

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Goals established for the 2015-2019 Five-year Consolidated Plan, are similar to those in the past five-year plan. The goals and activities planned for the next five years address the most significant needs in the City of Boulder and the Boulder-Broomfield Consortium: 1) Increase the amount of affordable housing, 2) Preserve existing affordable housing, and 3) Continue work of eliminating homelessness through the goals set by the Ten-Year Plan to end homelessness.

City of Boulder Five-year goals are as follows:

- Increase the amount and affordability of rental housing for the Consortium's lowest income renters.
- 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.
- Support low-to-moderate income home buyers and increase the supply of affordable housing units.
- Reduce homelessness within the Consortium geographic area.
- 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.
- Increase the economic empowerment of residents to secure a stable income and begin to build wealth.

City of Longmont Five-year goals include the following:

- Rental Housing — maintain and produce additional affordable rental housing, particularly for households <50 percent AMI.
- Homeownership Programs — Assist low-income households with rehabilitation and accessibility needs to assure decent, safe and sanitary housing conditions.
- Homebuyer Program — Assist income eligible households with down payment assistance, first time homebuyer classes, budget and financial counseling.
- Homeless Assistance programs — Work with community partners to provide shelter, housing and services to homeless individuals and families.
- Community Investment — Programs will assist a variety of entities with different types of projects designed to impact existing conditions that threaten the health or welfare of the community.
- Economic Development — Promotes job creation through the small business loan fund, administered by Colorado Enterprise Foundation.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 40 - Geographic Priority Areas

General Allocation Priorities

Describe the basis 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.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 41 – Priority Needs Summary Priority Need

	Priority Level	Population	Description	Basis for Relative Priority
Rental Housing Programs	High	Extremely Low Low Large Families Families with Children Elderly	Preserve existing rental housing and increase the amount and affordability of rental housing for the Consortium’s lowest income renters.	Preserve and create affordable rental housing options for households under 50% AMI. Boulder has an extremely low rental vacancy rate of near 0 for affordable rental housing units. The lack of affordability was further exasperated by the 2013 flood event that impacted the community creating a flood of people needing replacement housing.
Existing Owner-Occupied Housing Assistance Programs	High	Low Moderate Large Families Families with Children Elderly Individuals Persons with Physical Disabilities	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.	Provision of resources and options to low-income homeowners to maintain and preserve their housing. Many homes in the community were impacted by the September 2013 flood and are in need of repairs.
Home Buyer Programs	High	Low Moderate Large Families Families with Children Elderly Elderly Persons with Physical Disabilities	Support low-to-moderate income home buyers and increase the supply of affordable housing units.	Provision of homeownership opportunities to first-time low- to moderate-income home buyers in the City of Boulder which features a shortage of affordable for sale housing with ever escalating housing costs widening the affordability gap.

Homeless Assistance Programs	Moderate	Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth	Reduce homelessness within the Consortium geographic area.	Reducing homelessness in the Boulder Broomfield Consortium region is important, and the Consortium works together to achieve goals set through the Boulder County Ten Year Plan to Address Homelessness. The highest priority needs in this region currently are lack of affordable housing.
Community Investment	Low	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions	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.	With limited financial resources available to support the capital improvements needs of public facilities the City of Boulder's annual community development funding allocation prioritizes the capital needs, including facility acquisition and rehabilitation, of agencies that serve low-income households in Boulder.

		Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development		
Economic Development	Low	Extremely Low Low Moderate Non-Housing	Increase the economic empowerment of residents to secure a stable income and begin to build wealth.	Economically vibrant, the City of Boulder is poised to continue on a sustainable path to economic development. To ensure participation of low- and moderate-income persons in this growing and vibrant local economy expanded workforce training opportunities and continued access to capital to start new businesses will be critical.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	Extremely low vacancies in both rental and ownership market
Rehabilitation	Continued need for repairs associated with floods
Acquisition, including preservation	

Table 42 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 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 for the City of Boulder (CDBG) and the HOME Consortium. 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	Local 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.

Table 43 - Anticipated Resources

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

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 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 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:

Palo Park — Currently owned by the City, is posed to be developed in partnership with a development partner to create permanently affordable housing opportunities for low and moderate income households.

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.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Boulder	Government	Housing Community Development Public Services Public Facilities Economic Development	City of Boulder
Boulder Housing Partners	PHA	Housing	Boulder
Boulder County Housing Authority	Government, PHA	Housing Public Services	Region
Thistle Community Housing	Nonprofit	Housing	Region
Foothills Habitat for Humanity	Nonprofit	Housing	Region
Mental Health Partners	Nonprofit	Housing Public Services	Region
Boulder Shelter for the Homeless	Nonprofit	Homeless Services Transition Housing	Boulder
Bridge House	Nonprofit	Homeless Services Transition Housing	Boulder
Emergency Family Assistance Association	Nonprofit	Homeless Services Transition Housing	Boulder
YWCA	Nonprofit	Public Services	Region
Colorado Enterprise Fund	Nonprofit	Economic Development	Region
Boulder Housing Coalition	Nonprofit	Housing	Boulder
Imagine!	Nonprofit	Housing/Public Services	Region

Table 44 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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.

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

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

Table 45 - Homeless Prevention Services Summary

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

Please see the discussion of services for persons who are homeless in SP-60.

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

As noted above, stakeholders interviewed for the eCon Plan feel that the Consortium has few service gaps and that lack of funding to serve the number of residents with service needs is a challenge, rather than systemic gaps.

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

Continued funding of needed services and increases in funded for supportive services as local budgets allow.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

See next page.

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	City of Boulder	Rental Housing Programs Homeless Assistance Program	CDBG, HOME, Local	Rental units constructed: 150 Household Housing Units Rental units rehabilitated: 75 Household Housing Units Preserve and maintained PHA units: 300 Household Housing Units
2	Owner-Occupied Housing	2015	2019	Affordable Housing	City of Boulder	Homeownership Programs - Existing Housing	CDBG, Local	Owner-Occupied Housing Rehabilitated: 50 Household Housing Unit
3	Homebuyer Programs	2015	2019	Affordable Housing	City of Boulder	Homebuyer Programs	Local	Direct Financial Assistance to Homebuyers: 25 Households Assisted
4	Homeless Assistance Programs	2015	2019	Homeless	City of Boulder	Homeless Assistance Program	CDBG, HOME, Local	Support services and case management: 50 households Development of permanently supportive and transitional housing units: 30 units Homeless Person Overnight Shelter: 50 Persons Assisted
5	Community Investment	2015	2019		City of Boulder	Community Investment Programs	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Capital Improvements for nonprofit service providers: 15 agencies
6	Economic Development	2015	2019		City of Boulder	Economic Development Programs	CDBG	Businesses assisted: 50 Businesses Assisted

Table 46 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing Programs
	Goal Description	Preserve existing and increase the amount and affordability of rental housing for the lowest income renters.
2	Goal Name	Homeownership Programs Existing Housing
	Goal Description	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.
3	Goal Name	Homebuyer Programs
	Goal Description	Support low-to-moderate income home buyers and increase the supply of affordable housing units.
4	Goal Name	Homeless Assistance Programs
	Goal Description	Reduce homelessness within the Consortium geographic area.
5	Goal Name	Community Investment Programs
	Goal Description	Revitalize and invest in the community to ensure that all neighborhoods, particularly those of low/moderate income, enjoy a high quality of life for their residents.
6	Goal Name	Economic Development Programs
	Goal Description	Increase the economic empowerment of residents to secure a stable income and begin to build wealth.

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

The Boulder-Broomfield HOME Consortium will create 150 new rental units for low-to-moderate income families. The Consortium will also rehabilitate 75 rental units, 50 owner-occupied units, and 300 public housing units.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

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

N/A

Activities to Increase Resident Involvements

In the City of Boulder resident councils and advisory groups are active throughout the portfolio including resident services available at some sites.

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

No

Plan to remove the 'troubled' designation

N/A

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

An Analysis of Impediments to Fair Housing Choice (AI) was completed for the Boulder Broomfield HOME Consortium in 2014. A strong economy, high quality of life and growth constraints in the City of Boulder have created significant upward pressure on housing prices and rents. The impact on housing affordability disproportionately affects those who are lower income. In an environment where there are fewer affordable options it is easier for protected classes to experience housing discrimination in the guise of acceptable practices such as credit checks and income verifications. In other words, in communities like Boulder where demand for housing far outstrips supply, protected classes and other vulnerable populations are more likely to be turned away from housing through legitimate practices such as credit checks, preference for non-voucher renters and income checks.

Responses from a Boulder/Broomfield Focus Group held by BBC revealed a general consensus among the group that there is not enough housing for low or middle income persons. This general lack of decent and affordable housing stock was exasperated by the 2013 flood event. There was a great deal of discussion around the reality of the current economic climate and landlords electing to not rent to voucher users. The group asserted that this is due to landlords being able to charge rents higher than those allowable for Housing Choice Voucher users and landlords “tired of dealing with low income people because they do not take care of the units.” The missing inventory identified included: units accepting Housing Choice Vouchers, units meeting the needs of aging persons or people with disabilities on fixed incomes. Longmont focus groups echoed the same concerns with landlords not accepting Housing Choice Vouchers.

Housing prices in the Boulder County/Broomfield County HOME Consortium region are the primary barrier to affordable housing. In 2012, just 18 percent of the Consortium housing stock was valued at less than \$200,000. This is compared to 55 percent of housing stock nationwide. Focus group participants noted that the past 15 years the region has seen a shift in the demographic to more affluent residents that are driving up housing prices. The trend in new construction to building rental and single-family detached homes rather than the more affordable option of for sale attached (condos, townhomes), further limits for sale options for moderate and middle income buyers.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The 2014 AI contained recommended actions for the City of Boulder to ameliorate barriers to affordable housing. It was recommended that the City of Boulder update the Comprehensive Housing Strategy. The 2014-15 update to the City’s Comprehensive Housing Study is exploring a number of tools that could expand housing choice and affordability, including exploring options to increase housing accessibility, exploring ways to increase the utility of Housing Choice Vouchers, considering revisiting the City’s occupancy limit, and exploring the needs and desires of in-commuters, including those with families who wish to live in Boulder. In the 1st quarter 2015 working groups comprising diverse backgrounds will convene to consider a variety of tools and make a recommendation to council that will inform the work plan related to housing.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

Boulder County is operating under the Boulder County Ten-Year Plan (TYP) to Address Homelessness (TYP) as the jurisdiction strategic plan to end homelessness. TYP was adopted by the City of Boulder and City of Longmont in 2010. It is the umbrella under which the City of Boulder's Homeless Action Plan (HAP) is beginning development, as well as the Longmont Housing Opportunities Team (LHOT) is operating to end homelessness. The TYP is reviewed and updated at least once per year.

There are six primary goals of the TYP, and annual sub-goals are determined to ensure that these goals are accomplished. The six goals are as follows:

1. Prevent individuals and families from becoming homeless;
2. Provide temporary shelter, alternative housing, and supportive services for those who are temporarily homeless;
3. Provide permanent housing with supportive services to meet the long-term needs of chronic homeless individuals;
4. Develop and/or improve systems to support efficient and effective plan implementation;
5. Promote public awareness and advocacy; and
6. Implement effective governance and staffing structure.

Addressing the emergency and transitional housing needs of homeless persons.

TYP goals for temporary shelter and transitional housing and support are being met by the following achievements to date, among others:

- Increased warming center capacity;
- New and committed transitional housing increased options for nearly 150 families and individuals;
- Boulder County expanded Medicaid enrollment has significantly increased access to health care and medication for homeless adults;
- More than 200 permanent housing options (vouchers and units) have been created; and
- A regional grants management system has been implemented to streamline funding processes and support regional planning efforts between the City of Boulder, City of Longmont, Boulder County and Foothills United Way.

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.

TYP goals mentioned above are being met by a number of Plan achievements to date. Transitional housing supply has increased by 47 units, with five additional units under construction. There are 48 beds being added for Ready-to-Work (RTW) participants is scheduled to open in June 2015.

The City of Boulder is also one of seven counties in the CoC participating in the *25 Cities Initiative Pilot Project*. The first phase of the pilot project is focused on matching veterans and chronically homeless individuals with permanent supportive housing. There were 81 individuals matched with housing in the first 100 days of the pilot. The next goal is to house an additional 50 vulnerable by March, 2015. Future phases of the project will add other homeless populations and other types of housing options. Other agencies participating in the project with City of Boulder locally are Mental Health Partners (MHP), Boulder Shelter for the Homeless, Boulder County Housing and Human Services, Bridge House, Boulder Outreach for Homeless Overflow (BoHo), OUR Center in Longmont, and Homeless Outreach Providing Encouragement (HOPE), also in Longmont.

The Fort Lyon Supportive Residential Community in Bent County, Colorado opened in 2013. The residential community provides recovery oriented transitional housing to homeless individuals, with an emphasis on serving homeless veterans. The program combines housing with counseling, education and vocational and employment services. Bridge House in the City of Boulder is the designated county-wide referral agency. Through May 2014, 25 of the 164 referrals made were from Boulder County. Twelve of those referred clients are at Fort Lyon and the remaining persons are on the waitlist.

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

The City of Boulder, Boulder County and City of Longmont funds the FOCUS program called FOCUS re-entry. They help mentor people being discharged from prison. FOCUS Reentry recruits and trains mentors to support offenders meet their basic and socio-emotional needs particularly during the first 72 hours following release, but throughout their transition from incarceration to civilian life reentry to full reintegration and eventually self-sufficiency without recidivism.

Mental Health Partners (MHP) in Boulder provides numerous options for individuals being discharged from a publicly funded institution or system of care. These are summarized below.

- Five voucher programs which assist individuals who are lower income and disabled pay rent.
- MHP, as a participant in the Colorado Crisis Connections (CCC) program through the state, has four respite beds (shared between Housing and Warner House) which allow individuals in need of respite care stay for up to 14 days. Supportive services are provided.
- MHP has four emergency beds where people can stay for an average of 30 days. Supportive services are provided.
- MHP runs the community based Warner House program for people to use instead of the hospital or as a means to transition safely back into the community. Warner House works closely with the Housing team.
- MHP has a number of supported housing programs. Some are owned and operated by MHP and some are managed in partnership with other community members.
- MHP provides CHAT which is drop in support around housing issues.
- MHP provides Brief Housing Support (BHS) to assist individuals with not only finding but maintaining housing.
- PATH is an outreach program MHP provides in jail to assist individuals with finding housing and engaging with resources in the community.
- A new program through the state is starting where state hospitals have dedicated funding, staff, and resources to assist individuals in transitioning out of state institutions.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

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

The City of Boulder has complied and continues to comply with lead-based paint regulation since the enactment of Title X of the Housing and Community Development Act of 1992. The Act requires all State and local jurisdictions that receive funding from the Community Development Block Grant Program and HOME Program adherence to all federal lead-based paint regulations. Other organizations which receive federal funds are also required to adhere to these regulations.

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

Integrating lead paint hazard identification and mitigation into existing programs is the most efficient and effective strategy to mitigate hazards, given budget constraints and limited HUD block grant funding. In addition, the City is committed to distributing educational materials whenever possible.

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

The City incorporates Lead Based Paint visual assessments, testing and mitigation for all housing built before 1978. Compliance staff is required to attend LBP training and renew certification on a regular basis.

The City has worked closely with housing partners to reduce and/or eliminate exposure to lead-based paint in housing units by providing funding to mitigate LBP as part of the overall rehabilitation of rental properties. The City will continue this effort in the next five years.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

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

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

The Consortium is committed to reducing the number of households with incomes below the poverty level by providing them with programs to motivate and assist them to move toward self-sufficiency. Jurisdictions work with various service providers and other units of local government to provide low-income residents with supportive services. Boulder County agencies participate in Circles, an innovative national movement to end poverty by developing relationships and resources in support of long-term empowerment and self-sufficiency. As housing is one of the most critical issues for low-income individuals, the Consortium will continue to provide and seek additional resources for low-income individuals in the region. In 2015, the Consortium will continue to partner with these agencies to address the goal of reducing poverty in the region.

SP-80 Monitoring - 91.230

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

Monitoring is an ongoing process of reviewing the City's program performance and the performance of recipients. It involves using all available data in making judgments about appropriate funding and performance.

City of Boulder staff also conducts periodic on-site monitoring reviews of federally funded activities and CHDO's. On site reviews are conducted according to the CDBG and HOME program requirements which include an annual risk assessment to determine monitoring frequency.

Additional on-site visits are conducted if findings in the initial on-site visit deem it necessary. On-going monitoring of federally funded projects are conducted by Division of Housing staff through review of quarterly progress reports, annual tenant and beneficiary reports, financials and single audits. Analysis of recipient records and activity may indicate a need for special monitoring visits by City staff to resolve or prevent further problems.

In addition to the City's monitoring of City funded programs and projects, the City also monitors HOME Consortium members to ensure the projects they fund are in compliance with applicable rules.