

# **APPENDIX A.**

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## **Citizen Participation and Consultation**

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This section supplements the Boulder and Broomfield HOME Consortium and CDBG eCon Plans with a summary of input from the stakeholder and citizen participation efforts completed during development of the Plans.

Residents and stakeholders participated in the Consolidated Plan process through:

- A resident survey about housing needs and preferences, completed by more than 3,000 residents and workers in the region.
- Eight focus groups held with residents and in-commuters (two targeted persons of Hispanic descent and Nepalese immigrants) to provide in-depth information about the experience of finding housing in Boulder and Broomfield Counties.
- A focus group with the region’s primary housing and supportive service providers, and
- A 30-day public comment period, and
- A Public Hearing held during the public comment period.

This section summarizes the findings from these efforts. Any written public comments received during the 30-day comment period of the draft of Five-year Consolidated Plan appear at the end of this section.

### Resident Survey Findings

The resident survey conducted to support regional housing strategies and the HOME Consortium Consolidated Plan was open to both residents and in-commuters in the region. Surveys were available online and in paper form, distributed through social media and area employers. More than 3,000 residents completed the surveys. Significant survey samples were received from the protected classes of persons with disabilities, seniors and families with children.

The lack of—and need for more—affordable housing, particularly for households with special needs, was the primary theme in the survey responses. Many residents who own in the region purchased their homes many years ago, when housing was much less expensive. To live in the region, low and moderate income households must rent, purchase publicly subsidized units or use other financial means, including:

- Some residents may rent out a portion of their home,
- Live with friends or family,
- Rely on pension or trust fund to manage expenses, or

- Work multiple jobs.

Without these outside supports, nearly 80 percent of low-income residents would have to move to a less expensive community.

One area of focus for the survey was the needs of persons with disabilities. According to the survey, the most significant need of persons with disabilities is affordable housing. Affordability was identified as a need more significant than accessible housing or housing with services. Specifically,

- One-third of Boulder residents with a disability said they plan to move in the next five years, with half of these moving because of housing affordability. None said they were planning to move to find a house that can be made accessible.
- More than one-third of Boulder in-commuters with a disability would like to move to the city to be closer to work. Twenty-three percent said they had to move from Boulder against their wishes in the past five years, primarily due to the cost of housing. None said they had to move due to accessibility concerns.
- Sixty-eight percent of in-commuter households with a disabled member did consider Boulder when looking for their current housing. When asked why they did not choose Boulder, 61 percent said they couldn't afford it. Ten percent said they couldn't find accessible housing in Boulder.

## **Focus Group Findings**

Focus groups were completed with low income residents, ethnic minorities, immigrants and seniors. Participants in the resident and senior focus groups were randomly recruited. The City of Boulder's Community Relations and Office of Human Rights recruited participants for the Hispanic and Nepalese focus groups.

The participants in the focus groups agreed that affordability was a challenge in the region and that compromises were necessary to live near places of work.

In both the Nepalese and Hispanic focus groups, participants emphasized the importance of buying a single family home for privacy; all but two currently live in mobile homes and appreciate the "stand alone" nature of the housing.

Seniors said that a major challenge is the level of property taxes, which strains their retirement income, making it hard to remain in their homes. Other issues seniors face in making the decision of moving include the ability to keep up a home that is now too big for them, available support services for those who have a disability or a challenge living independently, and access to a reliable transit system that would make it easier for them to get around.

## Stakeholder Consultation Findings

On September 24, 2014, the Consortium held a focus group with providers of housing and community development services to low and moderate income residents in Boulder and Broomfield Counties. The organizations participating in the focus group included the following:

| <b>Organization Name</b>                         |
|--|
| Aging Advisory Council                           |
| Boulder County Area Agency on Aging              |
| City of Boulder Human Services                   |
| Colorado Enterprise Fund                         |
| Dental Aid                                       |
| Flatirons H4H                                    |
| Foothills United Way                             |
| HOPE (Homeless Outreach Providing Encouragement) |
| Immigrant Legal Center of Boulder County         |
| Longmont Housing Authority                       |
| Mental Health Partners                           |
| Mother House                                     |
| OUR Center                                       |
| Safe House Alliance                              |
| Safe Shelter of St. Vrain Valley                 |

The purpose of the focus group was to obtain information on the greatest unmet housing and community development needs of low and moderate income and special needs populations in the Consortium. Attendees were asked to discuss:

- The most common housing problems of their clients,
- The need for specific types of housing,
- If and how needs differ by race and ethnic composition of clients,
- The primary supportive service needs of clients, and
- The strengths and gaps in the delivery of services to clients.

This section summarizes the primary findings from the stakeholder consultation meeting. It is organized around the main topics discussed at the focus group.

### **Which residents have the greatest needs in Boulder and Broomfield Counties?**

Service providers identified the special needs populations with the greatest needs as:

**Undocumented residents and workers.** Many have housing and supportive service needs but are reluctant to seek out services because of their citizenship status. In some cases, they cannot access services. Living in overcrowded conditions to avoid cost burden is a common strategy.

**Pregnant young women who need both affordable housing and child care.** Transitional housing options are limited in Boulder and Broomfield Counties. As such, many families needing transitional housing resort to living in their cars and/or cycling through shelters in Denver and surrounding communities with greater resources.

**Survivors of domestic violence seeking affordable rental housing.** In tight rental markets, when landlords are choosing among many tenants, survivors have a harder time finding rental housing due to rental histories that have been blemished by their former partners. They are more likely to remain housed with their abusers in very tight rental markets.

**Elderly residents living on fixed incomes.** Many residents affected by the 2013 floods were seniors. They have significant housing repair needs or have lost their homes.

A housing needs assessment conducted for the City of Boulder in spring 2014 estimated that 20 percent of Boulder seniors—about 2,000 seniors—have supportive service needs. The report concluded that the majority of seniors' needs are currently met by existing services in Boulder. Yet one-third of the city's seniors—about 650—feel their needs are unmet. These needs include assistance with yard work, home maintenance and housekeeping.

An estimated 14,000 Boulder seniors plan to age in place over the next 10 years. Of these, about 4,000 have acute concerns about their ability to do so without additional supportive services. This is double the number of seniors who feel their needs are not being met currently. Many of these seniors are disabled and/or have independent living challenges. Boulder currently has 1,900 seniors with an independent living difficulty; by 2028, this is likely to rise to 4,100.

**Persons with mental illnesses.** These residents need a variety of housing options to address their differing needs and are particularly difficult to house in tight housing markets.

**Low income workers seeking affordable housing.** For many workers—particularly those in low wage industries—downpayment requirements for rental units are too high. Many landlords are now requiring first and last months' rents in addition to a security deposit.

### **What are the greatest housing and supportive service needs of these residents?**

Stakeholders agree that all low income and special needs populations in the Boulder/Broomfield region have a consistent need for affordable rental units. The 2013 floods made an already very tight rental market much worse. Recent cutbacks in social services—primary food stamps and child care subsidies—have further exacerbated this need. Low income and special needs renters in the Consortium often compete with students when seeking rentals, many of whom receive parental help and guarantees or roommates and, as such, can afford to pay more per month in rent.

Many special needs populations also need housing with supportive services and, ideally, housing near public transit. Persons with mental illness, in particular, do best with onsite counselors. Some residents are seeking services for the first time, due to the floods, and are unsure how to obtain help.

### **Is the lack of capacity of service providers a factor in meeting residents' needs?**

Stakeholders believe that the region has the right institutional structure in place to provide needed services. The greatest challenge in the region is limited funding to serve the growing number of residents who need services.

### **What is the greatest need in the region?**

Service providers unanimously agreed that the greatest need in the region was **affordable housing**.

Special needs populations often earn well below 50 percent of the MFI. Residents relying on Supplemental Social Security (SSI) and Disability Income have MFIs in the teens. Affordable rentals for these renters are less than \$300/month and are only available through public housing providers.

The impact of the tight housing market on special needs populations is significant. The region is currently facing a severe shortage of affordable housing—and housing with supportive services is even harder to find.

### **Public Comments**

The 30-day public comment period for the Boulder County HOME Consortium and City of Boulder, City of Longmont and City and County of Broomfield CDBG Consolidated Plans was held from December 15, 2014 through January 30, 2015. The opportunity to view the plan was announced in Longmont Times-Call newspaper, Boulder Daily Camera newspaper, Broomfield Enterprise newspaper, City of Longmont, Boulder, and Broomfield websites, emails to partners and notices posted at Longmont Civic Center. Notification of the public hearing was also posted at The Suites, a permanent supportive housing development in Longmont where the public hearing was held on January 8, 2015.

In addition to the public hearing, citizens of Boulder County and Broomfield City/County had the opportunity to provide comments on the eCon Plan through an online survey. The survey was administered through SurveyMonkey.com, which is Section 508 compliant.

This section summarizes the comments received at the public hearing and through the online survey. It is organized by the questions posed in the survey and public hearing.

### **Does the Plan meet the greatest needs in the Consortium?**

Citizens agreed that the Plan largely addressed the most pressing needs of the region—which most identified as lack of affordable housing. One citizen suggested lack of transportation as a needed focus. Comments included:

*"The proposed housing and community development activities and funding currently address the greatest needs in these areas."*

*"I would like to see all the money given to the city of Longmont, spent on new affordable housing units, and not on rehabilitation of existing units."*

*"I believe the greatest need is the inadequate supply of affordable housing. This proposal works to increase that, but not nearly enough. The need keeps increasing as the area grows, and we are already falling behind; pushed further by the 2013 flood. We need a bigger investment to close the gap, or we will continue to fall further behind."*

*"More affordable housing is needed in Boulder County, with the greatest need in Longmont."*

*"More units of affordable rental housing for extremely low- to-moderate income households needs to be developed in Longmont in particular (new construction or rehab of existing properties). More moderate income units need to be developed within the city of Boulder, though we know about 29th and Bluff, etc. We thank you for those, just saying that even more need to be developed. City of Boulder could use additional extremely low- to moderate-income rental housing as well. I didn't mean to imply that Longmont should shoulder the burden completely."*

*"The Plan addresses the needs of the most vulnerable population group, those with disabilities living at 30 percent AMI or lower. This group was acknowledged often in the plan."*

*"I think there should be some focus on access to transportation. Lack of transportation is one of the largest external barriers to personal growth for those on the streets. The poor generally pay full fare (when they can pay at all) subsidizing the housed and employed who can get discounts. Lack of transportation constrains individual growth, and constrains planning to centralized modes."*

*"Again, affordable housing for people falling below 50 percent AMI is what I see as the greatest need. This housing need is for rental units for 1 or 2 people, which means the sq. footage can be much less than what is traditionally built."*

*"We need more affordable housing."*

*"I am very concerned about the loss of so many rental units in Longmont, and little is being done to plan to build permanently affordable units for low wage earners. I wish that all the money coming to Longmont would be used to build new affordable units for people earning below 50% AMI."*

*"The entire amount of funding should be allocated toward affordable housing, especially in this market. The cities and Consortium should not allocate funding towards infrastructure or economic development when housing is the most pressing need."*

*"Promote targeting HOME dollars to one geography year after year. Real estate is very expensive."*

*"The 15 percent cap for services should be removed or increased."*

### **Adequacy of Plan Goals**

Citizens were asked if the Plan goals adequately addressed the greatest needs in the Consortium region. If not, citizens were asked to provide explanations for goals improvement. Overall, citizens believe that the Plan does address the greatest needs of the Consortium. Some citizens asked for more details on implementation of the Plan goals.

*"The plan goals are clear."*

*"Yes, the goals are aligned with the greatest needs, just not adequately funded."*

*"The Plan addresses the needs but not sure about the implementation of the goals. Also, the plan does not address current resources and how to leverage them. For example, it does not address persons who live at 30 percent AMI or lower, who have a housing voucher and yet are not able to use this resource. What creative options are there to work with current landlords?"*

*"There should be a goal to improve access to transportation for the poor among us."*

*"The plan would also be enhanced if it addressed better the needs of transitional age youth."*

### **Consolidated Plan Highlights**

Citizens were asked to identify both their favorite aspect of the Plan, and their least favorite aspect:

#### **Best features of the Plan**

*"Emphasis on increased affordable housing stock."*

*"The break down and action plan associated with it."*

*"They are looking at real issues. The plan addresses where we are right now and has realistic goals."*

*"Affordable housing is key."*

*"Addressing affordable housing."*

*"All things were informative. I primarily enjoyed the summary."*

*"The inclusion of the most vulnerable disabled population—this population needs to live near service providers with support and resources. It is very important that their needs are being addressed."*

#### **Weaknesses of the Plan**

*"Lack of focus on the principal agencies serving our homeless residents and on our homeless residents themselves as sources of information."*

*"It is hard to read and sort out the different communities. It would be better if Boulder answered the questions and then Longmont. It was difficult to read Boulder stuff when I was really looking for Longmont stuff. Sometimes I found what I was looking for and sometimes not."*

*“Implementation is too small.”*

*“The plan did not address how to creatively work with current housing. For example, we need incentives for landlords to work with people who have a housing voucher. The win/win for landlords and tenants would be to provide adequate and intensive supportive services provided on site. These services would not only assist in the protection of the apartment but also help tenants to being lease compliant.”*

*“Where inclusionary zoning exists (city of Boulder), please have for-profit developers satisfy their affordable housing obligations by putting money into the affordable housing fund only—please quit allowing them to build affordable units themselves to satisfy this requirement. When the latter happens, more often than not the resulting building(s)/unit(s) are horribly designed and constructed and end up being a nightmare to maintain over time. The for-profit developers aren't stupid, they cut corners wherever they can and produce shoddy housing to satisfy their obligations.”*

**Longmont Housing and Human Services Advisory Board  
Minutes of January 8, 2015 Meeting**

- Members Present: Gay Kuhlmann, Bill Storing, Tom Trujillo, Kathleen Norris, Charles Serns, Carmen Sample, Josie Vigil, Deborah Valentine, Kim Sheperek, and Polly Christensen
- Members Absent: None
- Staff Present: Kathy Fedler
- Public Present: Gary Jefferson, Agape Family Services; Tim Rakow, Inn Between; Sandy Stewart, OUR Center, Alma Collins, The Suites Property; Suites resident; Michael Reis, LHA
- Agenda Item 4: *Hold Public Hearing on 2015-2019 Consolidated Plan:* Because of public present, the Public Hearing was held before the start of the regular LHHSAB meeting. The public hearing began at 7:00 with a presentation by Heidi Aggeler of BBC Research. She presented the Consortium's Housing and Community Development needs, explained the public input process to date, talked about the Strategic Plan and how it met the needs gathered and then discussed the individual 2015 Action Plans for each Consortium member.

Public comments (in bold)/answers replies follow:

- **What is moderate income?** 100% of AMI, low income is 80% AMI, very low is 50% AMI and extremely low is 30% AMI
- **How many rental units will be built in Longmont?** 60 are planned at Spring Creek, then whatever else proposed as we get applications during the years of the plan. Rental housing need is the greatest need and highest priority across the Consortium.
- **Why aren't HOME funds showing up in each community's totals since each community gets a share of the HOME funds?** The Consolidated Plan template doesn't allow for funds to get shown in each community. Template isn't "public friendly".
- **It is a big concern on how HOME funds are showing in template." It isn't right that we can't tell how HOME funds are being spent in each community.**
- **Slippery slope putting funds into streetscape in Longmont. 100% of CDBG funds should be used for housing.**
- **Should raise the 15% Public Service limit.**
- **Need to fully fund or maximize funds into a project, for instance, move HOME funds into 1 project per year and then rotate projects around the region.**

Closed public hearing at 7:55 pm

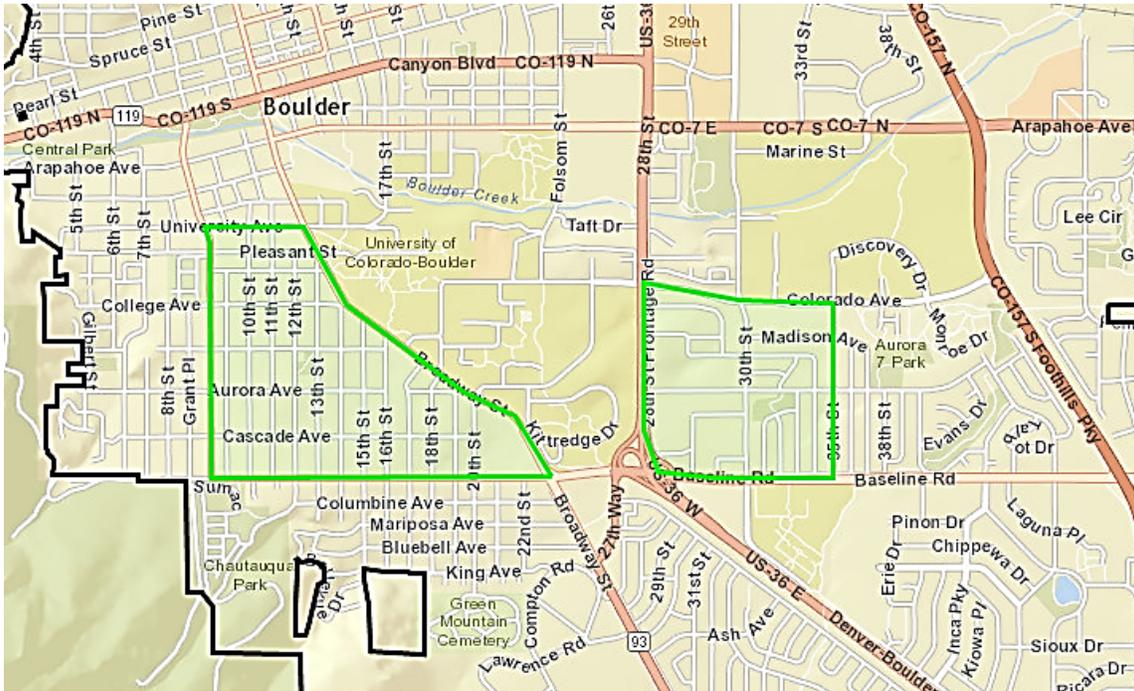
- Agenda Item 1: *Call to Order:* LHHSAB Vice Chair Charles Serns called the meeting to order at 7:55 p.m.
- Agenda Item 2: *Welcome new members:* The LHHSAB welcomed Josie Vigil, Deborah Valentine, and Kim Sheperek as new members.
- Agenda Item 3: *Approve minutes from the November 13, 2014 meetings:* Gay Kuhlmann called for a motion to approve the minutes, Bill Storinger seconded the motion. Passed unanimously.
- Agenda Item 5: *Election of officers:* Gay Kuhlmann nominated Charles Serns for Chair. Bill Storinger seconded the motion. Kathleen Norris nominated Carmen Sample for Chair. Tom Trujillo seconded the motion. Charles Serns was elected Chair 6-4. Kathleen Norris nominated Carmen Sample for Vice Chair. Tom Trujillo seconded the motion. Passed unanimously.
- Agenda Item 6: *Determine posting locations of meeting agenda:* LHHSAB designated the west entrance of the Civic Center as the official posting location for the LHHSAB agendas.
- Agenda Item 7: *Develop 2015 Advisory Board Work Plan:* LHHSAB reviewed the draft 2015 work plan. Kathy Fedler reviewed purpose of TRG and how it fits with work of LHHSAB. Can HSA application be received in June to allow more review time for review? Kathy stated that we need to get with other partners to determine when to accept applications and set out rest of schedule. Then can add rest of the 2016 Human Service Agency Funding process to work plan. LHHSAB would like to discuss whether members review all applications or do they want to split up again. Carmen Sample indicated that she thinks everyone should review all apps like last year in case it is discussed at the February meeting – she won't be here for that meeting.
- Agenda Item 8: *Other business:* LHHSAB asked staff to provide the 2015 Human Service Agency funding summary.
- Kathy Fedler distributed information for Reconciliation of CDBG/HOME and Affordable Housing Funding Available. Carmen Sample made a motion to accept reallocation scenarios. Tom Trujillo seconded the motion. Passed unanimously.
- What happens if Suites need more money? It will be on LHA to find funding.
- Agenda Item 9: *Adjournment:* There being no other business to conduct the meeting adjourned by consent at 8:47 p.m.

# **APPENDIX B.**

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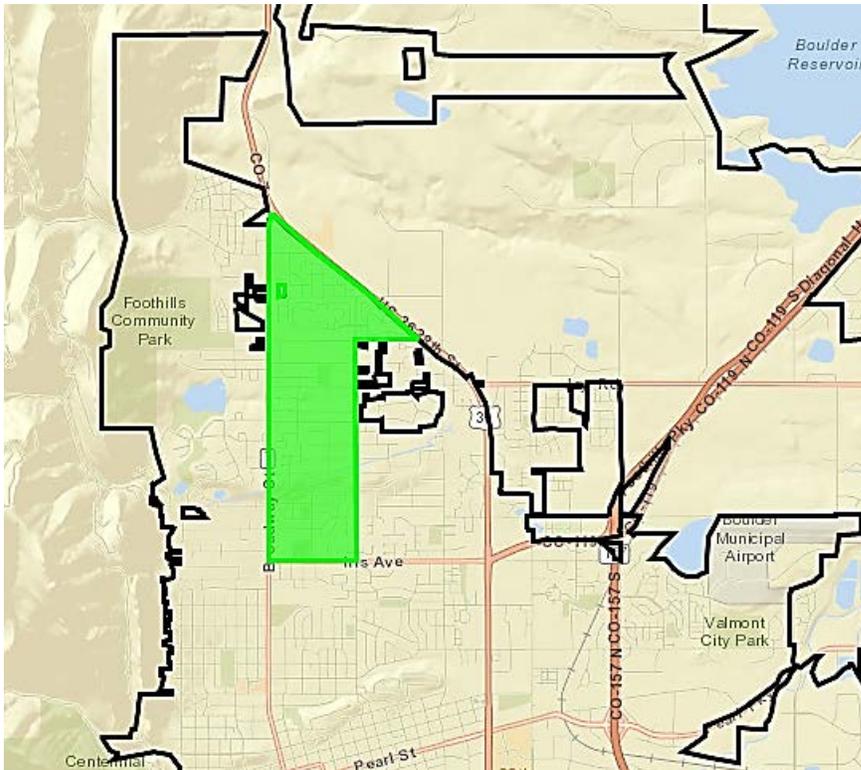
## **Maps Supplement for MA-50 Needs and Market Analysis Discussion**

**Map: Concentrations of Cost-Burden, Boulder, CO**



Source: HUD CPD Maps, accessed October 24, 2014

**Map: Census Tract with High Number of Households at Risk of Homelessness, City of Boulder**



Source: HUD CPD Maps, accessed October 24, 2014