



HOUSING

State of Colorado
2009-2010
Consolidated Annual Performance
and Evaluation Report
June 30, 2010

Produced by Colorado Department of Local Affairs
Division of Local Government
Division of Housing



Fifth Program Year CAPER Table of Contents

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Fifth Program Year CAPER

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

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

GENERAL

Executive Summary

Introduction

The Colorado Department of Local Affairs (DOLA) uses a variety of tools in its mission to strengthen Colorado communities and enhance sustainability in Colorado. Responding and attending to the changing landscapes of state and local government, economic development, and housing markets are the keys to successfully creating a suitable living environment, expanding economic opportunity and providing decent housing.

Through financial and technical assistance to local governments, economic development strategies and programs addressing affordable housing and homelessness, our Department works in cooperation with local communities. Through those efforts we learn first hand how to build on the strengths, unique qualities and priorities of Colorado.

The best example of the Department's mission and its community development philosophy is the recently established Colorado Sustainable Main Streets Initiative. Governor Ritter signed Executive Order D 2010-007 entitled "Establishing the Colorado Main Street Initiative" on April 28, 2010. The Executive Order outlined the seven principles and objectives, which the Department uses to coordinate its efforts with other state agencies to promote a collaborative approach with local communities in building sustainable communities throughout Colorado. The principles are used to guide the Department's financial and technical assistance to Colorado communities.

1. Promoting healthy communities by supporting unique and historic community characteristics, prosperous and sustainable downtowns, and walkable neighborhoods;
2. Partnering with local and federal stakeholders to increase economic competitiveness while preserving the community identity;
3. Promoting equitable and affordable housing while encouraging energy efficient housing near jobs, shopping, and recreation amenities;
4. Utilizing the existing built environment to support long term viability and revitalization of communities;
5. Providing more transportation choices and increase mobility;
6. Helping to conserve, responsibly utilize, and protect valuable natural resources; and
7. Enhancing integrated planning and investment in ways that meet the needs of the present without compromising the ability of future generations to meet their own needs.

Reporting Period

DOLA is the lead agency overseeing development of the Consolidated Plan and Annual Action Plans. This Consolidated Annual Performance Report (CAPER) for the period of April 1, 2009 – March 31, 2010 summarizes progress made towards meeting Plan goals and objectives.

Major Initiatives

The Division of Housing (DOLA/DOH), a subagency of DOLA, worked to create and preserve units of affordable housing in Colorado through workshops designed to provide technical assistance and build capacity among nonprofit housing developers, local governments and housing authorities, workshops to promote appropriate implementation of HUD regulation; and training that enables grantees to maximize program effectiveness and funding to projects that meet our underwriting requirements.

Major changes in the Colorado housing market this year were driven by the increasing number of residential foreclosures. During 2007, Colorado's foreclosure rate increased substantially, and has not declined. While the most obvious effect of the foreclosures is that people are driven out of their homes and that lenders lose money on foreclosed properties, there are wider effects as well. New home building slowed substantially, lenders greatly tightened their lending criteria making credit scarce, and low-income housing tax credits lost about 25% of their value. Some apartment owners faced foreclosure as well, with the result that some of their tenants lost places to live. Property values in areas with high foreclosure rates were reduced, a situation exacerbated as foreclosed properties were allowed to physically deteriorate. Local governments lost income based on property value as well as from fees normally charged for new development. People who lost their houses to foreclosure were driven into the rental market or, in some cases, temporary homelessness.

To address these issues, DOLA/DOH continued to develop the capacity of the Foreclosure Prevention Hotline. The Colorado Foreclosure Hotline is a project of the Colorado Foreclosure Prevention Task Force, a collaborative effort by government, industry and community groups to present a unified front in combating the increasing foreclosure issue in the Colorado single-family residential market. The Hotline is designed at the highest level to increase borrower contact with their lender and ultimately to create positive outcomes for clients dealing with foreclosure. The Task Force launched the Hotline on October 11, 2006. From inception to May 2010, more than 100,000 calls had been placed to the Hotline. Four out of five of those who proceeded with face-to-face counseling reached a positive resolution.

In addition to the Foreclosure Hotline, DOLA/DOH prepared Substantial Amendments to the 2008 Consolidated Plan Action Plan to participate in the Neighborhood Stabilization Program, the Homelessness Prevention and Rapid Re-Housing Program, and CDBG-R. Our strong working relationships with local governments and housing organizations enabled us to create coordinated efforts to use these additional funds as effectively as possible. Results of these efforts are reported in the Appendices.

As homeownership became a less attractive and accessible housing option, overall rental vacancy rates in Colorado decreased. According to the Colorado Statewide Vacancy and Rent Survey, the statewide vacancy rate declined to 6.6% in the first quarter of 2010 from 8.5% in the first quarter of 2009. Due to the economic downturn, renters have taken on roommates, moved back in with parents, or have

put off moving to larger rental units. Consequently, average rents in Colorado have been largely flat, although small increases are still commonly reported. As incomes decrease and employment stalls, the demand for units with lower rents, including deed-restricted units, has been sustained.

The Division wound down its major initiative to sponsor housing needs assessments at the local level to gain knowledge of the varying affordable housing needs across the state and permit local governments to create strategic plans to deal with them. Overall, twenty-four local and regional governments performed needs assessments because of this initiative.

DOLA/DOH also provided one-on-one technical assistance to increase the capacity of Community Housing Development Organizations (CHDOs) and other housing providers.

The Division emphasized preservation and rehabilitation of existing projects and opportunities to add existing market rate properties to the affordable housing inventory, and actively sought to increase the number of units available to those in the below 40% of AMI income bracket.

At the same time, DOLA/DOH worked to increase the agency capacity of homeless shelters and service providers that assist families and individuals in need, and worked to prevent homelessness.

As a result of these efforts, the Division of Housing funded the production of affordable housing as summarized below:

- New construction of rental units = 511 units
- Acquisition and Rehabilitation of Rental Units = 523 units
- Single family Rehabilitation = 167 households
- Homebuyer Assistance = 64 households
- New Construction of Ownership Units = 74
- Community Housing Development Organization Capacity Building Grants = 6 grants

See the table on page 8 to compare all Annual Action Plan Housing Goals with actual accomplishments for the program year. The table in Appendix A compares DOLA's goals and achievements over the last five-year Consolidated Plan period.

HOME funds totaling \$4,441,114 were used to create new affordable housing, to rehabilitate rental units, create senior housing, to fund tenant-based rental assistance, assist homebuyers, and fund capacity-building activities for community development housing organizations (CHDOs).

ESG provided \$909,587 in funding for shelters, transitional housing and homeless prevention to 57 nonprofit agencies across the state.

HOPWA provided \$380,651 in funds for tenant-based rental assistance, supportive services, and short-term rent, mortgage and utilities to four regions of the state.

In 2009 DOLA provided public facility projects with \$13,359,462 for one downtown revitalization project, one public facility purchase, two public facility improvements, two child center improvements, one curb and gutter project, eight water/wastewater projects, two drainage/street improvement projects, one curb and gutter replacement and one sanitation project.

Economic development projects in 2009 funded five revolving loan funds to promote job creation for businesses totaling \$2,640,000.

Community Development Block Grant State Program (CDBG): Colorado received its 2009 CDBG allocation of \$8,327,836 of which \$7,978,001 was available for local projects. The State set aside \$2,659,336 each for housing, public facilities and economic development projects. All projects receiving funds are awarded on a competitive basis.

The State contracted \$13,359,462 in public facility projects and \$2,640,000 in economic development projects during this reporting period. A detailed list of these projects is included in the program report.

Other Programs Administered by the Department:

Community Services Block Grant Program (CSBG): During this reporting period, the State received \$5,439,434 in funds to administer its program and to provide funds to its 40 grantees.

Energy and Mineral Impact Assistance Fund (EIAF): In 2009, the program was identified as a source of funding to help offset the budget challenges facing Colorado. Our ability to award grants was suspended temporarily as of August 2009. Prior to the suspension of the program, \$18,372,621 was made available for the funding of 25 projects. An additional \$44.5 million in Severance Tax Revenue and \$35.9 in Mineral Lease Revenue was distributed to energy impacted city and county governments through the direct distribution program.

Local Limited Gaming Impact Fund (LLGIF): In 2009, the program was identified as a source of funding to help offset the budget challenges facing Colorado. Our ability to award grants was suspended temporarily as of August 2009.

General Questions

1. Assessment of the one-year goals and objectives:
The Colorado Department of Local Affairs established 11 goals in its 2009 Consolidated Plan. Those goals and our progress toward them are listed below:

1. Preserve the supply of existing affordable rental housing

DOLA/DOH worked to preserve the existing supply of affordable rental housing by funding rehabilitation or acquisition and Rehabilitation of rental units. During the year, 502 units were preserved with HOME and CDBG funds through these activities, including 166 for seniors. The Division exceeded its 5-year goal for number of units acquired and rehabilitated, and achieved 173% of its goal for rehabilitation only, renovating 312 units instead of the 180 targeted.

2. Increase the supply of affordable rental housing when it meets community needs

Because the state's rental vacancy rates were higher than normal at the start of the program year, we limited new rental construction to those for special needs populations or when community demand required it. Instead the Division concentrated on areas with high growth rates and low affordability, such as Douglas County, and projects to serve persons with special needs, especially the elderly. The Division's vacancy surveys assisted in the decision-making process as projects were submitted to staff and to the State Housing Board. During the period April 1, 2009 to March 31, 2010, a total of 363 new units were constructed with HOME and CDBG funding, including 177 units for seniors and 26 for persons with disabilities.

3. Increase the capacity, stability and independence of local housing and service providers

The Division of Housing funded one housing needs assessments during the 2009-2010 Consolidated Plan year, which received CDBG funding. DOLA/DOH also offered ten workshops to increase the capacity of Colorado's community housing development organizations.

4. Increase homeownership for low- and moderate-income households and minorities

In 2009-2010, DOLA/DOH provided 64 households with homeownership opportunities in the form of down payment assistance, including 35 disabled households, and funded rehabilitation of 155 existing owner-occupied housing units. From 2005 through 2009, the Division reached 97.9% of its five-year homeownership assistance goal and achieved 147% of its single-family home rehabilitation goal.

5. Maintain homeownership for low- and moderate-income households and minorities

The Foreclosure Hotline, a toll-free telephone number for homeowners to call for counseling to prevent foreclosure, received over 100,000 calls in its first 54 months of operation. While Colorado continues to have one of the highest foreclosure rates in the nation, our Foreclosure Prevention Hotline has become a model for other state-level foreclosure prevention efforts.

6. Meet community needs for homeless shelter beds and supportive services that foster independence

The Division funded 103 transitional housing units during the report year, exceeding our 5-year target by 49%. Our Tenant Based Rental Assistance Program enabled us to take seventy-nine households out of homelessness and place them in affordable units in Denver Metro area communities, Mesa County, Fort Collins and Colorado Springs. Households in this program receive supportive services from contracting agencies. The HOPWA program provided rental assistance and supportive services to eighty-seven persons.

Colorado Community Interagency Council on Homelessness: The Colorado Division of Housing participates in the state's Interagency Council on Homelessness, which has been reorganized and is in the process of developing a new strategic plan.

7. Assist in creating an adequate supply of housing for persons with special needs coupled with appropriate services

The Division provided HOME or CDBG funding for 286 supportive rental units for seniors, 91 units for people with special needs, and 103 transitional housing units for the homeless. With state funding, DOLA/DOH assisted in the construction or rehabilitation of 158 permanent housing units for the homeless, rehabilitated 10 transitional housing units, and 28 units for seniors. All of these units included access to supportive services.

8. Provide education on housing issues policy makers and the community at large

The Colorado Division of Housing (DOLA/DOH) provides education and outreach programs through media events, forums, seminars, and one-on-one educational meetings with partners.

DOLA/DOH releases quarterly reports on apartment vacancies and rents in Colorado. These cover markets statewide and provide extensive information on deed-restricted rental housing and on market-rate rental housing. These reports are widely covered in both print and television media on a regular basis, and we provide direct links to these reports and similar information through our web site.

DOLA/DOH is a primary sponsor of the Colorado Foreclosure Hotline and the Colorado Foreclosure Prevention Task Force, which is staffed and co-chaired by DOLA/DOH staff. DOLA/DOH staff provides regular updates on hotline activities and successes and these updates have been covered extensively in print and television media at both the local and national levels.

DOLA/DOH also provides quarterly updates on county-by-county foreclosure statistics in Colorado, and has received extensive media coverage of these reports which are easily accessed on the DOLA/DOH web site.

In addition, DOLA/DOH provides the public with data on the availability of affordable housing and household income analyzed in twelve regions of Colorado.

This information as well as data on grants, new programs, and new services is made available to the public through a variety of online services including the Division's main web site, the web log that is updated continuously, the Division's Twitter updates, and through the Division's email update services which presently serve over 500 subscribers.

DOLA/DOH has sponsored and organized numerous recent events in partnership with local news outlets in which viewers were encouraged to call into the Housing Line provided by the local news stations. These phone banks were staffed by volunteers organized by DOLA/DOH staff. These events produced over 800 calls in total in which callers were connected with housing professionals trained in answering questions about homeownership and foreclosures.

DOLA/DOH organized joint foreclosure prevention training, bringing together trainers from US Bank, Wells Fargo, JP Morgan CHASE, and Countrywide to provide trainings to housing counselors about how to best work with Mortgage Companies in assisting borrowers with avoiding foreclosure.

The Division also hosted one session of "The Developers Toolkit" in Denver and one in Chicago as part of the Neighborworks Training Institute; one session of the "Advanced Finance Academy," six sessions of our "Application and Underwriting Process" workshop in Denver, Pueblo, Westminster, Fort Collins, Grand Junction, and Durango, and facilitated a COSCDA HOME program training in Denver. These workshops are designed to build capacity and provide technical assistance to existing and aspiring housing development organizations.

9. Increase the economic opportunities for communities in Colorado.

The Office of Economic Development and International Trade (OEDIT) has continued to use its Community Development Block Grant (CDBG) funds to create and/or, in some cases, retain jobs, primarily for persons of low- and moderate-income in the rural, non-entitlement areas of Colorado. OEDIT uses the CDBG funds in three ways, including the capitalization of fifteen business loan funds, funding of grants to build public infrastructure in support of existing, new or expanding businesses, and funding planning and feasibility studies whose end results, if deemed feasible and the project is developed, will create and/or retain jobs.

The business loan funds make loans, generally from \$10,000 up to \$250,000, to small businesses that are existing, starting up or expanding and that will create and/or retain jobs. In an effort to sustain rural communities by increasing employment and reducing underemployment, at least 51% of the family incomes of persons hired into the jobs must have been below 80% of the county median wage for the previous calendar year, defined as of low- and moderate- income. The business loan funds also have an opportunity to offer technical assistance and loans to microenterprises that either meet the job creation/retention requirements stated above or to business owners that qualify as limited clientele (low- and moderate-income owners of microenterprises).

The infrastructure assistance program works with rural municipalities, small cities or counties to provide funds to construct public infrastructure (that the unit of government is generally not able to afford to fund) to support an existing business, a new business or an expanding business that will commit to create/retain a specific number of new jobs within a reasonable period of time. This program also requires that at least 51% of persons hired in the business must be of low- and moderate-income.

The planning and feasibility studies program is available to provide a portion of the costs of a study to plan for or to determine the feasibility of a project with an economic development objective that would, if implemented, create new permanent jobs and/or retain existing jobs. This program requires that if a feasible project moves forward, that at least 51% of the persons eventually hired must be of low- and moderate- income.

10. Help improve the leadership and governing capacity of Colorado communities.

The Division of Local Government accomplishes this through a variety of workshops. Topics for these workshops include: budgeting, finance, elections, planning and smart growth, and financial assistance programs.

11. Help Colorado communities identify, prioritize and address their capital improvements needs.

The Division of Local Government works with local governments throughout Colorado and assists them with goal setting, capital improvements planning, as well as technical and financial assistance. With CDBG funds the Department of Local Affairs funded one downtown revitalization project, one public facility purchase, two public facility improvements, two child center improvements, one curb and gutter project,

eight water/wastewater projects, two drainage/street improvement projects, one curb and gutter replacement and one sanitation project.

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

2009-2010 GRANT EXPENDITURES AND PRODUCTION BY GOALS/OBJECTIVES

Obj. #	Objective	Expected units	Actual Units funded	\$ Amount and Sources
DH-1(1)	DECENT HOUSING Perm Supportive Housing for Special Needs	79	404	<input checked="" type="checkbox"/> CDBG \$ 256,768 <input checked="" type="checkbox"/> HOME \$ 1,674,169 <input type="checkbox"/> ESG - \$ <input type="checkbox"/> HOPWA \$
DH-1(2)	HIV/AIDS Housing Info & Resource ID	--	--	See Essential & Supportive Services for the Homeless
DH-1(3)	Rental Assistance for the Homeless and Special Populations	300	166	<input type="checkbox"/> CDBG \$ <input checked="" type="checkbox"/> HOME \$ No add'l funding <input type="checkbox"/> ESG - \$ <input checked="" type="checkbox"/> HOPWA \$ 380,651
DH-1(4)	Single Family Owner Occupied Rehabilitation	125	167	<input checked="" type="checkbox"/> CDBG \$1,701,126 <input checked="" type="checkbox"/> HOME \$ 244,132 <input type="checkbox"/> ESG - \$ <input type="checkbox"/> HOPWA \$
DH-1(5)	Analysis of Impediments to Fair Housing Choice	10	0	Utilizing existing staff
DH-1(6)	Rental Rehabilitation only	60	123	<input checked="" type="checkbox"/> CDBG \$266,085 <input type="checkbox"/> HOME \$ <input type="checkbox"/> ESG - \$ <input type="checkbox"/> HOPWA \$ <input checked="" type="checkbox"/> CO-HDG \$ 493,640
DH-1(7)	Assist Urgent Community Needs	8	0	<input type="checkbox"/> CDBG \$ <input type="checkbox"/> HOME \$ <input type="checkbox"/> ESG - \$ <input type="checkbox"/> HOPWA \$
DH-2(1)	New Construction of Rental Units	500	478	<input checked="" type="checkbox"/> CDBG \$ 494,768 <input checked="" type="checkbox"/> HOME \$ 2,030,000 <input type="checkbox"/> ESG - \$ <input type="checkbox"/> HOPWA \$ <input checked="" type="checkbox"/> CO-HDG \$ 550,000
DH-2(2)	Acquisition and Rehabilitation of Rental Units	350	400	<input type="checkbox"/> CDBG \$ <input checked="" type="checkbox"/> HOME \$ 1,030,169 <input type="checkbox"/> ESG - \$ <input type="checkbox"/> HOPWA \$
DH-2(3)	Homeownership Opportunities	200	64	<input checked="" type="checkbox"/> CDBG \$65,700 <input checked="" type="checkbox"/> HOME \$400,000 <input type="checkbox"/> ESG - \$ <input type="checkbox"/> HOPWA \$
DH-2(4)	Homeless Prevention	600	14,036	<input checked="" type="checkbox"/> CDBG \$ 20,000 <input type="checkbox"/> HOME \$ <input checked="" type="checkbox"/> ESG \$ 220,647 <input checked="" type="checkbox"/> HOPWA \$ 21,648
DH-2(5)	Homeownership Development	10	60	<input type="checkbox"/> CDBG \$ <input checked="" type="checkbox"/> HOME \$ 330,000 <input type="checkbox"/> ESG - \$ <input type="checkbox"/> HOPWA \$
DH-2(6)	Tenant-Based Rental Assistance -Non-Homeless	0	0	<i>Did not implement this planned activity</i>
DH-2(7)	Land Trusts	8	14	<input checked="" type="checkbox"/> CDBG \$ 75,000 <input checked="" type="checkbox"/> HOME \$ 137,250 <input type="checkbox"/> ESG - \$ <input type="checkbox"/> HOPWA \$
DH-2(8)	Individual Development Accounts	0	0	No applications received for 2009-2010
DH-2(9)	CHDO Predevelopment	--	--	No applications received for 2009-2010

Jurisdiction

DH-3(1)	Foreclosure Prevention	1000	4000	<input type="checkbox"/> CDBG \$ _____ <input type="checkbox"/> HOME \$ _____ <input type="checkbox"/> ESG \$ _____ <input type="checkbox"/> HOPWA \$ _____	Funded primarily through other sources
DH-3(2)	Housing Needs Assessments/Planning	15	1	<input checked="" type="checkbox"/> CDBG \$ <u>52,460</u> <input type="checkbox"/> HOME \$ _____ <input type="checkbox"/> ESG \$ _____ <input type="checkbox"/> HOPWA \$ _____	
SL-1(1)	Essential and Supportive Services for the Homeless	4000	19,141	<input checked="" type="checkbox"/> CDBG \$ <u>25,000</u> <input type="checkbox"/> HOME \$ _____ <input checked="" type="checkbox"/> ESG \$ <u>216,801</u> <input checked="" type="checkbox"/> HOPWA \$ <u>54,355</u>	
SL-1(2)	Transitional or Homeless Shelter Beds	60	103	<input checked="" type="checkbox"/> CDBG \$ _____ <input type="checkbox"/> HOME \$ _____ <input type="checkbox"/> ESG \$ _____ <input type="checkbox"/> HOPWA \$ _____	
SL-1(3)	Permanent Supportive Housing for the Homeless	8	158	<input type="checkbox"/> CDBG \$ _____ <input type="checkbox"/> HOME \$ _____ <input type="checkbox"/> ESG \$ _____ <input type="checkbox"/> HOPWA \$ _____ <input checked="" type="checkbox"/> CO-HDG \$ <u>750,000</u>	

2. If applicable, explain why progress was not made towards meeting the goals and objectives.
 - ❖ DH-1 (2) – Our HOPWA contractor opted not to identify this service as a separate budget line. It is included under Supportive Services.
 - ❖ DH-1(3) – We are winding down our time-limited HOME funded TBRA program and so did not assist as many households as in the past.
 - ❖ DH-1 (7) – Fortunately, no urgent needs (i.e. tornado, floods, etc.) arose during the reporting period.
 - ❖ DH-2 (3) – Potential homebuyers were not able to obtain mortgages or down payment assistance from other sources when credit markets tightened so there were fewer households to assist than we anticipated.
 - ❖ DH-2 (6) – Market conditions did not call for implementation of the Tenant Based Rental Assistance project.
 - ❖ DH-2 (8) - No new Individual Development Account proposals were brought forward during the reporting year.
 - ❖ DH-2 (9) – No new CHDO Predevelopment applications were submitted during the program year.
 - ❖ DH-3 (2) – Only one housing needs assessment was funded during the program year because we were discontinuing the program.

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

As a result of an audit by HUD’s Office of the Inspector General, DOLA/DOH has changed its processes to ensure that:

 - ❖ No CDBG funds are granted to entitlement areas
 - ❖ Any CDBG-funded project meets national objectives and eligible uses
 - ❖ Program income generated is properly tracked and reported
 - ❖ All of the above are adequately documented.

4. Affirmatively Furthering Fair Housing:
 - a. Provide a summary of impediments to fair housing choice.
 - b. Identify actions taken to overcome effects of impediments identified.

Impediments to fair housing choice and specific actions to reduce those impediments included the following:

(1) LACK OF AFFORDABLE HOUSING:

Lack of an Adequate Supply:

- ❖ The Department of Local Affairs, Division of Housing (DOH) added 1,792 additional units to the affordable housing stock of Colorado.
- ❖ The Department of Local Affairs, Division of Housing (DOH) continued to work with counties and large municipalities to fund Housing Needs Assessments that will provide a consistent baseline of information that will assist in those jurisdiction's abilities to create affordable housing.
- ❖ DOH participated in the "housing pipeline" with State and federal agencies including the U.S. Department of Housing and Urban Development (HUD), U.S. Department of Agriculture Rural Development (R.D.) the Colorado Housing and Finance Authority (CHFA).
- ❖ The Division has emphasized the production of units for households that make less than 30% of the Area Median Income and funded 141 units in FY2009.

Impact Development Fees:

- ❖ On an ongoing basis, DOH requires applicants for its Federal funds to approach their respective local governments to request waiver of impact development fees.
- ❖ DOH provides copies of "Housing Colorado: A Guide for Local Officials" to Boards of Commissioners and City Councils in the course of working with various communities in Colorado.

Land Costs:

- ❖ On an ongoing basis, DOH encourages local government to donate land for affordable housing – especially in high cost areas.

Housing Planning for All Income Levels:

- ❖ DOH worked with counties and large municipalities to fund Housing Needs Assessments to provide information that will assist in those jurisdiction's abilities to create affordable housing.

Gentrification of Existing Neighborhoods:

- ❖ DOH encouraged Departments of Planning and Community Development within counties and municipalities to consider ways to maintain affordable units in existing neighborhoods.

(2) ISSUES FOR HOUSING FOR PERSONS WITH DISABILITIES:

Inadequate Supply:

- ❖ DOH will encouraged additional accessible rental units through the Neighborhood Stabilization Program (NSP). During the reporting period, DOH funded 95 fully-accessible rental units.

Modification/Rehabilitation of Existing Rental Units:

- ❖ DOH encouraged additional rehabilitation of rental units suitable for persons with disabilities through the NSP Program

Inadequate Supply of Units for Person with HIV/AIDS:

- ❖ DOH encouraged creation of additional rental units for low-income and disabled populations through the NSP Program.

(3) FORECLOSURES:

- ❖ The Division continued to sponsor the Foreclosure Hotline to help homeowners avoid foreclosures through one-on-one housing counseling. Total calls year-to-date (through April 2010) are 13,976. The total number of calls since inception is 109,339, with a total number of positive outcomes of 21,530.

- ❖ DOH received \$500,000 for the Foreclosure Hotline from a settlement with Country-Wide Mortgage Co. The Division used the settlement to fund a Minority Outreach Program.
- ❖ DOH received over \$37M in Neighborhood Stabilization Program (NSP) Funding to address foreclosures. DOH allocated its dollars to the highest need areas which includes the following: Adams, Arapahoe, Broomfield, Denver, Douglas, El Paso, Jefferson, Pueblo and Weld Counties, and the Cities of Aurora, and Colorado Springs.
- ❖ DOH awarded \$100,000 to four agencies for Housing Counseling.

(4) NEED FOR FAIR HOUSING EDUCATION AND COORDINATION:

- ❖ Using its CDBG TA dollars, the Division provided Fair Housing Training in the communities of Greeley, Grand Junction, Denver and Pueblo. Topics included Fair Housing and Predatory Lending.
- ❖ The Division developed and publicized a Fair Housing Information page on its web site containing links to a variety of sources of information, including dates and registration links for Fair Housing training offered by the State's Civil Rights Division.
- ❖ Grantees receiving CDBG funds are required to administer their program using the CDBG Guidebook Civil Rights Section V. This section contains guidance on 504 requirements, Section 3, affirmative action on fair housing, employment, training, contracting and business opportunities. It also contains section on remedying and overcoming past discrimination and record keeping requirements. DOLA/DOH asset managers monitor programs receiving CDBG funds to ensure they have implemented these same federal requirements.
- ❖ ESG funding recipients are monitored on their outreach efforts to ensure that all within their community receive information on the services offered. 504 Self-Assessment documentation is reviewed for all agencies that receive DOLA/DOH funds to provide services to the public.

(5) HOMEOWNER ASSOCIATIONS (HOAs):

- ❖ The Colorado Civil Rights Division (CCRD), the state agency that investigates civil rights violations, educates HOAs about the rights of persons with disabilities.

(6) NIMBY:

- ❖ DOH development staff members routinely work with affordable housing providers and local jurisdictions to encourage early communications and informational meetings about affordable housing projects in their communities.
- ❖ DOH provides copies of *Housing Colorado: A Guide for Local Officials* to elected and appointed officials. The Guide has a chapter about ameliorating the "Not in My Backyard" syndrome.

(7) LANGUAGE/CULTURAL BARRIER:

- ❖ DOH will provide a grant for Minority Outreach to ensure that information about foreclosures reaches minority populations throughout Colorado.
- ❖ The Division works with the Colorado Civil Rights Division on language and cultural barriers.

(8) FAMILIAL STATUS:

- ❖ During 2009, DOH provided training to 57 Emergency Shelter Grant subgrantees about the issue of Familial Status.

(9) LAND USE REGULATIONS:

- ❖ DLG and DOH staff members routinely work with local jurisdictions to discuss growth practices and land use planning and how they relate to affordable housing.
- ❖ DOH examines regulatory barriers and impact fees on a regular basis.
- ❖ DLG promotes thoughtful land use planning to encourage mixed use development with location-efficient affordable housing and increased transportation choices.

(10) PREDATORY LENDING PRACTICES:

- ❖ The Division continued to sponsor the Foreclosure Hotline to help homeowners avoid foreclosures through one-on-one housing counseling. Total calls year-to-date (through April 2010) are 13,976. The total number of calls since inception is 109,339, with a total number of positive outcomes of 21,530.
- ❖ DOH received \$500,000 for the Foreclosure Hotline from a settlement with Country-Wide. The Division used the settlement to fund a Minority Outreach Program to provide information that will prevent minorities from falling victim to predatory lending practices.
- ❖ DOH and the Division of Civil Rights provided information to 10 Neighborhood Stabilization Program grantees to assist them in their efforts to combat predatory lending.
- ❖ DOH co-sponsors housing counseling programs in Colorado.

(11) TRANSPORTATION:

- ❖ DOH provided funding to three transit-oriented development projects in urban areas during the past year.
- ❖ Since 2006, thirteen Housing Needs Assessments funded by DOH have examined commuting patterns as they relate to affordable housing. These needs assessments made recommendations to those local governments.

(12) LANDLORD/TENANT ISSUES

Illegal Evictions:

- ❖ DOH facilitated and funded Fair Housing Training in the Mesa and Montrose County area. A special topic of discussion was landlord/tenant issues.

(13) HOUSING DISCRIMINATION:

- ❖ Using its CDBG TA dollars, the Division provided Fair Housing Training in the communities of Greeley, Grand Junction, Denver and Pueblo. Topics included Fair Housing and Predatory Lending.

(14) STEERING:

- ❖ Using its CDBG TA dollars, the Division provided Fair Housing Training in the communities of Greeley, Grand Junction, Denver and Pueblo. Topics included Fair Housing and Predatory Lending.

- ❖ DOH hosted the Colorado Civil Rights Division to a Neighborhood Stabilization forum to talk to local jurisdictions about how to avoid steering in neighborhood stabilization activities.

(15) INCOME/WAGE ISSUES: Wages in Colorado have not kept pace with the costs of renting or purchasing a home. This creates an impediment to Fair Housing because Colorado's more vulnerable populations may be unable to rent an affordable unit or may be severely cost-burdened.

- ❖ The Division funded thirteen housing needs assessments that examined wages in relation to affordable housing.

(16) HOUSING VISITABILITY:

- ❖ The State Housing Board adopted policies about visitability of DOH-funded affordable housing projects. DOH funded five hundred sixty-three Visitable units during the past year.

(17) INSUFFICIENT HOUSING FOR HOMELESS PERSONS:

- ❖ The Division funded 163 units of permanent, affordable, supportive housing for homeless persons in fiscal year 2009.

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

DOLA/DOH led efforts to fund programs that can become models for communities throughout Colorado. Because the Division's funding is primarily discretionary, it served as the catalyst for other supportive housing efforts. The Division of Housing financed hard assets such as housing construction or rehabilitation, and soft costs such as rental subsidies. The direct impact of housing development is improved housing quality and additional construction jobs for a community.

DOLA/DOH and CHFA, as well as other funding agencies, often coordinate their efforts in order to make affordable housing projects successful. CHFA and DOLA/DOH are also working in a collaborative manner to preserve affordable housing projects that have experienced financial issues due to the economic slow down, resultant vacancy issues and intense market competition.

DOLA/DOH received \$2,225,000 in Housing Development Grant funds for State fiscal year 2011 (July 1, 2010 to June 30, 2011.) When available, these state funds are the most flexible of the Division's resources, and allow tailored community solutions to help ensure that the poorest families in Colorado have an increasing supply of rental units affordable to them.

The Colorado Community Interagency Council on Homelessness (CCICH) creates statewide collaboration among nonprofit corporations, state and federal agencies. DOLA/DOH will actively participate in this collaboration to better link housing and services for low-income residents and homeless persons. Other topics of the CCICH include job training, education, employment, childcare, transportation, housing and food stamp benefits to assist poverty-stricken families in achieving economic self-sufficiency.

A primary housing program designed to reduce dependency on public assistance is the Housing Choice Voucher program. The Division also operates a Housing Choice Voucher Special Needs Program to coordinate organizations that provide supportive services. Five hundred disabled families receive rental assistance through independent living centers. Sixty

Jurisdiction

families receive assistance through the Colorado Health Network; and one hundred families in the Families Unification Program receive rental assistance, as well as 168 families who are homeless or at the risk of being homeless.

6. Leveraging Resources

- a. Identify progress in obtaining "other" public and private resources to address needs.
- b. How Federal resources from HUD leveraged other public and private resources.

During this Consolidated Plan Year, the Division of Housing awarded \$9,278,954 in HOME and CDBG funds, leveraging \$127,720,513 in private and other public funding, a ratio of 13.8:1. See the table below for details.

DATE OF AWARD	PROJECT NAME	AWARD AMOUNT	FUND SOURCE	LEVERAGING
04/14/09	Mercy Housing Colorado Rental Acquisition & Rehabilitation	\$139,169	HOME	\$8,541,523
04/20/09	Boulder Housing Partners-Broadway West Community	\$220,481	HOME	\$8,654,613
04/20/09	Custer County, Upper Arkansas Area Development Corp. New Construction	\$238,000	CDBG	\$2,934,564
04/21/09	Gilpin County Housing Needs Assessment	\$52,460	CDBG	\$2,500
04/21/09	Imagine! Housing Corp. Group Home Construction	\$90,000	HOME	\$1,199,769
05/08/09	Loveland Housing Development Corp. Home Ownership Program	\$21,000	HOME	\$0
05/11/09	Loveland Housing Development Corp. Home Improvement Program	\$139,132	HOME	\$0
05/19/09	City Of Alamosa Homeless Assistance	\$49,000	CDBG	\$49,000
06/01/09	Partners In Housing CHDO Operating	\$23,500	HOME	\$324,737
06/18/09	Town Of Bayfield, Colorado Housing, Inc. Capacity Building And Planning	\$55,000	CDBG	\$206,991
06/22/09	Durango VOA Elderly Housing II	\$256,768	CDBG	\$3,712,178
06/24/09	City of Durango, La Plata Homes Fund Capacity Building - CHDO Operating	\$50,000	CDBG	\$89,200
07/07/09	Rocky Mountain Community Land Trust CHDO Operating	\$23,500	HOME	\$371,500
07/15/09	Colorado Housing Assistance Corp. Homeownership For People With Disabilities	\$279,000	HOME	\$230,000
07/21/09	San Luis Valley Housing Coalition CHDO Operating	\$30,000	HOME	\$85,997
07/22/09	Habitat For Humanity Of Colorado SF New Construction	\$330,000	HOME	\$3,423,392
07/24/09	Loveland Housing and Development Corp. Home Ownership Program	\$100,000	HOME	\$1,854,725
07/24/09	San Luis Valley Housing Coalition Down Payment Assistance	\$65,700	CDBG	\$754,120
07/27/09	Housing Solutions for the Southwest Housing For The Disabled	\$23,500	HOME	\$22,500
07/28/09	Housing Solutions For The Southwest CHDO Operating	\$42,563	HOME	\$14,187
08/07/09	Chaffee Housing Trust - Salida Crestone Heights - SF New Construction	\$75,000	CDBG	\$1,171,581
08/17/09	Boulder County, Longs Peak Energy Conservation SFOO Rehabilitation	\$191,050	CDBG	\$61,119
08/19/09	Delta Co. SFOO Rehabilitation	\$99,836	CDBG	\$230,000
08/19/09	Housing Resources of Western Colorado SFOO Rehabilitation	\$105,000	HOME	\$300,000
08/19/09	San Juan County, Housing Solutions for the Southwest SFOO Rehabilitation	\$300,794	CDBG	\$97,152
08/20/09	Rocky Mountain Community Land Trust Homeownership Acquisition Program	\$137,250	HOME	\$1,228,308
08/20/09	Alamosa County, San Luis Valley Housing Coalition SFOO Rehabilitation	\$225,288	CDBG	\$97,250
08/25/09	Southeast Colorado Enterprise Dev. Inc. - SFOO Rehabilitation	\$105,207	CDBG	\$345,168
08/26/09	Otero County Tri-County Housing Self Help Rehabilitation	\$185,755	CDBG	\$310,940
08/29/09	Huerfano County, SCSOG Housing Rehabilitation	\$221,000	CDBG	\$519,588

DATE OF AWARD	PROJECT NAME	AWARD AMOUNT	FUND SOURCE	LEVERAGING
08/31/09	Crowley County Tri-County Housing SFOO Rehabilitation	\$372,196	CDBG	\$155,000
09/03/09	City of Cortez , Montezuma County Housing Authority Rental New Construction	\$950,000	CDBG	\$7,967,836
09/21/09	Colorado Springs-Garden Housing-Rental Acquisition. And Rehabilitation	\$225,000	HOME	\$4,045,711
09/21/09	Care Housing Inc., Provincetowne Green Communities-Rental New Construction	\$500,000	HOME	\$14,800,137
10/20/09	Archdiocesan Housing, Inc. Prairie Rose Plaza - Rental Acquisition.& New Construction	\$190,000	HOME	\$3,465,528
10/21/09	Denver Gardens Apts. Acquisition & Rehabilitation	\$226,000	HOME	\$1,810,954
10/22/09	Riverview Apartments Rental New Construction	\$432,000	HOME	\$12,916,175
10/30/09	Growing Home Affordable Housing Project CDHO Operating	\$35,000	HOME	\$59,639
11/02/09	Hope Communities CHDO Operating	\$25,000	HOME	\$470,729
11/20/09	Colo. Springs Pikes Peak Senior Apts.- Rental New Const	\$250,000	HOME	\$7,679,500
11/20/09	Otis Development, Inc. Homestead Apts. Rehabilitation	\$266,085	CDBG	\$169,170
11/20/09	Lakewood Housing Authority Creekside West Rental New Construction	\$500,000	HOME	\$15,466
11/20/09	Warren Village Rental Rehabilitation	\$300,000	HOME	\$6,424,423
01/22/10	Denver Housing Authority Park Avenue 5B -New Construction	\$500,000	HOME	\$20,914,160
01/27/10	Jefferson County Housing Authority Parkview Village Acquisition/Rehabilitation	\$290,000	HOME	\$3,426,581
01/27/10	JeffCo Housing Corporation Parkview Village West Acquisition/Rehabilitation	\$150,000	HOME	\$1,819,972
02/23/10	Douglas County Homeownership Program	\$192,720	HOME	\$4,746,930
	Total Funds	\$9,278,954.00		\$127,720,513.00

c. How matching requirements were satisfied.

HOME and ESG match were satisfied through contributions from local government, foundations, private and other funding. (Please refer to HOME and ESG Matching reports, attached.)

Monitoring

Colorado Division of Housing (DOLA/DOH) uses a monitoring plan that ensures that the affordable housing units it funds comply with applicable State and Federal guidelines. During the course of grant and or loan administration, Asset Managers (AMs) and other DOLA/DOH staff monitor project performance in a variety of ways. This monitoring plan describes DOLA/DOH monitoring methods for the HOME, CDBG, ESG and HOPWA programs. Monitoring for the Neighborhood Stabilization Program (NSP) takes place in accordance with CDBG standards, plus new requirements that redound from the Housing and Economic Recovery Act of 2008.

Project Performance Plan

The Project Performance Plan (PPP) lists the goals and milestones that a project must meet for it to be successful and comply with federal and state requirements. The PPP addresses anticipated project problems and time lines needed to complete and manage the project. The PPP (Exhibit D) applies to HOME and CDBG projects and forms the basis for measuring and tracking the grantee's performance throughout the term of the project. The PPP can include:

- ❖ Financial management systems in place
- ❖ Development of a maintenance plan
- ❖ Development of a marketing plan

- ❖ Leasing and occupancy policies
- ❖ Risk management implementation
- ❖ Construction time lines
- ❖ Housing Agency management capacity and production

DOLA/DOH also uses the PPP to plan training and technical assistance. A change in the PPP does not warrant a change letter or contract amendment.

The PPP is an assessment of the project needs, based on the expertise of the DOLA/DOH Housing Developer (DEVO), Asset Manager (AM) and the funding recipient (Grantee). The DEVO develops a first draft of the PPP; the AM then adds their performance measurement suggestions. The AM will contact the DEVO if there are any discrepancies regarding the PPP. The grantee usually participates in the preparation of the PPP in one of the following ways:

- ❖ The Asset Manager faxes a draft copy of the PPP to the contractor for input before mailing the contract to the grantee for signature.
- ❖ The grantee may be contacted by telephone
- ❖ A meeting is held at DOLA/DOH or grantee's office to review and prepare the PPP
- ❖ The DEVO informs and develops the PPP at initial project meetings that take place to discuss the project.

Project Performance Plans vary, as do the different types of projects that DOLA/DOH funds. To ensure that the PPP includes all major milestones, DOLA/DOH has developed templates covering the different types of developments and projects. The templates are not intended to be all-inclusive, as each development team has the ability to tailor the PPP to the individual projects. The PPP templates also contain an additional column that the Grantee can use to track quarterly performance. Because the PPP covers all critical milestones a project must meet, AM's are able to easily determine if a project is on track or if its plan needs revision. Some projects will have limited performance measures because it has a high-functioning developer and/or another organization such as CHFA, Mercy Housing, Rural Development, HUD or a private lender is involved in the project. These organizations often provide project oversight in such areas as construction monitoring, maintenance plans and property inspections. When other monitoring systems are in place, DOLA/DOH does not duplicate these efforts. Other projects will have an intense and detailed PPP because they involve a first-time developer and/or there has been staff turnover.

On-Going Project Monitoring

DOLA/DOH requires each project it funds to submit monthly/quarterly reports for each project. The reports provide AMs and DOLA/DOH staff with a project update that flags pending or anticipated problems.

Quarterly Financial Report

The financial quarterly report lists the full financial status of the project including fund balances of the loan or grant provided. The quarterly financial report applies to HOME, ESG and CDBG projects. The quarterly performance report has been integrated into the PPP. This allows the Grantee to report on PPP milestones within the PPP format. The milestones to be completed in the near future are also listed and any problems or issues that have been encountered. AMs reconcile the performance reports against the PPP for project to track milestones that need completion. AMs contact the grantee or borrower on a monthly basis to track the project performance.

Section 8 Monthly Financial Reports

The Section 8 Contractors submit monthly Housing Assistance Payment (HAP) requests and Lease Status Reports. These reports are used to track the utilization of the program, initiate rental payment changes and certify the rental assistance payments to property owners and participating families. AMs and DOLA/DOH Section 8 staff provide technical support on an on going basis when needed for program compliance.

Contract Monitoring

Near the end of the contract term or during the course of a fiscal year, AMs monitor each DOLA/DOH project to ensure that the project complies with the applicable federal and state requirements. Because some projects need more attention than others do, DOLA/DOH has developed a Risk-Based Monitoring approach. DOLA/DOH Risk-Based monitoring allows Asset Managers to focus more time on projects that are at higher risk of encountering problems during the project development.

The Program Manager, with input from the DOLA/DOH Developer and Asset Manager, will determine the level of monitoring for the project. The Developer and Asset Manager discuss the administrative capacity of each grantee and determine the level of monitoring before recommending it to the Program Manager. The PPP attached to the grantee's contract or the semi-annual monitoring schedule established by the AM will list the level of monitoring. The monitoring level may change during the term of the contract, if needed, and if it does not warrant a change letter to be routed for signature. Projects are placed in one of the following three categories:

FULL - A FULL monitoring determination requires an Asset Manager to address all identified areas pertaining to the project within the regular DOLA/DOH monitoring documents. The Asset Manager will also have to visit the project site and complete a housing quality standards inspection on a minimum 5% of the units. The Developer and Asset Manager will recommend a FULL monitoring if the project contains the following:

- ❖ New Grantee - Grantee who has never received funding from DOLA/DOH and/or Grantee that has not received funding in the last three years
- ❖ New activity for existing grantee
- ❖ Complicated project
- ❖ Unresolved findings or concerns on last contract
- ❖ Repeat instances of findings or concerns
- ❖ Existing Grantee - new staff in key positions
- ❖ Staff recommendation due to unexpected problems occurring during the project

PARTIAL - A PARTIAL monitoring requires the Asset Manager to complete a modified monitoring form and perform a site inspection. DOLA/DOH may ask the grantee to supply reports such as rent rolls by mail or fax. The Developer may assist the Asset Manager in performing the site inspection if convenient. The Developer and Asset Manager will recommend a PARTIAL monitoring if the project has the following characteristics:

- ❖ Uncomplicated project
- ❖ Repeat grantee-same/similar type project
- ❖ Grantee had no findings during last monitoring
- ❖ Grantee is considered moderate in administrative capacity

Under the same PARTIAL monitoring category, the Asset Manager can classify a project as a Self-Certification monitoring. The grantee completes a modified monitoring form pertaining to the use of the funding award, has it notarized, and sends it back to the Asset Manager. The Program Manager must approve this type of monitoring in advance.

MINIMUM - A MINIMUM monitoring can only apply to a continuing program such as single-family owner-occupied rehabilitation, down payment assistance, ESG or Housing Choice Voucher Rental Assistance. Minimum monitoring requires only grantee technical assistance, if needed, and the contractual monthly/quarterly reporting documents. DOLA/DOH may choose to delay an on-site visit for up to two year. An on-site visit may be delayed for up to two years for a very high-functioning grantee. The Asset Manager, Developer and Program Manager will only approve this type of monitoring if the project contains the following:

- ❖ Grantee has not received any findings or concerns in the past two years.
- ❖ Grantee is considered a high-functioning project administrator.

Project Close Out

DOLA/DOH closes out HOME, CDBG and ESG projects upon the completion of the project. Required closeout reports include the following:

- ❖ Project Description
- ❖ Actual Accomplishments
- ❖ Remaining Actions
- ❖ Audits: Name and address of firm selected to do the audit(s) and expected completion date.
- ❖ Total Actual Expenditures for the Activity
- ❖ Project Beneficiaries and outcome-based funding requirements
- ❖ Program Income will be reported at close and into the future as generated.
- ❖ Actions to affirmatively further Fair Housing
- ❖ Section 3 and Davis Bacon requirements

HOME Long-Term Monitoring

HOME-funded rental projects are required to comply with HOME regulations through out the term of affordability. DOLA/DOH conducts on-site monitoring of these projects based on the number of HOME units funded.

- ❖ At least every three years for projects containing one to four units;
- ❖ At least every two years for projects containing five to twenty-five units;
- ❖ At least once a year for projects containing more than twenty-five units.

DOLA/DOH requires yearly rent rolls and eligibility certification by mail in the years between on-site monitoring.

DOLA/DOH Monitoring of Consolidated Plan Goals and Objectives

DOLA/DOH monitors its progress in achieving goals and objectives of the Consolidated Plan through its Oracle database, which captures housing units, projects and leverage; through HUD's Integrated Disbursement Information System (IDIS); through periodic reports on housing to the State Legislature; and by completing the Annual Performance Evaluation Reporting System report for HUD. DOLA/DOH continually assesses compliance with program requirements, including timeliness of expenditures, both programmatically and through accounting and internal audit functions of DOLA.

Managing the Process

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

The Department of Local Affairs/Division of Housing took the following steps to ensure compliance:

- ❖ Updated our funding application and monitoring documents.
- ❖ Updated our "User" policy and procedures.
- ❖ Extensively expanded our Oracle database to capture a greater amount of compliance information.
- ❖ Reviewed and revised the DOH funding application.
- ❖ Reviewed and revised our contract templates
- ❖ Reviewed and revised our monitoring procedures
- ❖ Enlisted HUD's TA provider for CDBG and HOPWA

Citizen Participation

1. Provide a summary of citizen comments.

A draft of this report was made available for public comment from June 14, 2010 through June 29th, 2010. No citizen comments were received.

Institutional Structure

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

Gaps in Institutional Structure:

Colorado State government works with local governments, private industry, and nonprofit organizations to tackle the issues involved in providing affordable housing. A Smart Growth initiative created by the Governor's Office includes affordable housing as a concern. The gaps remaining in the institutional structure in Colorado are educating the public and reducing the Not In My Backyard (NIMBY) phenomenon; developing better coordination and cooperation between special needs providers and the organizations that produce housing units; and continuing to educate local agencies to increase the production of affordable housing units statewide.

Local nonprofit organizations and housing authorities: Many nonprofits lack not only the funding to meet their community's housing demands, but also the staff expertise to expand or diversify existing services. DOLA/DOH works to improve agency capacity through technical assistance, workshops, training and monitoring efforts. These efforts will result in retention of existing housing and additional production of housing units where they are needed.

NIMBY: The problem of finding suitable sites for affordable housing continues to be a problem in Colorado. Many neighborhoods are unwilling to have even mixed income rental units nearby, let alone housing for persons with special needs. This lack of understanding about, and fear of affordable housing residents, also hampers efforts to expand Colorado's affordable housing inventory.

To overcome this issue, DOH development staff members routinely work with affordable housing providers and local jurisdictions to encourage early

communications and informational meetings about affordable housing projects in their communities. In addition, DOH provides free copies of *Housing Colorado: A Guide for Local Officials* to elected and appointed officials. The Guide has a chapter about ameliorating the "Not in My Backyard" syndrome.

Strategy to Overcome Gaps

The Colorado Department of Local Affairs continues to increase the coordination and involvement of state and federal agencies, public and private nonprofits and others in the leveraging of funding sources, the planning and delivery of housing-related services, and the development of special initiatives to increase and preserve affordable housing. DOLA/DOH staff works with local governments and housing providers to increase their capacity to create new affordable housing units. The Division supplements this one-on-one technical assistance with by statewide training including the Developer's Toolkit, *Affordable Housing: a guide for local officials*, Creative Finance, Managing Nonprofits in Tough Times, Basic Underwriting, Advanced Financing, application workshops and other interactive presentations that increase the capacity of Colorado's housing providers.

The Division of Housing also works with the Department of Human Services and local special-needs providers to encourage partnerships between special population service providers and housing development agencies. These partnerships are essential to increasing the supply of affordable, accessible housing for special-needs populations. Public education efforts increase the awareness of the need for rental units affordable for those whose incomes are at or below 30% of AMI. The new Neighborhood Stabilization Program provides an opportunity for local governments and nonprofit agencies to stabilize housing markets through purchase and rehabilitation of foreclosed homes.

The state's interagency "Housing Pipeline" is comprised of key agencies that include the Colorado Division of Housing, Colorado Housing Finance Authority, U.S. Department of Housing and Urban Development and U.S. Department of Agriculture, Rural Development. These bi-monthly meetings provide coordination around multiple agency rules, various funding sources and an annual targeting of specific priority areas of the State in order to address immediate housing needs.

Governmental Coordination

The Department of Local Affairs (DOLA) is the one agency in Colorado that deals almost exclusively with local governments on all levels of its mission. DOLA promotes cooperation and coordination and involves other state agencies in its efforts.

Low-Income Housing Tax Credits (LIHTC)

The Colorado Housing and Finance Authority (CHFA) has the authority to allocate the LIHTC in Colorado. CHFA and the Division of Housing work closely together in using LIHTC to develop affordable housing. The staff of both agencies is in constant contact to discuss new and existing projects, and meet formally on a quarterly basis to update each other on pending projects. This system will continue during the next year. The annual plan for allocation of tax credits in 2010, approved by CHFA's Board of Directors and by the Governor, is on CHFA's website at www.chfainfo.com. CHFA and the Division of Housing will continue their close coordination in using LIHTC, federal, State, and private funds for project funding.

Lead-based Paint

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

The Colorado Division of Housing (DOH) recognizes the serious health risks for children from lead poisoning due to contact with untreated lead-based paint and dust in the State’s housing stock. To help protect children from these health risks, DOH works closely with sub-grantees, contract agencies, and the Colorado Department of Public Health and Environment (CDPHE) to assure that the State’s housing programs and projects comply with most current requirements of Title X of the Community Development Act of 1992.

As of September 10, 2001, all provisions of Title X became enforceable in Colorado. These provisions include the regulations found in HUD’s Lead Safe Housing Rule (24 CFR Part 35). The staff of DOH reviews each proposed housing development program or project to ensure on-going compliance with all applicable sections of Title X. The review is based on: the type of project; the type, amount, and duration of financial assistance; and the age of the property. In addition, DOH makes all applicable training and technical resources available to local housing providers and developers.

The Colorado Department of Public Health and Environment (CDPHE) has statutory responsibility for the ongoing implementation of the statewide comprehensive plan to reduce childhood lead poisoning. The Environmental Protection Agency (EPA) has authorized the CDPHE to provide training, certification, and enforcement programs surrounding lead poisoning and lead-based paint in the State. CDPHE is also responsible for compiling information on the number and location of children found to have elevated lead blood levels (greater than 10 micrograms/deciliter). In addition, the CDPHE is considering submitting a request for authority to manage the Lead Renovation, Repair and Painting Program in Colorado for the EPA.

The Northeast Denver Housing Center (NDHC) has provided lead-based paint technical assistance and inspection and hazard control services since 2000 in Colorado. Through these activities, including the delivery of an Office of Healthy Homes Lead Hazard Control Grant, NDHC responds to reported incidences of elevated blood level in lower in children in lower-income households across the State and comprehensive lead hazard identification and reduction activities in specific neighborhoods in the City of Denver.

Estimate of Units with Lead-Based Paint

As noted in the chart below, an estimated 661,282 housing units (+/-10%) in Colorado contain lead-based paint. Of these, approximately 65% or 431,736 (+/-10%) may house lower income households.

Estimate of Housing Units with Lead-Based Paint – State of Colorado								
Built Date Range	Total Units Built	Renter Units			Owner Units			Total Low Income Units
		Total rental units	Extremely Low	Low	Total owner units	Extremely Low	Low	

Jurisdiction

Pre-1940	145,236	56,435	34,453	18,934	88,801	18,214	32,771	104,372
1940-1959	54,530	22,286	12,970	8,329	32,244	5,775	14,349	41,423
1960-1978	61,516	168,400	88,644	67,551	293,116	39,258	90,488	285,941
Total	661,282	247,121	136,067	94,814	414,161	63,247	137,608	431,736

Recent data from the Colorado Department of Public Health and Environment, indicates that approximately 2.5% of all children between the ages of 6 months and 6 years of age tested statewide had elevated blood lead levels. In one Denver neighborhood, over 16% of the children tested had elevated blood lead levels. CDPHE and Medicaid educate parents on the sources and hazards of lead poisoning to increase the number of children tested every year statewide. These efforts resulted in a 40% increase in the number of children tested for possible lead poisoning from 2001-2002 (most recent data available).

To protect against the risks of lead dust and disturbance of lead-based paint, on April 22, 2008, the Environmental Protection Agency (EPA) issued the Lead Renovation, Repair, and Painting Program Rule that requires the use of lead-safe work practices and other actions aimed at preventing lead poisoning. Under the rule, beginning in April 2010, all contractors performing renovation, repair, and painting projects that disturb lead-based paint in homes built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

The EPA Lead Renovation, Repair, and Painting Rule is expected to expand the availability and expertise of renovation, repair and painting contractors, as well as, the availability of the necessary training and technical assistance across the State. This increased availability and knowledge concerning lead-based paint will enhance the efforts to create lead-safe housing through all of the projects and programs funded by the Department of Local Affairs.

The Colorado Division of Housing implemented the following activities during the 2009-2010 program year to ensure statewide compliance with applicable lead-based paint regulations.

Activity 1: Enhance Existing Partnerships

DOH assisted public and private efforts to reduce lead-based paint hazards across the State. This included ongoing involvement in the Colorado Lead Coalition interagency work group, which develops and implements strategies for statewide lead hazard reduction and education efforts. Besides the Colorado Division of Housing, this coalition includes the U.S. Environmental Protection Agency, Denver Health, the U.S. Department of Housing and Urban Development, Colorado Department of Health and Environment and other agencies. DOH also worked with the Northeast Denver Housing Center to ensure that assistance is available to assist households with identified elevated-blood-level children across the State.

Activity 2: Provide Lead Hazard Information to Housing Providers, Local Officials and Assisted Households

The Colorado Division of Housing provided all sub-grantees, contractors and local housing and service providers with the most current required publications for distribution to occupants of housing units assisted with DOH funds. For example, DOH distributed the EPA Pamphlet, "Protect Your Family from Lead in Your Home" to local housing and service providers that, in turn, distributed this publication to all applicable households. DOH funded programs that received lead hazard information included the Single-Family Owner-Occupied Rehabilitation Program, the Housing Choice Voucher Program, down payment assistance programs, and programs that support the acquisition and rehabilitation of rental properties.

Activity 3: Enhance Existing Delivery System and Technical Capacity

To comply with the HUD and new EPA lead-based paint regulations in the most effective and economical way, DOH continued its involvement with the CDPHE's lead-based paint education activities, lead-based paint compliance requirements, and training and technical assistance opportunities around the State. DOH provided technical assistance to sub-grantees, contractors, and local housing and service providers about Title X requirements through web-based training, onsite visits, project underwriting and the distribution of best practice methods.

HOUSING

Housing Needs

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

The 2009 housing priorities and specific objectives listed below involved commitment and expenditure of both current and prior year HOME, CDBG, ESG and HOPWA funds, since the majority of activities and projects are multi-year funded. Please also see the Appendix "SUMMARY OF SPECIFIC OBJECTIVES."

Specific Housing Objectives

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

Project Type	Percentage of Area Median Income				
	0 - 30%	31-40%	41 – 50%	51 - 60%	61 - 80%
Homeless	43	30	83	44	0
New Homeowners	0	0	25	0	43
Homeowner Rehabilitation	4	0	15	13	122

Rental Units	84	137	496	230	1
Special Populations	1	3	28	11	36
Senior Housing	9	25	125	114	0
Tenant Based Rental Assistance Targeted to the Homeless	79	0	0	0	0
TOTAL	220	195	772	412	202
% of TOTAL	12%	11%	43%	23%	11%

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

The Division did not set numeric goals for production by percent of AMI, but rather has a policy of including as many 30 to 50% AMI units as economically possible in each project.

<30% AMI	ACTUAL
Tenant Based Rental Assistance for Homeless	79
Homeless units/beds	43
Special Populations	1
Senior Housing	9
<30% Rental Units	<u>84</u>
Subtotal	220
31-50% AMI	
Homeless Units/beds	123
31-50% Rental Units	482
Senior Housing	<u>176</u>
Subtotal	781
TOTAL	1,001

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

The Division of Housing requires that all subgrantees comply with Section 504 requirements on housing for persons with disabilities. In addition, the State Housing Board has adopted a policy that encourages the inclusion of visitability design features in affordable housing projects in Colorado.

Energy Efficiency

DOLA/DOH has begun to give priority to applications for projects that meet high energy-efficiency standards, many of which exceed the Energy Star standard that we can report in IDIS. During the program year DOLA/DOH funded 626 housing units that met one of the following State Housing Board approved standards:

For single family and low-rise (up to 3 stories) housing projects:

Projects funded shall substantially meet Low-Water Landscaping (e.g. Denver Water Board Standards), and

One of the following (listed in order of preference):

- Enterprise Community Partners, Green Communities Criteria 2008 or later
- U.S. Green Building Council, LEED for Homes, Silver or above
- The most recently released International Energy Efficiency Codes (IECC)
- U.S. Environmental Protection Agency, Energy Star 2011 for New Homes
- U.S. Green Building Council, LEED for Homes, Certified
- U.S. Environmental Protection Agency, Energy Star for New Homes

For commercial and residential projects above 3 stories:

Projects funded shall substantially meet Low-Water Landscaping (e.g. Denver Water Board Standards), and

One of the following (listed in order of preference):

- Enterprise Community Partners, Green Communities Criteria 2008 or later
- U.S. Green Building Council, LEED for New Construction version 2.2 or later, Silver or above
- The most recently released International Energy Efficiency Codes (IECC)
- U.S. Green Building Council, LEED for New Construction version 2.2 or later, Certified

Public Housing Strategy

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

The State of Colorado does not operate a housing authority so it does not have programs to improve public housing or provide resident initiatives.

Barriers to Affordable Housing

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

Local Regulatory Barriers

DOLA/DOH identified five categories of land use regulations frequently cited as barriers to affordable housing. These include: (1) infrastructure financing, (2) zoning and subdivision controls, (3) building codes, (4) permitting and procedural rules, and (5) environmental regulations. DOLA/DOH provides technical workshops on land use planning and on affordable housing to show communities how local governments could modify regulations to reduce their impact on affordable housing. DOLA/DOH also works with each developer to negotiate a reduction in local regulatory cost during our application review process.

The DOLA/DOH publication *Affordable Housing: A Guide for Local Officials*, which addresses these same issues, is available free on the DOLA/DOH web site.

Effectiveness in Reducing Impact of Land Use Regulation

The Division of Housing (DOLA/DOH) provided technical assistance to local governments that want to modify land use regulations in order to encourage affordable housing development. During our application review process, DOLA/DOH

made it a priority to assess a local government's financial contribution compared to the impact its regulations and policies have on the total project cost.

Technical Assistance

Using its CDBG TA dollars, the Division provided Fair Housing Training in the communities of Greeley, Grand Junction, Denver and Pueblo. Topics included Fair Housing and Predatory Lending.

DOLA/DOH staff members discuss regulatory barriers with local governments during project funding.

Please also see the "Affirmatively Furthering Fair Housing" section beginning on page 9.

HOME/American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives
 - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.

Use of HOME funds was essential to DOLA/DOH's efforts to provide affordable housing. HOME funds were used to produce 982 units of affordable housing, 659 (67%) of which are affordable to households at or below 50% of AMI.

The State of Colorado received \$8,046,119 for the 2009-2010 program year. That total was sub funded as follows: \$804,611 (10%) for administrative costs; \$1,206,918 (15%) for CHDO reserve; and \$522,306 for CHDO operating and predevelopment loans.

DOLA/DOH awarded \$4,441,114 in HOME funds during the program year; \$4,280,982 from current or previous HOME grant allocations, and \$160,132 was from HOME program income held by the State. Net program income of \$108,446.48 was retained by local agencies to be reused for the same purpose. The state's revolving loan fund received program income of \$169,697.05.

The projects that we funded and the income levels of households they benefit are listed in the table below.

2009-2010 HOME-Funded Projects with Number of Units by Percent of AMI

GRANTEE	HOME Funds	30%	40%	50%	60%	80%	Total
Homeownership Assistance							
Loveland Housing Development Corp.	\$21,000	-	-	-	-	9	9
Colorado Housing Assistance Corp	\$279,000	-	-	-	-	35	35
Loveland Housing and Development Corp	\$100,000	-	-	-	-	11	11
Transitional Housing							
Warren Village	\$300,000	-	-	57	36		93
Homeownership New Construction							
Habitat For Humanity Of Colorado	\$330,000	-	-	60	-	-	60
Land Trust							
Rocky Mountain Community Land Trust	\$137,250	-	-	-	-	9	9
Rental Acquisition and Rehabilitation							
Mercy Housing Colorado	\$139,169	20	-	46	-	-	66
Garden Housing Colorado, LLC	\$225,000	-	-	84	-	-	84
Community Housing Concepts	\$226,000	-	-	12	88	-	100
Jefferson County Housing Authority	\$290,000	5		42	49	-	96
JeffCo Housing Corp.	\$150,000	3	14	16	21	-	54
Rental New Construction							
Imagine! Housing Corp.	\$90,000	-	-	6	-	-	6
Lakewood Housing Authority	\$500,000	9	-	45	27	-	81
Care Housing Inc	\$500,000	18	30	37	-	-	85
Archdiocesan Housing, Inc	\$190,000	-	-	19	-	-	19
C.S. Pike Senior LP	\$250,000	-	25	45	-	-	70
Denver Housing Authority	\$500,000	-	30	17	15	-	62
Single-Family Owner-Occupied Rehab							
Loveland Housing Development Corp.	\$139,132	-	-	-	-	10	10
Housing Resources of Western Colorado	\$105,000	4	-	15	13	-	32
TOTALS							
	\$4,471,551	59	99	501	249	74	982

2. HOME Match Report

- a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
Please see attached report.

3. HOME MBE and WBE Report

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

Three minority-owned businesses received subcontracts worth \$331,821 during the reporting period. Two women-owned businesses received subcontracts worth \$630,698. The owner of one of the minority enterprises is also a woman. Please see attached 40107 report.

4. Assessments

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

DOLA/DOH monitored 42 HOME rental projects and uncovered findings in 17 of them. Findings are listed below:

- ❖ 93-074, Fort Collins Housing Authority, files were missing valid ID and HQS issues were found. All issues have been resolved.

- ❖ 95-022, Greeley/Weld Co. HA, inspection found two inoperable smoke detectors, mold in a shower, a trip hazard with washer hose, and a septic system back-up. One file had no lease and another file lacked legal residency status.
- ❖ 98-053, Fountain Ridge Associates, LLC, some files were missing copies of social security cards, identification, or tenant release forms. These issues have been resolved.
- ❖ 99-020, Housing Resources of Western Colorado, files were missing social security cards, Colorado identification, lawful presence affidavits, and tenant consent release forms.
- ❖ 01-069, Del Norte Neighborhood Development Corp, one unit failed HQS because broken tiles created a tripping hazard. Two units passed with comment, one because of overcrowding creating a possible safety issue, and one because the bath ceiling had old unrepaired leak damage. The asset manager was unable to determine whether any of the bath vents were working. These issues have been resolved.
- ❖ 02-019, Dunmire Property Management, onsite monitoring found that the majority of previous findings cannot be cured, and asked grantee to provide written history and note each family file. Management was given 90 days to provide audit and plan to reduce high vacancy rate.
- ❖ 02-040, Fort Collins Housing Authority, failed HQS due to dry drains in the furnace rooms, missing outlet covers in the kitchen, and cable wires creating a tripping hazard. All issues have been resolved.
- ❖ 04-013, Neighbor To Neighbor, files contained incorrect income calculations and did not contain documentation of student status.
- ❖ 04-039, North Range Behavioral Health: monitoring found three files missing legal residency affidavits and notification that annual recertification is required; one file contained no application. One unit had a window painted shut, and another unit had both a broken window and another that could not be opened. All issues have been resolved.
- ❖ 04-054, Lakewood Housing Authority, no student status documentation on file.
- ❖ 05-042, Denver Rescue Mission, no financial statement, files for one unit did not have valid ID, and were lacking social security numbers for four units. One unit had mold in shower and one had damaged walls. All issues have been resolved.
- ❖ 06-014, Colorado Coalition for the Homeless, files were missing documentation of legal residency, identification and one was missing a social security number. All issues have been resolved.
- ❖ 07-049, Colorado Springs Housing Authority, rent remediation required for one unit, files are lacking the student form, a/r (workforce housing) needed in all files, and unemployed affidavit as appropriate. All issues have been resolved.
- ❖ 07-070, Newsed Community Development Corp, all files were missing copies of social security cards and one was lacking SAVE documents. One unit had a broken bathroom window.
- ❖ 07-080, Housing Authority of City of Colorado Springs, was not using annual re-examination addendum. This has been resolved.

3. Describe the HOME jurisdiction's affirmative marketing actions.

The DOLA/DOH loan/grant application requires that all applicants certify that they will affirmatively further fair housing and comply with the civil rights act of 1964 and 1968. Applicants must also address the requirements for handicapped accessible units in their project application and a public hearing must be conducted to gather public and private comments on the proposed project. The meetings must be handicapped accessible and outreach must be done to non-English speaking citizens.

DOLA/DOH contracts require compliance with all applicable civil rights laws, including Section 504, Section 3 and the Age Discrimination Act.

DOLA/DOH project performance plans often list outreach and affirmative marketing plan requirements. When needed, DOLA/DOH staff will provide technical assistance to a grantee so that they may comply with the civil rights requirements. DOLA/DOH asset managers monitor each project to further ensure civil rights compliance. The DOLA/DOH Project Close-Out (PCO) process requires the reporting of direct benefit activities in order to track those who have been served with federal/state funding. The PCO also requires the grantee to list in writing the actions they have undertaken to affirmatively further fair housing.

DOLA/DOH maintains monitoring records and project close out data demonstrating that it has reviewed the civil rights performance of each grantee it funds.

DOLA/DOH grant recipients document the actions they have carried out to affirmatively further fair housing.

- ❖ Rental projects of 5 units or more funded with HOME dollars are required to develop an Affirmative Marketing Plan (Plan). DOLA/DOH staff monitor projects to ensure that the Plans have been developed and implemented.

At project close out, DOLA/DOH requires each grant recipient to track beneficiary information on the individuals/families that they serve. The grantee must list in writing the project beneficiaries by area median income, race, ethnicity, disability and head of household gender. The grantee is also asked to report on all contracts and sub-contracts with Minority Business Enterprises (MBEs) and Women Business Enterprises (WBEs). They must also list minority owners of rental property.

The following examples demonstrate DOLA/DOH's efforts to affirmatively further fair housing in the past year during its monitoring visits:

- ❖ DOLA/DOH requires that Fair Housing logos be placed on all agency publications
- ❖ DOLA/DOH requires that Colorado Relay Service be used if an agency does not have TDD service
- ❖ DOLA/DOH provides documentation on 504 Self-Assessment requirements and requires that grantees implement them
- ❖ Grantee procurement policies are reviewed and recommendations are made on doing outreach to minority/women owned businesses.
- ❖ Handicapped accessible units are inspected during monitoring visits

Describe outreach to minority and women owned businesses.

The Division of Housing reviews each Grantee's procurement policies and makes recommendations on doing outreach to minority and women-owned businesses. When an affordable housing project or program is awarded funding from DOLA/DOH,

the funding recipient receives guidance on the federal/state civil rights compliance requirements. Guidance provided is set forth within the terms of the grantee's contract, the contract project performance plan, monitoring compliance requirements and technical assistance given to grantees by DOLA/DOH staff. DOLA/DOH funding recipients know early on that they will be required to demonstrate how they comply with the civil rights requirements and how their organization affirmatively furthers fair housing.

These procedures resulted in subcontracts worth \$331,821 being awarded to 3 minority-owned businesses during the reporting period. Two women-owned businesses received subcontracts worth \$630,698. The owner of one of the minority enterprises is also a woman.

HOMELESS

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.

(1) DOLA/DOH coordinated its efforts with the three Colorado Continuums of Care (CoCs): Metropolitan Denver Homeless Initiative (MDHI); Homeward Pikes Peak and the Balance of State.

(2) DOLA/DOH provided financial assistance to projects that created permanent supportive housing for chronically homeless individuals or families in coordination with those Continuums of Care;

(3) DOLA/DOH continue to fund nonprofit organizations using HOME, ESG, HOPWA and CDBG funding to assist with supportive services for chronically homeless persons.

Obstacles to completing these action steps include lack of adequate funding and agency capacity to develop housing solutions.

3. Identify new Federal resources obtained from Homeless SuperNOFA.

Federal Resources from SuperNOFA	
Metropolitan Denver Homeless Initiative CoC	\$13,175,836
Homeward Pikes Peak CoC	\$ 1,586,172
Balance of State CoC	\$ 2,705,207
TOTAL McKinney Vento Homeless Assistance (SHP)	\$17,467,215.00

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

DOLA/DOH provided 22 agencies with homeless prevention dollars through the Emergency Shelter Grant Program. The Division continued to work with a collaborative endeavor to prevent foreclosures and strengthened a housing counseling program to assist families in maintaining their homeownership. Research indicates that many low-income families are victims of or at risk of predatory lending practices.

In addition, DOLA/DOH received a Homelessness Prevention and Rapid Re-Housing award of \$8,154,036. This funding was allocated statewide by distributing it by Continuum of Care as follows:

GEOGRAPHIC AREA	GRANTEE	AWARD ALLOCATION
Metropolitan Denver Homeless Initiative area	Colorado Coalition for the Homeless	\$5,036,663
Homeward Pikes Peak area	City of Colorado Springs	\$ 795,668
Balance of State area	Colorado Coalition for the Homeless	\$2,182,665

The State of Colorado selected a lead agency in each Continuum of Care (Coc) area to collaborate with local government and nonprofit partners to provide short-term and medium-term rental assistance, security and utility deposits, utility payments, moving cost assistance, motel and hotel vouchers, case management, outreach, housing search and placement services, legal services to help people stay in their homes and credit repair services. The State retained \$407,702 to cover administrative costs and allocated \$630,000 to upgrade the Homeless Management Information data system to collect and report accomplishment information required by the program.

This program serves both families and individuals and combines and coordinates with direct HPRP grants of local governments in Adams County, the City of Aurora, the City of Colorado Springs, the City and County of Denver, and the City of Pueblo. DOLA/DOH was able to combine this funding with a TANF Supplemental grant of \$4.7M from the State of Colorado to augment the array of services made available through the HPRP program.

Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).

During the period of April 1, 2009 – March 31, 2010, the Division funded 1,086 homeless shelter beds and 158 transitional housing beds through Emergency Shelter Grants.

A dollar-for dollar match is required for the ESG program which our agencies met through foundations, local government match, private contributions, and volunteer hours. Please see the attached ESG Match Report.

2. Assessment of Relationship of ESG Funds to Goals and Objectives

- a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.

Of the \$946,933 received by the State, \$909,587 was distributed by a competitive application process to 57 agencies and local governments located in twelve different State planning regions. The State retained \$37,346 which was allocated for state administration and allocated \$10,000 for local administration. Homeless prevention activities accounted for \$220,647, \$216,801 went to essential services, \$94,000 to staff operations, and the balance of \$368,139 went to local operating costs.

- b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.

The Division of Housing has a comprehensive set of strategies to decrease homelessness in Colorado that include the ESG program, Community Development Block Grant funding for shelters and homeless services; creation of transitional housing units and permanent supportive housing (utilizing HOME dollars), and Colorado Housing Development Grants to create housing for special needs, homelessness and affordable housing.

ESG projects allow homeless shelters and transitional housing providers to have access to a funding stream that provides for operations, staff operations and essential services that stabilize clients. Approximately 29,674 persons received assistance that helped provide this stability.

3. Matching Resources

Please see the ESG Matching report attached.

4. State Method of Distribution

- a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.

The State's method of distribution is consistent with details published in the 2009-2010 Action Plan.

- (1) An RFP was issued to invite ESG participation by interested agencies;
- (2) For non-metropolitan Denver, ESG application kits were mailed to previously-funded local governments and nonprofit organizations, with other homeless providers receiving application kits upon request. The State also used CDBG funding for homeless services in rural areas.
- (3) In metropolitan Denver, application kits were mailed to previously funded projects;
- (4) A scoring system was implemented for the application process;
- (5) Evaluation of all projects occurred using criteria published in the Action Plan.

5. Activity and Beneficiary Data

- a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe

any problems in collecting, reporting, and evaluating the reliability of this information.

Regarding collecting, reporting and evaluating the reliability of this information, we note that we must constantly “retrain” subgrantees due to turnover, capacity issues, etc. We have now instituted a competitive grant process which includes accuracy, timeliness and completeness of reporting as scoring factors.

b. Homeless Discharge Coordination

- i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.

The State works with the Community and Interagency Council on Homelessness as a partner in improving and coordinating discharge from institutions.

ESG Homeless Prevention Funds do sometimes assist individuals released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.

An example of a program tailored to this purpose is The Empowerment, which works with women released from prison to ensure that they have access to housing through either their transitional program or their homeless prevention program. Program clients also receive job training and counseling as well as other esteem-building services.

- c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

The Community and Interagency Council on Homelessness is developing a discharge coordination policy for State-funded institutions.

COMMUNITY DEVELOPMENT

Community Development Block Grant Program

1. Assessment of Relationship of CDBG Funds to Goals and Objectives

- a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.

DOLA has achieved its goal of responding to the needs of the local governments as illustrated by the types of projects it has funded during the program year.

- b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
- c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

DOLA has consistently exceeded the expectation of awarding a minimum of 70% of its funds over a three year period to projects that primarily benefit low and

moderate-income persons. As shown in Part I of the project annual summaries, in 2009, 100% of its projects were funded under the national objective of low and moderate-income benefit.

2. Changes in Program Objectives

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

In an effort to improve the state's expenditure ratio, the DOLA is focusing on awarding its public facility funds to projects that have all other revenue sources committed and are ready to move forward.

3. Assessment of Efforts in Carrying Out Planned Actions

- a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
- b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.

All requests for certifications of consistency were compared to the Consolidated Plan and approved if the Plan contained a provision for the type of activity proposed.

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

There have not been any actions taken that hindered the implementation of the Consolidated Plan.

4. For Funds Not Used for National Objectives

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

All CDBG funds used during the report period met National Objectives.

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

- a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.

The Colorado Department of Local Affairs (DOLA) and the Colorado Division of Housing (DOH) require that any CDBG recipient adhere to the Residential Antidisplacement and Relocation Assistance Act. Applicants must have in place a formal antidisplacement and relocation assistance plan with signatures from appropriate county and/or municipal officials.

- b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.

DOLA and DOLA/DOH make sure that their activities do not trigger the Uniform Relocation Act by (1) educating grant participants of antidisplacement requirements, (2) by screening projects, (3) by requiring timely issuance of information notices to tenants, residents, or potentially displaced households concerning their rights, needs and preferences. All of these steps are monitored by our Asset Management Team to ensure that they occur in an accurate and timely manner.

- c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

Our Asset Management team monitors the process of issuing information notices and ensures that it occurs in a timely fashion.

6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.

Grantee, subgrantee, and businesses work in cooperation with the local Job Service Center, and the local Workforce Development Center to screen potential employees for low- and moderate- income status, skills, and abilities, and provide appropriate training, if necessary, to selected individuals for the jobs being offered by the businesses.

- b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.

Nine categories of job titles are noted on the quarterly employment report format required on all CDBG economic development projects, and permanent jobs created or retained in a project are entered in the appropriate category.

- c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.

Not applicable, other than such training provided by the Job Service center or the Workforce Development Center.

7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.

For activities that benefit a limited clientele, grantees are required to provide documentation prior to funding that their clientele are at least 51% low and moderate income. If funded, documentation is required at time of project monitoring and again at project close-out using HUD established income levels to verify the low and moderate income benefit. These income levels are included in the grantee contracts.

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

Single-Family Owner-Occupied Rehabilitation programs and homeownership assistance programs generated \$1,822,588.07 in program income, all of which was retained by local agencies to be reused for the same purposes. There was no program income received or reported for public facility and economic development projects.

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

There were no float-funded activities during the reporting period.

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

DOLA did not make any loans out of CDBG funds and there were no loan repayments.

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

DOLA did not own or sell any property during the report period.

9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
- The activity name and number as shown in IDIS;
 - The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
 - The amount returned to line-of-credit or program account; and
 - Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.

Prior period adjustments for disallowed expenditures were accomplished by means of a voluntary reduction in the State's 2009 CDBG allocation.

10. Loans and other receivables

- List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.

There were no float-funded activities during the reporting period.

- List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
- List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
- Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.

The Department of Local Affairs makes only grants with CDBG. Therefore, there are no loans outstanding or in default.

- Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

Colorado statutes prohibit the Department from owning any property; therefore this question does not apply.

11. Lump sum agreements

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

The Department of Local Affairs did not enter into any lump sum agreements.

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

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

2009-2010 SINGLE-FAMILY OWNER-OCCUPIED REHABILITATION

Grantee	CDBG Funds Awarded	Number of Units	Other Funding
Alamosa County	\$225,288	12	\$97,250
Delta County	\$99,836	12	\$230,000
Huerfano County	\$221,000	18	\$519,588
Otero County	\$185,755	8	\$310,940
Boulder County	\$191,050	12	\$61,119
San Juan County	\$300,794	14	\$97,152
Prowers County	\$105,207	18	\$345,168
Crowley County	\$372,196	18	\$155,000
Totals	\$1,701,126	112	\$1,816,217.00

No multifamily rehabilitation projects were undertaken with CDBG Funds.

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

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

The Department of Local Affairs implemented a pilot program called the Colorado Sustainable Main Streets Initiative (CSMSI). The Colorado Livable Communities Initiative appeared in our Consolidated Plan, and the CSMSI is one program we are using to reach the goals of the CLCI. The goal of the CSMSI is to maximize efficiencies through strong intra-agency communications and planning in order to be most effective in meeting outcomes for communities. Solutions may involve land use, economic development and redevelopment, workforce housing, and sustainable energy policy among other efforts.

The CSMSI plan involves the following steps:

- A. Development of a sustainability self-assessment (completed) that will:
 - (1) Allow communities to do a self-assessment on a variety of sustainability criteria and identify possible outcomes and
 - (2) Enable the Department to identify the projects and partners to assist communities in meeting these outcomes.
- B. Agencies from across state government identified communities that could benefit from catalytic engagement. The Department evaluated the communities based on dedication and political will, current sustainability efforts and past engagement with state agencies that would serve as a foundation. Nine potential pilot communities were sent to the Governor, out of over 40 identified communities.
- C. Governor Ritter announced the communities of Denver’s Five Points neighborhood, Fowler, Monte Vista and Rifle to participate in the pilot program. Each community has agreed to participate. Sustainability team members have been identified from multiple state agencies for each community.
- D. Through collaborative problem-solving, the team will identify at least two short-term, low-cost improvements to increase the economic competitiveness in downtowns/central business districts; begin implementation; and identify additional two to five year action items.
- E. DOLA will act as the primary point of contact and will provide technical expertise relating to community development and downtown revitalization.

- F. Each state agency including, among many, the Office of Economic Development and International Trade, Governor’s Energy Office, Governor’s Policy Office, Department of Public Health and Environment and the Department of Transportation, has identified functions and will work to achieve coordinated job creation, attainable workforce housing, better transportation systems, improved environmental quality and educational opportunity. Partnering agencies will seek to leverage resources from government, private and nonprofit sectors and institutionalize creative, collaborative problem-solving for communities.
- G. One goal of the initiative is to improve the coordination of state agency missions and strategic plans to better support a collaborative community vision for jobs, housing, transportation, education and environment.
- H. Part of the success of this initiative will be in targeting local communities with the potential for progress, and agreeing upon measured outcomes early on in the process to clearly define local expectations.
- I. Finally, it is the hope of the Department that this effort results in the creation of local teams that have the leadership, attitude and knowledge to continue these approaches/efforts after the DOLA sustainability team exits.

Program Engagement

- A. Demography, Division of Housing (DOH) and the Workforce Development Office help to identify trends and opportunities to link jobs, housing, transportation, education and environment. Housing assessments funded by DOH (and even CHPG) may prove especially useful in this effort.
- B. Each division of DOLA will evaluate how it can augment assistance to selected communities.
- C. DLG Regional Managers will chair the DOLA Sustainability Teams.
- D. A local champion chairs local community teams.

Antipoverty Strategy

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

DOLA/DOH believes that supportive services linked to housing are the key to helping homeless families escape poverty. DOLA worked with other state agencies, local governments and non-profit service providers to coordinate supportive services to help families escape poverty. The coordinated linking of job training, education, employment opportunities, childcare, transportation, housing and food stamps enabled families in poverty to receive a full benefits package to assist them in getting off the welfare rolls.

Through the Colorado Works Program, the Colorado Dept. of Human Services coordinates the State’s Temporary Assistance to Needy Families (TANF) across 64 counties. Each Colorado county designs how it will administer its TANF funds to help reduce poverty. The TANF system provides households with job training, housing, childcare, transportation, family health care, educational support and continuous employment to help them achieve self-sufficiency and escape from poverty. Many counties in Colorado had difficulty providing employment opportunities to TANF recipients because of limited job availability. In accordance with federal statutes, the Colorado Works Program imposes a 60-month cumulative lifetime limit for receipt of basic cash assistance and requires most adult recipients to be in a work activity within 24 months of being deemed job-ready.

In 2009, the Department of Local Affairs continued to lead the State in designing programs that can become models for communities throughout Colorado. The Department implemented the Colorado Livable Communities Initiative as a holistic approach to community development issues that affect economic opportunity and social well-being.

DOLA/DOH was able to use its Homelessness Prevention and Rapid Re-Housing funding in conjunction with TANF funds through an interagency agreement with the Colorado Department of Health and Human Services, enabling non-profits to provide a wider range of coordinated services than would have been possible through either program by itself.

The Division of Housing used its HOME, CDBG and NSP funding as a catalyst for other sustainable housing efforts. The Division allocated Neighborhood Stabilization Program (NSP) funding to local governments for activities to stabilize neighborhoods in areas highly impacted by foreclosures. Twenty-five percent of the DOH NSP allocation is going to assist persons who earn less than 50 percent of the Area Median Income (AMI).

The Division of Housing financed housing construction or rehabilitation and soft costs including rental subsidies through its other housing programs. The direct impact of housing development is quality housing and additional construction jobs for a community.

Colorado Housing Finance Authority (CHFA) also explores ways to provide low-interest loans for housing development that serves families at 30% of AMI. The Division and CHFA, as well as other housing agencies, often coordinate their funding in order to make affordable housing projects successful. CHFA and DOH are also collaborating to preserve affordable housing projects that have financial problems due to the economic slow down, resultant vacancy issues and intense market competition.

DOLA/DOH received \$2,225,000 in Housing Development Grant funds for State fiscal year 2010 (July 1, 2009 through June 30, 2010) for affordable housing, homeless shelters or transitional housing units. These state funds are the most flexible of the Division's funding, and allowed the creation of tailored community solutions to help ensure that the poorest families in Colorado have an increasing supply of rental units affordable to them.

DOLA/DOH, Supportive Housing and Homeless Programs (SHHP) and the Colorado Interagency Council on Homelessness actively work to promote independence by connecting housing with supportive services. These services may include job training, education, employment, childcare, transportation, housing and food stamps.

The Housing Choice Voucher Family Self-Sufficiency (FSS) program provides a framework and time line for reducing dependency on public assistance and is administered by the Colorado Division of Housing and Department of Human Services, Supportive Housing and Homeless Programs. Nonprofit housing agencies, housing authorities and service providers offer the FSS program locally.

- ❖ The Colorado Division of Housing currently works with 11 FSS programs in Colorado and provides approximately \$60,000 to fund FSS-related staff. Between 125 and 140 families participate in the program. 70 families have current escrow accounts in various communities with the Division, and 126 individuals have successfully graduated.
- ❖ Many of the Division Housing Choice Voucher contractors who administer the FSS programs have developed innovative ways to provide support to the families they serve. Two agencies have developed revolving emergency loan programs so that when a family needs funds for necessities, they can take out a low- or no-interest loan. One agency provides \$25 to \$50 incentives when an FSS client completes a GED, vocational or college course. Other innovative approaches exist.
- ❖ SHHP currently collaborates with seven Colorado service providers in an FSS program that assists 37 persons with disabilities and formerly homeless families. Seventeen households have escrow accounts, and 15 persons with disabilities have successfully graduated.

The Division of Housing also operates a Housing Choice Voucher Special Needs Program to coordinate organizations that provide supportive services. This program offers rental assistance to seventy-five families through the Homeless with Substance Abuse initiative. Five hundred disabled families receive rental assistance through independent living centers. Forty families receive assistance through the Colorado AIDS project; and one hundred families in the Families Unification Program receive rental assistance, as well as 167 families who are homeless or at the risk of being homeless.

Although it is not a DOLA program, it is important to note that the Department of Human Services (DHS) Supportive Housing and Homeless Programs (SHHP) division administers a Housing Choice Voucher rental subsidy program for persons with disabilities and homeless families. SHHP partners with 60 local mental health centers, developmental disabilities service providers, independent living centers, homeless service providers, and county departments of human services to provide housing to persons with special needs. SHHP administers 3,314 Housing Choice Vouchers for the special needs population, and 450 Shelter Plus Care vouchers for previously homeless persons with disabilities. Included in the SHHP programs are the following projects for special populations:

- ❖ 170 units for the Housing Choice Voucher Welfare-to-Work program
- ❖ 100 Family Unification program vouchers for youth aging out of foster care,
- ❖ 50 Project Access vouchers to assist younger persons with disabilities in moving from institutions into the community;
- ❖ 260 Veterans Administration Supportive Housing vouchers that provide permanent housing to homeless veterans.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

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

During the Report year, DOLA/DOH funded three rental new construction projects for seniors, adding 177 new units of affordable supportive housing to the state's inventory and rehabilitating another 100. In addition, two new construction projects supplied 26 affordable rental units with supportive services for people with disabilities. Another 100 units for people with disabilities were provided through an acquisition and rehabilitation project.

Using HOPWA funds, the Division of Housing provided rental assistance and supportive services to 87 households comprised of 287 individuals; short-term rent/mortgage/utility assistance and supportive services to another 19 households containing 19 individuals. Of these, 7 people with HIV/AIDS received permanent housing placement assistance.

Specific HOPWA Objectives

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
 - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
 - a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS

- (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
- ii. Project Accomplishment Overview
 - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
 - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
 - (3) A brief description of any unique supportive service or other service delivery models or efforts
 - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
 - iii. Barriers or Trends Overview
 - (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
 - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
 - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
- b. Accomplishment Data
 - i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
 - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

HOPWA Summary

Using HOPWA funds, the Division of Housing provided rental assistance and supportive services to 87 households comprised of 287 individuals; short-term rent/mortgage/utility assistance and supportive services to another 19 households containing 19 individuals. Of these, 7 people with HIV/AIDS received permanent housing placement assistance.

Please see the HOPWA CAPER attachment for more details of our annual performance for the HOPWA program.

OTHER NARRATIVE

In addition to the accomplishments narrated above, the Colorado Department of Local Affairs administered funds granted through the Neighborhood Stabilization Program (NSP), the Homelessness Prevention and Rapid Re-Housing Program, and the CDBG-R program. Copies of their accomplishment reports as of March 31, 2010 are attached in the appendices.