

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

This section discusses the resources that will be used to meet the goals of the 2015 – 2019 Five-year Consolidated Plan. These Resources are financial, involve partnership opportunities and include ability to leverage additional funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$720,000	\$25,000	\$0	\$745,000	\$3,725,000	Federal funds prioritized to improve affordable housing and to address capital improvements of service providers serving low- and moderate-income residents.
HOME	Public-Federal	Homeownership Homeowner Rehab Rental Housing TBRA	\$940,000	\$30,000	\$0	\$970,000	\$3,760,000	Federal funds used to create and preserve affordable housing.
Affordable Housing Funds	Public – Local	Affordable housing development and preservation	\$2.5 M	\$0	\$0	\$2.5 M	\$12.5M	Federal funds used to create and preserve affordable housing.

Community Housing Assistance Program	Public – Local	Affordable housing development and preservation	\$2 M	\$0	\$0	\$2 M	\$10 M	Local funds used to create and preserve affordable housing.
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Table 47 - Expected Resources – Priority Table

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

In addition to the receipt of federal CDBG and HOME funds, the City of Boulder has two funding sources generated locally. The Affordable Housing Fund generates an average of \$2.5 million annually as a result of the City of Boulder Inclusionary Housing ordinance. The Community Housing Assistance Program is funded primarily through property tax and a Housing Excise Tax and generates approximately \$2 million annually. The City will continue to leverage resources available including the state, local and private dollars.

As discussed earlier, the flood of 2013 flood greatly impacted the jurisdictions represented in the Consortium resulting in the receipt of CDBG-DR funds to address immediate and long term flood recovery and rebuilding efforts.

Through its competitive fund rounds, the City encourages applicants to seek other funding and in-kind contributions from private and public sources to match City funding. Other things being equal, applications with greater matching sources will receive favorable consideration. Although specific matching requirements are not currently defined, the City may implement them in the future. The City prefers not to be the sole source of funding for a project or program. Eligible match sources include, but are not limited to, non-federal funds, tax credit proceeds, Private Activity Bonds, municipal General Fund monies, lending institutions, foundations, government entities (county or state), earned revenue, volunteer time, and in-kind donations. The Consortium works with Public Housing Authorities and HOME subrecipients to ensure the HOME match requirement is satisfied.

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

During the next five years the City of Boulder is working with partners on the following redevelopment opportunities that will address the needs of the plan including:

Twin Lakes/Acquisition and Development — To be acquired by Boulder Housing Partners, the site is proposed to be developed into a mixed income (workforce and market rate) rental development with the potential for 62 affordable units.

Project Renovate/Rental Rehabilitation — Approved for the Rental Assistance Demonstration (RAD) Program, Boulder Housing Partners will upgrade more than 300 units of public housing to modern standards and convert them to sustainable financing.

Thistle Communities/Rental Rehabilitation — the City of Boulder will continue its partnership with Thistle Communities, a nonprofit housing provider, to rehabilitate and stabilize its rental portfolio located within the City of Boulder.

Discussion

Please see above.

Annual Goals and Objectives

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

This section outlines the annual goals and objectives for HOME consortium funding.

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing Programs	2015	2019	Affordable Housing Homeless		Rental Housing Homelessness	CDBG, HOME, Local	Rental units rehabilitated: 22 Household Housing Units
2	Existing Owner-Occupied Housing Assistance Programs	2015	2019	Affordable Housing		Existing Housing	CDBG, Local	Owner-Occupied Housing Rehabilitated: 10 Household Housing Units
3	Home Buyer Programs	2015	2019	Affordable Housing		Homebuyer	CDBG, Local	Direct Financial Assistance to Homebuyers: 4 Households Assisted
4	Homeless Assistance Programs	2015	2019	Homeless		Homelessness	CDBG, HOME, Local	None in first program year
5	Community Investment	2015	2019	Non-Housing Community Development		Public Facilities/ Improvements Public Service	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Capital Improvements for nonprofit service providers: 1 agencies
6	Economic Development	2015	2019	Economic Development		Economic Development	CDBG	Businesses assisted: 10 Businesses Assisted

Table 48 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing Programs
	Goal Description	<i>Preserve existing and increase the amount and affordability of rental housing for the Consortium’s lowest income renters.</i>
2	Goal Name	Existing Owner-Occupied Housing Assistance Programs
	Goal Description	<i>Preserve existing affordable owner-occupied housing stock by keeping houses safe and habitable, help owners to age in place and provide foreclosure prevention services to all homeowners.</i>

3	Goal Name	Home Buyer Programs
	Goal Description	<i>Support low-to-moderate income home buyers and increase the supply of affordable housing units.</i>
4	Goal Name	Homeless Assistance Programs
	Goal Description	<i>Reduce homelessness within the Consortium geographic area.</i>
5	Goal Name	Community Investment Programs
	Goal Description	<i>Revitalize and invest in the consortium's communities to ensure that all neighborhoods, particularly those of low/moderate income, enjoy a high quality of life for their residents.</i>
6	Goal Name	Economic Development Programs
	Goal Description	<i>Increase the economic empowerment of residents to secure a stable income and begin to build wealth.</i>

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section details the projects proposed for the 2015 program year.

#	Project Name
1	CDBG Administration
2	HOME Administration
3	Rental
4	Owner-Occupied Housing
5	Homebuyer
6	Homeless
7	Community Investment
8	Economic Development

Table 49 – Project Information

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

The allocation of funds is closely aligned with the top housing and community development needs identified in the needs assessment, housing market analysis, and contributions by stakeholders and citizens who participated in the development of the Consolidated Plan. The primary obstacle to addressing underserved needs is a lack of funds.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of entitlement (including areas of low-income and minority concentration).

Geographic areas are presented below in the Rationale for Priorities section.

Rationale for the priorities for allocating investments geographically.

HOME funds received by the HOME Consortium have historically been distributed to the Consortium members based on a set percentage (City of Boulder – 50%, City of Longmont – 23%, Boulder County – 20%, City and County of Broomfield – 7%). The City of Longmont oversees its own distribution of HOME funds. City and County of Broomfield has used its funds to support a Tenant Based Rental Program. The City of Boulder oversees distribution of its HOME funds as well as the funds designated for Boulder County. This historical distribution process is being re-evaluated by the Consortium members who are exploring transitioning to a rotational distribution. If adopted by the Consortium members the funds would rotate throughout the region with each rotation receiving the majority of the funds to pursue a project of magnitude. For example, in year one Longmont would receive all of the project dollars plus a percentage of the administrative dollars. This would be followed by year two with the funds being awarded to Boulder County, year three and four HOME allocations flowing to the City of Boulder (representing approximately 50% of the funds generally received by the City), and year five's allocation going to Bromfield to use for a development opportunity. The purpose of this adjustment is threefold: 1) Concentrate HOME resources to simplify and expedite individual affordable housing projects; 2) Reduce the administrative burden of managing multiple HOME projects across the region; 3) Support the Ten-Year Plan to Address Homelessness by supporting a regional approach to provide transitional and permanent housing to individuals experiencing homelessness. The feasibility and structure of this form of distribution is still under discussion.

All CDBG funding allocated to the City of Boulder will be allocated to activities within the Boulder city limits. CDBG funds are prioritized to meet affordable needs as well as the capital improvement needs of community based service providers serving low- and moderate-income persons. The geographic location of the programs is dependent upon the request for funds, as the City's program is driven by an annual competitive application process. The annual allocation process includes: release of the Notice of Funding Availability, submission of applications from housing partners and service providers, review of the applications by staff, provision of technical assistance to ensure eligibility of proposed activities, review by City Manager-appointed housing and community development Advisory Boards, and submission of Advisory Board recommendations to the City Manager for approval.

Discussion

Please see above.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The City of Boulder will continue to support preservation and development initiatives pursued by the Boulder Housing Partnership (BHP). In 2015 this will include supporting Project Renovate. Approved for the Rental Assistance Demonstration (RAD) Program, BHP will upgrade more than 300 units of public housing to modern standards and convert them to sustainable financing.

Longmont Housing Team (LHOT) does not manage any public housing units.

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

See Section MA-25.

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

Boulder Housing Partners resident services connects residents to nonprofits specializing in homeownership and self-sufficiency. Efforts in the current action plan will focus on rental units given the very low rental vacancy rates and severe shortage of affordable homeownership housing.

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

N/A

Discussion

Please see above.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

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

The City of Boulder is in the process of developing a Homeless Action Plan, which will be a City-specific plan operating within the framework of the Boulder County Ten-Year Plan to Address Homelessness. Next steps are now being planned to implement strategies and initiatives supported by the City.

Boulder County Department of Housing and Human Services fully supports the goals of the Ten-Year Plan to Address Homelessness and will employ many programs focused on ending homelessness in the next year. They include the Housing Stabilization Program, Tenant-Based Rental Assistance, Family Unification Program, Veterans Administration Supportive Housing vouchers and Housing Choice Voucher program. In 2015 Boulder County HHS will deploy an additional 25 VASH vouchers to help reduce chronic homelessness experienced by veterans.

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

One of the strategies supported by the City is working with local homeless service providers to develop a prioritization system, perhaps using a prioritization tool such as the Vulnerability Index. The City also supports system improvements such as coordinated entry and assessment, and improved data collection among local homeless services providers. These types of best practices system improvements and prioritization should make it easier to reach out to homeless persons and assess their needs.

The City of Longmont will participate in the annual Point-In-Time survey with the Metro Denver Homeless Initiative. Also the City will fund the OUR Center to continue to provide intake, assessment and basic needs for the homeless and those at risk of homelessness and HOPE which provides street outreach and assessment.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Boulder Potential Homeless Action Plan strategies include exploring a more thorough evaluation of the emergency sheltering system to update local target goals for sheltering; and support for the Metro Mayor's Caucus Homeless Committee initiatives, including the medium-range goal of supporting initiatives to expand housing resources. The Consortium is also holding a countywide discussion of housing and homelessness.

The City of Longmont will continue to support and fund the Boulder Shelter for the Homeless (single homeless individuals) and the Atwood Shelter (families), Safe Shelter of St. Vrain Valley (domestic violence), and the Inn Between (transitional housing).

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

Homeless Action Plan initiatives being explored and implemented include:

- Alternative financing mechanisms such as Pay for Success projects to reduce homelessness, including helping people obtain and retain housing;
- Developing a community dashboard on goals for housing homeless people in the community, and
- Strengthening landlord relationships to increase options for homeless individuals/families to gain housing, and for at-risk or formerly homeless people to retain housing.

The City has a comprehensive housing strategy under development that includes a commitment to affordable housing for low-income individuals and families.

The City of Boulder is also a lead partner in coordinating local efforts around development of a Coordinated Assessment and Housing Placement System (CAHPS) through the Metro Denver 25 Cities Initiative pilot project, which assesses individuals for housing needs based on a standardized evaluation of vulnerability and other characteristics, and matches them with housing resources available throughout the region.

Boulder County HHS will continue the following programs to help formerly homeless individuals and families transition from homelessness into permanent housing:

- Financial literacy classes;
- Public benefits screening, eligibility and enrollment – Families and individuals are screened for eligibility and enrolled in public benefits via PEAK (online benefits enrolment);
- Follow-up is provided by case worker to ensure families receive benefits (i.e. food assistance, Medicaid, Child Health Plus, cash assistance, etc.);
- Childcare Assistance Program enrollment;
- Access to domestic violence advocacy, counseling and support; and
- Access to Family Resource Centers (FRC), substance abuse and mental health services.

The City of Longmont will continue to support The Suites (permanent supportive housing), increasing the supply of permanent affordable housing and the myriad of support services provided annually through the Human Service Agency funding process.

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

Boulder County has significant prevention services linked to its Housing Stabilization Program and the public benefits systems it administers. The City supplements this system by funding and providing a wide range of support for extremely low-income individuals and families, to help them avoid becoming homeless. Specifically, Boulder County will continue to administer the Tenant Based Rental Assistance program, which provides housing vouchers and intensive case management to families who are currently homeless, or at risk of becoming homeless with children in the local school district. Additionally, in the next year, the Family Unification Program, a supportive housing early intervention program that provides housing and case management services to families with identified child welfare concerns and youth transitioning out of the foster care system will continue to help address homelessness in Boulder County.

The City complements this system by funding and providing a wide range of supports for extremely low-income individuals and families, to help them avoid becoming homeless. This support includes:

Direct services

- Providing childcare subsidies for low-income families
- Providing school-based wrap-around support for families
- Providing community resource referrals and case management for seniors
- Landlord-tenant mediation services
- Enforcement of failure to pay wages ordinance

Community funding – local funds support

- Asset and income-building models such as Bridges Out of Poverty and the Circles

Program

- Access to health and mental health care
- Access to quality childcare and preschool for low-income children

- Legal services to avoid eviction or other legal issues leading to homelessness
- Re-entry mentoring

The City of Longmont will work with the Ten-Year Plan group to coordinate and improve discharge policies and procedures with the corrections, mental health, child welfare and public health systems to support successful transition from institutional placements to permanent housing.

Discussion

Please see above.

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

Introduction

The most prevalent barrier to affordable housing in the Consortium region is extremely low vacancy rates. Lack of availability of housing in general continues to put upward pressure on already high prices to own and to rent in the region.

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

Discussion

The 2014 AI found no barriers in the City of Boulder associated with local public policy. Rather, the AI concluded that Boulder's ordinance, namely the Inclusionary Housing ordinance, and policies are some of the most progressive in the country.

The fair housing action items the City will accomplish during the Five-year Consolidated Plan focus on increasing the inventory of affordable housing.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section reports additional efforts the City of Boulder will undertake during the 2015 program year to address residents housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

Despite the City of Boulder's targeted use of federal and local resources to meet the underserved needs of the community, obstacles to meeting these needs will continue and require focus. The goals set forth in this plan position the City to continue its focus on meeting needs in the areas of rental housing, owner-occupied housing, homeownership opportunities, homelessness assistance, community investment needs and economic development. The City will continue to focus federal and local resources to meet these needs and work with partners to devise and support creative solutions.

Actions planned to foster and maintain affordable housing

Similar to the obstacles faced in meeting the underserved needs of the City of Boulder, meeting the affordable housing needs of the community will continue to be a challenge. There are many causes for this in Boulder—the tale of two Boulder housing types: detached single-family homes that are increasingly only affordable to the wealthy; and attached homes, such as condos and apartments, that provide better affordability for middle-income households but are less attractive to families; the challenge of limited land supply and how to redevelop existing areas in ways that respond to the community's evolving housing needs in a manner consistent with other community values and priorities; and a finite amount of financial resources to meet these needs.

The City will continue to leverage federal resources with local funds by enforcing its local affordable housing ordinance. In addition, it will explore other tools and opportunities to preserve and create affordable housing options through the development and adoption of the Comprehensive Housing Strategy. The City will continue its close coordination with Boulder Housing Partners and other nonprofit housing providers while nurturing relationships with for-profit developers able to help meet the affordable housing needs of City residents.

Actions planned to reduce lead-based paint hazards

The City of Boulder will continue its support efforts that reduce the hazards of lead-based paint utilizing HUD funds in conjunction with other available resources. Activities will include testing and evaluation, community education, and abatement of lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The City of Boulder will continue to focus its efforts and resources to reduce the number of poverty-level families through the preservation and creation of safe and affordable housing. The foundational importance of meeting the housing needs of poverty-level families will support them moving toward

self-sufficiency. Continued and expanded coordination with the City's Human Service Fund provides the opportunity to support the agencies serving poverty-level families. Expanded coordination with the City's Economic Vitality Program will provide opportunities for poverty-level families to gain the training and skill-building, resources and supports that can lead them to achieving self-sufficiency.

Actions planned to develop institutional structure

The City of Boulder Division of Housing administers the Community Development Block Grant (CDBG) program. As part of the Community Planning and Sustainability Department, activity selection and funding decisions will continue to be made in close coordination with the City's Human Services division and Economic Vitality program. These decisions will continue to be influenced by the expertise of two Advisory Boards, appointed by the City Manager. The City will also continue its regular coordination meetings with housing and service providers.

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

Already working closely and effectively with Boulder Housing Partners and nonprofit housing providers, the City will continue its close coordination with Boulder Housing Partners and other nonprofit housing providers while nurturing relationships with for profit developers able to help meet the affordable housing needs of City residents. The City will continue to focus block grant dollars on affordable housing opportunities and capital improvement needs of service providers, as well as continue to partner with community-based service providers to devise and support creative solutions to meet their capital improvements needs. Furthermore the City will continue to work closely with the Human Service Fund to ensure service providers' access to the service dollars available through this fund.

Discussion

Please see above.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

The Consortium leverages its HOME funds with other forms of investment including Low Income Housing Tax Credits, private interest-bearing debt for rental housing development, grants of State of Colorado HOME funds, Federal Home Loan Bank Board grant funds, other private grant funds, and fundraising proceeds. Homeowners assisted by the HOME program use private interest-bearing debt to purchase homes.

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

The City of Boulder applies resale provisions in all homeownership programs where HOME funds are used. Home buyers receiving HOME funds for down payment assistance will be subject to the requirements at 24 C.F.R. Part 92.254(a)(4) which include resale provisions for a period of years consistent with the program regulations. The resale provisions will provide owners with fair return on a percentage of their investments, including any improvements. Loans will be secured by a signed mortgage, promissory note, and lien filed against the property. The City of Boulder will place an index-based resale restriction on each unit assisted. In addition to the HOME affordability requirements, in accordance with the City of Boulder's funding policies, a covenant will be placed on the unit that will maintain its affordability in perpetuity.

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

As stated above, the City of Boulder applies resale provisions when HOME funds are used including application of the prescribed affordability period. HOME funds are secured by an executed and recorded promissory note and lien filed against the property. In addition to the HOME affordability requirements, in accordance with the City of Boulder's funding policies, a covenant will be placed on the unit that will maintain its affordability in perpetuity.

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

Per the HOME rules, existing debt on a property may be refinanced when HOME funds will be used for rehabilitation to permit or continue affordability. To be considered for HOME funds, the application for rehabilitation and refinance must, at a minimum: Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per

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

Discussion

Please see above.