as a use by right. As an outcome, the County will provide written guidance and maps to developers seeking sites that have zoning in place for multi-family housing. (Ongoing)
- Action 1 C: Arapahoe County will cosponsor with other interested organizations such as Metro Denver Fair Housing Center, South Metro Board of Realtors, Colorado Civil Rights Division, 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. (Ongoing)

Impediment #2: Lack of Affordable Housing Units for Low and Very Low-Income Households

The lack of affordable housing units for the low and very low-income households is thoroughly documented in the 2013 AI. Low vacancy rates and rising rents are placing additional cost and access burdens on low income renters. And, the combination of a rebounding housing market, low interest rates and built up demand are causing many low and moderate income households to be priced out of some housing markets. Given these conditions, the following actions are being taken:

- Action 2A: The County will prioritize the creation of low and very low income rental housing units as a priority in its Annual Action Plan and Consolidated Plan. (Annually)
- Action 2B: The County will 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. (Annually)

- Action 2C: The County will support affordable rental housing development proposals by investing HOME and CDBG funds in projects that are seeking match dollars from state and federal sources. (Annually)
- Action 2D: The County will 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. (Annually)

Impediment #3. Lack of Rapid Rehousing Options and Transitional Housing

While there are some transitional housing opportunities in Arapahoe County, the homeless agencies interviewed during the 2013 AI process, indicated a need for many more transitional housing units, as well as units targeted to the very lowest income households. Taking into account the existing market, supply and demand, the following actions are being taken:

- Action 3A: Arapahoe County will 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. (Ongoing)
- Action 3B: Arapahoe County will 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. (Ongoing)
- Action 3C: Arapahoe County will 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. (Annually)

Impediment #4. Local Government and County Regulations and Fees (If Items Limit the Supply of Decent, Affordable Housing)

Arapahoe County HCDS staff is working closely with the Planning Department to better understand the current regulations and fees that could impact, positively or negatively, the supply of affordable housing. The following actions have been identified and are currently being performed:

- 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 (Ongoing)
- 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. (Annually)

Impediment #5. Understandable Fair Housing Information is Difficult to Obtain for Consumers, Realtors®, Lenders and Other Housing Providers

Accurate and up-to-date Fair Housing information is often difficult to obtain, particularly for low and moderate income households with limited resources, especially computer and internet access. Often times, Fair Housing information is not easily accessible for housing industry professionals and providers as well. Therefore, the following actions have been identified and are currently underway:

- Action 5A: The County will participate in and cosponsor Fair Housing Forums and workshops with Metro Denver Fair Housing Center, Colorado Civil Rights Division, South Metro Board of Realtors® and other organizations who have clear, simple information on Fair Housing regulations and guidelines for Fair Housing Choice. (Ongoing)
- Action 5B: Arapahoe County will maintain contact information for translation service organizations so that if housing and service providers have a need for translation services for a client or group of clients, the translation service can be obtained in a timely fashion. (Ongoing)

In addition to the aforementioned impediments to fair housing choice that were identified during the 2013 AI, HUD also requires jurisdictions to review previously identified impediments to fair housing choice as part of the process for publishing a new AI. In response to this requirement, CSI completed this review and has recommended changing the wording and identification of some impediments. The previous language used to label impediments highlighted some problems, but lacked a broader perspective centered on the lack of affordable housing choices. The following impediments were identified in the 2009 AI.

Impediment #1: Complaint evidence suggests some real estate companies are ignorant of and/or do not comply with Fair Housing Laws.

Arapahoe County has little control over the activities of private, licensed real estate agents and brokers. Based on surveys compiled for this AI update, Realtors® received

the highest level of Fair Housing Training and information in the industry. The County along with other concerned organizations participate in Regional Fair Housing Training sessions and respond to complaints by serving as an intermediary to agencies that have the statutory authority to address those complaints.

Impediment #2: Residents who are victims of housing discrimination often do nothing.

Arapahoe County has not received complaints directly about discrimination in housing. However, as part of the ongoing administration of affordable housing programs, the County requires that grantees comply with all related HUD requirements. Part of that process involves educating affordable housing residents on how to access resources which can mediate and process discrimination complaints. The County also participated in regional meetings and workshops dealing with Fair Housing requirements. The County has outlined actions to better inform residents who may be victims of discrimination on how they may get redress.

Impediment #3: Lack of easily accessible information about Fair Housing

Arapahoe County has sponsored and participated in workshops and meetings dealing with Fair Housing regulations and guidelines. The County requires its subgrantees to comply with HUD Fair Housing and Equal Opportunity requirements both in its legal documents and in technical assistance provided at project start up and close out. In early 2013, the County published an informative brochure, outlining in simple terms a definition of Fair Housing, simple statements about what is and is not allowed, what mortgage lending actions would violate Fair Housing Regulations, and the contact information for agencies which deal with Fair Housing Complaints originating in Arapahoe County. During FY2013, Arapahoe County HCDS staff distributed over 3,500 brochures to local and regional individuals and organizations, many of whom, requested additional brochures.

Impediment #4. Not in my backyard - NIMBYISM

Arapahoe County had information sessions and provided public profiles of successful affordable housing projects, including beneficiaries. They have also worked with service and housing providers on ways to identify neighborhood opposition to affordable housing efforts. With the recent downturn in multi-family development in the County there have been few projects that have encountered NIMBY issues.

Impediment #5: Barriers to affordable housing development

Affordable housing development has been stalled in Arapahoe County due to economic challenges. There have been several acquisition and rehab projects in the

municipalities which have not encountered difficulties with regulations or excessive fees. Because the projects were viewed as redevelopment projects to substandard properties, the involved governments have been supportive both in providing funding and limiting the regulatory burdens that would be in play on a new construction development project.

In addition to reporting on the 2013 AI, we've also included an overview of the 2009 AI consultant's recommendation, which include the following actions:

Action Item 1. Raise the visibility of fair housing and the complaint process. As mentioned previously, when asked what they did when discriminated against, most survey respondents said they "did nothing" about the discrimination. Few took some type of action either to obtain information or to report their situation. When asked where people would go to know more about their fair housing rights, the top three responses included: the internet, a local government information source or official, and public housing authorities.

A review of Arapahoe County, the participating municipalities and the public housing authorities' websites found very little information about fair housing. There are many ways to create a website to improve the County's ability to communicate fair housing information. In addition, the County's point person to take fair housing inquiries should be known to all municipalities. The following are suggestions to help make an effective and user-friendly website.

Define fair housing. Discuss what fair housing is and provide the basics of the federal Fair Housing Act and Colorado's Fair Housing Act, including a list of the protected classes. Web links to each of these Acts are also recommended.

Fair housing information packet. Provide information to assist the visitor with fair housing issues and make available, upon request, a packet of information concerning fair housing.

Links to other important websites. Provide links that residents could click on for more information and with contact information if residents believe they have been discriminated against. At a minimum, provide links to:

The Colorado Civil Rights Division webpage at <http://www.dora.state.co.us/civil-rights/>, which contains information about the intake process for filing a fair housing complaint; and

HUD's fair housing information page at:

<http://www.hud.gov/offices/fheo/FHLaws/index.cfm> and HUD's webpage that contains information and a form to file a fair housing complaint (<http://www.hud.gov/complaints/housediscrim.cfm>).

The State Division of Housing's searchable database for affordable housing:
<http://www.coloradohousingsearch.com/?content=Search>.

Status: *Arapahoe County agrees that raising public awareness of fair housing information and resources is an important component of furthering fair housing. Revisions to the County's website have been made and the County plans to continue to improve the information provided.*

Arapahoe County staff receives phone calls and emails regarding fair housing questions and complaints and refers the requestors to the Colorado Civil Rights Division and the regional HUD office. The County takes a proactive approach to affirmatively furthering fair housing; when the County becomes aware of situations that appear to be in violation of fair housing laws, the County refers the violations to HUD.

Action Item 2. Provide outreach and education to real estate companies, government staff and officials, and the community. Arapahoe County should create a plan to raise its fair housing visibility through public outreach and education. The County and the Colorado Civil Rights Division (CCRD) should conduct presentations and distribute information about fair housing at first targeting Homeowners Associations (HOAs) and government staff and officials.

BBC recommends that the County coordinate with CCRD to develop a presentation and brochure targeted to HOAs and real estate professionals that gives information about fair housing laws and provides examples of how HOAs might create impediments to fair housing choice and violate fair housing laws in their activities. The brochures should be distributed to all HOAs, units of local governments, and real estate professionals who are active in the County. New HOAs throughout the County that are formed as subdivisions are developed should receive a presentation on fair housing laws.

It is also recommended that the County sponsor two training sessions, one targeted to HOAs, and another targeted to planning staff who review development applications and development covenants (CC&Rs). The training can be provided through CCRD. The training should review the basics of fair housing, and identify the most common types of violations in Arapahoe County and how they can be prevented.

Status: *Arapahoe County agrees that outreach and education to professional organizations is an effective method of affirmatively furthering fair housing. As such, Arapahoe County produced and printed over 3,500 Fair Housing Brochures, which were distributed to over 20 organizations to create awareness of fair housing issues and rights, as well as educate interested parties. Because of the County's commitment to fair housing, these brochures will continue to be utilized in outreach efforts.*

Arapahoe County will continue to implement education recommendations provided in the Analysis of Impediments.

Action item 3. Modify zoning and land use regulations and offer incentives to create more mixed income communities for workforce, seniors, and others with affordable housing needs. Currently, incentives for affordable housing creation are provided to developers on a case by case basis. It is recommended that the County take the lead in standardizing these incentives and encourage the communities within the County to follow suit. These incentives could include:

Waiver of fees and other assistance. Housing providers need help paying for the gap between development costs and affordable housing sales price requirements. Ways in which the County and cities could assist in providing subsidies include reduced or waived planning and impact fees (such as water and sewer fees) for affordable developments.

Fast Track development approval process. An expedited review process also called “fast track approval,” would help to reduce development costs. The idea is that developments with an affordable component go to the top of the development review pile, and the review process is guaranteed to occur within a certain number of days and be as transparent as possible. Expedited review works best in communities where the review process is lengthy.

Energy efficiency rebate. Housing developers would like to see a replacement of the Energy Efficiency Rebate through the State and Xcel. Several of the developers are improving the energy efficiency of the homes through improved insulation, windows, doors, etc. They see it is a future cost saving method for the homeowners.

Assistance from the County and cities within the County in obtaining funds from agencies. To make the economics of affordable housing work, developers must bundle several sources of development subsidies. Continued support and assistance from Arapahoe County and its communities in securing the various types of funding would help facilitate affordable housing development and attainment. Although the current market is not looking to build, direct assistance with down payments would benefit households finding affordable housing.

The incentives should be targeted to developers who are providing deeply subsidized housing (0-50% of AMI); mixed income communities that provide a variety of housing types; and infill development in areas where little affordable housing exists.

In addition, the County and its cities—particularly those with the largest minimum lot sizes—should reduce their minimum densities and expand high density zones to allow a greater diversity of housing types throughout the County.

Status: *Arapahoe County agrees to the merit of the recommendations:*

Waiver of fees and other assistance- *In the current economic climate, with local revenue depressed, the County is not in a fiscal position to consider waiving or reducing fees. Currently the Board of County Commissioners must consider and act on any request for waiver or reduction of fees upon the written request by an applicant. Those requests have been considered on a case-by-case basis. Being a non-profit organization has not been a reliable reason for the Board to waive fees. A future policy discussion on whether mixed-income communities and greater percentage of affordable housing is sufficient to establish precedent for waiving or reducing fees is planned.*

Fast Track development approval process- *The Planning Department is in process of rewriting our Land Development Code in four phases. They are just starting Phase 3 (which will address residential zone districts). Phase 4 will address processes, such as development approvals (rezoning, site plans, subdivision plats, etc.). HCDS will provide comments about these affordable housing strategies again when comments are solicited. We are looking forward to working toward aligning planning and housing and community development needs within the county.*

Energy efficiency rebate- *In the current economic climate, the County is not in a position to establish new rebates. However, energy efficiency measures in affordable housing may be HOME or CDBG eligible expenses. In 2011 Arapahoe County worked with the City of Englewood's new program, Energy Efficient Englewood (E3), which is designed to improve energy efficiency by providing grants of up to \$8,000 to approximately 14 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, refrigerators, etc. Arapahoe County strongly recommends developers work with the Governor's Energy Office to identify additional resources.*

Assistance from the County and cities within the County in obtaining funds from agencies- *Arapahoe County continues to be willing to assist developers in accessing other funding sources. The County has provided local support for Low Income Housing Tax Credit applications, provides certificates of consistency for funding applications, assists developers with accessing Private Activity Bonds, recommends additional funding sources, and encourages applicants to consider state housing assistance.*

Action item 4. Continue leading affordable housing development efforts. Arapahoe County has set numerous goals and objectives around affordable housing and special needs housing in its Comprehensive Plan 2001, and also supports affordable housing through the Consolidated Plan. Its targeted areas through its Consolidated Plan appropriately focus on the greatest areas of need in the county—rehabilitation, creation of affordable housing and assisting its special needs populations with services and housing.

Status: *Arapahoe County continues to provide leadership in affordable housing efforts. The County meets with parties interested in the HOME program and the County's Private Activity Bond allocation to provide guidance and technical assistance as the applicant assembles their financing package. The County is a member of Housing Colorado and participates with the Metro Denver Homeless Initiative.*

In addition to addressing the impediments to fair housing addressed above, Arapahoe County affirmatively works to further fair housing in every housing project and program funded through HOME or CDBG. All housing programs adhere to fair housing laws and display the fair housing logo on brochures and in management offices.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

The community development strategy in the 2009-2013 Strategic Plan has been to build upon the existing foundation of service providers, non-profits and other agencies in the community to aid in the provision of access to the quality of life available to the majority of residents in Arapahoe County. Affordable housing is an important component to enhancing low income persons' quality of life, as housing costs can quickly consume a large part of a household's budget, leaving little for other necessities. Housing opportunities for all income levels are necessary to maintain the economic and social stability of the community. In the plan, the County addresses homelessness, public services such as health, transportation/infrastructure, accessibility for elderly and disabled, economic development, special needs, recreation and youth needs and other public facilities, in addition to affordable housing. None of these other categories can be addressed unless people have a stable, decent place to live. Arapahoe County utilizes the Community Development Block Grant (CDBG) and HOME funds to enhance the living environment and quality of life through each of these categories, while concentrating efforts on providing affordable and available housing.

5. Leveraging Resources

a. Identify progress in obtaining "other" public and private resources to address needs.

b. How Federal resources from HUD leveraged other public and private resources.

c. How matching requirements were satisfied.

Federal dollars leveraged additional funds in many of the projects completed during the 2013 grant year. Often, an agency will utilize its own funds to complete the necessary budget for the project. The leveraged dollars represent a benefit to all concerned. They stretch the grant funds received by the County, while allowing the 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. The funds represent the community commitment and the perceived need of that project in the community.

5. Leveraging Resources

c. How matching requirements were satisfied.

For Fiscal Year 2013 Arapahoe County expended \$853,301.85 in HOME Dollars, of which \$720,187.84 required a 25% Match. The Total Match amount required for FY 2013 was \$180,046.21.

Managing the Process for Program Year 5 CAPER:

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Arapahoe County Housing and Community Development Services (HCDS) Division is charged with the administration of the County CDBG and HOME funds for all SubGrantees, whether participating municipalities or independent agencies. Administration includes funding recommendations, environmental review processes, Davis-Bacon and Labor Standards compliance, monitoring, Five Year Consolidated Plan, One Year Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER) preparation, along with financial maintenance through HUD's Integrated Disbursement and Information System (IDIS) program, and any other reports or procedures necessary to maintain compliance with federal regulations.

In 2013, CDBG and HOME grants provide funding for three full time positions. The Community Development Administrator (2) is responsible for distributing HOME funds and administration of the City of Centennial's CDBG projects, administering CDBG projects, and oversees monitoring HCDS funded projects and internal processes, as well as HUD and County reporting and planning. The Division Manager is responsible for County reporting and planning. The Grants Fiscal Specialist manages the financial tracking of all grants and program income for the division. The division is overseen by the Community Resources Department which has a Department Director.

Non-profits, public agencies, and, in certain situations, for profit businesses, are eligible to apply for CDBG funds. HCDS staff reviews the applications and uses a scoring matrix (that scores community need, cost, management, experience, and a risk analysis) to make recommendations to the Board of County Commissioners, the final approval authority for projects undertaken within Arapahoe County with the federal dollars. Staff uses the Five Year Consolidated Plan for guidance in aligning strategies and projects with community needs and priorities.

Throughout the 2013 grant year all HCDS staff attended various trainings related to HUD's CDBG and HOME programs, including trainings and conferences on the topics such as, Fair Housing, Fair Housing and Equal Opportunity, Americans with Disabilities Act, Private Activity Bonds, Environmental Reviews, Historic Preservation, IDIS, Section 3 and other trainings designed to improve our efficiency and effectiveness in administering our HUD programs. Staff also attended National Association of Housing and Redevelopment (NAHRO) sponsored conferences. In addition, HCDS staff will continue to use the OneCPD Resource Exchange to stay up-to-date on programmatic changes/updates and upcoming trainings.

Citizen Participation for Program Year 5 CAPER:

1. Provide a summary of citizen comments.

Insert any public comments received during the public comment period.

No public comments were received during the public comment period, which was advertised in our local paper, The Villager, as well as on the County website. However, any citizen comments received after the comment period will be included in the CPMP Tool and taken into consideration.

2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

The report (PR26) presented on the following pages highlights the Federal funds made available for furthering the objectives of the County's Consolidated Plan.

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PART I: SUMMARY OF CDBG RESOURCES		
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR		799,957.61
02 ENTITLEMENT GRANT		1,403,112.00
03 SURPLUS URBAN RENEWAL		0.00
04 SECTION 108 GUARANTEED LOAN FUNDS		0.00
05 CURRENT YEAR PROGRAM INCOME		48,870.03
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)		0.00
06 RETURNS		0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE		0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)		2,251,939.64
PART II: SUMMARY OF CDBG EXPENDITURES		
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION		841,595.32
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT		0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)		841,595.32
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION		228,986.47
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS		0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES		0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)		1,070,581.79
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)		1,181,357.85
PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD		
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS		0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING		0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES		841,595.32
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT		0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)		841,595.32
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)		100.00%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS		
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION		PY: 2011 PY: 2012 PY: 2013
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION		0.00
25 CUMULATIVE EXPENDITURES BENEFITTING LOW/MOD PERSONS		0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)		0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS		
27 DISBURSED IN IDIS FOR PUBLIC SERVICES		204,904.88
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR		0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR		0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS		0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)		204,904.88
32 ENTITLEMENT GRANT		1,403,112.00
33 PRIOR YEAR PROGRAM INCOME		42,591.21
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP		0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)		1,445,703.21
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)		14.17%
PART V: PLANNING AND ADMINISTRATION (PA) CAP		
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION		228,986.47
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR		0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR		0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS		0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)		228,986.47
42 ENTITLEMENT GRANT		1,403,112.00
43 CURRENT YEAR PROGRAM INCOME		48,870.03
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP		0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)		1,451,982.03
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)		15.77%



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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2011	3	1234	5561149	Centennial Vista Verde Infrastructure	03L	LMA	\$28,215.36
2011	3	1234	5578347	Centennial Vista Verde Infrastructure	03L	LMA	\$17,103.84
2011	3	1247	5651659	Aurora Housing Authority ADA Accessible Elevator	03	LMC	\$5,000.00
2012	2	1254	5558609	Goodwill Youth Career Development Sheridan HS	05D	LMC	\$1,923.51
2012	2	1254	5572826	Goodwill Youth Career Development Sheridan HS	05D	LMC	\$1,447.33
2012	2	1256	5572826	Doctors Care Integrated Health Services	05O	LMC	\$4,620.00
2012	2	1259	5561149	Arapahoe County TEFAP Fresh and Frozen Foods	05W	LMC	\$29,500.00
2012	2	1262	5572826	Reach Out and Read	05	LMC	\$1,275.82
2012	2	1268	5558609	Senior Hub Rural Meals on Wheels	05A	LMC	\$1,200.00
2012	2	1268	5572826	Senior Hub Rural Meals on Wheels	05A	LMC	\$972.41
2012	2	1269	5561149	Audio Information Network - Audio Services	05B	LMC	\$196.08
2012	2	1270	5561149	Children's Advocacy and Family Resources - Investigative Interviews	05N	LMC	\$2,981.00
2012	2	1270	5572826	Children's Advocacy and Family Resources - Investigative Interviews	05N	LMC	\$2,981.00
2012	2	1270	5572829	Children's Advocacy and Family Resources - Investigative Interviews	05N	LMC	\$63.00
2012	2	1279	5558609	Project Angel Heart Home Delivered Meals	05M	LMC	\$1,090.00
2012	3	1261	5561149	Presbyterian Church of the Covenant Covenant Cupbord	03	LMC	\$21,500.00
2012	3	1276	5575715	Arc Building Acquisition	01	LMC	\$1,107.96
2012	3	1276	5594805	Arc Building Acquisition	01	LMC	\$4,730.03
2012	3	1276	5606820	Arc Building Acquisition	01	LMC	\$31,102.01
2012	3	1278	5568194	Third Way Center Kitchen and Bath rehab	03P	LMC	\$1,715.74
2012	3	1281	5581277	Addiction Research Treatment Services ARTS Life Safety Improvements for Synergy Program Building 5	03P	LMC	\$95,000.00
2012	3	1281	5663643	Addiction Research Treatment Services ARTS Life Safety Improvements for Synergy Program Building 5	03P	LMC	\$5,000.00
2012	4	1260	5561149	Atlantis Community Arapahoe County Rental and Homeowner Access Modification Program RHAMP	14A	LMH	\$2,569.34
2012	4	1260	5570572	Atlantis Community Arapahoe County Rental and Homeowner Access Modification Program RHAMP	14A	LMH	\$13,264.18
2012	4	1260	5575715	Atlantis Community Arapahoe County Rental and Homeowner Access Modification Program RHAMP	14A	LMH	\$4,550.00
2012	4	1260	5575717	Atlantis Community Arapahoe County Rental and Homeowner Access Modification Program RHAMP	14A	LMH	\$2,452.21
2012	4	1260	5582640	Atlantis Community Arapahoe County Rental and Homeowner Access Modification Program RHAMP	14A	LMH	\$1,855.81
2012	4	1260	5592719	Atlantis Community Arapahoe County Rental and Homeowner Access Modification Program RHAMP	14A	LMH	\$12,200.00
2012	4	1260	5592722	Atlantis Community Arapahoe County Rental and Homeowner Access Modification Program RHAMP	14A	LMH	\$2,400.02
2012	4	1263	5581277	City of Englewood Energy Efficient Englewood E3	14A	LMH	\$37,504.64
2012	4	1264	5580830	City of Englewood Housing Rehab	14A	LMH	\$1,913.19
2012	4	1264	5580846	City of Englewood Housing Rehab	14A	LMH	\$7,141.92
2012	4	1264	5580865	City of Englewood Housing Rehab	14A	LMH	\$15,537.80
2012	4	1264	5591078	City of Englewood Housing Rehab	14A	LMH	\$24,032.12
2012	4	1264	5591081	City of Englewood Housing Rehab	14A	LMH	\$10,819.88
2012	4	1264	5597294	City of Englewood Housing Rehab	14A	LMH	\$16,680.12
2012	4	1265	5561149	Brothers Redevelopment Help for Homes and Minor Mobile Repair	14A	LMH	\$8,088.60



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2012	4	1265	5581277	Brothers Redevelopment Help for Homes and Minor Mobile Repair	14A	LMH	\$9,950.52
2012	4	1265	5592719	Brothers Redevelopment Help for Homes and Minor Mobile Repair	14A	LMH	\$4,057.91
2012	4	1265	5606820	Brothers Redevelopment Help for Homes and Minor Mobile Repair	14A	LMH	\$4,011.74
2013	2	1292	5615371	House of Hope Staffing	05	LMC	\$1,956.99
2013	2	1292	5622129	House of Hope Staffing	05	LMC	\$3,957.67
2013	2	1292	5632625	House of Hope Staffing	05	LMC	\$3,990.90
2013	2	1292	5641257	House of Hope Staffing	05	LMC	\$5,892.98
2013	2	1292	5651651	House of Hope Staffing	05	LMC	\$4,115.57
2013	2	1292	5668636	House of Hope Staffing	05	LMC	\$2,585.89
2013	2	1293	5615371	Drs Care Integrated Care	05M	LMC	\$120.00
2013	2	1293	5622129	Drs Care Integrated Care	05M	LMC	\$720.00
2013	2	1293	5636642	Drs Care Integrated Care	05M	LMC	\$600.00
2013	2	1293	5641257	Drs Care Integrated Care	05M	LMC	\$720.00
2013	2	1293	5651651	Drs Care Integrated Care	05M	LMC	\$600.00
2013	2	1293	5661042	Drs Care Integrated Care	05M	LMC	\$120.00
2013	2	1293	5678816	Drs Care Integrated Care	05M	LMC	\$120.00
2013	2	1304	5615371	Goodwill - Sheridan High Youth Development	05D	LMC	\$3,569.40
2013	2	1304	5622129	Goodwill - Sheridan High Youth Development	05D	LMC	\$2,538.24
2013	2	1304	5632625	Goodwill - Sheridan High Youth Development	05D	LMC	\$2,538.24
2013	2	1304	5641257	Goodwill - Sheridan High Youth Development	05D	LMC	\$2,538.24
2013	2	1304	5651651	Goodwill - Sheridan High Youth Development	05D	LMC	\$1,983.00
2013	2	1304	5661034	Goodwill - Sheridan High Youth Development	05D	LMC	\$3,232.82
2013	2	1304	5671345	Goodwill - Sheridan High Youth Development	05D	LMC	\$2,715.86
2013	2	1304	5683700	Goodwill - Sheridan High Youth Development	05D	LMC	\$2,613.76
2013	2	1305	5622129	TEFAP- Fresh and Frozen Food	05W	LMC	\$10,000.00
2013	2	1318	5606820	Project Angel Heart Home Delivered Meals	05M	LMC	\$4,380.00
2013	2	1318	5615371	Project Angel Heart Home Delivered Meals	05M	LMC	\$2,870.00
2013	2	1318	5622129	Project Angel Heart Home Delivered Meals	05M	LMC	\$1,890.00
2013	2	1318	5632625	Project Angel Heart Home Delivered Meals	05M	LMC	\$1,470.50
2013	2	1318	5661039	Project Angel Heart Home Delivered Meals	05M	LMC	\$4,815.50
2013	2	1318	5668629	Project Angel Heart Home Delivered Meals	05M	LMC	\$2,425.00
2013	2	1318	5683690	Project Angel Heart Home Delivered Meals	05M	LMC	\$685.00
2013	2	1319	5615371	TLC Meals on Wheels - Home Delivered Meals	05A	LMC	\$7,513.99
2013	2	1319	5632625	TLC Meals on Wheels - Home Delivered Meals	05A	LMC	\$8,206.67
2013	2	1319	5661040	TLC Meals on Wheels - Home Delivered Meals	05A	LMC	\$6,185.52
2013	2	1319	5673287	TLC Meals on Wheels - Home Delivered Meals	05A	LMC	\$5,593.82
2013	2	1320	5615371	Senior Hub - Rural Meals on Wheels	05A	LMC	\$1,756.19
2013	2	1320	5622129	Senior Hub - Rural Meals on Wheels	05A	LMC	\$2,388.99
2013	2	1320	5632625	Senior Hub - Rural Meals on Wheels	05A	LMC	\$1,915.58
2013	2	1320	5646857	Senior Hub - Rural Meals on Wheels	05A	LMC	\$1,766.11
2013	2	1320	5651651	Senior Hub - Rural Meals on Wheels	05A	LMC	\$2,001.24
2013	2	1320	5663642	Senior Hub - Rural Meals on Wheels	05A	LMC	\$1,675.89
2013	2	1320	5673289	Senior Hub - Rural Meals on Wheels	05A	LMC	\$1,500.00
2013	2	1321	5632625	Salvation Army - Emergency Housing Assistance	05Q	LMC	\$3,496.30
2013	2	1321	5641257	Salvation Army - Emergency Housing Assistance	05Q	LMC	\$1,470.00
2013	2	1321	5651651	Salvation Army - Emergency Housing Assistance	05Q	LMC	\$4,527.52
2013	2	1321	5661044	Salvation Army - Emergency Housing Assistance	05Q	LMC	\$5,084.48
2013	2	1321	5666108	Salvation Army - Emergency Housing Assistance	05Q	LMC	\$3,216.18
2013	2	1321	5681095	Salvation Army - Emergency Housing Assistance	05Q	LMC	\$2,205.52
2013	2	1322	5615371	Audio Information Network - Audio Services	05B	LMC	\$854.23
2013	2	1322	5619165	Audio Information Network - Audio Services	05B	LMC	\$573.29
2013	2	1322	5633456	Audio Information Network - Audio Services	05B	LMC	\$481.48
2013	2	1322	5641257	Audio Information Network - Audio Services	05B	LMC	\$1,064.51
2013	2	1322	5651651	Audio Information Network - Audio Services	05B	LMC	\$901.25



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2013	2	1322	5661030	Audio Information Network - Audio Services	05B	LMC	\$1,089.59
2013	2	1322	5671340	Audio Information Network - Audio Services	05B	LMC	\$597.94
2013	2	1322	5683703	Audio Information Network - Audio Services	05B	LMC	\$2,849.02
2013	2	1323	5619165	Family Promise of Greater Denver - Homeless Family Services	05	LMC	\$522.90
2013	2	1323	5632625	Family Promise of Greater Denver - Homeless Family Services	05	LMC	\$749.83
2013	2	1323	5641257	Family Promise of Greater Denver - Homeless Family Services	05	LMC	\$606.33
2013	2	1323	5649238	Family Promise of Greater Denver - Homeless Family Services	05	LMC	\$378.45
2013	2	1323	5661035	Family Promise of Greater Denver - Homeless Family Services	05	LMC	\$279.16
2013	2	1323	5668623	Family Promise of Greater Denver - Homeless Family Services	05	LMC	\$650.70
2013	2	1323	5678809	Family Promise of Greater Denver - Homeless Family Services	05	LMC	\$8,786.49
2013	3	1307	5656266	Littleton Sidewalks	03L	LMA	\$127,500.00
2013	3	1333	5671343	Children's Advocacy & Family Resources / SungateKids	03Q	LMC	\$33,880.00
2013	3	1333	5683702	Children's Advocacy & Family Resources / SungateKids	03Q	LMC	\$49,820.00
2013	4	1332	5656259	Arapahoe County Weatherization	14F	LMH	\$20,758.12
2013	4	1332	5666107	Arapahoe County Weatherization	14F	LMH	\$11,022.45
2013	4	1332	5676312	Arapahoe County Weatherization	14F	LMH	\$4,204.93
Total							\$841,595.32

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2012	2	1254	5558609	Goodwill Youth Career Development Sheridan HS	05D	LMC	\$1,923.51
2012	2	1254	5572826	Goodwill Youth Career Development Sheridan HS	05D	LMC	\$1,447.33
2012	2	1256	5572826	Doctors Care Integrated Health Services	05O	LMC	\$4,620.00
2012	2	1259	5561149	Arapahoe County TEFAP Fresh and Frozen Foods	05W	LMC	\$29,500.00
2012	2	1262	5572826	Reach Out and Read	05	LMC	\$1,275.82
2012	2	1268	5558609	Senior Hub Rural Meals on Wheels	05A	LMC	\$1,200.00
2012	2	1268	5572826	Senior Hub Rural Meals on Wheels	05A	LMC	\$972.41
2012	2	1269	5561149	Audio Information Network - Audio Services	05B	LMC	\$196.08
2012	2	1270	5561149	Children's Advocacy and Family Resources - Investigative Interviews	05N	LMC	\$2,981.00
2012	2	1270	5572826	Children's Advocacy and Family Resources - Investigative Interviews	05N	LMC	\$2,981.00
2012	2	1270	5572829	Children's Advocacy and Family Resources - Investigative Interviews	05N	LMC	\$63.00
2012	2	1279	5558609	Project Angel Heart Home Delivered Meals	05M	LMC	\$1,090.00
2013	2	1292	5615371	House of Hope Staffing	05	LMC	\$1,956.99
2013	2	1292	5622129	House of Hope Staffing	05	LMC	\$3,957.67
2013	2	1292	5632625	House of Hope Staffing	05	LMC	\$3,990.90
2013	2	1292	5641257	House of Hope Staffing	05	LMC	\$5,892.98
2013	2	1292	5651651	House of Hope Staffing	05	LMC	\$4,115.57
2013	2	1292	5668636	House of Hope Staffing	05	LMC	\$2,585.89
2013	2	1293	5615371	Drs Care Integrated Care	05M	LMC	\$120.00
2013	2	1293	5622129	Drs Care Integrated Care	05M	LMC	\$720.00
2013	2	1293	5636642	Drs Care Integrated Care	05M	LMC	\$600.00
2013	2	1293	5641257	Drs Care Integrated Care	05M	LMC	\$720.00
2013	2	1293	5651651	Drs Care Integrated Care	05M	LMC	\$600.00
2013	2	1293	5661042	Drs Care Integrated Care	05M	LMC	\$120.00
2013	2	1293	5678816	Drs Care Integrated Care	05M	LMC	\$120.00
2013	2	1304	5615371	Goodwill - Sheridan High Youth Development	05D	LMC	\$3,569.40



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2013	2	1304	5622129	Goodwill - Sheridan High Youth Development	05D	LMC	\$2,538.24
2013	2	1304	5632625	Goodwill - Sheridan High Youth Development	05D	LMC	\$2,538.24
2013	2	1304	5641257	Goodwill - Sheridan High Youth Development	05D	LMC	\$2,538.24
2013	2	1304	5651651	Goodwill - Sheridan High Youth Development	05D	LMC	\$1,983.00
2013	2	1304	5661034	Goodwill - Sheridan High Youth Development	05D	LMC	\$3,232.82
2013	2	1304	5671345	Goodwill - Sheridan High Youth Development	05D	LMC	\$2,715.86
2013	2	1304	5683700	Goodwill - Sheridan High Youth Development	05D	LMC	\$2,613.76
2013	2	1305	5622129	TEFAP- Fresh and Frozen Food	05W	LMC	\$10,000.00
2013	2	1318	5606820	Project Angel Heart Home Delivered Meals	05M	LMC	\$4,380.00
2013	2	1318	5615371	Project Angel Heart Home Delivered Meals	05M	LMC	\$2,870.00
2013	2	1318	5622129	Project Angel Heart Home Delivered Meals	05M	LMC	\$1,890.00
2013	2	1318	5632625	Project Angel Heart Home Delivered Meals	05M	LMC	\$1,470.50
2013	2	1318	5661039	Project Angel Heart Home Delivered Meals	05M	LMC	\$4,815.50
2013	2	1318	5668629	Project Angel Heart Home Delivered Meals	05M	LMC	\$2,425.00
2013	2	1318	5683690	Project Angel Heart Home Delivered Meals	05M	LMC	\$685.00
2013	2	1319	5615371	TLC Meals on Wheels - Home Delivered Meals	05A	LMC	\$7,513.99
2013	2	1319	5632625	TLC Meals on Wheels - Home Delivered Meals	05A	LMC	\$8,206.67
2013	2	1319	5661040	TLC Meals on Wheels - Home Delivered Meals	05A	LMC	\$6,185.52
2013	2	1319	5673287	TLC Meals on Wheels - Home Delivered Meals	05A	LMC	\$5,593.82
2013	2	1320	5615371	Senior Hub - Rural Meals on Wheels	05A	LMC	\$1,756.19
2013	2	1320	5622129	Senior Hub - Rural Meals on Wheels	05A	LMC	\$2,388.99
2013	2	1320	5632625	Senior Hub - Rural Meals on Wheels	05A	LMC	\$1,915.58
2013	2	1320	5646857	Senior Hub - Rural Meals on Wheels	05A	LMC	\$1,766.11
2013	2	1320	5651651	Senior Hub - Rural Meals on Wheels	05A	LMC	\$2,001.24
2013	2	1320	5663642	Senior Hub - Rural Meals on Wheels	05A	LMC	\$1,675.89
2013	2	1320	5673289	Senior Hub - Rural Meals on Wheels	05A	LMC	\$1,500.00
2013	2	1321	5632625	Salvation Army - Emergency Housing Assistance	05Q	LMC	\$3,496.30
2013	2	1321	5641257	Salvation Army - Emergency Housing Assistance	05Q	LMC	\$1,470.00
2013	2	1321	5651651	Salvation Army - Emergency Housing Assistance	05Q	LMC	\$4,527.52
2013	2	1321	5661044	Salvation Army - Emergency Housing Assistance	05Q	LMC	\$5,084.48
2013	2	1321	5666108	Salvation Army - Emergency Housing Assistance	05Q	LMC	\$3,216.18
2013	2	1321	5681095	Salvation Army - Emergency Housing Assistance	05Q	LMC	\$2,205.52
2013	2	1322	5615371	Audio Information Network - Audio Services	05B	LMC	\$854.23
2013	2	1322	5619165	Audio Information Network - Audio Services	05B	LMC	\$573.29
2013	2	1322	5633456	Audio Information Network - Audio Services	05B	LMC	\$481.48
2013	2	1322	5641257	Audio Information Network - Audio Services	05B	LMC	\$1,064.51
2013	2	1322	5651651	Audio Information Network - Audio Services	05B	LMC	\$901.25
2013	2	1322	5661030	Audio Information Network - Audio Services	05B	LMC	\$1,089.59
2013	2	1322	5671340	Audio Information Network - Audio Services	05B	LMC	\$597.94
2013	2	1322	5683703	Audio Information Network - Audio Services	05B	LMC	\$2,849.02
2013	2	1323	5619165	Family Promise of Greater Denver - Homeless Family Services	05	LMC	\$522.90
2013	2	1323	5632625	Family Promise of Greater Denver - Homeless Family Services	05	LMC	\$749.83
2013	2	1323	5641257	Family Promise of Greater Denver - Homeless Family Services	05	LMC	\$606.33
2013	2	1323	5649238	Family Promise of Greater Denver - Homeless Family Services	05	LMC	\$378.45
2013	2	1323	5661035	Family Promise of Greater Denver - Homeless Family Services	05	LMC	\$279.16
2013	2	1323	5668623	Family Promise of Greater Denver - Homeless Family Services	05	LMC	\$650.70
2013	2	1323	5678809	Family Promise of Greater Denver - Homeless Family Services	05	LMC	\$8,786.49
Total							\$204,904.88

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37



Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2011	1	1240	5563429	CENTENNIAL ADMINISTRATION	21A		\$46.27
2012	1	1283	5563429	Administration - County	21A		\$22,793.28
2012	1	1283	5572251	Administration - County	21A		\$10,316.64
2012	1	1283	5584217	Administration - County	21A		\$18,248.01
2012	1	1283	5595935	Administration - County	21A		\$12,920.01
2012	1	1283	5608809	Administration - County	21A		\$10,963.60
2012	1	1283	5614679	Administration - County	21A		\$16,548.06
2012	1	1283	5625053	Administration - County	21A		\$11,173.54
2012	1	1283	5646103	Administration - County	21A		\$16,817.43
2012	1	1283	5649041	Administration - County	21A		\$9,423.39
2012	1	1283	5659942	Administration - County	21A		\$7,643.15
2012	1	1284	5563429	Administration - Centennial	21A		\$12,435.80
2012	1	1284	5572251	Administration - Centennial	21A		\$1,909.90
2012	1	1284	5584217	Administration - Centennial	21A		\$2,150.84
2012	1	1284	5595935	Administration - Centennial	21A		\$3,371.63
2012	1	1284	5608809	Administration - Centennial	21A		\$2,713.65
2012	1	1284	5614679	Administration - Centennial	21A		\$7,899.13
2012	1	1284	5625053	Administration - Centennial	21A		\$3,134.68
2012	1	1284	5646103	Administration - Centennial	21A		\$6,602.86
2012	1	1284	5649041	Administration - Centennial	21A		\$1,873.90
2012	1	1284	5659944	Administration - Centennial	21A		\$6,514.89
2012	1	1284	5669982	Administration - Centennial	21A		\$1,385.06
2013	1	1334	5669984	Administration - Centennial	21A		\$1,571.96
2013	1	1334	5679341	Administration - Centennial	21A		\$5,237.52
2013	1	1335	5659944	Administration - County	21A		\$6,066.69
2013	1	1335	5669977	Administration - County	21A		\$13,833.08
2013	1	1335	5679346	Administration - County	21A		\$15,381.50
Total							\$228,986.47

Institutional Structure for Program Year 5 CAPER:

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

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

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

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

The existing structure, in all participating jurisdictions, continues to be used as a delivery system for affordable housing activities in Arapahoe County. The cities are involved through their planning departments and housing authorities, while the administration and monitoring of the entitlement grant programs are through HCDS. Arapahoe County, acting in its capacity as one of the public housing agencies within the County, provides a unique opportunity to coordinate and integrate affordable housing programs and activities.

Each jurisdiction that participates with the County is allocated a portion of the CDBG grant funds to direct toward eligible activities. The following is a breakdown of the 2013 project set-asides for each jurisdiction:

Unincorporated Arapahoe County	\$150,000
City of Centennial	\$306,907
Town of Deer Trail	\$ 10,000
City of Englewood	\$150,000
City of Glendale	\$ 22,500
City of Greenwood Village	\$ 10,000
City of Littleton	\$150,000
City of Sheridan	\$ 25,000
Competitive/Non-jurisdictional projects	\$578,705

The citizens and officials of each particular jurisdiction are able to initiate projects beneficial to their city or town. Some jurisdictions will decide not to accept their portion of the funds for that particular year. Greenwood Village usually redirects their funds to projects under the purview of Arapahoe County. There also continues to be a spirit of cross-jurisdictional funding of projects between the partnership cities.

Since the beginning of the 2004 grant year, the County has contracted with the entitlement city of Centennial to administer their allocation of Community Development Block Grants, allowing the relatively young city to determine the projects that best serve their low and moderate income citizens. Centennial funds project within city limits, i.e. sidewalk improvements in the Vista Verde neighborhood, as well as projects outside of Centennial limits, i.e. the Colorado Center for the Blind, Arapahoe House and Family Tree's House of Hope. The County reports project progress to the city council of Centennial as it does to the Arapahoe County Commissioners. The County, however, remains solely accountable to HUD for the regulatory compliance that applies to County administration of each project.

Monitoring for Program Year 5 CAPER:

- 1. Describe how and the frequency with which you monitored your activities.*
- 2. Describe the results of your monitoring including any improvements.*
- 3. Self Evaluation*
 - a. Describe the effect programs have in solving neighborhood and community problems.*
 - b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.*
 - c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.*
 - d. Indicate any activities falling behind schedule.*
 - e. Describe how activities and strategies made an impact on identified needs.*
 - f. Identify indicators that would best describe the results.*
 - g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.*
 - h. Identify whether major goals are on target and discuss reasons for those that are not on target.*
 - i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.*

There are many program requirements that must be met in order to remain in compliance with the statutes and regulations governing CDBG and HOME projects. In order to ensure that the County is in compliance, ongoing education is paramount. Staff regularly attends local, state, and national training opportunities in order to keep abreast of program requirements and provide Subgrantees/Subrecipients with up-to-date regulation and reporting requirements and technical assistance.

All municipalities, County departments, non-profit agencies and other organizations receiving funds through the Urban County Consortium are regularly monitored for regulatory and statutory compliance by Arapahoe County HCDS staff. All monitoring records are located at the HCDS office.

Thorough understanding of each project is the best way to plan for compliance related issues as each project is unique and complex. Prior to awarding any grant, Staff reviews the application, looking closely for issues that may trigger compliance issues including, relocation, lead-based paint, Davis-Bacon labor standards, and others. When potential issues have been identified, Staff creates a plan to deal with those issues, and to the extent foreseeable, writes into the agreement what conditions must be met in order to remain in compliance with program requirements. SubGrantees are required to complete quarterly reports assessing how they are meeting the milestones established.

Risk Assessment

Arapahoe County HCDS staff will perform a Risk Assessment to identify which SubGrantees require comprehensive monitoring. High-risk SubGrantees include those that are:

- New to the CDBG program;
- Experiencing turnover in key staff positions;
- Plagued by past compliance or performance problems;
- Undertaking multiple CDBG-funded activities for the first time; and
- Not submitting timely reports

For experienced SubGrantees that are successfully carrying out activities, HCDS may plan a more narrowly focused monitoring to examine areas where the regulations have changed, new activities that are being undertaken, or program aspects that led to problems in the past.

Monitoring Procedure

Arapahoe County Housing and Community Development Services (HCDS) utilize several types of monitoring:

- Pre-application monitoring (remote),
- Desk monitoring (remote),
- Limited monitoring (remote or on-site),
- Internal monitoring (remote),
- In-depth monitoring (on-site), and
- Follow up monitoring (remote or on-site).

1) Pre-application monitoring will be conducted on each applicant that submits a grant application as a remote limited monitoring. Pre-application monitoring will be performed by reviewing the supporting documentation that is required with each grant application. This supporting documentation includes but is not inclusive to:

- Financial statements and/or audits
- Current budget
- Entity type and tax exempt status

- Agency policies i.e. Fiscal, Procurement, Conflict of Interest, Non Discriminatory, Equal Opportunity, Drug-Free Workplace, Intake

Any and all risks that are identified will be documented and addressed as part of the application scoring process. Depending on the specific type of risk(s) identified, HCDS management may assign regulation research to HCDS staff.

- 2) Desk monitoring will be performed on every project throughout the duration of the project by the designated Project Administrator. Desk monitoring includes reviewing and approving draw requests and supporting documentation such as:
 - Davis-Bacon payrolls
 - Environmental reviews
 - Bid documents
 - Procurement policies
 - Debarred listings
 - Beneficiary reporting
 - Intake or application forms
 - Legal residency requirements

Desk monitoring also may include providing technical assistance to the Sub Grantee as needed.

- 3) Limited monitoring may be performed by remote or on-site depending on complexity. Specific element(s) of the risk(s) identified will be the primary focus of the limited monitoring performed.
- 4) In-depth on-site monitoring is an in-depth review and can include a concentrated review of specific activities, projects or programs and/or a review of known high-risk areas or critical functions. In-depth monitoring would require a randomly selected activity/project/program sample, sufficiently large enough to draw a valid conclusion.
- 5) Follow up limited monitoring will be conducted on all projects that were monitored and had findings issued during the previous funding year, and the findings were satisfactorily corrected. The organizations are deemed eligible to be considered for future funding.

The decision of whether to conduct limited or in-depth, on-site or remote monitoring reviews are made by HCDS staff and management through briefings by Project Administrators and other staff during HCDS staff meetings and from the results of a Risk Assessment (described above). After a decision is made on the type of monitoring to be conducted, the Project Administrator will prepare and/or revise any HUD guided monitoring tools to specifically address the areas of risk(s) identified, and will use the tool with the follow up monitoring.

HCDS staff conducts periodic formal monitoring checks for program compliance within regulatory and statutory requirements, including (but not limited to):

- Financial Management
- Labor Standards
- Procurement Procedures
- National Objective Documentation
- Performance Measurements
- Bonding and Insurance Requirements
- Section 3
- Fair Housing Standards
- Contracting with Women and Minority Business Enterprises
- Real Property Management
- Environmental Review Process
- Low/Moderate Income Housing Activity Verification
- Conflict of Interest Policies
- Displacement/Relocation (URA)
- Fair Market Rents

Fiscal and program performance monitoring are accomplished through desk and on-site review of organizations that receive federal financial assistance. Additionally, the Grants Fiscal Specialist generates a monthly report tracking HOME expenditure deadlines and CDBG on-hand spending ratios. Monitoring is conducted to ensure that necessary accounting and administrative systems are in place to properly account for the receipt and expenditure of federal funds.

Housing quality inspections and income verifications are conducted for HOME-assisted rental housing to determine compliance with the standards of 92.251 and to verify the information submitted by the owners in accordance with the requirements of 92.252, as required by CFR 92.504D(1). Applicable construction projects are monitored for compliance with the Davis-Bacon Act, as well as Section 3 Economic Opportunities by reviewing the wage rate determinations, employee lists and certified payroll.

HOME projects are required to be monitored at least once during the project, with informal monitoring and technical assistance occurring throughout the project. HOME projects are also monitored throughout the period of affordability, specifically pertaining to property condition and tenant eligibility and income documentation. The reports from these reviews are generally issued to the subrecipient within 45 days from the time of the review with follow-ups to ensure that the report was accurate and fully understood by the sub-recipient, owner, developer, or sponsor. Other monitoring of HOME projects requires a long-term approach. Each HOME project is formally monitored at the completion of the project. The length of the compliance period for HOME assisted units is determined by the type of project activity and the average amount of HOME funds

invested per unit. For example, the maximum period for new construction is twenty years. This information is supplied to the SubGrantee in their grant agreement with the County. Staff visits HOME properties, conducts HQS inspections, reviews annual HOME unit certifications and tenant files, and reviews quarterly reports from SubGrantees for HOME projects still underway.

HOME Monitoring: During Program Year 2013 the following HOME assisted apartment units were monitored:

- On October 28, 2013 Arapahoe Green was monitored for Home Rental Compliance for the six units funded with HOME funds from Arapahoe County. The units monitored and inspected were 1139B, 1159D and 1145D. All of the files were well documented and organized and contained all pertinent information, such as income verification and annual income recertification. All six units were rented below the Low Rent Rates published for 2013. There were two concerns and one finding that are identified below. A concern is something that should be addressed but it is not a violation of the Federal Rules and Regulations.
 - Concern Number One: Documentation was missing from the file for 1145D regarding the HQS inspection conducted by the Housing Authority. There was a cover page in the file that indicated that it was sheet 1 of 8. Pages 2 through 8 were missing. Please place pages 2 through 8 in the corresponding file.
 - Concern Number Two: In Unit Number 1145D there was a hole in the upstairs bathroom. Please have this repaired.
 - Finding Number One: During the HOME Compliance period each agency is responsible for conducting and documenting at a minimum an HQS inspection for each HOME unit. Other than the initial HQS inspection report for each unit there was not any supporting documentation to show that HQS have been conducted annually.
- On October 30, 2013 Developmental Pathways was monitored for Home Rental Compliance for the two units funded with HOME funds from Arapahoe County. All of the files were well documented and organized and contained all pertinent information, such as income verification and annual income recertification. There was one Finding that is identified below.
 - Finding Number One: During the HOME Compliance period each agency is responsible for conducting and documenting at a minimum an HQS inspection for each HOME unit. Other than the initial HQS inspection

report for each unit there was not any supporting documentation to show that HQS have been conducted annually.

- On June 4, 2013 Forest Manor was monitored for both Home Rental Compliance and to conduct an HQS inspection for the four units funded with HOME funds from Arapahoe County. The units monitored and inspected were A204, A205, B102 and C105. All of the files were well documented and organized and contained all pertinent information, such as income verification and annual income recertification. All four units were rented below the Low Rent Rates published for 2013. There were three concerns that are identified below, but no findings. A concern is something that should be addressed but it is not a violation of the Federal Rules and Regulations.
 - Concern Number One: Some of the forms are not signed and dated, an example is attached. If there is a space for a signature and a date please make sure that it is signed and dated.
 - Concern Number Two: On the PacifiCap, Inc. Residential Screening Policy and Rental Criteria, under section: Age Requirements, it states that at least one leaseholder must be at least 55 years of age. This is not a requirement for the Forest Manor Rental Units; please modify this form to accurately reflect the age policies for Forest Manor.
 - Concern Number Three: For Unit B102: The lease expired on March 31, 2013 and there was not a lease renewal in the file. I understand that the family is planning on remaining in that unit but has not signed the lease as of yet. Once the lease is signed and their income recertified, please send a copy to Arapahoe County for our files. You may send the copies to 1690 W Littleton Blvd, Littleton, CO, 80120.
- On June 25, 2013 the County Home Units at Willow Street Apartments were monitored. All of the files were well documented and organized and contained all pertinent information, such as income verification and annual income recertification. All units were rented below the Low Rent Rates published for 2013 and all of the units were in excellent condition. There were two findings and one Concern identified during the monitoring visit. A finding results in actions needing to be taken on your behalf to clear the Finding. A concern is something that is strongly encouraged to be changed but it is not tied to a specific Federal Regulation.
 - Finding Number One: Sub-recipients managing rental projects using HOME funds are required to submit a *Project Compliance Report: Rental Housing Checklist 6-D* annually to the County. The above mentioned form has not been submitted to the County for Willow Street Apartments.

- Finding Number Two: Sub-recipients managing rental projects using HOME funds are required to perform an HQS inspection on all HOME funded rental units annually. There was no documentation in the file to demonstrate that HQS inspections have been conducted for Willow Street Apartments.
- Concern Number One: Some of the forms are not signed and dated, an example is attached. If there is a space for a signature and a date please make sure that it is signed and dated.
- To cure both findings, please submit form 6-D for Program Year 2014 and conduct an HQS inspection for all County HOME rental Units for Program Year 2014 and keep a copy of them in the corresponding file.

All Findings and concerns were addressed and have been satisfied.

Lead-Based Paint for Program Year 5 CAPER:

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

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

Age is an important indicator of housing condition. Older houses tend to have condition problems and are more likely to contain materials such as lead-based paint. Approximately 1.5% of the housing stock, or 3,428 housing units in Arapahoe County, were built before 1940, when the risk of lead-based paint is highest.¹ In areas where revitalization of older housing stock is active, many old houses may be in excellent condition; however, in general, condition issues are still most likely to arise in older structures. 11% of Arapahoe County's housing stock was built before 1950, approximately 50% of Arapahoe County's housing stock was built between 1970 and 1989, and almost 15% was built since 2000.

¹ Lead-based paint was banned from residential use in 1978. Housing built before 1978 is considered to have some risk, but housing built prior to 1940 is considered to have the highest risk. After 1940, paint manufacturers voluntarily began to reduce the amount of lead they added to their paint. As a result, painted surfaces in homes built before 1940 are likely to have higher levels of lead than homes built between 1940 and 1978.

The following chart shows the median year of construction of housing structures in Arapahoe County². The median year of construction means exactly half of the housing stock was built before that year and half after. The median year of construction shows which communities are most likely to have housing with lead hazards. Englewood has the oldest housing stock with 1959 being the median year of construction, indicating a strong likelihood of lead-based paint hazards in their community. Littleton, Sheridan, and Deer Trail also have older housing stock.

Figure 1 Median Year of Construction by Jurisdiction

Jurisdiction	Median year of construction
Arapahoe County	1982
Centennial	1983
Deer Trail	1963
Englewood	1959
Glendale	1978
Greenwood Village	1992
Littleton	1979
Sheridan	1968
Unincorporated	1991

The cities of Englewood, Littleton and Centennial have housing rehabilitation programs that test for lead hazards when conducting rehabilitation, and achieve clearance from certified inspectors when the rehabilitation is complete. The Housing Authorities are strict in their adherence to the Housing Quality Standards (HQS) for public housing and Section 8 tenants.

SubGrantees must maintain documentation in client files identifying the area of disturbance, showing compliance with the County policy. The “Protect Your Family from Lead in Your Home” pamphlet is to be provided to all homeowners, regardless of age of housing. Verification of notification is to be maintained in client files.

Under the HOME funded Homebuyer program, Funding Partners staff conducts visual assessments of each of the homes to be financed, in conjunction with the HQS inspection. If lead-based paint is detected, then the homebuyer agrees that it is his or her responsibility to negotiate with the property seller about who pays for and coordinates mitigations and/or renovations. For other HOME funded projects, the SubGrantee is responsible for paying for and coordinating detection and mitigation. The City of

² From the Housing Needs Assessment conducted by BBC Research and Consulting. Their source: Claritas, 2007 estimates.

Englewood, South Metro Housing Options, and Funding Partners have been monitored by Arapahoe County HCDS to ensure that they continue to be in compliance with lead-based paint regulations, as well trained in any revisions to County policies.

HCDS and our Subrecipients share joint responsibility for carrying out activities in conformance with applicable Federal requirements. At a minimum, HCDS must ensure Subrecipients understand EPA requirements, State requirements, the Lead Safe Housing Rule, the lead-based paint requirements for rehabilitation, Federal requirements based on dollar thresholds, paint testing or presumption of lead-based paint (LBP), safe work practices as part of rehabilitation, qualification requirements for contractors, de minimis levels, paint disturbance, notification requirements, risk assessment, interim control, standard treatment, abatement of lead-based paint hazards, ongoing lead-based paint maintenance, and clearance.

HOUSING

Housing Needs for Program Year 5 CAPER:

1. Describe Actions taken during the last year to foster and maintain affordable housing.

In October of 2013, Community Strategies Institute (CSI), a local, fiscal, economic, education and training consulting firm specializing in housing studies, conducted a Housing Needs Assessment (HNA) for Arapahoe County, excluding Aurora. The HNA assesses and reports on the housing market and housing conditions in Arapahoe County. The assessment is a HUD required report that serves, in conjunction with the aforementioned AI, as a foundation for the recently released 2014-2018 Consolidated Plan.

The previous version of the HNA was completed in February of 2009 by BBC Research and Consulting (BBC), a Denver-based economic consulting firm that specializes in housing studies. In this case, the HNA was jointly produced for Arapahoe County and Douglas County.

In the process of completing the 2013 HNA, CSI utilized numerous community resources, data sources, individuals and organizations to gather and analyze appropriate data. The process included a number of public meetings, group and individual interviews, surveys and other data collection to better understand the housing needs and challenges facing low and moderate income households in Arapahoe County. Based on all community input, surveys, interviews and research, the report highlights the following statistics:

- The population of Arapahoe County (excluding Aurora) has grown 19% since 2000 (48,000 persons) and is expected to grow an additional 7.4% (22,360 persons) by 2018.
- Households in Arapahoe County (excluding Aurora) have grown by 112,000 from 2000 to 2011, an increase of 14.5%.
- The age groups with the largest number of people in Arapahoe County are 40-50 and 50-60.
- Arapahoe County has a large number of children, making up 27% of the population, and less seniors as a percentage of all residents (10%) than in Adams County (13%) or Douglas County (20%). However, the county has more seniors than Denver or Jefferson Counties.
- The median income in Arapahoe County was \$68,318 in 2010, \$89,502 for owners and \$52,012 for renters.
- Englewood, Littleton, and Centennial have the lowest median incomes in Arapahoe County.
- Forty-five (45.6%) of households in Arapahoe County have incomes at 0 – 80% of the Area Median Income (AMI) in 2013; the majority of households at 50% or less of the AMI are small family households or senior households.
- The labor force in Arapahoe County is growing, and grew by 14.7% between 2000 and 2010.
- Unemployment continues to run below the statewide unemployment rate. In 2011, there were 10,270 unemployed persons in Arapahoe County.
- Vacancy rates for rental housing are very low, with an average vacancy rate of 4.1% for the first quarter of 2013.
- Rents in Arapahoe County have been on the rise, up an average of 10% in the past five years.
- The median price for homes sold in Arapahoe County rose 20.1% between March 2012 and March 2013.
- The median sold price was \$224,500, and the average price was \$280,421 at the end of March.
- CSI estimates a shortage of 9,555 rental units for households earning 50% or less of the AMI in Arapahoe County.
- Households at 50% AMI or more can afford the median priced home in Arapahoe County
- CSI estimates that there are 1,617 renter households earning 0 – 80% AMI in Arapahoe County who may be potential homebuyers if there were affordable homes available.

After analyzing the housing supply and demand conditions in Arapahoe County, which identified a challenging and difficult housing market, particularly for households below the AMI, CSI formulated the following goals and actions to address the housing challenges faced by low and moderate income households in Arapahoe County:

- **Goal 1: Provide a full range of housing choices in Arapahoe County**
 - County Housing Authorities should continue to seek new Sec. 8 rental assistance vouchers
 - Community Resources Department should work with developers to produce new affordable rentals
 - Community Resources Department should work with homeless housing and service providers to expand the supply of short term, low cost rental units

- **Goal 2: Promote the preservation of existing housing and older neighborhoods**
 - The County should work with community based rehab agencies to expand rehab services to older homes in neighborhoods not served
 - Community Resources Department in conjunction with affordable housing providers should identify older rental properties which could be acquired and rehabbed for use as affordable housing
 - The County should work with local government and neighborhoods to fund infrastructure projects to provide better walking and bike access to local goods and services

- **Goal 3: Create innovative partnerships between government and the private sector by adopting policies that expand housing opportunities and support economic diversity.**
 - The County should continue to apply policies to lower the cost of housing
 - The County should engage the municipalities to adopt policies to incentivize the production of a broader range of housing choices in Arapahoe County

- **Goal 4: Facilitate and support affordable housing activities carried out by community groups, the public and private sectors.**
 - Community Resources Department should institute periodic information exchange meetings with housing developers
 - Community Resources Department should recruit more housing development organizations that can qualify as Community Housing Development Organizations under the HOME program

The following statistics provided in the 2013 HNA will highlight some of the county demographics used to analyze the housing needs of Arapahoe County. These statistics play an important role in determining the current housing environment and help with forecasting future housing needs and trends.

- All statistics, unless otherwise noted, are for Arapahoe County, excluding the City of Aurora.
- The population has grown substantially, 23%, from 2000 to 2013 and is projected to continue growing for the next five years at 7.4%, according to the Colorado Department of Local Affairs Demography Office.
- The largest population group is the Baby Boomer generation
- The majority of the population is White/Caucasian, 83.8% in 2011
- As the population continues to grow, so has the number of households within the County, growing from 98,350 in 2000 to an estimated 112,667 in 2011
- 25% or 27,379 households have incomes below \$35,000/year
- 30% or 33,803 households have incomes between \$35,000 and \$75,000/year
- 45% or 50,273 households have incomes above \$75,000/year
- Median income in 2010 was \$68,318; Median income for owners was just over \$89,500; median income for renters was just over \$52,000
- 46% of all Arapahoe County households have incomes at, or below, 80% AMI; Households below 80% AMI are eligible for many HUD funded housing units and programs
- As is true in all communities, homeowners are concentrated in higher income categories and most renters are in lower income categories; more than half of the renters have incomes at, or below, 50% AMI
- 20% of all renters live below the poverty level
- The labor force in 2011 was just under 160,500 persons with an unemployment rate of 6.4%
- The labor force grew by 14.7% between 2000 and 2011
- The County has the fourth highest wages of all Colorado counties, higher than the State's county average
- The unemployment rate has slowly declined the past few years, while the number of total jobs has increased

The following is a summary of Arapahoe County's housing needs, as identified in Section Two of the 2013 HNA:

The 2013 HNA conducted by CSI identified the need for more rental housing units in Arapahoe County, especially for the very lowest income households (0-30% AMI). Smaller households tend to have lower incomes in Arapahoe County and, subsequently, have higher incidence of housing needs. Being cost burdened by housing is an issue for many households at 80% or below AMI, especially renters. Renter families have the highest incidence of overcrowding, particularly in the lowest income ranges.

Given the current demographics and housing market, there is a gap in rental housing stock for all income ranges in Arapahoe County. There is also a shortage of units for sale in all income ranges. Individuals or families at, or below, 50% AMI who wish to become

home owners in Arapahoe County will find it difficult to find decent, affordable housing without some type of subsidy to help the buyer(s) afford the median priced home.

- Based on the statistics and according to CSI, the greatest problem facing households in Arapahoe County is housing cost burden, especially for households at, or below 30% and 50% AMI; this is especially true for renters, though very low income owners also face housing cost burden
- Small families and households with young children, or at least one person age 75 or older, make up the majority of households at, or below, 50% AMI
- There are 13,836 renter households and 10,408 owner households earning 80% or less of the AMI who pay 30% or more for housing (cost burden)
- There are 7,541 renter households and 5,866 owner households earning 80% or less of AMI who pay 50% or more for housing (severe cost burden)
- Housing agencies interviewed for this assessment noted that the number of larger related extended families seeking larger rental units is growing, because of the economics of housing costs and for cultural reasons
- There are an estimated 4,818 renter households and 6,242 owner households at, or below, 80% AMI with children
- The housing supply/demand analysis shows a lack of housing units affordable to household in all income ranges. Table 27 on page 23 of the 2013 HNA shows the entire data set, reflecting the following estimates:
 - There is a need for 6,082 more rental units affordable at 0-30% AM
 - There is a need for 3,473 more rental units affordable at 31-50% AMI
 - There is a need for 4,410 more rental units affordable at 51-80% AMI
 - There is a need for 3,361 more rental units affordable at 81-100% AMI
- Disproportionately greater need analysis suggest that some racial and ethnic groups are experiencing housing problems at a greater rate than others, indicating a potential need for housing assistance
- Housing providers indicated that they do not feel their clients are discriminated against or have Fair Housing issues because of race or ethnicity;
- Housing providers did indicate that larger households, especially those with large extended families, have a hard time finding affordable, size appropriate units
- There are 252 public housing units and a total of 1,142 tenant based vouchers currently being used in Arapahoe County
- Section 8 voucher holders tend to have larger families, with an average size of six, much larger than the average household size throughout the County. This data supports the earlier finding that more affordable rental units are needed for larger families.
- In January of 2013, there were a total of 802 homeless persons counted in Arapahoe County
- Of the homeless counted in 2013, 70% were persons with individuals and children
- Homeless and housing providers report an increase in the number of homeless households, 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 high need
- Gateway Battered Women, Family Tree’s House of Hope, Family Promise, Inter-Faith Community Services, Colorado Coalition for the Homeless and Community Housing Services all provide various levels of homeless services and shelter
- Homeless agencies indicate a need for many more transitional housing, as well as permanent units targeted to the very lowest income households
- Non-homeless special needs providers identify the lack of affordable units as the biggest gap facing their clients.
- Nonprofit organizations specializing in serving persons with mental illness, developmental disabilities, the frail elderly, and persons with substance abuse include: the Community Housing Development Association (CHDA), Arapahoe House, Developmental Pathways, Arapahoe/Douglas Mental Health Network, Colorado AIDS Project, HERO Alliance, Colorado Center for the Blind and others...

Barriers to Affordable Housing

In discussing barriers to affordable housing it is useful to address the following items that typically impact the cost of both owner-occupied and rental housing:

- Zoning and Land Use Regulations
- Regulatory and Permitting Processes
- Building Codes
- Development fees and exactions
- Environmental/cultural/historical regulations

Arapahoe County has a detailed plan to address affordable housing, providing policies and strategies, that when applied, will serve to lower the cost of housing. The following excerpt from the Comprehensive Plan summarizes the major concepts in Arapahoe County policies and strategies:

“GOAL NH 3 - Increase Affordable Housing and Special-Needs Housing Opportunities in Growth Areas: Arapahoe County will increase housing options for people with low and moderate incomes and for people with special needs, including the elderly, homeless, victims of domestic violence, handicapped, mentally ill and disable

Policy NH 3.1 - Support New Affordable Housing Opportunities and Retain Existing Affordable Housing in Growth Areas: Arapahoe County will support the provision of an

adequate supply of housing for low and moderate- income households in Growth Areas. In addition, the County will seek to retain existing affordable housing stock in older residential neighborhoods to the maximum extent feasible.

Strategy NH 3.1(a) - Reduce Local Government Barriers to Affordable Housing. The County will reduce local government barriers to construction of affordable units, including consideration of the following strategies:

- Provide tax incentives, i.e. a rebate of 100% of sales and use tax for materials used for the construction of affordable housing units;
- Waive or defer fees on affordable housing;
- “Fast track” permitting – to accelerate approval or waiver of process for affordable units;
- Rezone specific lands to allow higher density development;
- Provide flexible design standards (i.e. reduced parking requirements, reduced street widths, flexible sidewalk standards, such as only on one side of the street), combining utilities;
- Expansion of the qualifications of the first time homebuyers down payment assistance program;
- Sliding scale bonus with greater density for greater set aside of affordable units; and
- Implementation of a program of deed restrictions for a term of 15 years, on a resale of an affordable housing unit to a qualified buyer, where appreciation is limited to the original owner, in efforts to keep the units affordable for future needs of primary workers.

Strategy NH 3.1(b) - Increase Funding for Affordable Housing. The County will identify and use funding available through grants and other funding programs to reduce the cost of housing for lower income households and provide financial incentives for building affordable housing.”

The other municipalities surveyed for this report have less robust policies to encourage greater housing choice for households with limited income. Englewood and Littleton have established affordable housing programs that are sponsored by and supported by the City governments. By Council action, they have provided financial support and some fee concessions and design standards concessions to locally sponsored affordable projects. However, the overall policy approach in their comprehensive plans is very general and does not contain specific policies and strategies. Centennial, Greenwood Village, and Sheridan all provide some policy language around preserving existing neighborhoods and encouraging a diversity of housing. Greenwood Village discourages multifamily housing except in a narrow area that abuts I-25 and the RTD light rail tracks.

In addition to addressing goals, policies and strategies within the County Consolidated Plan, CSI also addressed the following topics, each of which is analyzed and described in the 2013 HNA beginning on page 58:

- Zoning and Land Use Regulations
- Regulatory Process
- Building Codes
- Exactions
- Environmental Exactions

The recommendations and suggestions contained in this section of the report are organized around main goals and actions that would be appropriate to produce the outcomes contained in the major goals. The narrative is organized around the following main goals:

PROMOTING HOUSING CHOICE

GOAL 1: Provide a full range of housing choices in Arapahoe County. Special efforts should be directed at the housing needs of groups which are not easily served by the private market. Those groups include moderate and lower income families of various sizes, elderly households on fixed incomes, and those with special challenges.

HOUSING PRESERVATION

GOAL 2: Promote the preservation of the existing housing stock and older neighborhoods by improving the housing and upgrading neighborhood infrastructure and conditions.

CREATING PARTNERSHIPS

GOAL 3: Create innovative partnerships between government and the private sector by creating ordinances, plans and policies that expand housing opportunities and support economic diversity.

COMMUNITY SUPPORT

GOAL 4: Facilitate and support affordable housing activities carried out by community groups and the public and private sectors.

PROMOTING HOUSING CHOICE

GOAL 1: Provide a full range of housing choices in Arapahoe County. Special efforts should be directed at the housing needs of groups which are not easily served by the

private market. Those groups include moderate and lower income families of various sizes, elderly households on fixed incomes, and those with special challenges.

RENTAL HOUSING- Section 8 Rental Assistance

There is a strong demand for more affordability in rental units for households with less than 50% of the median income. Such low rental rates can only be achieved with sizeable subsidies either to builders of the units or subsidies targeted to the income qualified renters. The Section 8 program subsidizes the rent so that the tenant pays no more than 30% of the household income to the landlord. This program is very effective at keeping rents affordable to the lowest income households.

RENTAL HOUSING-New Affordable Rental Construction

The CSI demand analysis indicates that a gap exists in the number of units available with contract rents affordable to households earning less than 30% of the AMI. The shortage of very low rent units exists throughout the county and in the population centers of Centennial, Englewood and Littleton.

Increasing the supply of apartments affordable to very low income households is a priority need in Arapahoe County. One challenge that key informants raised is that the unincorporated areas of the County have little land left that is zoned for multi-family housing. The County could provide more precise information on parcels that could support greater densities. One important element of the analysis would be to determine what parcels and subareas of the County are served by adequate infrastructure to support more intensive development. That analysis should include such considerations as water and sewer access, road capacity and access to public transit.

RENTAL HOUSING- Special Needs

Households with special needs often suffer the negative effects of high housing costs. Many who have various physical and mental challenges as well as the elderly often have fixed incomes which limit their ability to keep up with rising rental rates. Key informant interviews indicated that organizations that provide supportive services or housing for their special needs customers do not have enough very low rent options for the numbers of people who need them. The problem can be acute for households which need accessible features in their dwelling.

Expanding the supply of transitional housing will be a key component of the success of the Housing First approach in Arapahoe County. Special needs providers will need to work closely with affordable housing developers to expand the supply of housing that is accessible and affordable for their clients. Many special needs populations and the homeless share a common challenge: securing decent housing on a limited income. This county-wide need is still a major segment of the affordability problem. The government funders and others who can contribute equity funding for projects should prioritize the goal of creating more rental units affordable to those with very low incomes. It may be

necessary to defer other needs and concentrate on making a real impact on this segment of the market.

HOMEOWNERSHIP OPPORTUNITIES

The County is well served by a homebuyer assistance programs which can provide low interest second mortgages for down payments on homes. The terms and amount of assistance are tailored to household circumstances. While the inventory of affordable for sale units has dwindled in the last two years, there are still units both detached and attached that are affordable to households at the 80% AMI income. Often, obtaining the needed downpayment assistance is the only barrier standing in the way of a family's dream to be a homeowner. Table 28 provides a count by income level of the level of demand among renters. Creating opportunities for homeownership is another tool that can assist in freeing up rental units for those households who are not ready for ownership. Another opportunity to expand homeownership without expanded down payment assistance funding is for non- profit housing agencies or contractors to begin reusing the FHA 203K lending program. Currently FHA loans have the lowest down payment requirements. The 203K loan is a hundred percent insured loan and offers to lenders some of the highest fee income of any secondary market product. A non-profit housing agency could acquire older properties in need of repair, supervise the repairs using a qualified contractor and then resell the house to any household meeting income and underwriting requirements. Beyond 203K funding, there is little chance to expand the amount available for down payment assistance loans. HUD has tailored the 203K Loan to provide non-governmental agencies a tool for revitalization. Because of the cost of supervising acquisition/rehab projects, the 203K loans could be used effectively by County Housing Authorities and non-profits who wish to expand homeownership opportunities.

HOUSING PRESERVATION

GOAL 2: Promote the preservation of the existing housing stock and older neighborhoods by improving the housing and upgrading neighborhood infrastructure and conditions.

HOUSING REHABILITATION-Owner Occupied

The older Arapahoe County communities of Englewood and Littleton both have successful, long standing housing rehabilitation programs. These municipally sponsored programs have improved many of the older homes in the communities. The County has supplemented local resources with federal funds to assist in the rehabilitation projects. 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. It may be useful for the County Community Resources Department to explore ways of expanding housing rehabilitation services in other areas of the County that have numbers of homes that are more than 40 years old.

RENTAL HOUSING REHABILITATION-Acquisition with Rehab

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.

In order to minimize the impact of relocation costs for the residents living in the properties, a staged rehab plan would need to be applied. If an agency dedicated to affordable housing acquired some of these properties, the rehab could be performed over a period of time.

CREATING PARTNERSHIPS

GOAL 3: Create innovative partnerships between government and the private sector by creating ordinances, plans and policies that expand housing opportunities and support economic diversity.

A combination of targeted incentives and set-aside requirements should be used to ensure new development accommodates all sectors of housing demand -- not just those with substantial equity. Those incentives can include cash or density bonuses. In existing neighborhoods, denser land use may be achieved by encouraging construction of accessory units attached to existing dwellings. When there is public investment, subsidies or incentives to lower housing costs, enforcement mechanisms should be in place to insure that public purposes are met.

It is a challenge to achieve policy consistency from jurisdiction to jurisdiction. Arapahoe County, in its Comprehensive Plan has crafted a broad set of policies and strategies that could positively impact the supply of a wider variety of housing in the County. While, Comprehensive Plans are by nature, visionary, Arapahoe County has laid out a good basis for action. The County could set a strong example by applying those policies and strategies to development projects that come before the County. A combined effort between the Community Resources Department and Public Works/Planning Departments could produce effective collaboration. If certain waivers and concessions were made in context of the Comprehensive Plan, the Community Resources Department could use some of its Federal Grants to further lower the cost of development or in some cases assist developers in paying certain infrastructure costs of the new development.

Some tools the County and Cities could consider include the following:

- Higher densities for a specific number of affordable units.
- Tax exempt financing products provided by Municipal and County Private Activity Bonds
- Local cash and fee waivers/deferrals.
- Coordination with other governmental entities such as the state housing agencies, local housing agencies and others.
- City/County-sponsored funding applications to obtain the needed equity from private and public funding sources

Another important consideration for the County is to explore ways it can increase the supply of land with the appropriate zoning and infrastructure access for multi-family housing. Some counties and municipalities conduct an annual or biannual land study that identifies parcels that are suitable for dense residential development.

Based on anecdotal evidence, if the County were to study the land supply, it may conclude that there are parcels that could be zoned for multi-family housing that presently don't have the appropriate zoning classification. It may be a less contentious process to change the zoning when the land is vacant and there is not a pending development application on file. Having the proper entitlements on a parcel is a key consideration for developers who generally prefer to avoid adverse dealings with neighborhood opponents.

COMMUNITY SUPPORT

GOAL 4: Facilitate and support affordable housing activities carried out by community groups and the public and private sectors.

Enhancing the Institutional Delivery Structure of Affordable Housing Providers

Arapahoe County affordable housing developers have limited capacity to pursue new development and projects. In interviewing key informants and soliciting input at public meetings, there appeared to be little activity directed at planning new projects. Given the scope of the need, both the public and private sectors need to come together to begin advancing plans for adding new housing. Private sector developers who often have more experience and resources than non-profit developers can be a strong resource to move projects forward. There are many precedents in which private developers have joint ventured with non-profit or Housing Authority developers to get a project in the ground. Housing Authorities can sometimes offer exemptions from property taxes if the Housing Authority has an ownership interest in the development.

The HUD CHDO funding option could be an opportunity to expand the number of CHDOs which could potentially bring more units into the inventory. CHDO rules allow the County to fund CHDOs that operate in a larger service area as long as that CHDO has designated the particular County as part of their service area. There are some regional organizations that have high capacity and with the possibility of CHDO operating and predevelopment funds, could bring projects to occupancy in the county.

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.

IDIS - PR79

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
Summary of Expenditures by Type of Organization
ARAPAHOE COUNTY, CO

DATE: 07-15-14
TIME: 14:29
PAGE: 1

CDBG OWNER Housing Rehabilitation Activities Completed During Fiscal Year 2013

Total			
Matrix Code	Total Expenditures	Total Units Assisted	Average Cost
14A	\$358,060.00	47	\$7,618.29
14B	\$0.00	0	\$0.00
14C	\$0.00	0	\$0.00
14D	\$0.00	0	\$0.00
14F	\$71,971.00	7	\$10,281.57
14G	\$0.00	0	\$0.00
14H	\$0.00	0	\$0.00
14I	\$0.00	0	\$0.00
16A	\$0.00	0	\$0.00
Totals	\$430,031.00	54	\$7,963.53

Excluding security devices, smoke detectors, emergency repairs, painting and tool lending

Matrix Code	Total Expenditures	Total Units Assisted	Average Cost
14A	\$358,060.00	47	\$7,618.29
14B	\$0.00	0	\$0.00
14C	\$0.00	0	\$0.00
14D	\$0.00	0	\$0.00
14F	\$71,971.00	7	\$10,281.57
14G	\$0.00	0	\$0.00
14H	\$0.00	0	\$0.00
14I	\$0.00	0	\$0.00
16A	\$0.00	0	\$0.00
Totals	\$430,031.00	54	\$7,963.53

* Units Assisted and Expenditures displayed for these categories will be duplicated in other asterisked categories if a grantee performed more than one of these functions for any activity.

CDBG RENTER Housing Rehabilitation Activities Completed During Fiscal Year 2013

Total			
Matrix Code	Total Expenditures	Total Units Assisted	Average Cost
14A	\$78,583.12	5	\$15,716.62
14B	\$0.00	0	\$0.00
14C	\$0.00	0	\$0.00
14D	\$0.00	0	\$0.00
14F	\$0.00	0	\$0.00
14G	\$0.00	0	\$0.00
14H	\$0.00	0	\$0.00
14I	\$0.00	0	\$0.00
16A	\$0.00	0	\$0.00
Totals	\$78,583.12	5	\$15,716.62

Excluding security devices, smoke detectors, emergency repairs, painting and tool lending			
Matrix Code	Total Expenditures	Total Units Assisted	Average Cost
14A	\$78,583.12	5	\$15,716.62
14B	\$0.00	0	\$0.00
14C	\$0.00	0	\$0.00
14D	\$0.00	0	\$0.00
14F	\$0.00	0	\$0.00
14G	\$0.00	0	\$0.00
14H	\$0.00	0	\$0.00
14I	\$0.00	0	\$0.00
16A	\$0.00	0	\$0.00
Totals	\$78,583.12	5	\$15,716.62

* Units Assisted and Expenditures displayed for these categories will be duplicated in other asterisked categories if a grantee performed more than one of these functions for any activity.

PROJECT	0-30% CMI <i>Extremely Low</i>	31-50% CMI <i>Low</i>	51-80% CMI <i>Moderate</i>	Total Low/Mod
CDBG:				
Housing:	9	5	2	16
HOME:				
Rentals	2	4		6
TBRA Families	1			1
First Time Homebuyer		1		1
Existing Homeowners		4	7	11
TOTAL HOUSEHOLDS (Not Including Pending)	12	14	9	35
<i>Percentage Total</i> (Not Including Pending)	34.2%	40%	25.7%	100%

2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.

- 3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.*

Housing and Community Development Activities 2013

LOW/MOD HOUSEHOLD ASSISTED-HOUSING

Public Housing Strategy

- 1. Describe actions taken during the last year to improve public housing and resident initiatives.*

Arapahoe County does not own or operate public housing. The Urban County has four operating housing authorities: Englewood Housing Authority, Littleton Housing Authority, now operating as South Metro Housing Options, Sheridan Housing Authority and Arapahoe County Housing Authority.

Arapahoe County Housing Authority (ArCHA) maintains no staff; Instead, ArCHA is lent County HCDS staff. Due to this agreement, ArCHA contracts with South Metro Housing Options to operate its Section 8 program. The South Metro Housing Options office is located at 5745 South Bannock Street, Littleton, CO 80120.

Sheridan and Arapahoe County’s housing authority boards consist of the members of the city council and the Board of County Commissioners, respectively. The Sheridan Housing Authority (SHA) is operated similarly, with all Section 8 vouchers contracted through the Englewood Housing Authority (EHA). The Sheridan Housing Authority Board meets once a month. Both SMHO and EHA are designated as High Performers.

South Metro Housing Options (SMHO)

The Littleton Housing Authority has a board appointed by city council and operates independently from city processes in regards to hiring, firing and procurement. With regard to management opportunities, SMHO is required to have a resident commissioner on the Board of Commissioners. SMHO maintains their own policies to cover these areas. All capital projects are presented to the Urban County for determination of consistency with the County’s Five Year Consolidated Plan. The agency operates a Section 8 program along with elderly public housing and scattered site single family and duplex homes. SMHO has developed a small 10 home development for homebuyers on an infill site and is in the process of renovating some of the older facilities in its portfolio. They have a total of 557 Section 8 Vouchers (Littleton and Arapahoe County) and 542

public housing and other units, for a total of 1,099 units. SMHO recently purchased and rehabilitated three multi-family apartment buildings, totaling 69 units, in Northeast Littleton, which although they are not public housing, the apartments are open to low income residents.

The mission of SMHO seeks to strengthen their hometown by creating opportunities for diverse housing alternatives.

- ***Strategy to serve the needs of extremely low income, low income and moderate income families residing in the jurisdiction:***

SMHO offers 143 units of public housing, 260 units of Section 8 New Construction and 288 Housing Choice Vouchers within the community. Included in the total are 311 apartments for the elderly and disabled and housing for families that includes two- to five-bedroom single family homes and duplexes. SMHO owns and/or manages 542 units of affordable housing.

Residents pay approximately 30% of their gross income toward rent. Families may apply for housing on-line or in person at the administrative offices, located at 5745 S. Bannock Street, Littleton, CO, 80120. Waiting lists are maintained for each program. Preference is given to elderly and disabled persons.

SMHO also manages Geneva Village for the City of Littleton. There are a total of 28 units with rents below market. Residents must be at least 55 years old.

SMHO manages the Libby Bortz Assisted Living Center. The Center consists of 111 individual units designed for the frail elderly. Residents must be at least 62 years of age with income below 60% of AMI. Amenities include 24-hour protective oversight, three meals per day plus snacks, weekly housekeeping, weekly laundry services, and activities. Medication administration, bathing and dressing assistance is also available for a nominal charge.

The SMHO Rehabilitation Program provides low interest loans to Littleton homeowners for home renovations. The Rehabilitation Coordinator works with homeowners whose incomes are below 80% of AMI. Renovations include, but are not limited to: energy conservation, health and safety issues, handicap accessibility retrofits, new furnaces, windows, and roofs.

SMHO purchased three properties on West Powers Circle in October of 2008. There are a total of 69 units, consisting of efficiency, one-, two-, and three-bedroom units. These properties are over 40 years old and, while in good condition, need upgrading and renovation. SMHO received a grant for energy efficiency improvements. Units are offered to households whose income falls between 30% and 60% of AMI.

The Housing Board of Commissioners and staff of SMHO are committed to offering the highest quality housing that is financially feasible and will be focusing future efforts on the revitalization of Northeast Littleton. With the renovation of the units on West Powers Circle and the redevelopment of two of the public housing sites, as well as the ongoing renovations and enhancements to other SMHO units, the agency continues to create opportunities for diverse housing alternatives while strengthening the community.

- *Strategy for improving the living environment of extremely low income, low income and moderate income families residing in public housing*

With the use of the capital funds from HUD, SMHO is able to improve the living units as mentioned above.

In addition, SMHO funds two resident services coordinators. The coordinators provide information and assistance to SMHO family residents for education and employment and health, homemaker, transportation and insurance to the senior residents.

Various activities are sponsored throughout the year for both families and the elderly. Events such as sock hops, family holiday parties, lectures are on-going at all sites.

There is currently a computer lab for resident use at Bradley House and the Libby Bortz Assisted Living Center, as well as recently completed labs in Amity Plaza and Alyson Court.

ENGLEWOOD HOUSING AUTHORITY (EHA)

The Englewood Housing Authority board also is appointed by city council with the mayor being a member. The residents may participate in a Resident Council. A resident of public housing is a voting member of the Board of Commissioners of Englewood Housing Authority. Also there is a Resident Advisory Board comprised of participants from the housing programs offered by the housing authority including public housing. This board advises the housing authority on the aspects of the agency's 5 year and annual plan. All operations including hiring, contracting and procurement policies are maintained by the Housing Authority. This Authority also submits capital projects for determination of consistency with the County's Consolidated Plan. EHA provides elderly public housing, scattered site single family homes and has developed an in-fill townhome community for homebuyers. EHA completed a 62-unit senior/disabled apartment complex in December of 2008 (Terraces at Penn) for those at 50% of the Area Median Income (AMI), thus filling an income gap that could not be housed at their other locations serving extremely low income seniors/disabled. Englewood has a total of 570 Section 8 vouchers (Englewood and Sheridan) and 216 public housing units, for a total of 786 units.

The mission of EHA is to assist lower income families, in a non-discriminating manner, with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives.

- ***Strategy to serve the needs of extremely low income, low income and moderate income families residing in the jurisdiction:***

EHA's goal is to expand the housing opportunities for low income families beyond traditional programs and at the same time reduce dependency on federal funding by assisting families in moving from subsidized renting to homeownership; building or acquiring additional affordable rental housing units for the residents of EHA's community without public housing development funds and developing housing units, which will be accessible and available to persons with disabilities.

EHA offers 216 units of public housing, and 570 Section 8 Housing Choice Vouchers within the communities of Englewood and Sheridan. Included in the total are 204 apartments for the elderly and disabled, and housing for families that includes two- to four-bedroom single family homes and duplexes.

Residents pay approximately 30% of their gross income toward rent. Families may apply for housing on-line or in person at the administrative offices, located at 3460 South Sherman Street, Englewood, CO 80110. Waiting lists are maintained for each program.

EHA's two elderly/disabled developments are called Simon Center and Orchard Place. EHA is applying to HUD to designate Orchard Place for elderly only, and provide Section 8 vouchers for future disabled residents. No current residents of Orchard Place will be displaced; the transition is proposed to occur through attrition.

Simon Center is a seven-story high-rise building with 104 one-bedroom units. The building houses primarily elderly residents, and includes laundry facilities on floors 2-7, a multi-purpose community room and a library. Simon Center is located one-half block from a central RTD bus line and across the street from the Malley Center senior recreation center.

Orchard Place is a seven-story high-rise building with 100 one-bedroom units. The building houses elderly and disabled residents, and includes laundry facilities on floors 2-7, a multi-purpose community room and a library. Sixteen of the units are accessible to the disabled. Orchard Place is located on a central RTD bus line and across the street from the Malley Center senior recreation center.

Another goal of EHA is to explore new opportunities to expand the stock of affordable housing. EHA opened a 62-unit senior/disabled apartment called the Terraces on Pennsylvania, in December of 2008, and pursues other opportunities whenever feasible.

Arapahoe County Public Housing Authorities (PHA)³

	Number of Units	Description	Size of Units
Arapahoe County PHA:			
Section 8	62	Certificates and vouchers	
Section 8 Port-ins	209	Certificates and vouchers	
Littleton PHA:			
Libby Bortz Assisted Living Center	111	Frail Elderly, aged over 62	0 to 1-bedrooms
Amity Plaza	180	Seniors	1-bedroom
Bradley House	72	Seniors	1-bedroom
Geneva Village	28	Seniors	0 to 2-bedrooms
Alyson Court	60	Seniors / Disabled	1-bedroom
John H. Newey Public Housing	20	Single family homes	2 to 4-bedrooms
Public Housing - duplexes	38	Homes	2 to 3-bedrooms
Public Housing – single family homes	33	Homes	3 to 5-bedrooms
Littleton Section 8	288	Certificates and vouchers	
Englewood PHA:			
Orchard Place	100	Seniors / Disabled	1-bedroom
Simon Center	104	Seniors / Disabled	1-bedroom
Public Housing	9	Duplexes	2 to 4-bedrooms
Englewood Section 8	393	Certificates and vouchers	
Sheridan Section 8	177	Certificates and vouchers	
Sheridan Public Housing	3	Single family homes	
Deer Trail FMHA owned Property	11	Seniors	
Total PHA-offered units or vouchers	1,896		

Barriers to Affordable Housing Program Year 5 CAPER:

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

³ Source: Public Housing Authority (PHA) websites, BBC Research & Consulting.

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

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

- Allowing more variety in development types including small lot single family detached units and mixed income communities.
- Expanding the location of affordable housing beyond the Sheridan/Englewood/north Littleton area and Aurora through infill and new development. Allowing high density in other portions of Greenwood Village (other than near employment centers) and actively encouraging mixed income communities in undeveloped portions of the County.
- Ensuring that requirements for public hearings and special permitting processes do not prohibit the development of group homes, especially as the County's residents age and demand more nursing and rehabilitation services.

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

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

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

In general, most of the communities in Arapahoe County address the need for affordable housing, but some do this much better than others. Most communities have very strict regulations governing the permitting and location of group homes and, combined with NIMBYism against such developments, make it challenging to have group homes built.

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

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

Actions taken during 2013 to eliminate barriers to affordable housing include:

- Arapahoe County continues to support and fund the Down Payment Assistance program, currently being managed by Funding Partners.
- Arapahoe County is now a participating jurisdiction in the Metro Mortgage Assistance Plus Program, a special grant program for low and moderate income individuals and families seeking home ownership.
- Homeowner Rehabilitation Programs for LMI persons continue to be a focus of Arapahoe County CDBG and HOME funds.
- Housing Authorities operating within Arapahoe County continue to offer rehabilitation programs to residents in the form of grants and/or low interest rate loans.

HOME Investment Partnership Program Year 5 CAPER:

1. *Assessment of Relationship of HOME Funds to Goals and Objectives*
 - a. *Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.*
2. *HOME Match Report*
 - a. *Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.*

The HOME Match Report is being compiled at the time of this draft and will be included in the final copy submitted to HUD on July 31, 2014.

3. *HOME MBE and WBE Report*

- a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).*

The HUD Form 40107 is in the process of being updated to reflect 2013 Contracts and will be included in the final CAPER.

4. Assessments

- a. Detail results of on-site inspections of rental housing.*

The results of on-site inspections and HOME monitoring are documented in the HOME Monitoring section beginning on page 36.

- b. Describe the HOME jurisdiction's affirmative marketing actions.*

All Rental Properties and Housing Rehabilitation Projects funded with HOME funds are marketed to populations that meet the income guidelines specified in the projects application. The units are marketed in local rental publications, on-line and in newspapers. The County of Arapahoe does not have difficulty in finding qualified renters for County funded housing projects.

Arapahoe County reserves HOME funds for viable applications for affordable housing development projects. In addition HOME funds are used for Housing Rehabilitation Programs for income qualified individuals in the City of Englewood, the City of Centennial and the City of Littleton.

All Rental Properties and Housing Rehabilitation Projects funded with HOME funds are marketed to populations that meet the income guidelines specified in the projects application. The units are marketed in local rental publications, on-line and in newspapers. The County of Arapahoe does not have difficulty in finding qualified renters for County funded housing projects.

- c. Describe outreach to minority and women owned businesses.*

Women and Minority owned businesses are encouraged to apply for projects undertaken with Federal Funds. Arapahoe County HCDS staff works with all Subgrantees to ensure WMBE concerns are included in the bidding and contract documents. Most jurisdictions and organization provide incentives to businesses owned by women and/or minorities during the bid evaluation process in conformance with applicable policies and regulations.

Homeless Needs Program Year 5 CAPER:

- 1. Identify actions taken to address needs of homeless persons.*
- 2. Identify actions to help homeless persons make the transition to permanent housing and independent living.*
- 3. Identify new Federal resources obtained from Homeless SuperNOFA.*

Arapahoe County is an active participant on the Governance Board of the Metropolitan Denver Homeless Initiative (MDHI), which addresses homeless issues on a metro-wide scale, rather than individual contiguous jurisdictions. Arapahoe County staff recently participated in the MDHI Point-in-Time Study. Additionally, County staff is also participating in Aurora @ Home, which is a new program focused on two priority populations: 1) families at-risk of becoming homeless or losing their place of residence; and 2) families currently displaced from their place of residence. The Aurora @ Home project is receiving Arapahoe County HOME funding to launch its pilot program. Therefore, Arapahoe County HCDS staff will be actively involved in ensuring this program achieves its goals and complies with appropriate regulations.

In addition to County staff participation in the aforementioned programs and activities, a number of organizations that directly and/or indirectly address homeless needs were funded during PY2013. Projects for organizations that are directly tied to homeless needs and services, included: 1) funding salaries and infrastructure improvements at Family Tree's House of Hope facility, which is a 24-hour residential shelter that offers case management and other services geared toward self-sufficiency; 2) Salvation Army's Emergency Rental Assistance program that helped residents remain in their homes and avoid potential homelessness by provided rent assistance; And, 3) funding case management staffing and 17 new beds at Family Promise of Greater Denver.

In addition to these three projects, many of the 2013 projects indirectly addressed homeless issues by providing services, typically at no-cost, to County residents, enabling them to focus their energy and resources on other pressing needs, including stable housing.

There were not any additional funds obtained through the SuperNOFA in PY 2013.

Specific Homeless Prevention Elements

- 1. Identify actions taken to prevent homelessness.*

Arapahoe County HCDS staff works with the local Continuum of Care to address the needs of the homeless population as well as working to identify ways to prevent homelessness. A majority of our public service projects (TEFAP, Doctors Care, Family Promise, Salvation Army, Senior Hub, TLC Meals on Wheels, Family Tree, Project Angel Heart etc...) provide low and moderate income families with services and goods that meet their needs and may not otherwise have been able to afford. By providing these essential services, Arapahoe County is helping individuals address other pressing needs while maintaining their independence and remaining in their homes. When families are on a very tight budget, unexpected costs can lead to homelessness, the services that we provide aim to reduce this threat. In addition to funding organizations that indirectly address the prevention of homelessness, Arapahoe County also funds organizations and services that directly address issues of homelessness and self-sufficiency. Family Promise and Family Tree's House of Hope shelter are both great examples of organizations providing shelter and case management to families struggling to make ends meet.

Emergency Shelter Grants (ESG)

N/A; Arapahoe County does not receive ESG funds.

COMMUNITY DEVELOPMENT

Community Development

- 1. Assessment of Relationship of CDBG Funds to Goals and Objectives*
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.*
 - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.*
 - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.*

Public Facilities and Improvements:

03 Public Facilities, General

Priority needs level: Medium
Performance measure: People
Year 5 goal: 0
Year 5 actual: 3
Pending: 1
5 year goal: 1
5 year plan cumulative total: 9

1. Englewood Housing Authority: Orchard Place Automatic Door

2013 CDBG Award: \$7,100

2013 CDBG Expenditures: \$6,468

With the use of CDBG funds, the Englewood Housing Authority was able to upgrade the north entrance of Orchard Place, a 100 unit public housing facility providing one-bedroom apartments for elderly and disabled residents, by removing the old, heavy, manual door and replacing it with a new automatic, handicap accessible door. In addition to making the switch from a manual door to an automatic opening door, an outdoor pedestal was also installed with a security card reader, upgrading the buildings security. The new door provides residents with a more practical, safe and user-friendly entry/exit to the north side of the building, E. Girard Ave, and the closest bus stop. Residents at Orchard Place use the north exit more frequently than the main and south exits, because of its proximity to the bus stop and the Malley Senior center across the street, which prompted the need to upgrade the north door. This project successfully accomplished the goals of the project, which have significantly improved the usability of the building and resident safety and quality of life.

03 Public Facilities General-Food Bank

Priority needs level: High

Performance measure: People

Year 5 goal: 1

Year 5 actual: 0

5 year goal: 3

5 year plan cumulative total: 2

No Public Facility General – Food Bank projects were funded in 2013.

03A Senior Centers

Priority needs level: N/A

Performance measure: People

Year 5 goal: 0

Year 5 actual: 0

Pending: 1

5 year goal: 3

5 year plan cumulative total: 4

1. South Metro Housing Options (SMHO): Libby Bortz Smoke Detector/Fire Panel Upgrade

2013 CDBG Award: \$95,000

2013 CDBG Expenditures: \$22,865.50

This project is currently underway and is expected to be completed by the extended deadline of July 31, 2014. Therefore, this project is identified as Pending in the 2013 CAPER. The final accomplishment data will be reported in the 2014 CAPER.

This project is upgrading the fire alarm system and hard-wiring smoke detectors in all 111 units to the new upgraded fire panel at the Libby Bortz Senior Center in Littleton, CO.

03B Handicap Centers

Priority needs level: High

Performance measure: People

Year 5 goal: 1

Year 5 actual: 1

Pending: 1

5 year goal: 3

5 year plan cumulative total: 4

1. Rocky Mountain Stroke Center: Automatic Entry Door
2013 CDBG Award: \$5,718
2013 CDBG Expenditures: \$5,718

The Rocky Mountain Stroke Center was in need of an automatic entrance door to accommodate their clients who have difficulty opening the existing manual front door. Using Centennial and Arapahoe County CDBG funds, RMSC was able to replace the existing front door with an automatic door that meets ADA standards, providing clients with easier access to the center and its services. Installing an automatic door at the Rocky Mountain Stroke Center has made an immediate and significant impact on clients, staff and guests. The new door allows people in wheelchairs and those using stability and/or assistance devices to easily enter and exit the facility at the push of a button. The installation of the automatic door has been a huge success in terms of allowing individuals to safely and comfortably enter/exit the building to receive services. Not only are the clients benefiting from this accessibility improvement, but the care-givers, transportation specialists, friends and family are also benefiting from the installation of automatic door. The new entrance means individuals will no longer struggle with opening the door while safely transporting clients through a narrow manual door. While this project may be small in nature and cost, the positive effect on clients, care-givers, friends, family and staff should not be underestimated; this project made a significant and much needed accessibility improvement to the Center, an improvement current and future clients will benefit from for years to come.

2. The Colorado Center for the Blind: Independent Skills Resource Center
2013 CDBG Award: \$75,000
2013 CDBG Expenditures: \$0 (Construction has not started)

The Colorado Center for the Blind currently has interior office space that is unusable (two-story racketball court conversion only added space on lower level) and the Center is expanding services and offering new programs with the goal of creating an additional 1,600 square feet of classroom, conference and office space by renovating the existing second level of the old racketball court. The new space will be created by adding a second level over two existing computer labs, creating four offices, three classrooms and a conference center. The new space will accommodate existing programs like senior services and academic literacy skills programs, as well as offer a defined and dedicated space for new programs like the college prep program.

At the time of this report the project is in the bidding phase with construction scheduled to begin early August, 2014.

03C Homeless Facility (not operating costs)

Priority needs level: High
Performance measure: People
Year 5 goal: 0
Year 5 actual:
Pending: 1
5 year goal: 3
5 year plan cumulative total: 6

- I. Family Tree House of Hope Piping Replacement
2013 CDBG Award: \$
2013 CDBG Expenditures:

Family Tree utilized 2013 CDBG funds to replace deteriorating galvanized pipes at its House of Hope shelter in the City of Englewood. The existing galvanized pipe was built in 1945 and over the years, mineral deposits have collected on the inside of the pipes causing reduced water flow and pressure, loss of heat values, and in certain weakened spots, leaking is occurring.

Due to the efficiency/inefficiency of the existing pipes, health and safety concerns, as well as ongoing maintenance and repair costs, an upgrade to the facilities piping system was long overdue. By completing this project the House of Hope shelter will now have a piping system that meets the facility and client's needs, providing a safe, suitable living environment for residents and staff. By proactively addressing facility infrastructure improvements, Family Tree is improving the current and future living condition of the shelter and perhaps more importantly, is eliminating, if not minimizing, the risk of future pipe/water

damage and emergency repairs that could jeopardize their ability to provide shelter and services.

03K Street Improvements

Priority needs level: High
Performance measure: People
Year 4 goal: 1
Year 4 actual: 2
5 year goal: 6
5 year plan cumulative total: 4

No Street Improvements projects were funded in 2013.

03L Sidewalks

Priority needs level: High
Performance measure: People
Year 5 goal: 1
Year 5 actual: 2
Pending: 1
5 year goal: 7
5 year plan cumulative total: 9

- I. City of Littleton: Littleton Sidewalks
2013 CDBG Funding \$127,500
2013 CBDG Expenditures: \$127,500

This project was a continuation of the City of Littleton's efforts to replace old, narrow and deteriorated sidewalks and curb ramps in the northeast neighborhoods of the City. The 2013 project removed and replaced narrow and deteriorated sidewalks with new sidewalks and curb ramps in the north neighborhood of Littleton. Sidewalks were replaced on both sides of S. Louthan and S. Crocker Streets from W. Crestline Ave to W. Prentice Ave and on the south side of W. Progress Way from S. Windermere St to W. Prentice Ave. In total, this project installed 21,960 square feet of new monolithic concrete sidewalk, curb and gutter. This project continues a series of improvements to the pedestrian and street network in Census Tract 65.02, Block Group 1, which has a low/moderate income population of 59.5%. The new wide sidewalks provide the residents with better pedestrian access to S. Windermere St, Cornerstone Regional Park, and the Littleton Blvd. corridor, creating better pedestrian accessibility and connectivity. In addition, the entire neighborhood appearance is greatly improved as a result of this project.

2. City of Sheridan: Sheridan Sidewalks
2013 CDBG Award: \$120,395
2013 CDBG Expenditures: \$120,395

This project removed pre-World War II detached sidewalk and installed 195 linear feet of 6 inch curb and gutter and 672 linear feet of curb, gutter and 4 foot wide sidewalk with 8 curb and driveway ramps at the intersection of S. Lowell Boulevard and S. King St in the City of Sheridan. The project also replaced a road culvert in the intersection of W. Lehigh Avenue and S. Lowell Boulevard with 55 square yards of crossspan and a 10 x 40 square feet concrete pad for bus traffic located just south of Kenyon Ave.

This project significantly upgraded the pedestrian infrastructure in this neighborhood, providing a completed accessible route along the sidewalk with proper curb ramps for the handicapped or mobility impaired residents, and proper gutters to address adequate drainage and potential flooding concerns. In addition, the improved concrete bus pad will prevent roadway and sidewalk damage caused by daily bus wear and tear. In summary, this project provided much needed improvements to the pedestrian infrastructure in the city of Sheridan, a benefit all residents may enjoy.

3. City of Centennial: Vista Verde Sidewalks
2013 CDBG Funding: \$256,918.85
2013 CDBG Expenditures: \$0

* At this time, the City of Centennial has not submitted a drawdown request.

This project was a continuation of the City of Centennial's efforts to replace old, narrow and deteriorated sidewalks and curb ramps in the Vista Verde neighborhood. This project was completed during the 2013 grant year, but the funds have not been drawdown at the time of this report. Therefore, this project is identified as Pending and the project accomplishment data will be reported in the 2014 CAPER.

03P Health Facilities

Priority needs level: High
Performance measure: People
Year 5 goal: 0
Year 5 actual: 0
5 year goal: 5
5 year plan cumulative total: 8

No Public Facilities - Health Facilities projects were funded in 2013.

03Q Abused and Neglected Children Facilities

Priority needs level: High
Performance measure: Units
Year 5 goal: 1
Year 5 actual: 1
5 year goal: 5
5 year plan cumulative total: 9

1. Children's Advocacy & Family Resources dba SungateKids: Rooftop HVAC
2013 CDBG Award: \$85,600
2013 CDBG Expenditures: \$84,700

Children's Advocacy & Family Resources, Inc., also known as SungateKids, was able to successfully replace their building's thirty year old rooftop heating and cooling system with a new energy efficient unit. The existing system was energy inefficient and unreliable, which created an uninviting and uncomfortable environment that was not conducive to serving its clients and achieving its mission. The new system will help SungateKids better serve the community and its clients by maintaining a welcoming and comfortable environment that is conducive to serving the organization's clients. Approximately 700 children and their non-offending members are provided services at the SungateKids facility. The importance of maintaining a comfortable and reliable environment for victims of child abuse is paramount to the success of the individual and the services provided to them. The organization believes that child victims can become survivors and thrive if they receive the right kind of intervention and assistance. And, an important component of that success starts with maintaining a welcoming, comfortable environment, something SungateKids could not guarantee with the old antiquated HVAC system.

Public Services:

05 General Public Services

Priority needs level: Medium
Performance measure: People
Year 5 goal: 0
Year 5 actual: 1,051
5 year goal: 0
5 year plan cumulative total: 2,009

1. Family Promise of Greater Denver: Homeless Family Services
2013 CDBG Award: \$16,975
2103 CDBG Expenditures: \$12,412.77

With the assistance of Arapahoe County CDBG funds, Family Promise was able to provide shelter and case management to 6 Arapahoe County families, including 8 adults and 9 children ages 12 and under, for a total of 17 individuals. In addition, CDBG funds were used to purchase 17 new rollaway beds/mattresses and 36 new fluid proof antimicrobial pillows. These new purchases allow families to sleep on quality beds and pillows and approach the next day's challenges rested and ready. The beds and mattresses being replaced were obtained by Denver Rescue Mission for their shelter program. Transportation is a big component of Family Promise's services and CDBG funding allowed the organization to transport families from the day site to shelter locations each morning and evening. In addition to transportation services between facilities, RTD bus tickets were provided for valid appointments like job interviews and employment. Each of the 8 adults receiving shelter and services from Family Promise applied for employment while participating in the program and 7 of the 8 are now actively employed.

2. Family Tree: House of Hope Staffing
2013 CDBG Award: \$22,500
2013 CDBG Expenditures: \$22,500

By utilizing CDBG funds, Family Tree was able to maintain program staffing, specifically the case manager position, at their House of Hope shelter in Englewood. The case manager position is critical in terms of providing the needed level of care and service required to assist families with becoming self-sufficient and obtaining stable housing.

In part, due to CDBG funding, every family at House of Hope was able to receive shelter and case management/supportive services as described in the agreement. While shelter and supportive services are a large component of the organization and its mission, Family Tree also responds to crisis and information calls. During the 2013 grant year, 54 unique women and 106 children participated in the organization's 90 day self-sufficiency program. Of the 54 families, 34 were from Arapahoe County. As mentioned, Family Tree also responded to 857 crisis and information calls. In terms of sheltering program participants, 7986 nights of shelter were provided during the grant period, of which, 6005 nights were for Arapahoe County families.

One of the key success measurements of this program is the percentage of participants that obtain more permanent and stable housing. Based on this measurement, the program continues to be successful in helping families obtain housing, as 48% of the families were able to obtain housing, either transitional housing or rental properties, often times with on-going case management being provided. Family Tree House of Hope continues to be a leader in efforts to prevent, respond to, and end homelessness in Arapahoe County.

05 Food Banks (emergency needs)

Priority needs level: High
Performance measure: People
Year 5 goal: 800
Year 5 actual: 12,900
5 year goal: 4,000
5 year plan cumulative total: 63,743

1. Arapahoe County: TEFAP Fresh and Frozen Foods
2013 CDBG Award: \$10,000
2013 CDBG Expenditures: \$10,000

Arapahoe County's TEFAP program utilized CDBG funds to purchase \$10,000 worth of fresh eggs, yogurt, butter blend and onions to supplement USDA commodities that are received by the TEFAP program. The foods purchased with CDBG funds were then distributed to non-Aurora Arapahoe County TEFAP food banks for further distribution to clients. With the purchase of these foods, Arapahoe County TEFAP was able to supplement the food boxes given to clients with items that are usually not available with TEFAP foods, helping clients receive nutritionally balanced food. The purchased food also allowed the food banks to use other funds for high demand items of need.

05 Homeless Service

Priority needs level: High
Performance measure: People
Year 5 goal: 100
Year 5 actual: 177
5 year goal: 500
5 year plan cumulative total: 1,478

* Please see Family Tree: House of Hope Staffing and Family Promise: Homeless Family Services listed in 05 General Public Services

05 Foreclosure Counseling

Priority needs level: High
Performance measure: People
Year 5 goal: 20
Year 5 actual: 0
5 year goal: 100
5 year plan cumulative total: 313

No Foreclosure Counseling Projects were completed in 2013.

05A Senior Services

Priority needs level: High
Performance measure: People
Year 5 goal: 300
Year 5 actual: 882
5 year goal: 1,500
5 year plan cumulative total: 2,673

1. The Senior Hub: Rural Meals on Wheels

2013 CDBG Award: \$15,500
2013 CDBG Expenditures: \$15,500

Utilizing Arapahoe County CDBG funds, Senior Hub provided nutritious meals, including optional market baskets, to 51 rural Arapahoe County residents. CDBG funds were used to pay for a total of 2,000 meals for the 51 county residents and clients. Meals were provided in two formats, either frozen meals designed specifically for older adults nutritional needs, or market baskets consisting of fresh fruit, vegetables, milk, canned goods, bread, and an assortment of staple food items and ten frozen meals. In addition to the meals, each recipients also received emergency, "blizzard boxes" in the event that meals could not be delivered due to bad weather. Since many of the recipients are geographically isolated, the food delivery also acted as a wellness check, providing an opportunity for human interaction and communication. Since the meals are hand-delivered, clients have an opportunity to provide feedback on the meals, their nutritional needs, level of satisfaction with the service and other matters.

The Rural Meals on Wheels program continues to be an essential source of nutrition for older adults living in rural communities along the I-70 corridor in Arapahoe County. Older adults in these communities often struggle with any combination of the following challenges: transportation, illness, disability, home-bound, geographic isolation. Given the food accessibility challenges facing rural older adults, this program is a vital resource for recipients, helping them maintain independence, stability, health and quality of life. This program continues to be a viable solution to some of the challenges faced by rural Arapahoe County older adults, providing a stable and consistent source of nutritious meals that would otherwise be difficult to obtain, allowing clients to focus on other needs.

2. TLC Meals on Wheels: Home-Delivered Meals

2013 CDBG Award: \$27,500
2013 CDBG Expenditures: \$27,500

By utilizing CDBG funds, TLC Meals on Wheels served over 42,885 meals to 405 unduplicated individuals, seniors and home-bound handicapped, during the 2013 grant year. No individual requesting services from TLC Meals on Wheels,

whom met the established client criteria, was turned away for any reason. In addition to the meals, bags of non-perishable groceries and pet food were delivered on a monthly basis to 120 Arapahoe County residents/clients.

The goal of the organization, and more specifically the CDBG funded meals on wheels program, is to provide nutritious meals and a friendly visit to home-bound seniors and other adults in the delivery area. This assistance helps individuals stay in the security and familiarity of their own home, maintain a level of independence, and avoid transitioning to nursing homes, assisted living or other housing options.

Although it is difficult to quantify the benefits of the program on specific individuals, nutritious meals tend to improve one's overall health and wellbeing, particularly when limited alternatives are readily available due to a variety of factors, including affordability, accessibility, disability etc... The visits from the organization's delivery drivers help break the isolation and loneliness many home-bound seniors experience, which can improve their mental health and happiness. Aside from the 405 Arapahoe County clients, over 550 unduplicated volunteers have contributed to the success of this program by actively being engaged in supporting the community and its residents.

The TLC Meals on Wheels program is a critical service for the 405 Arapahoe County residents that benefit from the human interaction and nutritious meals being provided by the organization's committed volunteers. The program continues to serve western Arapahoe County (west of I-25), including Centennial, Englewood, Greenwood Village, Littleton, Sheridan and the surrounding areas.

05B Handicap Services

Priority needs level: High

Performance measure: People

Year 5 goal: 45

Year 5 actual: 134

5 year goal: 225

5 year plan cumulative total: 476

1. Audio Information Network: Audio Services

2013 CDBG Award: \$8,755

2013 CDBG Expenditures: \$8,755

Audio Information Network of Colorado used CDBG funds to assist the organization with staffing costs to broadcast pertinent Arapahoe County news and other print materials, as well as to purchase and provide listening devices, free of charge, to visually impaired County residents. By using CDBG funds, AINC was able to provide new and continuing access to ink print materials to blind, visually impaired, and print disabled Arapahoe County residents. Special emphasis was placed on senior citizens though all ages were served. The project included:

outreach, provision of AINC's broadcast via the digital signal of Rocky Mountain PBS, access to the broadcast via telephone, internet, and pre-tuned receivers, provision of annual program schedule, and assistance with equipment set-up as needed.

Over the course of the 2013 CDBG funded project, Audio Information Network of Colorado broadcasted an average of 13 hours per month of Arapahoe County news to 134 Arapahoe County listeners (excluding Aurora).

While participating in the Arapahoe County Council on Aging, Audio Information Network began working with the Colorado Center for the Blind to provide digital receivers for the Center's clients staying in the organizations apartments while completing various training programs. In total 24 Colorado Center for the Blind program participants received digital receivers for use during the nine month Independence Training program, as well as the Seniors In Charge program.

05D Youth Services

Priority needs level: High

Performance measure: People

Year 5 goal: 10

Year 5 actual: 121

5 year goal: 30

5 year plan cumulative total: 233

1. Goodwill Industries: Youth Career Development at Sheridan High School
2013 CDBG Award: \$23,935
2013 CDBG Expenditures: \$23,935

The goal of Goodwill's Youth Development Program at Sheridan H.S. is to provide knowledge and support to ensure students develop effective strategies to make successful transitions from school to career. By emphasizing education, employment and empowerment as a means to prepare students for the future, the Goodwill program at Sheridan H.S. is designed to improve graduation rates, post-secondary preparedness and success.

During the 2013 grant period, the Goodwill Youth Development Program helped students improve their decision making, goal setting and planning for post-secondary and workforce experiences. More specifically, 110 students received 717 hours of 9th grade success curriculum; utilizing 10 upperclassmen, 9 peer-mentoring events were held, which assisted 100 eighth and ninth grade students transitioning to the next grade level; 11 upperclassmen received leadership development, youth development and coaching through one-on-one and group meetings; 28 community volunteers assisted with hosting 7 job-readiness and career-exploration events. In total, 89 students completed the 9th grade success class and completed a personal portfolio, which included visual presentations of post-secondary and workforce research.

05K Tenant Landlord Counseling

Priority needs level: Medium
Performance measure: People
Year 4 goal: 295
Year 4 actual: 0
5 year goal: 885
5 year plan cumulative total: 407

No Tenant Landlord Counseling Projects were funded in 2013.

05M Health Services

Priority needs level: High
Performance measure: People
Year 5 goal: 200
Year 5 actual: 247
5 year goal: 1,000
5 year plan cumulative total: 913

1. Project Angel Heart: Home-Delivered Meals
2013 CDBG Award: \$18,536
2013 CDBG Expenditures: \$18,536

Project Angel Heart's (PAH) mission is to deliver nutritious meals to improve quality of life, at no cost, for those coping with life-threatening illness. During the 2013 grant year, PAH served 90 non-duplicated Arapahoe County clients with individually modified, nutrient-dense, medically appropriate meals, free of charge. Clients received a week worth of meals every Saturday from volunteers. The meals are freshly prepared on-site in the agency's kitchen, where they are packaged and distributed with the help of several hundred volunteers. As mentioned, due to the diverse, medically necessary dietary restrictions of PAH's clients, an average of 40% of each day's meals are modified to meet clients' specific nutritional needs without sacrificing taste, texture, or caloric count.

The demographics of PAH's clients is indicative of traditionally vulnerable populations and highlights the importance of this program and the support of Arapahoe County and its CDBG program. The service and meals provided by PAH address hunger, food insecurity, health, wellness and self-sufficiency, which in turn creates positive reverberating effects on the community.

During this grant period, agency evaluation metrics (collected after three and six months of service, and annually) were overwhelmingly

positive. The following statistics demonstrate the success in achieving, or exceeding, initial goals related to service and quality of life: 90% of clients reported improvement to their quality of life; 91% reported improvements to their weight, energy level and reduction of stress; 92% reported that the meals helped them afford healthcare, keep medical appointments and improved their overall health regimen; 96% reported that the service enabled them to remain independent in their home. The survey results are indicative of the successful execution of PAH's mission and the beneficial impact Arapahoe County CDBG funds can have on residents quality of life.

05N Abused and Neglected Children

Priority needs level: High
Performance measure: People
Year 5 goal: 0
Year 5 actual: 0
5 year goal: 75
5 year plan cumulative total: 884

No Public Service – Abused and Neglected Children projects were funded in 2013.

05O Mental Health Services

Priority needs level: High
Performance measure: People
Year 5 goal: 20
Year 5 actual: 71
5 year goal: 100
5 year plan cumulative total: 211

1. Doctors Care: Integrated Primary Care
2013 CDBG Award: \$25,000
2013 CDBG Expenditures: \$18,120

Doctors Care utilized CDBG funds to offer integrated mental health services, provide triage and assistance with referrals and provide direct care to low-income uninsured City of Littleton residents. Following the onset of the Affordable Care Act, Doctors Care became a Certified Assistance Site for Connect for Health Colorado to assist uninsured patients with the transition onto Medicaid and/or other newly available, subsidized insurance plans. Doctors Care staff helped many formerly uninsured patients access health care coverage, but many still faced barriers to accessing care due to a number of variables like language, transportation, anxiety, fear, lack of understanding etc...To address this issue,

Doctors Care established a patient navigation program with services that help stabilize patients and encourage acceptance by providers for the newly insured. This process helped patients manage and organize their medical history and break down barriers to accessible health care and services, resulting in individuals becoming more stable and integrated into the health care system. A total of 71 residents received over 134 appointments, totaling close to 175 hours of primary care and navigation services during the grant year.

05Q Subsistence Payments

Priority needs level: High
Performance measure: People
Year 5 goal: 50
Year 5 actual: 63
5 year goal: 250
5 year plan cumulative total: 627

1. Salvation Army: Emergency Housing Assistance
2013 CDBG Award: \$20,000
2013 CDBG Expenditures: \$20,000

Salvation Army used CDBG funds to provide emergency housing assistance, in the form of one month rent, to County residents in need. The program was designed to ensure clients receiving assistance met certain criteria that demonstrated their ability to meet future expenses and ensure the organization was acting as a good steward of public monies.

During the 2013 grant year, Salvation Army provided emergency rent assistance to 17 households (63 persons) in Arapahoe County. By providing emergency rent assistance, 17 households have remained in their homes and have been given the opportunity to address other needs and priorities aside from their rent that will help them achieve long-term stability and making ends meet. During the grant year, four households in Littleton, 12 households in Englewood and one household in Greenwood Village received rental assistance. The overall goal of this project was to help families achieve stability and prevent homelessness, and in part due to Arapahoe County CDBG funds, Salvation Army was able to achieve this goal.

Housing:

12 Construction of Housing

Priority needs level: Medium
Performance measure: Households

Year 5 goal: 1
Year 5 actual: 0
5 year goal: 5
5 year plan cumulative total: 63

13 Direct Homeownership Assistance

Priority needs level: Medium
Performance measure: Households
Year 5 goal: 12
Year 4 actual: 0
5 year goal: 60
5 year plan cumulative total: 16

1. Arapahoe County's First Time Homebuyer Program (FTHB) was administered by Funding Partners for Housing Solutions, a Fort Collins, CO based nonprofit Community Development Financial Institution (CDFI) certified by the United States Treasury, during the 2013 grant period. The FTHB program uses HOME funds to service the entire Urban County, providing down payment and closing cost assistance up to \$10,000.

14A Rehabilitation- single unit residential; major

Priority needs level: High
Performance measure: Households
Year 5 goal: 12
Year 5 actual: 13
Pending: 2
5 year goal: 60
5 year plan cumulative total: 55

1. Englewood Housing Rehab
2012 CDBG Award: \$27,500
2012 CDBG Expenditures: \$113,559.75
* CDBG PI in the amount of \$86,059.75 was used in conjunction with the \$27,500 allocation/award.

This project was identified as pending in the 2012 CAPER and is now being reported in the 2013 CAPER.

The City of Englewood 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. The program provides loans up to \$24,999 at varying interest rates depending upon the household income. The program is designed to address: life

threatening or safety problems; handicapped retrofitting; energy Conservation measures; elimination of potential code problems; and general property improvements.

This project provided housing rehabilitation to 13 extremely low, low and moderate-income families in the City of Englewood. The projects provided structural, electrical, mechanical and plumbing repairs, as well as energy efficiency and accessibility improvements. Combined, these projects improved the overall housing stock in city of Englewood by financing housing rehabilitation projects that likely wouldn't have occurred without this program.

As a result of this project assisting 13 households with the cost of home improvements, the City of Englewood was able to meet their goal of preserving and protecting all existing residential areas from any further deterioration.

2. The City of Englewood: Energy Efficient Englewood (E3)

2013 CDBG Award: \$127,500

2013 CDBG Expenditures: \$100,464.90

* The City of Englewood reallocated the original Englewood Housing Rehab project, funded at \$27,500 to the E3 project. Therefore, the E3 project funding was increased to \$127,500 from \$100,000.

This project is identified as Pending and final accomplishment data will be reported in the 2014 CAPER.

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

3. South Metro Housing Options (SMHO): Homeowner and Rental Rehabilitation

2013 HOME Award: \$150,000

2013 HOME Expenditures: \$107,973.34

This project is identified as Pending and final accomplishment data will be reported in the 2014 CAPER.

South Metro Housing Options, formerly the Littleton Housing Authority, uses HOME funds and HOME program income to provide low-to-moderate income single-family owner and renter-occupied home loans in Arapahoe County.

Priority needs level: High
Performance measure: Households
Year 5 goal: 25
Year 5 actual: 27
Pending: 1
5 year goal: 125
5 year plan cumulative total: 131

1. Brothers Redevelopment: Help for Homes \$50,000
2012 CDBG Award: \$50,000
2012 CDBG Expenditures: \$48,971.16

The Brothers Redevelopment Help for Homes project was funded in 2012 with 2012 CDBG funds. However, since the project was extended into the 2013 grant year, the projects accomplishment data is being reported in the 2013 CAPER.

Brothers Redevelopment used CDBG funds to provide free minor rehabilitation to senior and/or disabled homeowners in the City of Sheridan and the City of Littleton. All households below 80% of the area median income were eligible for the program. Minor rehabilitation items include painting, accessibility improvements, minor plumbing and electrical work, siding repairs and other similar work. \$25,000 was awarded for both Sheridan and Littleton.

Brothers Redevelopment completed 20 housing rehabilitation projects using 2012 CDBG funds. Of the 20 rehabilitation projects, 9 projects were completed during the 2013 grant year, including 3 in the City of Sheridan and 6 in the City of Littleton.

The rehabilitation projects ranged from minor plumbing, roofing, flooring and carpentry work to more thorough bathroom remodels and appliance replacement. Through this project, low to moderate income Arapahoe County residents (City of Littleton and City of Sheridan) were provided an opportunity to complete home repairs that would otherwise not be feasible. In most cases, the repairs minimized the prospect of homeowners living in substandard or even dangerous housing conditions, improved in-home accessibility and mobility for those living with disabilities, and protected the homes by addressing short and long-term maintenance issues. By completing these projects, homeowners were able to overcome physical and financial limitations to protect their homes and preserve their equity in those homes.

2. Atlantis Community: Arapahoe County Rental and Homeowner Access Modification Program (RHAMP)
2012 CDBG Award: \$50,000
2012 CDBG Expenditures: \$50,000

The Atlantis Community RHAMP project was funded in 2012 with 2012 CDBG funds. However, since the project was extended into the 2013 grant year, the

projects accomplishment data is being reported in the 2013 CAPER.

Atlantis Community provided rehabilitation improvements, focusing on handicap accessibility, to 7 homeowners and renters in Arapahoe County, excluding Aurora. Out of 10 applicants, 7 were deemed eligible and received varying rehabilitation improvements ranging from bathroom and kitchen repairs to new access ramps and central air-conditioning.

The seven completed projects included:

- Two bathroom rehabilitation projects. The first project was designed around a scald guard shower and bath, which also included new flooring and grab bars. The second project was a full bathroom rehabilitation including new flooring, fixtures and paint.

- One kitchen rehabilitation project. This project addressed the needs of a County resident confined to a wheelchair, and included lowering kitchen counters and installing appropriate cabinets and counter top to increase the residents safety, accessibility and quality of life.

- Three access ramp projects. Two projects installed a new access ramp to the front entrance, while the third project installed a new access ramp to the back entrance. Each project included new landings, doors and thresholds.

- One air-conditioning rehabilitation project. Due to a medical condition and urgent need, a central air-conditioning unit was installed for a client that requires strict temperature control.

The 2012 RHAMP project made a substantial lifelong improvement to the recipients' quality of life at home. All of the projects made accessibility improvements for disabled Arapahoe County residents, improvements that may not have occurred without Atlantis Community and the support of CDBG funds.

3. Brothers Redevelopment: Help for Homes
2013 CDBG Award: \$25,000
2013 CDBG Expenditures: \$0

The Brothers Redevelopment Help for Homes project will be completed by the extended deadline of July 31, 2014. Multiple projects are currently underway and nearing completion. This project is identified as Pending and the final accomplishment data will be reported in the 2014 CAPER.

The Help for Homes project provides free mobility/accessibility repairs and rehabilitation to low income, senior, or disabled households within Arapahoe County. The services provided by Brothers will focus on mobility and safety improvements like wheelchair ramps, grab bars, handrails, widening doorways/doors and other safety features that will increase client's safety, mobility and quality of life, enabling them to age in place. A maximum of \$4,999 will be spent on a home, with five (5) or more homeowners receiving assistance.

14B Rehabilitation- multi unit residential

Priority needs level: High
Performance measure: Households
Year 5 goal: 0
Year 5 actual: 0
5 year goal: 140
5 year plan cumulative total: 29

No 14B Rehabilitation – multi unit residential projects completed in 2013.

14F Energy Efficiency Improvements

Priority needs level: N/A
Performance measure: Housing Units
Year 5 goal: 0
Year 5 actual: 7
5 year goal: N/A
5 year plan cumulative total: 7

Arapahoe County Weatherization: Energy Efficiency Home Improvements
2013 CDBG Award: \$36,000
2013 CDBG funds expended: \$35,985.50

Seven households in Arapahoe County received comprehensive energy audits and associated improvements through the Energy Efficiency Improvements project performed by Arapahoe County's Weatherization Division. Five homes in Englewood and two homes in Littleton received energy improvements through this program. The homes received various energy improvements depending on the results of the energy audit, including improvements like insulation, vapor barriers, energy efficient appliances and fixtures, sealing ducts and vents, as well as additional services.

A key component of this project is identifying and addressing, through repairs or replacement, health and safety issues. As a result of the energy audits and CDBG funds, four of the seven households received new furnaces, two were replaced for health and safety reasons (other two were replaced for efficiency reasons). In addition, considerable health and safety services were provided, including: four homes received vapor barriers in crawl spaces, minimizing radon mitigation; three homes received venting work to address potential moisture and mold concerns; one home received extensive electrical work to address damaged electrical wiring in the attic that posed significant safety concerns; and, four homes that were not properly equipped with carbon monoxide detectors received new detectors.

In terms of energy savings, one of the goals of the program is to save clients 10 to 30% in annual energy costs after the home receives weatherization services. Based on the services provided to each of the seven households, annual energy

savings of 10-30% are realistic and will be measured using energy usage data for each of the households.

In summary, the energy efficiency program performed by Arapahoe County's Weatherization Division is a valuable project for homeowners and the community as a whole; Homeowners are able to improve the energy efficiency of their homes and the community benefits through the preservation of the housing stock and home values of the community.

21A Administration

Priority needs level: High

Performance measure: Organizations

Year 5 goal: 1

Year 5 actual: 1

5 year goal: 5

5 year plan cumulative total: 5

Arapahoe County budgets 10% of the annual HOME allocation and 20% of the County CBDG annual allocation, as well as 18% of Centennial CDBG allocation for administrative expenses. Despite the budgeted amount, the County is only permitted to draw administrative expenses as they occur. Administrative expenses include; salary and benefits of HCDS staff; building occupancy expenses; supplies; training and travel; reports and studies such as the Housing Needs Assessment and the Analysis of Impediments to Fair Housing Choice; and other administrative expenses. If the County does not use all of the available administrative funds towards administrative costs, the funds are re-allocated to projects.

2. Changes in Program Objectives

- a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.*

There were no changes in program objectives.

3. Assessment of Efforts in Carrying Out Planned Actions

- a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.*

Arapahoe County works to develop and maintain strong partnerships with other community organizations, non-profits, and businesses in the belief that through working together, we have the best opportunity to meet the needs of the citizens of our community.

- b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.***

Certificates of consistency are provided after a thorough review of a proposed project carried out by HCDS staff, the Division Manager and a final review and sign off by the Community Resources Department Director. A minimum of three staff members review a certificate of consistency to ensure that the proposal is in line with the priority of needs for the County and the decision to issue or not issue is fair and impartial.

- c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.***

Arapahoe County makes every effort to ensure that all projects and utilization of funds is in accordance with the priority of needs identified in the 5 Year Consolidated Plan and the Annual Action Plan. All projects undertaken, identified, and described in other areas of this report match High or Medium Priority Needs as identified by the County.

4. For Funds Not Used for National Objectives

- a. Indicate how use of CDBG funds did not meet national objectives.***
- b. Indicate how did not comply with overall benefit certification.***

All funds received were used to address National Objectives.

5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property

- a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.***
- b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.***
- c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.***

When federal funds are used to acquire or rehabilitate a property, the possibility of displacing the occupants of the property exists, and the agency administering the funds has an obligation to minimize the impact of the federally funded activity on the occupants. In cases of acquisition of property, the owner must be advised that the property cannot be taken by eminent domain and advised of the fair market value of the property, prior to entering into a firm commitment to sell. If there are tenants in a property, whether it is a commercial or residential property, and they will be displaced due to the property transfer or rehabilitation, then they must receive certain assistance and compensation. If the tenants in a residential setting are low income, they must receive

additional consideration. If a low income dwelling unit is demolished or converted, then the unit must be replaced with a similar unit somewhere in the area, and a public notice process must be followed.

Single-family housing rehabilitation is an ongoing activity for the cities of Englewood, Littleton, and Centennial throughout the County. No displacement occurred because the homeowners were not required to leave their homes. All rehabilitation was completed with the homeowner in place.

Arapahoe County Housing and Community Development Division have developed a Uniform Relocation Act Policy and Procedure to ensure that households, businesses, farms, and nonprofit organization are aware of their rights and have their needs and preferences addressed.

The Uniform Relocation Act Policy and Procedure addresses the need to deliver notices in a timely manner beginning with the General Information Notice which must be provided as close as feasibly possible to the initial project application. Any proposed project which may involve temporary or permanent relocation must provide an outline of their relocation plan at the time of project application. In the process of reviewing the project for funding, the staff is able to also review the relocation plan to ensure that it adheres to both Arapahoe County policy and procedure and HUD regulations.

6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons

- a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.*
- b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.*
- c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.*

No economic development activities were undertaken in 2013. Section 3 activities have been tracked and will be reported to HUD.

7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit

- a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.*

Low-income eligibility (income eligible) is defined annually by HUD. All individuals and households whose income categories are listed as low-mod, low, or very low are eligible for CDBG assistance based on related family size. Certain classes of individuals

are presumed to be low-income (presumed benefit) and eligible for CDBG assistance as a group (not as individuals) if they are in one of the following categories: seniors; severely disabled adults; homeless; battered spouses; abused/neglected children and youth; illiterate adults; migrant farm workers, and persons living with HIV/AIDS. In addition, HUD has indicated that persons who use food banks or meals programs may be presumed to be eligible low-income clients.

Lower-income communities (area benefit) include those cities, towns, communities or specific areas (regardless of size) where more than 51 percent of households have an income that is less than the county median income based on most recent census data.

All CDBG funded agencies have to collect income, or self-certification forms from their clients unless their program serves a “presumed benefit.” For those that do not meet the presumed benefit criteria, the income self-certification form is required from all clients in addition to proof of income (e.g. tax forms, pay stubs, documentation of participation in another income limited to government program, etc.).

8. Program income received

a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.

- Housing Rehabilitation: \$122,736.20

b. Detail the amount repaid on each float-funded activity.

- N/A

c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.

- First Time Homebuyer Loan Repayments: \$178,861.42 (HOME)
- Rehabilitation Loan Repayments: \$3,393.08 (CDBG)

d. Detail the amount of income received from the sale of property by parcel.

- Recaptured Funds: \$37,740.74 (HOME)

9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:

a. The activity name and number as shown in IDIS;

b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;

- c. The amount returned to line-of-credit or program account; and*
- d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.*

N/A

10. Loans and other receivables

- a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.*
- b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.*
- c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.*
- d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.*
- e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.*

N/A

11. Lump sum agreements

- a. Provide the name of the financial institution.*
- b. Provide the date the funds were deposited.*
- c. Provide the date the use of funds commenced.*
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.*

N/A

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year

- a. Identify the type of program and number of projects/units completed for each program.*
- b. Provide the total CDBG funds involved in the program.*
- c. Detail other public and private funds involved in the project.*

Please see data above.

13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies

- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.*

N/A

Antipoverty Strategy Program Year 5 CAPER

- 1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.*

Each and every public service project funded in 2013 either directly, in the case of financial assistance, or indirectly, in the case of providing goods and services, is designed to provide some type of financial assistance to individuals and/or families. Indirectly, the public service projects funded in 2013 provide goods and services at no charge that individuals would have otherwise not had the money to afford, or altogether would not have requested or sought after. It is in this sense that the 2013 public service projects indirectly help individuals improve their financial position, allowing them to allocate their money on other important pressing needs.

In addition, many of the public infrastructure and improvement projects directly and indirectly assist individuals in ways that many would not have otherwise been able to afford, i.e. homeowner rehabilitation projects often address projects that homeowners would either have to use a line of credit to afford, or would simply delay until the repairs become emergencies, exponentially increasing the cost of the repairs. Moreover, many of the infrastructure improvements are for organizations that house and provide goods and services to individuals at no cost, freeing up money for participants to spend on meeting other basic needs.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

- 1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).*

Arapahoe County has a long standing commitment to address special needs of persons that require supportive housing. During the 2013 grant period, Arapahoe County funded multiple organizations that serve residents needing such support. In addition, a number

of 2012 projects being reported in this CAPER also served residents requiring supportive housing.

As mentioned, multiple organizations during the 2012 and 2013 grant period that address non-homeless persons requiring supportive housing received funding, including: Salvation Army, Doctors Care, Senior Hub, TLC Meals on Wheels, Project Angel Heart, Audio Information Network, SungateKids, ARTS, Atlantis Community, Brothers Redevelopment, Englewood Housing Authority and South Metro Housing Options.

Specific HOPWA Objectives

N/A

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.