

2018 CDBG, HOME and Affordable Housing Program Accomplishments

March 19, 2019



CDBG Program

- General Rehab Program – loans (deferred or repayment) to LMI homeowners to improve home - \$223,269
 - Code violations
 - Health/safety issues
 - Energy efficiency
 - Homeowner requested
- 12 households assisted – avg cost \$18,606

CDBG Program

- General Rehab Program

Basement egress window installed

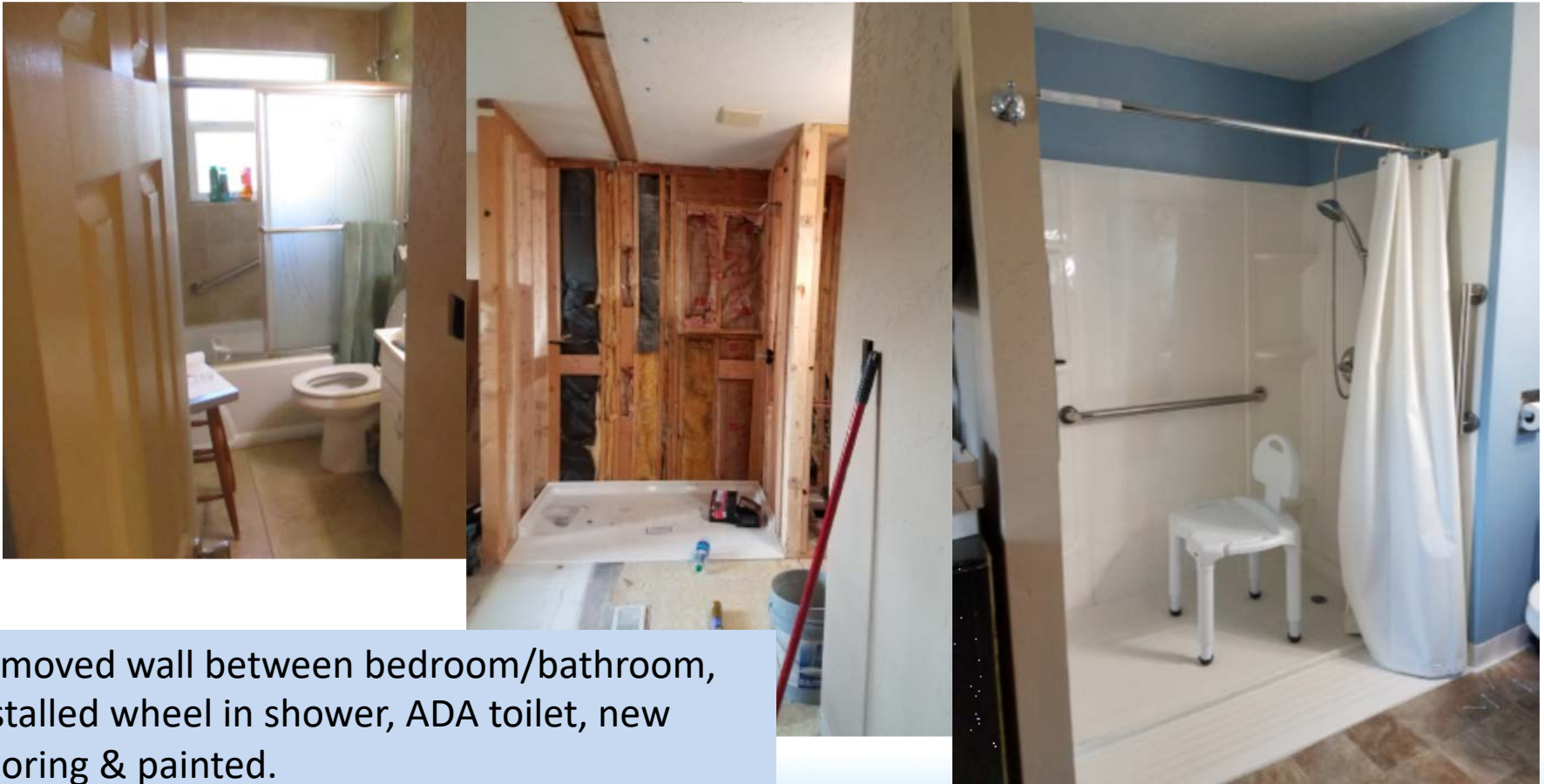


CDBG Program

- Architectural Barrier Removal Program – grants/loans to LMI owners & renters to make home accessible - \$105,977
 - ADA toilet installation
 - ADA ramps
 - Replace carpet/remove tripping hazards
 - Convert tub to walk-in shower
- 20 households assisted – avg cost \$5,299

CDBG Program

- Architectural Barrier Removal Program



Removed wall between bedroom/bathroom, installed wheel in shower, ADA toilet, new flooring & painted.

CDBG Program

- Mobile Home Repair Program –grants to LMI mobile home owners to keep homes safe - \$70,076
 - Hot Water/Furnace replacement
 - Window Replacement
 - Roof Repairs
 - Weatherization
- 14 households assisted – avg cost \$5,000

CDBG Program

- Emergency Grant Program – grants to LMI homeowners to make repairs that pose an immediate/serious threat to health/safety of occupants - \$14,555
 - Hot Water/Furnace replacement
 - Electrical repairs
 - Water/Sewer issues
- 6 households assisted – avg cost \$2,426

CDBG Program

- Total Rehab Program Assistance - \$455,374
 - 40 households assisted
 - Average cost - \$10,347
- Increase in volume from 2017 - \$255,076
 - 31 households assisted
 - Average cost - \$8,228
- Reworked our inspection services to increase productivity
- Still struggling with having sufficient # of contractors

CDBG Program

- Grant to Boulder County for Housing Counseling Program - \$50,000
 - 246 residents assisted
 - Leveraged \$357,904
- Security Deposits to support Vouchers for Homeless - \$57,000
 - Cancelled

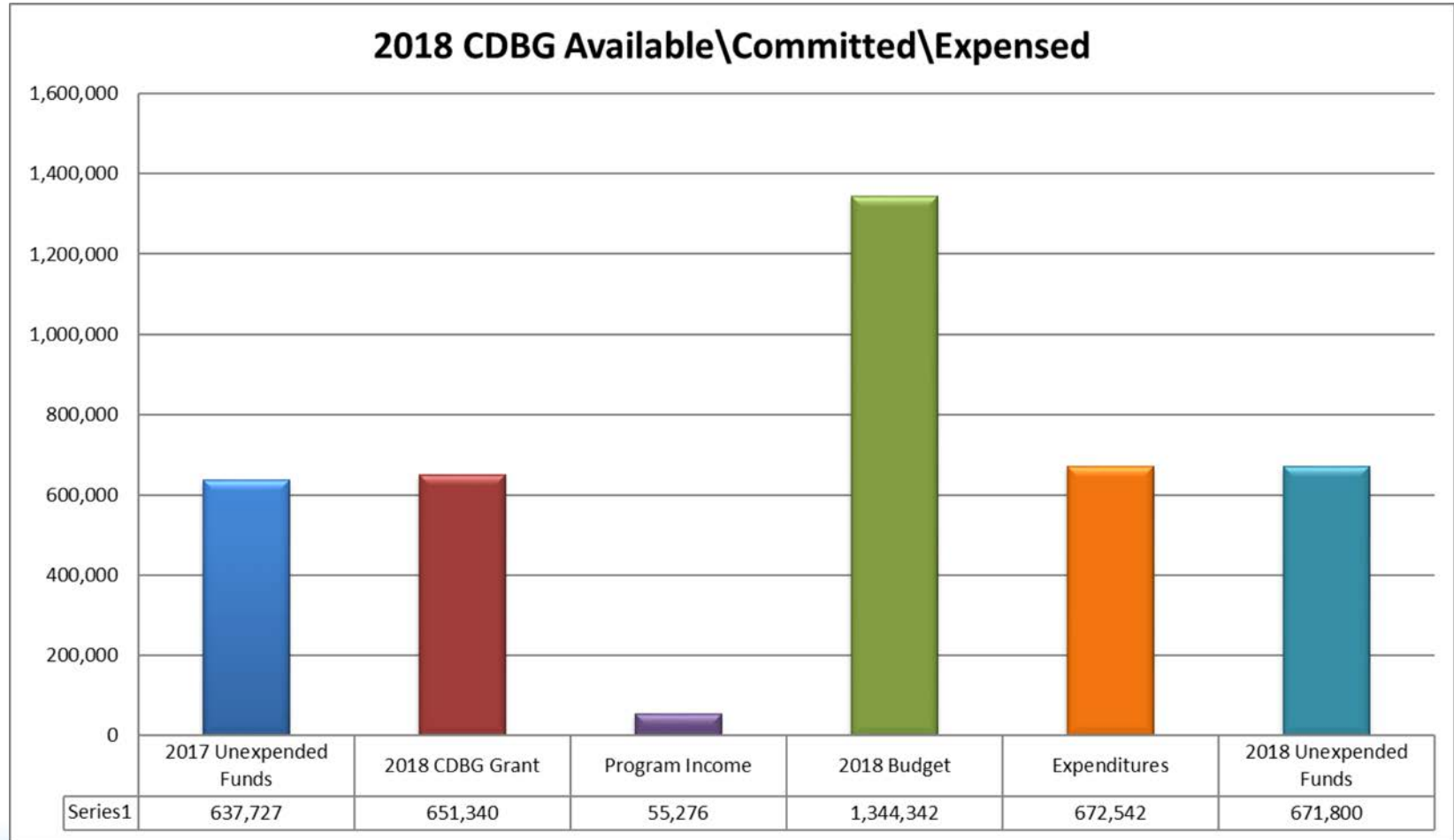
CDBG Program

- Demolition of 50 E. Rogers Road
 - Removed asbestos
 - Demolished building
 - Removed concrete surfaces
 - Regraded site
- Council donated lot to Habitat for future development of 2-3 townhomes (8/28/18)

CDBG Program Comparison

- 50% expenditure ratio (was at 42% in 2017)
- 2018 timeliness ratio was 1.24 (required to be below 1.5) (1.43 in 2017)
- Leveraged 53¢ for every \$1 in CDBG funds (79¢ in 2017)
- 14.5% of 2018 funding spent on administration (cap is 20%) (17.8% in 2017)
- 87.4% of funding spent in 2018 benefitted low/moderate income residents (97.8% in 2017)

CDBG Program



HOME Program

- New construction of Fall River Senior Apartments

- \$1,475,789 in HOME Consortium funds



- \$480,000 in HOME program income

- 60 total homes – 52 one bedroom, 8 two bedroom

- 100% affordable \leq 50% AMI

- Leveraged \$6.61 for each \$1.00 of HOME funds

Affordable Housing Program

- New construction of Fall River Senior Apartments
 - \$120,000 loaned from AH Fund
 - \$146,694 paid from AH Fund to offset Water/Sewer System development fees
 - \$162,438 waived development fees
- Pilot Projects
 - ADU Stock Plans
 - Planning Facilitator



Affordable Housing Program

- Purchase of land for Affordable Housing development
 - @ The Suites
 - \$700,000 from AH Fund
 - Habitat for Humanity - single lot
 - \$38,000 loan
- Fee Waivers provided
 - \$14,901 for 2 for-sale homes

Affordable Housing Program

- Administration
 - Conducted 4 application cycles in 2018 with 5 projects approved for funding
 - New Inclusionary Housing Program adopted - effective 12/24/18
 - Continued to serve on Regional AH Partnership Steering Committee

6.2% of current housing stock is affordable with 2,336 homes deed restricted to date