CITY OF COLORADO SPRINGS

FY 2015-2019 Five-Year Consolidated Plan

&

FY 2015 Annual Action Plan

Prepared By: City of Colorado Springs and

Mullin & Lonergan Associates, Inc.

MAY 2015

Revised 7/21/2015
Approved by HUD 8/17/2015

The City of Colorado Springs
30 South Nevada Avenue Suite 604, Colorado Springs, CO 80903
(719) 385-5912

Contents

Executive Summary 5

The Process 13

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b) 13

PR-10 Consultation - 91.100, 91.200(b), 91.215(l) 14

PR-15 Citizen Participation 20

Needs Assessment 26

NA-05 Overview 26

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) 27

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) 41

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) 44

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) 48

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) 50

NA-35 Public Housing – 91.205(b) 55

NA-40 Homeless Needs Assessment – 91.205(c) 60

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d) 68

NA-50 Non-Housing Community Development Needs – 91.215 (f) 71

Housing Market Analysis 74

MA-05 Overview 74

MA-10 Number of Housing Units – 91.210(a)&(b)(2) 76

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) 80

MA-25 Public and Assisted Housing – 91.210(b) 91

MA-30 Homeless Facilities and Services – 91.210(c) 94

MA-35 Special Needs Facilities and Services – 91.210(d) 100

MA-40 Barriers to Affordable Husing – 91.210(e) 102

MA-45 Non-Housing Community Development Assets – 91.215 (f) 103

MA-50 Needs and Market Analysis Discussion 117

Strategic Plan 124

SP-05 Overview 124

SP-10 Geographic Priorities – 91.215 (a)(1) 125

SP-25 Priority Needs - 91.215(a)(2) 141

SP-30 Influence of Market Conditions – 91.215 (b) 144

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2) 145

SP-40 Institutional Delivery Structure – 91.215(k) 147

SP-45 Goals Summary – 91.215(a)(4) 154

SP-50 Public Housing Accessibility and Involvement – 91.215(c) 158

SP-55 Barriers to affordable housing – 91.215(h) 159

SP-60 Homelessness Strategy – 91.215(d) 161

SP-65 Lead based paint Hazards – 91.215(i) 165

SP-70 Anti-Poverty Strategy – 91.215(j) 166

SP-80 Monitoring – 91.230 168

Expected Resources 170

AP-15 Expected Resources – 91.220(c)(1,2) 170

AP-20 Goals and Objectives 172

AP-35 Projects – 91.220(d) 175

AP-38 Project Summary 177

AP-50 Geographic Distribution – 91.220(f) 182

Affordable Housing 185

AP-55 Affordable Housing – 91.220(g) 185

AP-60 Public Housing – 91.220(h) 186

AP-65 Homeless and Other Special Needs Activities – 91.220(i) 188
AP-75 Barriers to affordable housing – 91.220(j) 192
AP-85 Other Actions – 91.220(k) 193
Program Specific Requirements 197
AP-90 Program Specific Requirements – 91.220(l)(1,2,4) 197
Appendix A – Citizen Participation Plan 201
INTRODUCTION 201
ENCOURAGING PUBLIC PARTICIPATION 202
PUBLIC HEARINGS 203
First Public Hearing 204
Second Public Hearing 204
NOTICE 204
Public Hearings 204
Other Meetings 205
Colorado Sunshine Law 205
PLAN APPROVAL 205
PERFORMANCE REPORTS 205
CONSOLIDATED PLAN AND ANNUAL ACTION PLAN AMENDMENTS 205
Substantial Amendments 206
Non-substantial Amendments 206
CITIZEN PARTICIPATION PLAN AMENDMENT PROCESS 206
TECHNICAL ASSISTANCE 206
RESIDENTIAL ANTI-DISPLACEMENT & RELOCATION ASSISTANCE PLAN 207
AVAILABILITY TO THE PUBLIC 208
ACCESS TO RECORDS 208
COMPLAINT PROCESS 209
SECTION 108 LOAN PROGRAM 209

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Colorado Springs is an entitlement jurisdiction that receives federal funds from the US Department of Housing and Urban Development (HUD) to invest in local housing and community development activities identified by the City. To receive these federal funds, the City must submit a strategic plan — the Consolidated Plan — every five years that identifies local needs and how these needs will be addressed.

Purpose of the Plan

The purpose of the Consolidated Plan (CP) is to guide the use of federal funds over the next five years. The CP is guided by three overarching goals that are applied according to a community's needs. The goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable and accessible neighborhoods, greater integration of low and moderate income residents throughout the City, increased housing opportunities, and reinvestment in aging neighborhoods.
- To expand economic opportunities through job creation, homeownership opportunities, façade improvement, development activities that promotes long-term community viability and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

Funds are provided under the following programs:

- Community Development Block Grant (CDBG): The primary objective of the CDBG Program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income levels. Funds can be used for a wide array of activities, including: housing rehabilitation, acquisition of existing housing or land, homeownership

OMB Control No: 2506-0117 (exp. 07/31/2015)

assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, water and efficiency improvements, abatement of hazards such as lead based paint or asbestos, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.

- HOME Investment Partnerships (HOME): The HOME Program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including new construction, reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance.
- Emergency Solutions Grant (ESG): The ESG Program supports outreach to and shelters for homeless individuals and families. ESG also supports programs that prevent homelessness or rapidly re-house homeless in Colorado Springs and may be used for certain Homeless Management Information System (HMIS) database costs.

Focus of the Plan

As required by HUD, the City of Colorado Springs is committed to investing in strategies that serve the needs of low- and-moderate-income (LMI) residents – residents earning up to 80% of Area Median Income (AMI). (AMI is $73,000 in El Paso County.) Very low income (less than 50% AMI) and extremely low income (less than 30% AMI) households are the highest priorities. The City has also identified special needs individuals including the homeless and persons threatened with homelessness, the elderly, and persons with disabilities as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds.

Structure of the Plan

The Consolidated Plan consists of three major sections: a housing and community development needs assessment, a housing market analysis, and a strategic plan which identifies those priority housing and community development needs and strategies that the City plans to address with the available HUD resources over the next five years. This plan was formulated using HUD's eConPlan tool, which dictates the plan's structure and provides a series of pre- populated tables. Where necessary, the City updated or supplemented the HUD-provided tables with more descriptive or relevant data.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Colorado Springs, with a population of 439,886, is the second largest City in the State of Colorado and is seated in the largest county, by both population and area. The community was significantly affected by the Great Recession that started in 2007 and has not fully recovered from the economic shock. This is evidenced by stagnant employment growth rates, lack of growth in real wages, and above-average unemployment rates. At the same time, El Paso County's growth has been the fastest among all counties in Colorado.

Housing Needs (See NA-10)

Housing cost burden is the most significant housing problem in Colorado Springs. Half of renters and a third of home owners spend more than 30% of their income on housing and utility costs. Over the next five years, there is a projected gap of 21,381 affordable housing units for households making up to 120% AMI, and there are only 16 affordable units available for every 100 households making less than 30%AMI ($17,259/year). Each additional dollar a household spends on housing represents a potential reduction of sales tax base. According to the Piton Foundation, housing cost burden reduces spending on taxable based goods by $235 million in El Paso County (2013 Snapshot: Housing Affordability).

Overall, elderly households are most likely to be cost burdened or severely cost burdened. Renters are more likely to struggle to afford their homes, and the supply of affordable rental housing is more physically deficient than the supply of owner-occupied housing. Renters were also far more likely to be represented in the lower income categories. Approximately 238 affordable units are at risk of converting to market rate in the next five years, and in 2014 the Colorado Springs Housing Authority reported there were over 2,968 applicants on the Section 8 Housing Choice Voucher waiting list.

Homeless Needs (See NA-40)

The number of homeless continues to increase and additional permanent and seasonal shelter beds, day resources and permanent supportive housing is needed. In 2014, the City launched the Initiative to End Homelessness in Colorado Springs – a two-year plan designed to raise awareness, increase local service capacity, and invest in urgent needs now, and the Mayor joined the federal Mayors Challenge to End Veteran Homelessness by the end of 2015 and pledged additional resources for outreach and tenant based rental assistance. The City of Colorado Springs/El Paso County Continuum of Care will initiate a long-term community plan in 2015.

Non-Homeless Special Needs (See NA-45)

Providing housing for populations with special needs, including the elderly and frail elderly and persons with disabilities, is a priority for the City over the next five years. Colorado Springs has an older population relative to similar cities in the Southwest. Over 10% of the population is age 65 or older, and seniors are the fastest-growing age segment in Colorado Springs. The American Community Survey estimates there were 18,117 more people age 65 and over in El Paso County in 2012 than in 2000, an increase of 40.5%. Disability statistics provided by the Census reported that 25.9% of persons 65-74 years had at least on disability and 48.8% of persons 75 and older had at least one disability. Seniors are also more heavily represented in the lower income tiers.

In Colorado Springs, 11.2% of the total civilian non-institutionalized population ages 5 and older reported a disability in 2012. Unemployment rates were higher for workers in the labor force with disabilities. Persons with disabilities who do work are more likely to be dependent on public transportation. The disabled population tends to be less educated than the general population, tends to have lower median earnings, and is more likely to live below the poverty line.

Non-Housing Community Development Needs (See NA-50)

The community development needs are significant, especially in the south and southeast areas of the City where neighborhoods face overlapping issues of poverty, minority concentration, high commercial vacancy rates and high unemployment, and the City continues to grapple with how to fund a $1.3 billion dollar backlog of capital improvement projects city-wide that include streets, stormwater, parks and recreational facilities and public safety facilities.

In order to achieve maximum impact from limited resources, the City will invest in outcome-driven activities that specifically meet the goals and priorities established in the CP. The CP utilizes qualitative and quantitative data gathered through citizen participation, market analysis and needs assessment to identify the highest priority needs in which to direct entitlement dollars. The priorities identified in the CP were developed by:

- Analyzing current social, housing, and economic conditions.
- Analyzing the relative needs of low- and moderate-income families.
- Assessing the resources likely to be available over the next five years, and
- Evaluating input from focus group sessions, interviews, service provider surveys, City staff, and public hearings.
- Weighing the severity of the need among all groups and sub-groups.

The City's Consolidated Plan supports the City's Strategic Plan to build a stronger community together. Activities will focus on improving the safety, well-being and livability of low-income neighborhoods, increasing and preserving affordable housing and targeting resources to programs and facilities that can significantly reduce street homelessness and promote housing stability. The following goals were established to meet the City's highest priorities for the next five years:

Stabilize and improve struggling neighborhoods.

- Use data-driven approaches to identify geographic target areas for direct investment of HUD resources for planning, code enforcement and infrastructure improvements that improve neighborhood safety and livability.
- Affirmatively market housing rehabilitation programs to geographic target areas.
- Expand parks, community centers and public facilities to increase access to physical activity and healthy choices (including access to healthy food, recreation and child enrichment and afterschool programs) and improve public safety in low- and moderate-income areas.
- Develop appropriate economic development strategies to improve living standards, especially in target areas.

Increase and preserve the supply of affordable housing.

- Preserve existing units at risk of being converted to market rate.
- Prioritize new housing units for very low income (30-60%AMI) with emphasis on housing for seniors and persons with disabilities. Locate new units near public transportation and employment to encourage affordability throughout the community to allow for housing choice.
- Continue to fund housing rehabilitation to improve housing quality and neighborhood livability. Focus on accessibility and energy efficiency improvements that reduce costs to homeowners.
- Explore new funding mechanisms and encourage land use policies that support affordable housing development.

Invest in facilities and services that prevent and end homelessness.

- Increase the number of permanent shelter beds.
- Support facilities and programs that aid street homeless in meeting basic needs including restrooms and showers; support a public-private partnership for development of a permanent day center that provides comprehensive services.

- Increase the number of permanent supportive housing units.
- Align local efforts to meet the priorities of the Opening Doors: Federal Strategic Plan to Prevent and Homelessness targeting resources to end Veterans and chronic homelessness by 2015; and to end homelessness among children, families, and youth by 2020.

In addition, the City recently assumed ownership and oversight of the community's only senior center. The facility is in need of significant renovation or relocation. Over the next five years, the City will seek out partnerships for providing senior programming, including development of new facilities.

Details on the programs that have been designed to address these priorities and the five-year goals that have been assigned to each appear later in the plan.

This Consolidated Plan lays the foundation for an activity selection process that is goal-driven, outcome-oriented and based on need and best practice. As such, in implementing the goals in the CP, the City will seek to:

- Identify projects that specifically meet the priorities in the plan.
- Maximize impact of City resources by coordinating activities with key City Departments.
- Provide technical assistance and outreach to City departments and community groups to build local capacity to achieve Consolidated Plan priorities.
- Deliver services directly to low- and moderate-income people in their neighborhoods.
- Fund programs that expand or create services for vulnerable populations with a specific emphasis on serving the homeless, very low income, elderly and disabled; increasing accessibility for persons with disabilities will be a priority consideration in every construction activity funded.
- Reward effective and innovative methods by funding high-performing programs, reducing the number of projects, disincentivizing duplication of efforts and creating economics of scale.

The City will adopt specific set-asides to generally structure the spending of CDBG funds and ensure that the limited amount of funds available have the greatest possible impact in addressing the needs identified in this plan. For each of the next five years, these set-asides include:

Public Services – 15%

Administration and Planning –

20%

OMB Control No: 2506-0117 (exp. 07/31/2015)

Housing and Other Real Property Activities (i.e. code enforcement) 30%

Public Facilities/Infrastructure – 35%

*Actual amounts may vary annually based on actual project budget amounts.

3. Evaluation of past performance

The City's past performance in the administration and implementation of the CDBG and HOME programs has fulfilled the spirit and intent of the federal legislation creating these programs. The City has facilitated affordability for decent housing, availability and accessibility of suitable living environments, sustainability of suitable living environments, and the accessibility of economic opportunities. The following is a summary of Colorado Spring's past performance as reported to HUD in the FY2014 Consolidated Annual Performance and Evaluation Report (CAPER), the most recent report filed:

- Initiated an affordable housing needs assessment, in partnership with El Paso County, to better identify housing needs and strategies for increasing the supply of affordable housing. This report includes goals and strategies for increasing the supply of affordable housing in Colorado Springs.

- Launched the Initiative to End Homelessness in Colorado Springs – a two year strategy for building capacity in Colorado Springs to effectively respond to the needs of people experiencing homelessness. The initiative identifies planning activities as well as targets investments in outreach, shelter and housing. The Point in Time Count conducted in January 2014 indicates the homeless population is increasing in Colorado Springs.

- Aided the Continuum of Care (CoC) in growing its leadership capacity by supporting a process to develop a governance charter and membership structure for the CoC. The City provided matching funds to hire a consultant and managed the consultant contract for governance work. The newly appointed board will initiate a 10 year planning process to end homelessness and lead the community in developing a durable service delivery system.

- Developed a model program for delivery of home modification projects for persons with disabilities combining Medicaid and CDBG funds. HCID was selected by the State rehabilitation projects. There is a significant shortage of affordable housing available in the community that is accessible for persons with disabilities. Home modification helps to meet the need.

- Conducted an internal audit to identify opportunities to improve project and program delivery and developed an action plan for addressing program weaknesses

The City did not meet its housing development goal of 50 units in 2013. Though projects were identified, financing, policy and environmental issues prevented them from moving forward. City staff is reviewing affordable housing policies and using the affordable housing needs assessment to identify other barriers to affordable housing development. HCID staff developed written program guidelines and an application for housing projects and has been meeting with private and nonprofit developers to discuss opportunities. There is a need in the community for more nonprofit affordable housing developers with the capacity to undertake new construction projects. The City will continue to build on its successful track record of meeting community development needs by giving more attention to preventing and ending homelessness (working in close concert with the community CoC), continuing the City's investments in neighborhood infrastructure and housing development and rehabilitation programs, identifying community needs for the 2015-2019 Consolidated Plan and building institutional infrastructure, bringing together internal and external expertise, to deliver projects and programs that make our beautiful city an even better place to live.

4. Summary of citizen participation process and consultation process

The City is in compliance with a citizen participation plan that satisfies the requirements of 24 CFR 91.105. The City's Citizen Participation Plan details procedures for involving the public to determine its housing and community development needs, to develop strategies for addressing those needs, and to undertake specific actions consistent with those strategies. Citizen participation was accomplished through meetings with the Continuum of Care, focus groups, neighborhood meetings to discuss capital improvements projects, a Notice of Funding Availability process and meetings with department heads to identify priority projects. Housing and Community Initiatives Division (HCID) staff hosted a Public Needs Hearing on August 6, 2014 to get input on community priorities for consideration in preparing the plans. City Council hosted a public hearing on the federal block grant budget on October 23, 2014, as part of the 2015 municipal budget process. No comments were received. HCID staff conducted a third public hearing on May 4, 2015 to get public comment on the proposed plans. Public comment and responses are summarized herein as required by HUD.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency; CDBG, HOME, ESG	City of Colorado Springs	Housing and Community Initiatives Division

Table 1 – Responsible Agencies

Narrative

The City of Colorado Springs, through the Division of Housing and Community Initiatives (HCID), is the lead agency responsible for preparing the Consolidated Plan and for administration of the CDBG, HOME and ESG programs. Historically, the City has also administered federal funds awarded through the State of Colorado and HUD Continuum of Care competitive programs.

The City has had subrecipient relationships with other organizations for the delivery of specific activities:

The Colorado Springs Housing Authority has historically administered the Tenant Based Rental Assistance Program funded with HOME Program funds

Energy Resource Center has administered an Emergency Repair Program funded with CDBG Program funds.

Consolidated Plan Public Contact Information:

Janet Risley, Senior Analyst
30 S. Nevada Ave., Suite 604
Colorado Springs. CO 80903
(719) 385-6876
jrisley@springsgov.com

OMB Control No: 2506-0117 (exp. 07/31/2015)

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Colorado Springs Housing and Community Initiatives Division (HCID) developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, and telephone interviews.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

HCID actively consulted with a variety of non-profits, social service providers, community residents, and governmental agencies to determine the needs of the City and better allocate entitlement resources. Focus group meetings were held May 27-29, 2014 with affordable/special needs housing and service providers, business associations, homeless service agencies, community building organizations, economic development officials, neighborhood groups, and health and human service providers. In addition, two advertised public hearings were held on May 27th and May 28th.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

In 2014 the City of Colorado Springs launched the Initiative to End Homelessness in Colorado Springs– a strategic plan to raise awareness about homelessness in our community, build local capacity to aid the homeless in achieving housing stability, and invest in urgent needs now. The six primary goals of the Initiative are:

1. Increase access to emergency shelter, especially during winter months
2. Facilitate development of a day center offering comprehensive services and amenities
3. Expand outreach programs to reduce street homelessness
4. Increase access to stable and affordable housing
5. Strengthen the Community's Continuum of Care (CoC) - A CoC program promotes a communitywide commitment to ending homelessness by coordinating housing and service providers on a local level
6. Develop a 10 Year Plan to end homelessness with strong community buy-in.

Strengthening the City of Colorado Springs/El Paso County CoC was a key priority in the Initiative. That work was completed in October 2014 when the new CoC membership approved a governance charter and a governing board, and the Pikes Peak United Way was selected as the CoC Administrator. The Initiative to End Homelessness was adopted by the membership as the interim strategic plan for the CoC until a 10 year plan can be completed. The governing

board uses the CoC model mandated by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 amendment to the McKinney-Vento Homeless Assistance Act as further described and disseminated by HUD CoC Interim Rule (24 CFR Part 578).

The governing board exists to plan and support implementation of strategies that will support a collaborative community-based system of housing and services for those experiencing homelessness or those persons at risk of homelessness within the City of Colorado Springs and El Paso County. The HCID Manager sits on the CoC governing board as an ex officio member to support long-range planning and policy formation and to develop a strategic funding model that maximizes the impact of federal block grant dollars. The Consolidated Plan includes the priorities adopted by the CoC, and CoC members are invited to comment on the Consolidated Plan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

HCID manages both entitlement ESG funds and State ESG funds awarded competitively. The CoC determines ESG priorities. Entitlement ESG funds are generally directed to shelter operations, to meet a critical shortage of permanent shelter beds, as well as HMIS; State ESG funds support homeless prevention and rapid rehousing. A Ranking and Prioritization Committee of the CoC evaluates the performance of grantees in meeting goals of increasing the number of people sheltered, coaches' poor performers, and adjusts funding priorities as needed.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

HCID actively consulted with a variety of non-profits, social service providers, community residents, and governmental agencies to determine the needs of the City and better allocate entitlement resources. Focus group meetings were held with affordable/special needs housing and service providers, business associations, homeless service agencies, community building organizations, economic development officials, neighborhood groups, health and human service providers, and more. In addition to the list of participants below, HCID consulted with numerous City departments including Parks, Police, Planning, Public Works, Fire, Economic Vitality and Emergency Management.

Organization Name	Organization Type
4th Judical District	Government – Local
Adams Neighborhood	Neighborhood Organization
Amblicab	Service – Disabled; Transit
Apartment Association of Southern Colorado	Housing Industry

OMB Control No: 2506-0117 (exp. 07/31/2015)

Aspen Pointe	Service – Mental Health; Continuum of Care
Big Brothers Big Sisters	Services – Youth
Black/Latino Coalition	Community Organization
Blight to Bright	Community Organization
Boys and Girls Club	Service – Youth
Catholic Charities	Service – Homeless, Families; Continuum of Care
Cheyenne Village	Service – Disabled
Colorado Springs Urban Renewal Authority	Government – Local; Economic Development
Colorado Veteran Resource Coalition	Service - Homeless; Veterans
Council of Neighbors and Organizations	Neighborhood Organization
Councilwoman Jill Gaebler	Civic Leader
Colorado Springs Housing Authority	Government – Local; Housing
Deerfield Hills Neighborhood	Neighborhood Organization
Downtown Partnership	Business; Continuum of Care
Ecumenical Social Ministries	Service - Homeless
El Paso County Department Human Services	Government - Local
El Paso County Economic Development	Government - Local
El Paso County Housing Authority	Government - Local
Energy Resource Center	Service – Housing, Environment
First Congregational Church	Church
First Presbyterian Church	Church
Greccio Housing	Provider - Housing
HBA Cares	Housing Industry; Continuum of Care
Homeward Pikes Peak	Service - Homeless
Human Relations Commission	Government - Local; Fair Housing; Citizen Committee
Independence Center	Service - Disabled
Innovations in Aging	Service - Elderly
Interfaith Hospitality Network	Service - Homeless
Ivywild Neighborhood	Neighborhood Organization
Kinetic Ventures	Business
Live Well	Service - Health
Organization of Westside Neighbors	Neighborhood Organization
Partners in Housing	Service - Homeless; Provider - Housing
Peak Vista	Service - Health
Pikes Peak Area Council Governments	Government - Local
Pikes Peak Area Agency on Aging	Government - Local
Pikes Peak Habitat for Humanity	Provider - Housing
Pikes Peak Justice and Peace Commission	Community Organization
Pikes Peak United Way	Foundation; Continuum of Care
RMCLT	Provider - Housing

Rocky Mountain Human Services	Service - disabled, veterans, homeless; Continuum of Care
Rocky Mt. Health Care Services	Service - Health
Salvation Army	Service – Homeless, Families; Faith-Based
School District 11	Education
US Senator Bennet	Government - Federal
SET Family Clinic	Service – Health
Silver Key Senior Services	Service - Seniors
Special Kids Special Families	Service - Youth; Disabled
Springs Rescue Mission	Service - Homeless; Continuum of Care; Faith-Based
Teen Court	Government – Local; Service - Youth
TESSA	Service – Victims of Domestic Violence; Continuum of Care
Transit Passenger Advisory Committee	Citizen Committee; Transit
Tri-lakes Cares	Service – Homeless, Families
Urban Peak	Service - Homeless; Continuum of Care
Walker Realty	Business
Westside Cares	Service – Homeless, Families

Table 2 – HCID Consultation

Identify any Agency Types not consulted and provide rationale for not consulting

There were no types of agencies that the City did not consult, either through focus group meetings and/or personal interviews.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Colorado Springs 2014-2018 Strategic Plan	City of Colorado Springs	This strategic plan and the City's Strategic Plan are designed to complement each other and contain the same goals and strategies, specifically around arresting decline in targeted neighborhoods and supporting affordable housing with access to transit.
Colorado Springs 2014 Affordable Housing Needs Analysis	City of Colorado Springs, El Paso County	Affordable housing needs assessment and barriers to affordable housing are extrapolated from the results of this analysis
Initiative to End Homelessness in Colorado Springs	City of Colorado Springs	The Initiative goals were adopted by the CoC and form the basis for the goals of preventing and ending homelessness identified in this strategic plan.
Colorado Springs Analysis of Impediments to Fair Housing Choice	City of Colorado Springs	Impediments to fair housing choice and the goals and strategies necessary to overcome them are extrapolated from this analysis
Capital Improvement Program (CIP) 2014-2018 Prioritization Process	City of Colorado Springs	The CIP prioritization informed the public facilities goals outlined in this strategic plan, specifically as regards rehabilitating existing facilities and investing in energy efficiency improvements to reduce long-term operating costs.
North Nevada and South Academy Economic Opportunity Zones	City of Colorado Springs	The research and analysis performed for these target areas identifies uses that would be most catalytic and beneficial to low and moderate-income residents in these communities. EOZs are included in the geographic priority areas identified in this strategic plan.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Community Plan to End Veteran Homelessness	Rocky Mountain Human Services	Strategies for ending veteran homelessness identified in this plan are aligned with the Community Plan.
2014 CAPER and Annual Plan	City of Colorado Springs	These federal documents were considered in order to assess progress, long-term strategic planning, and future goals in light of past efforts

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

In accordance with 24 CFR 91.100(4), the City of Colorado Springs will notify adjacent units of local government of the non-housing community development needs included in its Consolidated Plan. The City will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the Consolidated Plan and thereby maximize the benefits of the City's housing and community development activities for the residents being served.

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Citizen Participation Plan (CPP) provides for and encourages public participation and consultation, emphasizing involvement by residents and the organizations and agencies that serve low/moderate income persons in the planning and implementation of community development and housing programs. The CPP establishes the policies and procedures by which citizens of the City of Colorado Springs, public agencies, and other interested parties can actively participate in the development of the Consolidated Plan, Annual Action Plan, Substantial Amendments, and the Consolidated Annual Performance and Evaluation Report (CAPER).

The City's Citizen Participation Plan has been widely distributed throughout the city, particularly in areas where low and moderate-income people reside or seek services such as community and senior centers, the Colorado Springs Housing Authority, the City Administration Building and City Hall, Pikes Peak United Way, Pikes Peak Library District locations, and the Housing and Building Association. The CPP is also available on the HCID website at www.coloradosprings.gov/housing and at the Housing and Community Initiatives Division office located at 30 S. Nevada Avenue, Suite 604, 80903.

Citizen Participation Outreach

Public Hearings, Community Meetings, and Comment Periods

Housing and Community Initiatives Division conducted advertised community meetings to obtain feedback and solicit input into the needs of the community and this Consolidated Plan. The meetings included an introduction and explanation of the 2015-2019 Consolidated Plan, 2015 Annual Action Plan and Citizen Participation Plan's purpose and the process and schedule for its completion as well as an opportunity for interested persons to comment.

Homeless Strategy

- Meetings were held with the Continuum of Care to identify and develop methods to address homeless services in the community.

  Continuum of Care meets monthly. The City is the Collaborative Applicant for the Colorado Springs/El Paso County Continuum of Care and also participates in the ranking and prioritization process for CoC competitive funds.

- Homeless service providers shared their agency stories and identified priority needs for their constituents.

- Assisted the Pikes Peak United Way in conducting the Point in Time count and spoke directly to people experiencing homeless about needs.

General

- Meet monthly with Human Relations Commission to discuss Fair Housing.
- Division Manager met with the Colorado Springs Housing Authority Director to identify priority public housing needs, planned programs and activities. Large waiting lists for housing (over 4,000 people) and a $12-$15 million backlog in maintenance needs were high priorities. The CSHA also manages the TBRA program for the City.
- Public Notice of Funding for Affordable Housing projects was made available April 17, 2014. Public notice was published in the *Gazette* (local newspaper), posted on City's website and through email distribution list.
- Focus Groups on the Consolidated Plan were held May 27-28, 2015 at the City Administration Building. These focus groups included the Continuum of Care, other City Departments and Neighborhood Strategy Areas.
- The Capital Improvements Program manager attended neighborhood meetings to obtain information and provide input on infrastructure projects in designated areas.
    - October 14, 2014 at 6:00pm – Flanagan Park Street Improvements hosted at Edison Elementary School. Citizens provided input regarding street improvements proposed by Housing and Community Initiatives Division and City Engineering. Approximately 3 people attended the meeting.
    - January 15, 2015 at 6:00pm – Monterey and Meadowlark Playground Meeting hosted at Monterey Elementary School to discuss the proposed playground improvements.
    - March 4, 2015 at 6:00pm – Chelton Road Street Improvements hosted at the Valley Hi Golf Course. Neighborhood meeting, City representatives from Housing and Community Initiatives Division, City Planning and City Engineering were in attendance to seek preliminary input on the street improvements design. Approximately 20 people attended.

Metropolitan Planning

- Housing and Community Initiatives Division Manager is a voting member of the El Paso County Housing Authority Board.

Formal Public Hearings

- A public needs hearing on Housing and Community Development Needs was held on August 6, 2014 at the City's Council Chamber to obtain the views and comments of individuals and organizations concerning the City's housing and community development needs. The information gathered was used in the preparation of the Consolidated Plan. Approximately 22 attended the meeting. Public notice was published in the *Gazette* on July 23, 2014.
- City Council conducted a public hearing on October 23, 2014 to get input on the municipal budget including the federal block grant budget. The City's budget process is widely publicized and includes an after-hours town hall meeting that provides citizens the opportunity to address City Councilmembers in person. Citizens can also watch the meeting on www.coloradosprings.gov or on Cable TV Channel 18. Citizens are invited to send in comments by email or phone. Public notice was published in the *Gazette* on October 16, 2014 and the proposed budget was made available in its entirety on the City's website and the HCID web page.
- A draft of the 2015-2019 Consolidated Plan and 2015 Action Plan and Citizen Participation Plan were made available for public review and comment from April 14, 2015 through May 13, 2015. Notice of the availability of the draft plans and the opportunity to comment on them was advertised in the *Gazette on April 14, 2015*, by email and website; copies were distributed to Community Centers, Library, City Hall and City Administration Building.
- A second public hearing was conducted on May 4, 2015, at Pikes Peak Regional Building, to present the plans. Approximately 32 people attended the meeting.

Identify any Agency Types not consulted and provide rationale for not consulting.

N/A

Summary of citizen comments or views on the plan

During the 30 day public comment period (April 14, 2015 through May 13, 2015), the City received a number of comments in writing and through the public hearing conducted on May 4, 2015 that were incorporated into the Consolidated Plan. The comments are summarized below:

- Regarding domestic violence and sexual assault and persons fleeing domestic violence and sexual assault, the plan was modified to include "sexual assault" with references to domestic violence and to expand descriptions of homeless services and shelter to include victims of domestic violence and sexual assault.

- Regarding economic development, the Consolidated Plan was revised to include economic development as a tool to meet the goal to stabilize and improve struggling neighborhoods.
- Regarding Citizen Participation, the plan was revised to clarify uses of social media and other forms of outreach, to include a definition of low- and moderate-income and to include a general timeline for activities to better inform the public about the process.

Other comments received largely support priorities in the plan:

- Ensure Southeast Colorado Springs receives a fair share of projected and budgeted funding.
- Create more accessible, affordable housing available to low income residents located near public transit to connect people to jobs, services, housing and healthy food; especially for people with low to moderate income.
- Encourage housing choice. Don't concentrate affordable housing in low income areas.
- Ensure there are opportunities in the community for affordable home ownership, not just rental housing.
- Improve facilities providing public services directly to neighborhoods (such as parks and community centers) and consider access to food in plans to improve neighborhoods within food deserts.
- Continue to support Code Enforcement city-wide.
- Create more jobs available to low income residents.
- Continue grassroots outreach to all citizens through nonprofits, neighborhood associations, and churches and take actions to encourage greater participation by minorities and non-English speaking persons as well as persons with disabilities.
- Continue to work to end homelessness and include the homeless in identifying priorities.

In sum, the City will continue its reforms to its entitlement process and will move forward in 2015-2019 in concentrating limited resources for maximum impact. The City will continue to work to build a pipeline of affordable housing projects and continue to prioritize projects that exceed minimum requirements for accessibility and provide a connection to transit. The City will continue to invest in public facilities projects in neighborhoods and explore more ways to invest in economic development to support jobs and vitality. Outreach will continue to grow to create a shared vision for change where federal block grants are invested. Ending homelessness will continue to be a priority and strategies will be coordinated with the Continuum of Care and its consumer advisory committee.

There were requests for further planning within the community that exceed the scope of the Consolidated Plan but could improve the City's ability to leverage federal block dollars with other community investments. Areas where additional planning was recommended include:

Accessibility	The City is currently developing a Transition Plan to address ADA issues. When complete, this plan can aid in the identification of projects.
Neighborhoods	Identify and commit resources to communities within geographic target areas to include facilities, code enforcement, housing rehabilitation, economic development and public services that address needs and build resident capacity to support change over the long-term, especially in southeast Colorado Springs.
Economic Development	Identify appropriate uses for federal block grants to improve economic vitality, and align activities with economic development plans, especially in geographic target areas.
Homelessness	As outlined in the Initiative to End Homelessness in Colorado Springs, support a communitywide plan to end homelessness and identify how federal block grant dollars can be used to meet priorities.
Affordable Housing	Develop a community plan for addressing critical affordable housing needs. The plan should identify ways to engage private sector resources, identify additional funding sources and clarify the role of the City in providing resources and addressing policy barriers.

Finally, there were several requests for clarification that are not components of the plans, but merit response to improve understanding of the federal entitlement programs:

- Comment: Clarify the application process and how the City selects projects.

It is important for the community to understand the allocation process. This information is not a component of the Consolidated Plan or Action Plan but is included with the Notice of Funding Availability and will be provided on the City's website at www.coloradosprings.gov/housing. The City will work to create a user friendly format for presenting the information.

- Comment: Clarify how the City decides the priorities for the plans.

Priorities are identified through a comprehensive needs assessment, which is detailed in the Consolidated Plan, then evaluated and approved by an internal community development team that consists of staff from planning, parks, public works, police, fire, finance, city attorney and economic vitality. Decisions are made based upon the needs assessment, public outreach process, NOFA applications, and priorities identified in approved plans. The Consolidated Plan/Action Plan is posted for public comment and the City Council approves the final plan. The City has been reforming the entitlement process and will consider forming a board to serve in an advisory capacity on the allocation of federal block funds and the development of outreach strategies.

Summary of Comments or views not accepted and reasons for not accepting them

During the 30-day public comment period, there was one comment that was not accepted.

Citizen Participation Plan

- Comment: The City should increase the number of public hearings during the development of the Consolidated Plan and Annual Action Plan to one in each Council district and one in or near all low-and-moderate income areas, plus one conducted by telephone targeted to low-and-moderate income citizens.

This comment was not incorporated into the Citizen Participation Plan because the requirement cannot be met with existing resources. The City exceeds the requirements of the Citizen Participation Plan in conducting outreach; and the process is detailed herein. The City will promote greater transparency in the process by posting citizen participation information to the City website at www.coloradosprings.gov/housing. In addition, the City will consider forming a board to serve in an advisory capacity on the allocation of federal entitlement funds. The board would develop an annual citizen participation strategy. The Citizen Participation Plan can be amended to include the board participation once the board is formed.

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment is based on an analysis of housing problems in Colorado Springs by income level among renters and owners and households with special needs. Additionally, needs identification developed through a comprehensive public outreach process that included stakeholder consultation, public needs hearings and a review process designed to meaningfully engage citizens. Needs that appear in the Consolidated Plan also reflect knowledge gained from planning initiatives such as the recently completed Affordable Housing Needs Assessment.

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, a special tabulation of 2007-2011 American Community Survey data from the Census Bureau. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost burden, which occurs when a household pays more than 30% of its gross income on housing costs. Extreme cost burden occurs when a household pays more than 50% of its gross income on housing costs.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The City was significantly affected by the Great Recession starting in 2007, which manifested locally in the form of stagnant employment growth rates, lack of growth in real wages and above-average unemployment rates. Job gains in recent years have been focused in sectors that pay below-average wages.

As real incomes decline while housing costs climb, the need for affordable housing options increases. Between 2000 and 2011, median gross rent increased 24.5% to $812 per month, while the median value of owner-occupied homes climbed 48.4% to $212,700. At the same time, the median income among City residents increased by the slower rate of 19%, which represents a decrease of 8.2% after adjusting for inflation.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	360,890	410,688	13.8%
Households	141,757	164,100	15.8%
Median Income	$44,833 ($58,564 in 2011 $)	$53,747	19% (-8.2%)

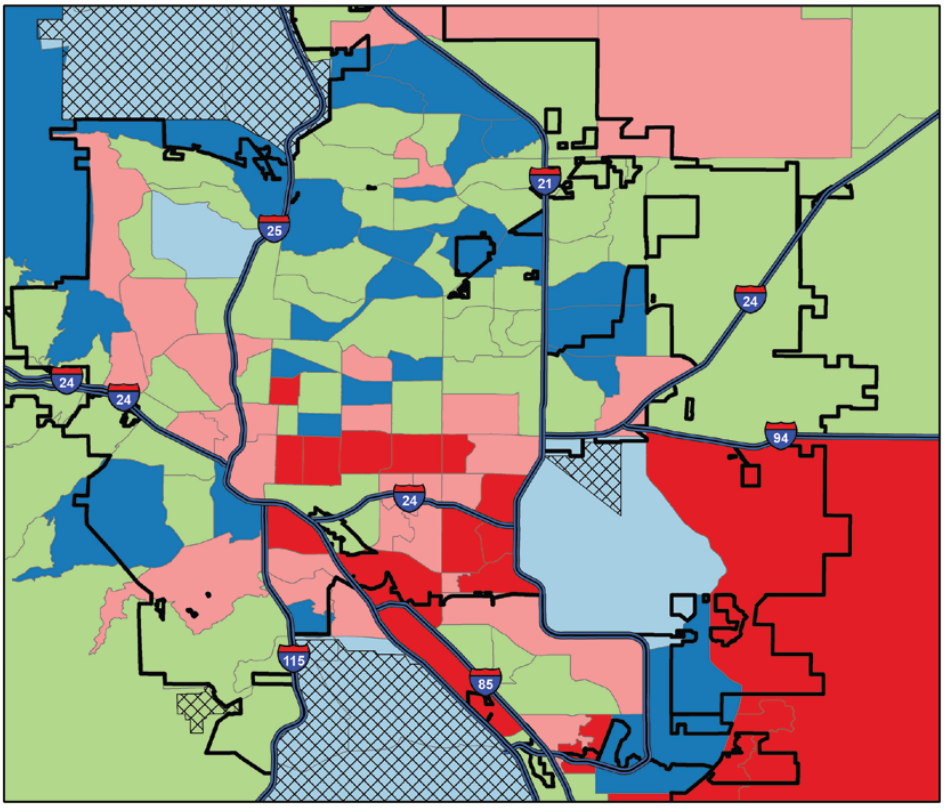
Table 4 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

The combination of falling inflation-adjusted income and rising housing costs translates to diminished buying power for city households. Given a lack of decent, affordable housing options, the area's lower-income households often face a choice between deficient housing and cost burden.

Low-income residents are more affected by cost burden and other housing problems. Because cost burden signifies a need for more affordable housing units, it is important to quantify just how many units are needed, and at what price points. The map below shows cost burden by tenure by census tract. Levels of cost burden are generally quite high across all of Colorado Springs, with low values being clustered in the central and southern areas of the City.

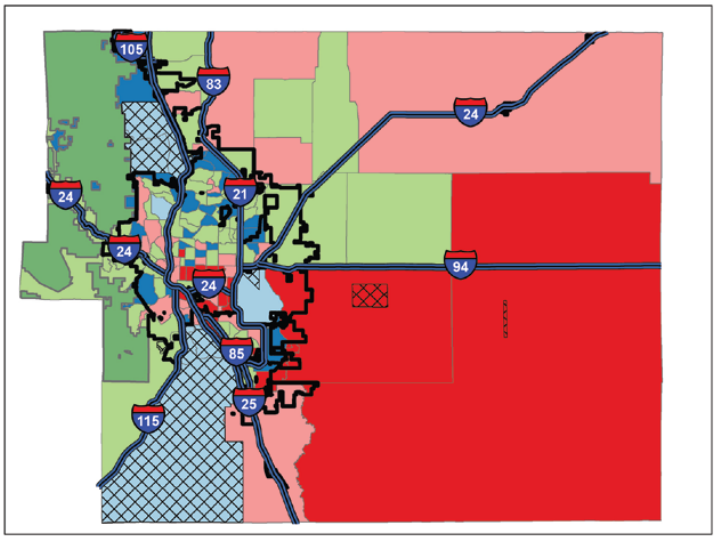
Percentage of Homeowners Cost Burdened
El Paso County, 2010 - 2012



Legend

Cost Burdened Homeowners

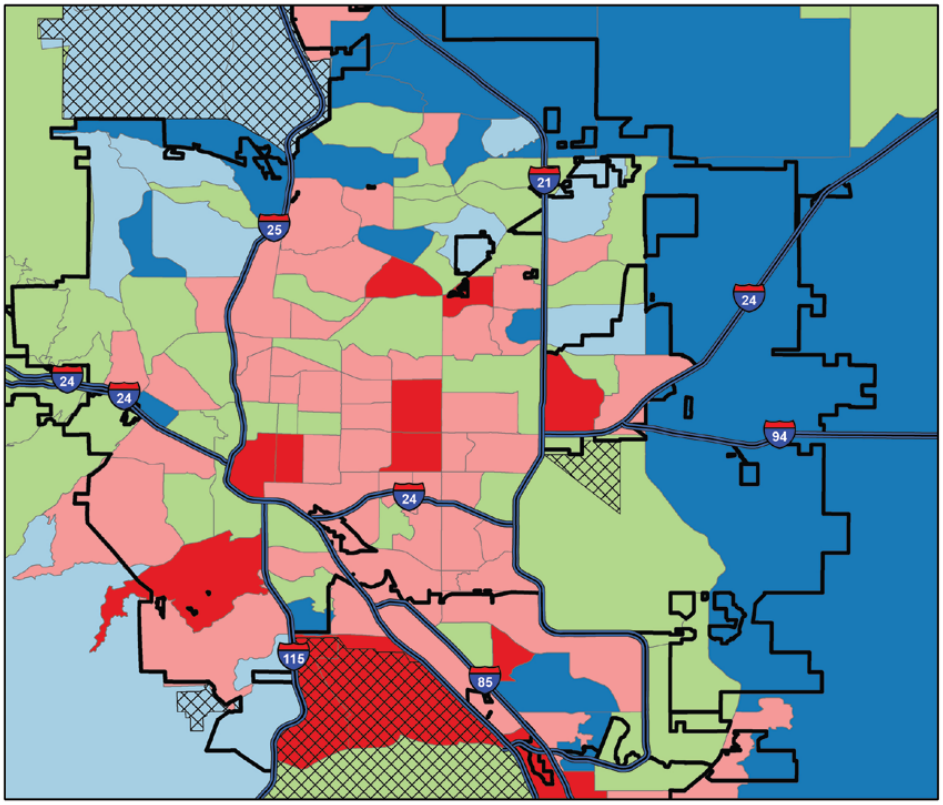
- 0% - 12.2%
- 12.2% - 28.3%
- 28.3% - 36.5%
- 36.5% - 45.3%
- 45.3% - 62.5%
- City Boundary
- Military Base Boundary
- National Forest Boundary



Source: American Community Survey, 2012
Calculations by Mullin & Lonergan Associates
Note: Cost burden is defined as spending over 30% of net income on housing

OMB Control No: 2506-0117 (exp. 07/31/2015)

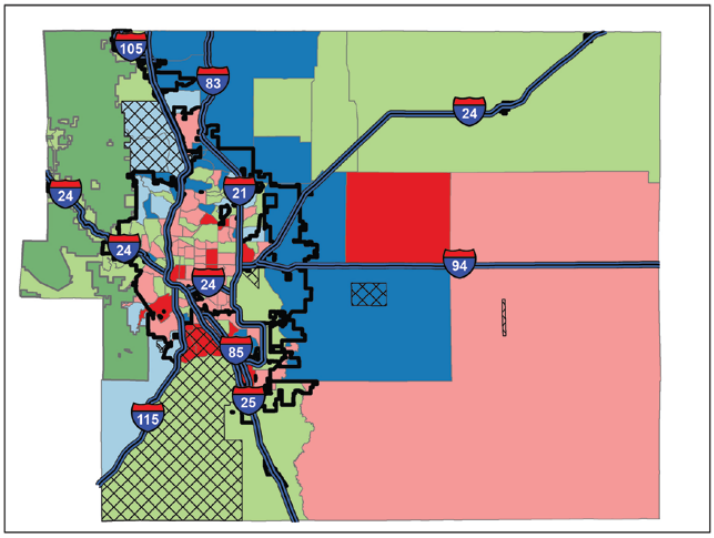
Percentage of Renters Cost Burdened
El Paso County, 2010 - 2012



Legend

Cost Burdened Renters

- 0% - 25.9%
- 25.9% - 39.2%
- 39.2% - 50.4%
- 50.4% - 62.0%
- 62.0% - 82.7%
- City Boundary
- Military Base Boundary
- National Forest Boundary



Source: American Community Survey, 2012
Calculations by Mullin & Lonergan Associates
Note: Cost burden is defined as spending over 30% of net income on housing

OMB Control No: 2506-0117 (exp. 07/31/2015)

For renter households, small related households had the highest level of cost burden (30% to 50% of income spent on housing costs), while elderly households had the highest level of severe cost burden (spending more than 50% of income on housing costs). Overall, elderly households were the most likely group to be cost burdened or severely cost burdened. The disproportionate share of renters affected by housing problems suggest that renters are more likely to struggle to afford their homes and that the supply of affordable rental housing is more physically deficient than the supply of owner-occupied housing. Renters were also far more likely to be represented in the lower income categories.

Most of the tables in this section are HUD-generated using 2007-2011 CHAS data. Where AMI appears in this and other sections, it refers to HUD Adjusted Median Family Income, the median family income for each jurisdiction adjusted by family size in order to determine fair market rents and income limits for HUD's programs.

The following points highlight the most prevalent needs found on the following pages. The most important finding is the high proportion of cost-burden among lower-income households, especially extremely low income households, as this represents a great risk of their being unable to maintain decent, stable housing.

Households by Household Type: Housing Problems

Renter households:

- 10,120(79.8%) between 0-30% of AMI had at least one of four severe housing problems (lacking kitchen or complete plumbing, severe overcrowding or paying more than 50% of income on housing costs)
- 8,780 between 0-30% of AMI were paying more than 50% of their gross income on housing costs
- All problems were present, but less prevalent in other income categories
- Across all renter households, 2,155 were overcrowded and 745 lacked complete plumbing or kitchen facilities

Owner households:

- 3,735 (69%) between 0-30% of AMI had at least one of four severe housing problems, the vast majority of which (93.8%) were severely cost burdened
- Across all owner households, 505 were overcrowded and 104 lacked complete plumbing or kitchen facilities

Households by Household Type: Cost Burden

Paying more than 30% of their gross income on housing costs:

Renter households:

- 9,860 small related, of which 76.1% were below 50% of AMI
- 2,010 large (4+ persons) related, including 42.8% below 30% of AMI
- 3,899 elderly, 44.6% of which were below 30% of AMI

Owner households:

- 6,110 small related, of which 53.4% were between 50-80% of AMI
- 1,402 large related, two-thirds of which were between 50-80% of AMI
- 4,690 elderly, evenly distributed across lower-income categories

Paying more than 50% of their gross income on housing costs:

Renter households:

- 4,840 small related, of which 68.6% were below 30% of AMI
- 800 large related, including 78.8% below 30% of AMI
- 2,219 elderly, 65.8% of which were below 30% of AMI

Owner households:

- 3,200 small related and 710 large related, evenly distributed across lower-income categories
- 2,620 elderly, 43.9% of which were below 30% of AMI

Number of Households Table	**0-30% HAMFI**	**>30-50% HAMFI**	**>50-80% HAMFI**	**>80-100% HAMFI**	**>100% HAMFI**
Total Households *	19,745	18,360	29,305	17,600	79,085
Small Family Households *	6,350	6,395	10,800	7,590	42,470
Large Family Households *	1,185	1,200	2,350	1,270	6,499
Household contains at least one person 62-74 years of age	2,525	2,614	4,100	2,715	12,770
Household contains at least one person age 75 or older	2,275	2,630	2,810	1,463	4,859
Households with one or more children 6 years old or younger *	3,950	3,660	5,675	3,035	9,405
* the highest income category for these family types is >80% HAMFI					

Table 5 - Total Households Table

Data Source: 2007-2011 CHAS

OMB Control No: 2506-0117 (exp. 07/31/2015)

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	285	145	235	80	745	70	4	20	10	104
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	475	140	130	0	745	25	0	0	10	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	580	780	610	185	2,155	135	80	235	55	505
Housing cost burden greater than 50% of income (and none of the above problems)	8,780	2,845	734	130	12,489	3,505	2,585	2,760	515	9,365

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
Housing cost burden greater than 30% of income (and none of the above problems)	1,200	5,825	5,275	640	12,940	815	1,330	5,145	3,429	10,719
Zero/negative Income (and none of the above problems)	1,040	0	0	0	1,040	600	0	0	0	600

Table 6 – Housing Problems Table

Data Source: 2007-2011 CHAS

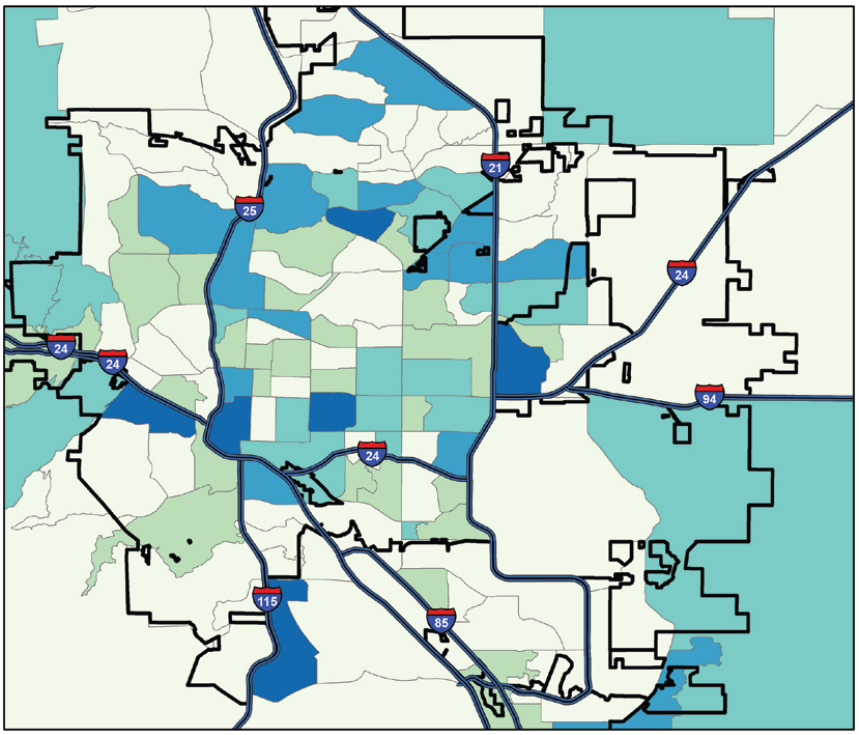
2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	10,120	3,910	1,710	390	16,130	3,735	2,675	3,010	590	10,010
Having none of four housing problems	2,565	7,805	13,610	6,905	30,885	1,680	3,980	10,975	9,715	26,350
Household has negative income, but none of the other housing problems	1,040	0	0	0	1,040	600	0	0	0	600

Table 7 – Housing Problems 2

Data Source: 2007-2011 CHAS

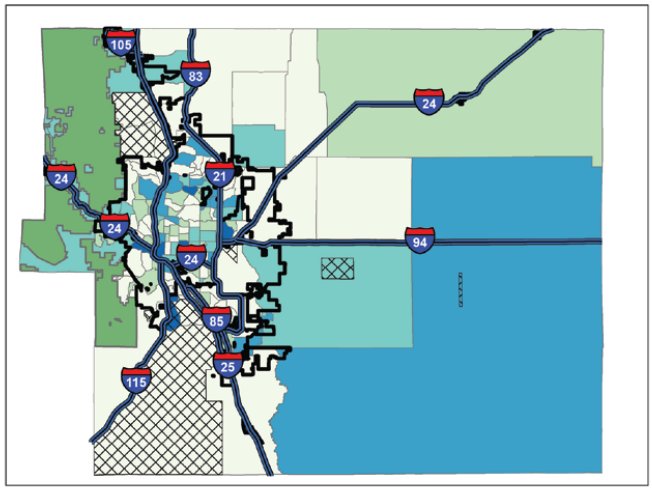
Housing Units Lacking Basic Features
El Paso County, 2012



Legend

Units Lacking Basic Features

- 0 - 6
- 7 - 21
- 22 - 49
- 50 - 97
- 98 - 178
- City Boundary
- Military Base Boundary
- National Forest Boundary



Source: American Community Survey, 2012
Calculations by Mullin & Lonergan Associates
Note: Basic features are defined as working kitchen facilities, plumbing facilities, and a fuel source

OMB Control No: 2506-0117 (exp. 07/31/2015)

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	3,825	3,685	2,350	9,860	1,225	1,600	3,285	6,110
Large Related	860	755	395	2,010	235	225	960	1,420
Elderly	1,740	1,339	820	3,899	1,610	1,440	1,640	4,690
Other	4,789	3,605	2,579	10,973	1,440	725	2,130	4,295
Total need by income	11,214	9,384	6,144	26,742	4,510	3,990	8,015	16,515

Table 8 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	3,320	1,300	220	4,840	1,115	1,015	1,070	3,200
Large Related	630	145	25	800	220	195	295	710
Elderly	1,460	489	270	2,219	1,150	870	600	2,620
Other	4,214	1,030	254	5,498	1,195	545	815	2,555
Total need by income	9,624	2,964	769	13,357	3,680	2,625	2,780	9,085

Table 9 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

A lack of affordable housing is the main catalyst that leads to overcrowding in units and occupying substandard housing. High rates are indicative of constrained housing choice. These variables signify acute and unanswered housing needs within a community, and high rates of these are indicative of housing problems.

Across El Paso County, 3,757 units (1.6%) were overcrowded in 2012, 1,227 of which were severely overcrowded. Most of these units were in Colorado Springs. Nearly 80% of all overcrowded housing was occupied by renters. Homes that lack complete kitchen and/or plumbing facilities for each household are also generally considered to be deficient. In 2012 just over 1% of homes in Colorado Springs lacked complete plumbing or kitchen facilities. Renters were more likely to fall into this category than owners, although the fact that both renters and owners were nearly equally likely to lack plumbing suggests that at least some of this pattern may be the presence of housing in extremely rural areas rather than acute housing problems. Overcrowded units are clustered in South Colorado Springs, away from Colorado College. This suggests that the issue of overcrowding is rooted in a lack of income amongst households stuck in poverty rather than upwardly mobile students.

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Single family households	840	820	650	185	2,495	100	60	190	15	365
Multiple, unrelated family households	195	110	75	0	380	0	20	45	50	115
Other, non-family households	20	0	10	0	30	65	0	0	0	65
Total need by income	1,055	930	735	185	2,905	165	80	235	65	545

Table 10 – Crowding Information – 1/2

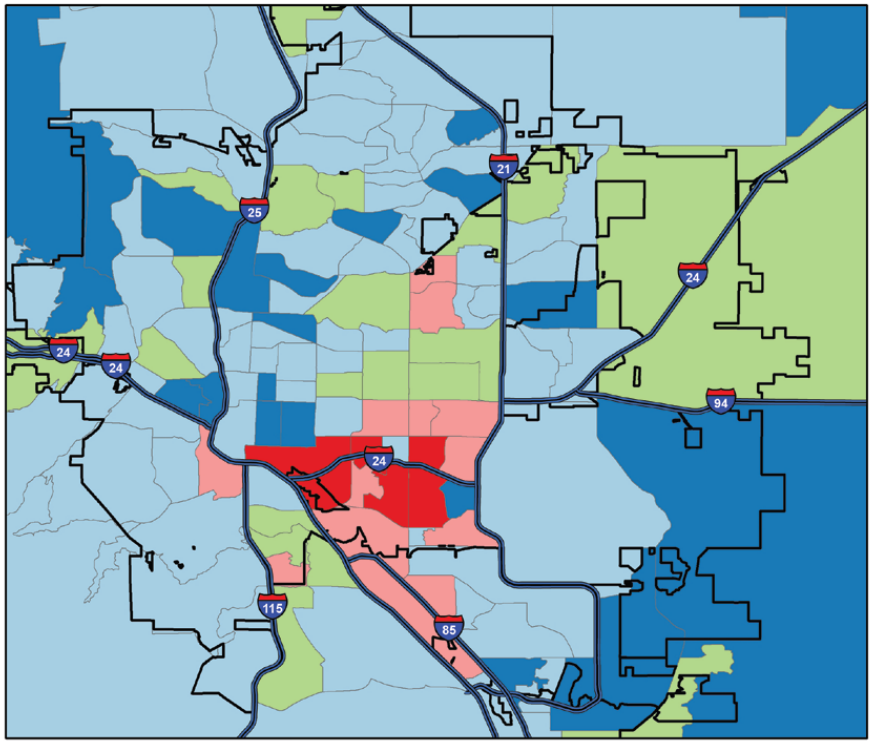
Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
Households with Children Present								

Table 11 – Crowding Information – 2/2

OMB Control No: 2506-0117 (exp. 07/31/2015)

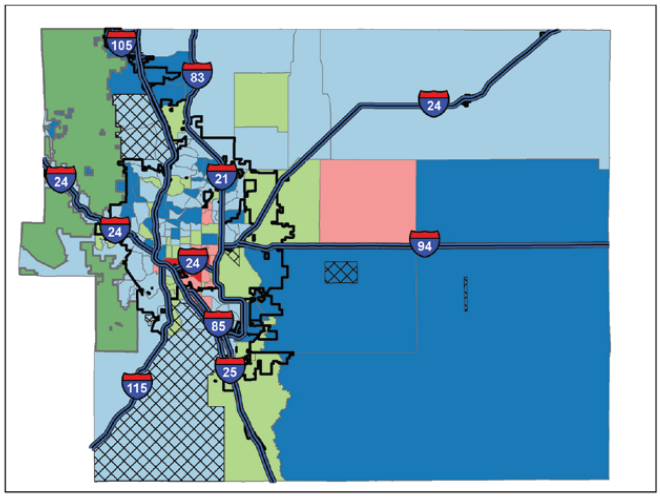
Percent of Residents Experienceing Overcrowding
El Paso County, 2012



Legend

Percent Overcrowded

- 0 - 0.55%
- 0.5% - 1.6%
- 1.6% - 3.1%
- 3.1% - 5.9
- 5.9% - 10.6%
- Military Base Boundary
- National Forest Boundary
- City Boundary



Source: American Community Survey, 2012
Calculations by Mullin & Lonergan Associates

OMB Control No: 2506-0117 (exp. 07/31/2015)

Describe the number and type of single person households in need of housing assistance.

The HUD Consolidated Plan template did not provide any statistics on housing problems being experienced by single-person households in Colorado Springs. In 2011, 30.2% of householders in the City lived alone, including 12,963 people age 65 and up. The greatest housing need among single-person households in Colorado Springs is among the elderly, whose often fixed incomes and sometimes limited mobility require affordable, accessible accommodation.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The service providers at focus group meetings stated that persons with mental health issues continue to face significant challenges. Many are in need of housing assistance. Also, many with mental health issues have other issues as well, including past substance abuse or previous criminal records. The 2014 CoC count for El Paso County showed 13 unsheltered victims of domestic violence, two unsheltered persons with HIV/AIDS, 102 unsheltered persons with chronic substance abuse issues, 89 unsheltered persons with severe mental illness, and 46 unsheltered veterans.

What are the most common housing problems?

As shown in this section, the most common housing problem in the City is cost burden. Given the City's high contract rents and home values, this is not surprising. There are a far greater number of renter-occupied households with cost burden greater than 30%, particularly in the 0%-30% AMI and 31%-50% AMI categories. Renter-occupied households with cost burden greater than 50% (severely cost burdened) in the 0-30% AMI category had the largest number of cost burdened renters.

After cost burden, the most common housing problems are overcrowding, lack of kitchen facilities and/or lack of bathroom facilities, respectively. This is particularly true of renter households in the 0%-30% AMI category.

Are any populations/household types more affected than others by these problems?

On a percentage and numeric basis, small, related renter households were the most likely to experience cost burden greater than 30%. Similar trends were noted among households with cost burden greater than 50% with other renters, small related renters, and elderly owners experiencing rates of 25% or higher.

Non-English speakers were also disproportionately affected by housing problems. According to Census PUMS data, a larger proportion of persons speaking a language other than English at home experienced housing problems than the general population.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The lack of affordable housing makes it difficult for low-income individuals and families with children to maintain a stable household. According to stakeholder interviews, the very high rate of student turnover in elementary and secondary schools is indicative of the relative instability in the area. While some transience is due to the high number of military families in Colorado Springs, there is also a subset of single mothers with children who are becoming homeless. The 2012 Analysis of Impediments found a high percentage of single mothers with children living in poverty as well. A disproportionate percentage of this subpopulation may have a disability and/or a lack of employments skills. These factors make long-term employment an ongoing challenge for single mothers who wish to achieve independence and find an affordable rental unit in the area. It is particularly difficult to connect affordable housing to jobs, given the limited availability of public transportation capacity in Colorado Springs.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

No estimate of at-risk populations is available.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

As noted on the previous page, the lack of affordable housing makes it difficult for low-income individuals and families with children to maintain a stable household. High housing costs, physical deficiencies, unstable neighborhoods and overcrowding all contribute to local homelessness problems.

Discussion: Projected need

Using the current rates of growth in population and in households, the City's recently completed housing market analysis included projections for the number of additional housing units that will be needed in five years, and at what affordability levels they will be needed. Housing demand is typically driven by regional economic and demographic factors that can rapidly fluctuate. This is particularly true in Colorado, given the boom-bust nature of its base industries. At the local level, troop deployment adds an additional layer of volatility to the market. Colorado Springs is also prone to environmental factors such as fire and flooding, which certainly affect housing supply and demand but cannot be taken into account. The projections

used in this study are “status-quo” projections based on current policy and historic growth rates.

Current and Projected Deficit in Affordable Rental Units, Colorado Springs			
		Total Deficit in Affordable Units	Total Deficit in Available Units at Affordable Price Ranges
2012	**Deficit, Colorado Springs**	**15,612**	**19,817**
	ELI Households	2,471	3,518
	VLI Households	-140	3,025
	LI Households	5,426	5,997
	Mod Households	7,854	7,277
2019, Projected	**Deficit, Colorado Springs**	**16,844**	**21,381**
	ELI Households	2,713	3,863
	VLI Households	-153	3,321
	LI Households	5,957	6,584
	Mod Households	8,622	7,988

The baseline projections predict that the number of housing units will increase 7.24% from 2014 to 2019. Simultaneously, the baseline projections also predict that population (which translates to housing unit demand) will increase 7.98% from 2014 to 2019. This means that the growth in population will outpace the growth in housing units. In other words, the region is adding more people than housing for people to live in. This means that future housing demand will outpace future housing supply, and there will be a scarcity. When there is limited supply in a market, the price of goods typically increases. Therefore, without intervention, housing prices in the region will continue to increase faster than inflation. From an affordable housing perspective, this means that affordability levels will worsen as the scarcity of housing increases in a market that is already extremely tight.

However, this does not address the existing affordable housing gap. Rather, it suggests that the pattern will only become exacerbated. Cross-tabulating PUMS data, one can project growth in the deficit of affordable housing units, housing units in price ranges that correspond to actual household incomes, and affordable and available housing units. Using historical and projected rates of growth, the period of 2012 to 2019 can be analyzed. It is necessary to begin at 2012 because that is the year the PUMS survey was completed. The deficit between household incomes and the units that they can select is significant and growing. This growth disproportionately affects extremely low-income households.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate 10 percentage points or greater than for the income level as a whole. The CHAS data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (AMI) levels. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Cost burden greater than 30%

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 31%-50% AMI is low-income, 51%-80% AMI is moderate-income, and 81%-100% is middle-income.

According to these definitions, Black households between 30-50% AMI and Asian households between 80-100% AMI experienced disproportionately greater need among both renters and owners combined, as shown in this summary table:

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group		**% with one or more housing problems**		
White	87.5%	60.5%	66.6%	44.5%
Black/ African American	77.4%	**74.5%**	73.5%	48.8%
Asian	87.2%	0.0%	67.6%	**56.9%**
American Indian, Alaska Native	0.0%	0.0%	0.0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	93.7%	60.2%	74.7%	48.4%
Jurisdiction as a Whole	88.0%	64.4%	69.0%	45.9%

Table 12 - Total Ethnicity/Race

Source: CHAS 2007-2011

It is important to note that the American Indian/Alaska Native and Pacific Islander categories have a small sample size.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,265	2,225	1,080
White	10,330	1,475	690
Black / African American	1,270	370	95
Asian	410	60	15
American Indian, Alaska Native	105	55	30
Pacific Islander	0	0	0
Hispanic	3,710	250	200

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,080	5,885	0
White	8,940	4,475	0
Black / African American	1,070	385	0
Asian	230	110	0
American Indian, Alaska Native	110	30	0
Pacific Islander	40	10	0
Hispanic	2,255	765	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,530	15,944	0
White	9,710	12,109	0
Black / African American	890	935	0
Asian	410	310	0
American Indian, Alaska Native	129	75	0
Pacific Islander	40	0	0
Hispanic	2,095	2,230	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,270	13,694	0
White	3,275	10,330	0
Black / African American	285	995	0
Asian	155	275	0
American Indian, Alaska Native	20	45	0
Pacific Islander	0	45	0
Hispanic	445	1,539	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate 10 percentage points or greater than for the income level as a whole. The CHAS data table below summarizes the percentage of each racial/ethnic group experiencing severe housing problems by HUD Adjusted Median Family Income (AMI) levels. Severe housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than 1.5 per room)
- Cost burden greater than 50%

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 31%-50% AMI is low-income, 51%-80% AMI is moderate-income, and 81%-100% is middle-income.

According to these definitions, no racial or ethnic group in Colorado Springs experiences severe housing problems at a disproportionate level, as shown in the following summary table:

	0-30% AMI	31-50% AMI	51-80% AMI	81-100% AMI
Racial/ Ethnic Group	**% with one or more severe housing problems**			
White	72.8%	28.2%	10.4%	3.6%
Black/ African American	69.3%	37.1%	11.5%	3.5%
Asian	78.7%	0.0%	9.9%	5.9%
American Indian, Alaska Native	54.9%	0.0%	0.0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	79.6%	40.6%	17.7%	4.0%
Jurisdiction as a Whole	74.3%	31.8%	11.5%	3.6%

Source: CHAS 2007-2011

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,740	4,745	1,080
White	8,600	3,210	690
Black / African American	1,140	505	95
Asian	370	100	15
American Indian, Alaska Native	90	74	30
Pacific Islander	0	0	0
Hispanic	3,145	805	200

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,020	12,935	0
White	3,790	9,630	0
Black / African American	540	915	0
Asian	110	230	0
American Indian, Alaska Native	60	80	0
Pacific Islander	40	10	0
Hispanic	1,225	1,795	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,394	26,075	0
White	2,260	19,560	0
Black / African American	210	1,620	0
Asian	70	640	0
American Indian, Alaska Native	4	195	0
Pacific Islander	40	0	0
Hispanic	765	3,565	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	650	17,320	0
White	490	13,125	0
Black / African American	45	1,240	0
Asian	25	400	0
American Indian, Alaska Native	4	55	0
Pacific Islander	0	45	0
Hispanic	80	1,904	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

Poverty is not distributed amongst racial or ethnic groups equally. Whites in El Paso County represent 81.7% of the total population, but represent 74.4% of the population living below the poverty line. All minority groups are affected disproportionately by poverty compared to their representation in the general population. The proportion of Black persons living in poverty is more than double their proportion in the general population, accounting for the largest discrepancy. Comparing by ethnicity reveals that 25.3% of individuals of Hispanic or Latino ethnicity live below the poverty line, compared to 12.9% of the general population. Thus, persons of Hispanic ethnicity are nearly twice as likely as non-Hispanic persons to be living below the poverty line. This is a concern from both an affordable housing perspective and a fair housing perspective, because minorities are both most in need of affordable housing and more likely to be discriminated against by landlords or lending institutions, as reported in the City's 2012 Analysis of Impediments to Fair Housing Choice.

Poverty Levels by Selected Sub-Populations, Colorado Springs, 2012

	Total	Less than 50 percent of the poverty level	Less than 100 percent of the poverty level	Less than 125 percent of the poverty level
Population for whom poverty status is determined	545,946	5.90%	12.90%	16.70%
Age				
Under 18 years	143,751	9.10%	18.20%	22.70%
Related children under 18 years	142,832	8.60%	17.80%	22.30%
18 to 64 years	347,431	5.30%	11.60%	15.20%
65 years and over	54,764	2.00%	7.00%	10.90%
Race or Ethnicity				
One race	516,851	5.90%	12.80%	16.50%
White	439,979	5.00%	11.00%	14.20%
Black or African American	35,433	12.50%	23.10%	29.30%
American Indian and Alaska Native	4,290	7.30%	21.30%	25.20%
Asian	14,734	4.90%	9.60%	15.10%
Native Hawaiian and Other Pacific Islander	1,728	1.80%	6.00%	12.10%
Some other race	20,687	13.80%	34.40%	42.60%
Two or more races	29,095	7.20%	15.60%	21.30%
Hispanic or Latino origin (of any race)	86,709	11.50%	25.30%	31.60%
White alone, not Hispanic or Latino	385,518	4.20%	9.40%	12.30%
Living Arrangement				
In family households	456,221	5.20%	11.50%	14.80%
In married-couple family	349,824	2.00%	6.10%	8.30%
In Female householder, no husband present households	80,345	18.90%	33.90%	40.70%
In other living arrangements	89,725	9.60%	20.00%	26.50%
Nativity and Citizenship Status				
Native	504,451	5.80%	12.30%	16.00%
Foreign born	41,495	8.00%	19.70%	25.80%
Naturalized citizen	20,623	3.00%	8.90%	12.80%
Disability Status				
With any disability	58,188	6.80%	19.00%	24.50%
No disability	472,414	6.00%	12.50%	16.10%
Source: ACS 2012				

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate 10 percentage points or greater than for the income level as a whole. The tables below indicate the share of households by race/ethnicity and income level experiencing cost burden at various levels (share of income devoted to housing costs).

According to this definition, only Pacific Islanders in Colorado Springs experienced any level of cost burden at a disproportionate share, as 27.8% of this group paid more than 50% of household income toward housing costs.

	Less than 30% (No Cost Burden)	30-50%	More than 50%	No/ negative income (not computed)
Racial/ Ethnic Group				
White	70.1%	17.8%	12.1%	0.6%
Black/ African American	60.2%	20.9%	18.8%	1.5%
Asian	62.4%	23.5%	14.1%	0.4%
American Indian, Alaska Native	64.6%	21.4%	13.9%	3.0%
Pacific Islander	59.3%	13.0%	**27.8%**	0.0%
Hispanic	53.3%	23.9%	22.9%	1.1%
Jurisdiction as a Whole	67.2%	18.8%	14.0%	0.8%

Source: CHAS 2007-2011

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	105,568	29,560	21,915	1,185
White	85,595	21,720	14,760	755
Black / African American	5,565	1,935	1,740	135
Asian	2,255	850	510	15

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
American Indian, Alaska Native	649	215	140	30
Pacific Islander	160	35	75	0
Hispanic	9,404	4,215	4,040	200

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The impact of housing problems in Colorado Springs varies primarily by income level. However, the following groups within an income tier and race/ethnicity category experienced problems at a rate at least 10 percentage points higher than the City as a whole:

Housing problems:

- Black households between 30-50% of AMI (74.5%, compared to 64.4% overall)
- Asian households between 80-100% of AMI (56.9%, compared to 45.9% overall)

Severe cost burden:

- Pacific Islander households (27.8%, compared to 14% overall) (note: small sample size)

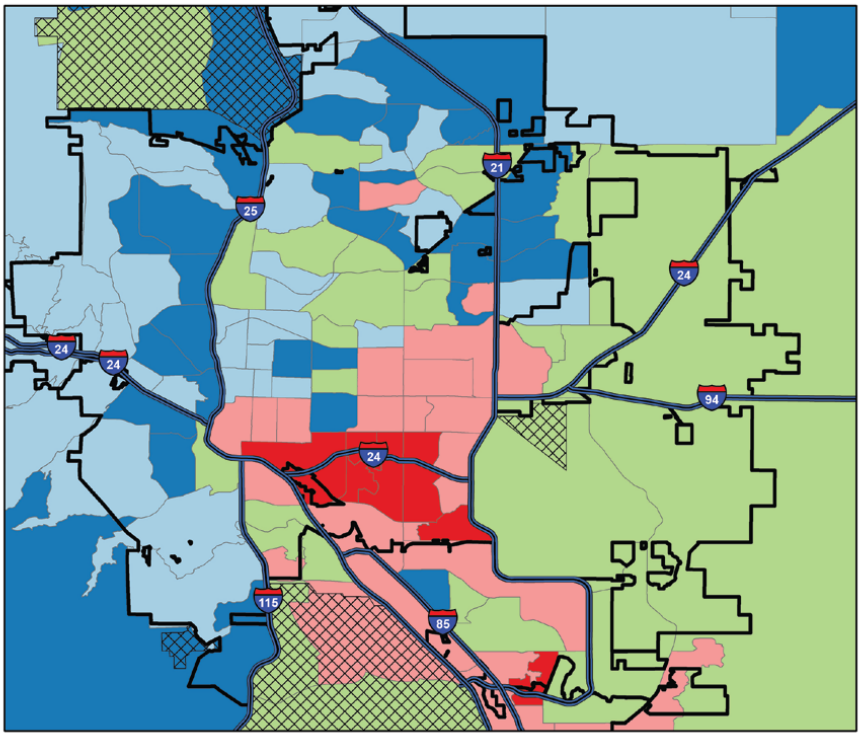
If they have needs not identified above, what are those needs?

The needs among races/ethnicities are indicated above. Income categories have more general needs, as described in NA-10 and the Housing Market Analysis.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The following maps illustrate the distribution of Black/African American and Hispanic households, which the data indicate tend to experience poverty at a comparatively high level in the City, if not also housing problems. These two groups are concentrated in the City's southern and southeast neighborhoods.

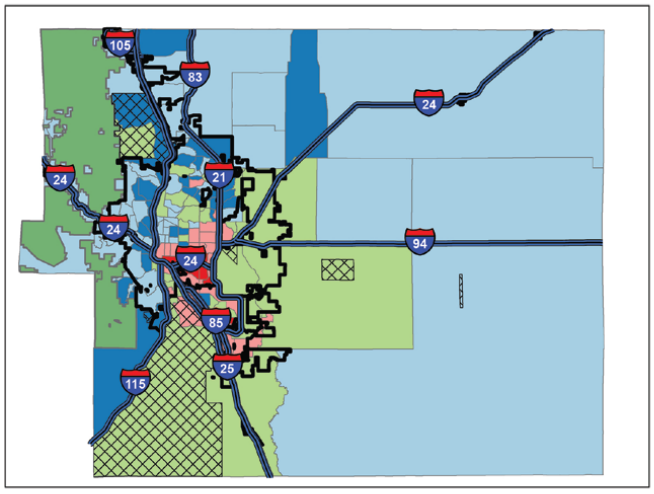
Black Concentration by Census Tract
El Paso County, 2012



Legend

Percent Black

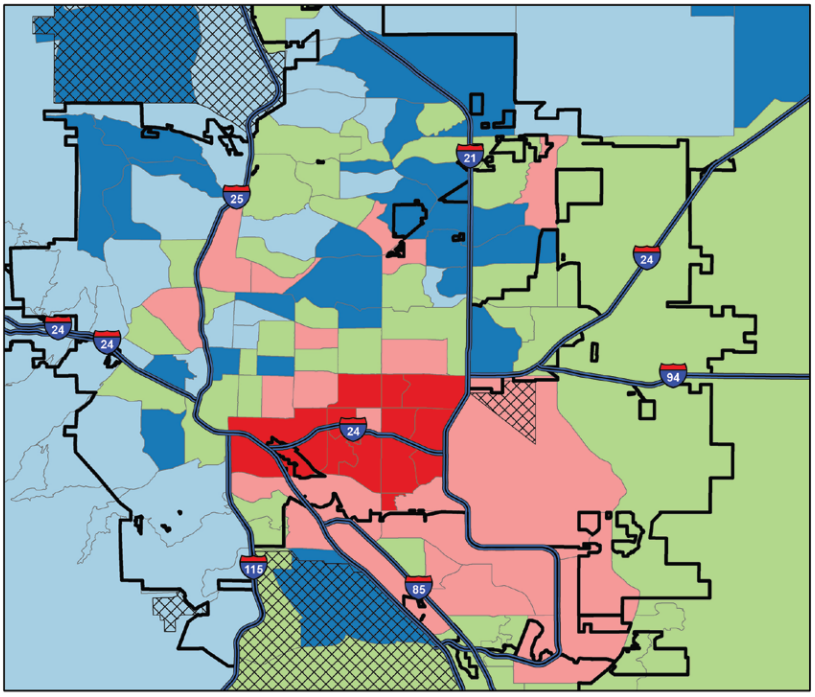
- 0% - 1.9%
- 1.9% - 4.6%
- 4.6% - 8.4%
- 8.4% - 13.2%
- 13.2% - 25.0%
- City Boundary
- Military Base Boundary
- National Forest Boundary



Source: American Community Survey, 2012
Calculations by Mullin & Lonergan Associates

OMB Control No: 2506-0117 (exp. 07/31/2015)

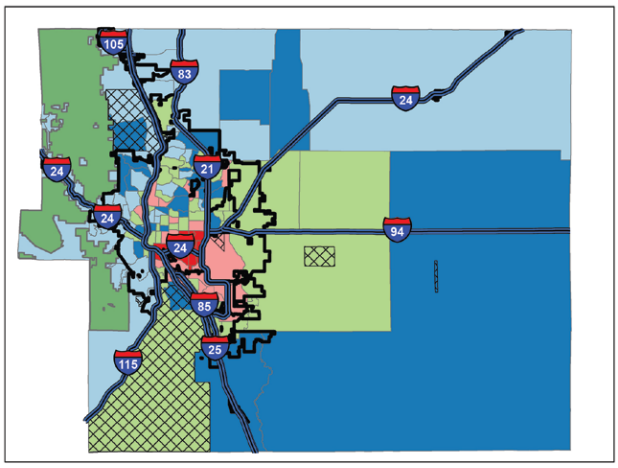
Hispanic Concentration by Census Tract
El Paso County, 2012



Legend

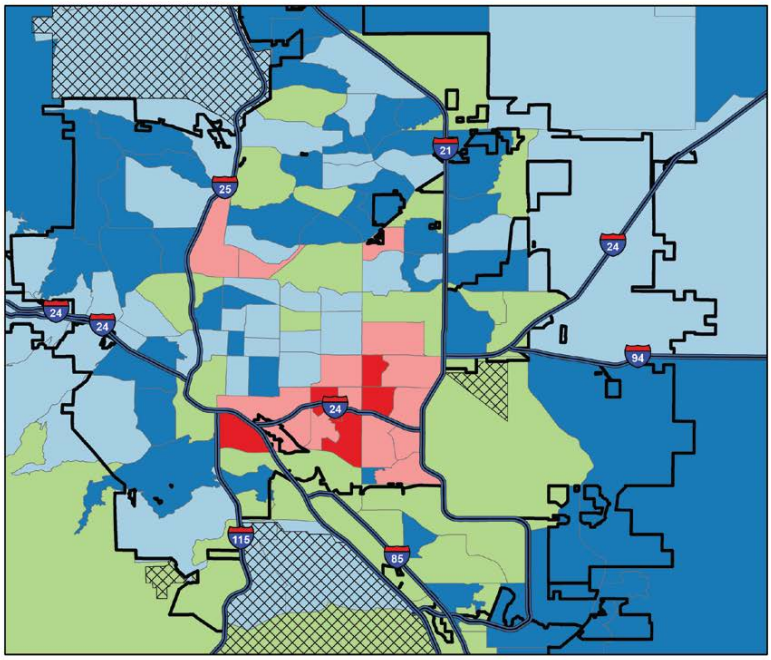
Percent Hispanic

- 2.2% - 6.6%
- 6.6% - 11.8%
- 11.8% - 18.1%
- 18.1% - 29.2%
- 29.2% - 49.9%
- City Boundary
- Military Base Boundary
- National Forest Boundary



Source: American Community Survey, 2012
Calculations by Mullin & Lonergan Associates

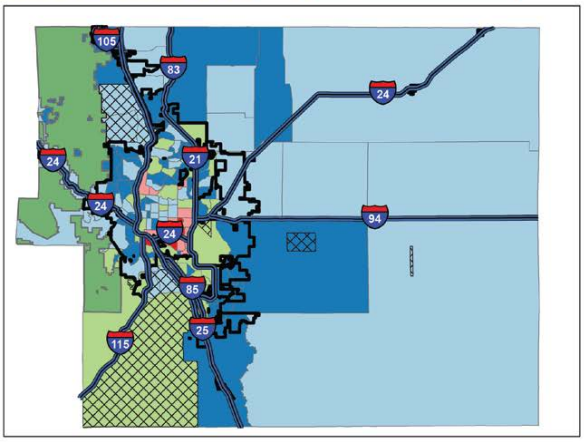
Households Speaking Non-English Languages at Home
El Paso County, 2012



Legend

Percentage

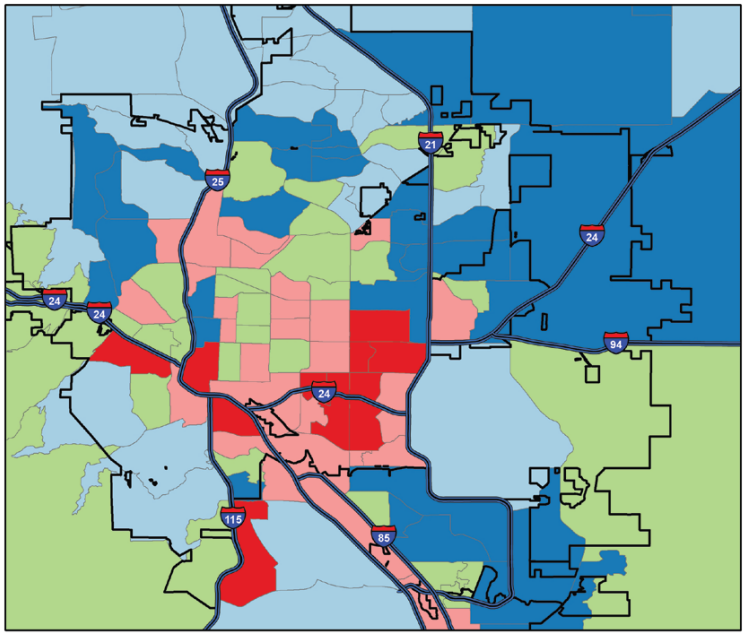
- 0% - 1.6%
- 1.6% - 3.7%
- 3.7% - 6.8%
- 6.8% - 12.9%
- 12.9% - 19.5%
- City Boundary
- Military Base Boundary
- National Forest Boundary



Source: American Community Survey, 2012
Calculations by Mullin & Lonergan Associates

OMB Control No: 2506-0117 (exp. 07/31/2015)

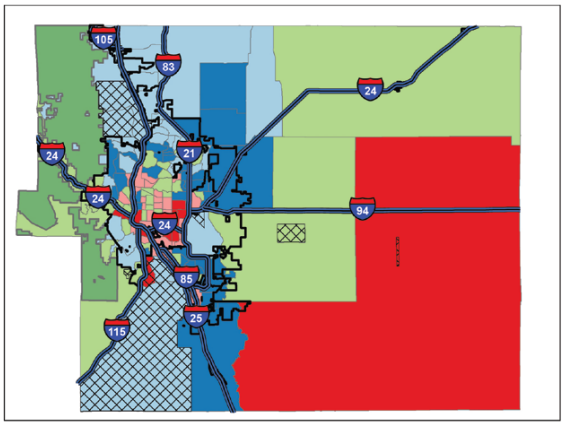
Percentage of Households Below Poverty Line
El Paso County, 2012



Legend

Poverty Rate

- 0% - 6.4%
- 6.4% - 12.5%
- 12.5% - 21.3%
- 21.3% - 34.7%
- 34.7% - 65.2%
- Military Base Boundary
- National Forest Boundary
- City Boundary



Source: American Community Survey, 2012
Calculations by Mullin & Lonergan Associates

These areas have high concentrations of Black and Hispanic households, as well as lower incomes, higher rates of cost burden and other housing problems, and higher rates of households living below the poverty line.

NA-35 Public Housing – 91.205(b)

Introduction

Colorado Springs Housing Authority (CSHA), the largest provider of affordable housing in the City, owns 707 units of public and senior housing and administers approximately 2,290 tenant-based vouchers, in addition to other inventory. More detail appears in MA-25 Public and Assisted Housing.

CSHA's units primarily serve the needs of extremely low-income households. To evaluate resident needs on an ongoing basis, the agency has a resident participation plan which encourages tenants to participate. Due to high demand for affordable rental housing and a long waiting list, the City has previously provided CSHA with funds for additional tenant-based rental assistance. HCID will continue to partner with both authorities to assist in the delivery of affordable rental housing and provide opportunities for public housing authorities to access affordable housing outside of public housing units.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project – based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	36	685	2,377	0	2,377	0	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	6,351	12,110	11,699	0	11,699	0	0
Average length of stay (years)	0	1	5	6	0	6	0	0
Average Household size	0	1	2	2	0	2	0	0
# Homeless at admission	0	3	4	2	0	2	0	0
# of Elderly Program Participants (>62)	0	0	201	400	0	400	0	0
# of Disabled Families	0	20	184	689	0	689	0	0
# of Families requesting accessibility features	0	36	685	2,377	0	2,377	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project – based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	27	487	1,583	0	1,583	0	0	0
Black/African American	0	8	175	698	0	698	0	0	0
Asian	0	1	10	49	0	49	0	0	0
American Indian/Alaska Native	0	0	11	41	0	41	0	0	0
Pacific Islander	0	0	2	6	0	6	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project – based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	177	481	0	481	0	0	0
Not Hispanic	0	36	508	1,896	0	1,896	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. In addition, an Authority's administrative offices, application offices, and other non-residential facilities must be accessible to persons with disabilities. The Uniform Federal Accessibility Standards (UFAS) is the standard against which residential and non-residential spaces are judged to be accessible.

CSHA last completed a Section 504 needs assessment in January 2011 to determine whether its units and facilities were adequately accessible to persons with mobility and sensory impairments. The authority currently has a Section 504 Transition Plan in place to meet the 5% and 2% requirements by the end of 2015. This plan outlines specific steps and measures to be taken by the Authority and its architect to attain Section 504 and UFAS compliance at each of its public housing communities and at its offices.

As of September 2014, there were 2,357 families on the waiting list for a CSHA unit, 80.1% of which were extremely low income. About 1,000 families with disabilities accounted for 42.8% of public housing applicants, compared to 42.4% of residents, underscoring the extent to which public housing serves a community need for accessible affordable housing.

	Current PHA Tenant Households		Current Section 8 Voucher Holders	
	# of Families	% of Total Families	# of Families	% of Total Families
Total	700		2357	
Extremely Low Income (<30% AMI)	547	78.10%	1888	80.10%
Very Low Income (30% - 50% AMI)	120	17.10%	412	17.40%
Low Income (50% - 80% AMI)	28	4%	50	2.10%
Families with Children	341	48.70%	1213	51.40%
Elderly Families	176	25.10%	466	19.70%
Families with Disabilties	297	42.40%	1009	42.80%
Race and Ethnicity				
Race/Ethnicity: Black	200	28.50%	736	31.20%
Race/Ethnicity: White	482	68.80%	1587	67.30%
Race/Ethnicity: Asian	11	1.50%	39	2%
Race/Ethnicity: All Other Races	32	4.50%	101	4.20%
Race/Ethnicity: Hispanic	190	27.10%	493	21%
Characteristics by Bedroom Size				
0 BR	28	4%	17	0.70%
1 BR	261	37.20%	534	22.60%
2 BR	160	22.80%	926	39.20%
3 BR	187	26.70%	602	25.50%
4 BR	64	9.10%	241	10.20%
5+ BR	0		37	1.50%

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

CSHA continues to address the most immediate needs of its public housing residents by keeping the maximum number of housing authority units possible available and in good condition. For Section 8 Voucher Holders, an adequate supply of units affordable and available to eligible applicants remains a need, including affordable housing that is accessible for persons with disabilities.

How do these needs compare to the housing needs of the population at large

The needs of the population on the CSHA's waiting lists are comparable to the needs of the City's extremely low income residents. They are largely the same group of residents. However, persons with disabilities, as reported elsewhere in this section, face barriers that make them more likely than the overall population to experience poverty and unemployment. The strong need for affordable, accessible housing need among this group means that they are overrepresented on CSHA's waiting lists and among its current tenant households.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Ending homelessness is a high priority in Colorado Springs. The annual point-in-time count conducted in January 2014 revealed a total of 1,219 homeless persons in the City, an increase of 48 from the previous year, in which 1,171 persons were counted. Of these 1,219 persons, 443 were in emergency shelter, 507 were in transitional housing and 269 were unsheltered. Throughout the City, there is a need for additional emergency shelters beds, transitional housing, permanent supportive housing, and day resources/safe havens for individuals.

Veteran-specific housing and services are disproportionately needed due to the large military presence in the City. Fortunately, through the combined effort of many local partners, the community has seen a significant decline in the number of homeless Veterans. Of the 230 homeless veterans counted at the point in time count in 2012, 108 identified as unsheltered. In 2014, that number was reduced to 145 homeless veterans and 46 were unsheltered. In October 2014, the Colorado Springs Mayor joined the federal Mayor's Challenge to End Veteran Homelessness by the end of 2015 and pledged additional resources for outreach and tenant based rental assistance for Veterans and their families.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data on these two factors is not available. However, the CoC does collect detailed information through their 2014 Point in Time (PIT) count.

Point In Time Summary for CO-504 - Colorado Springs/ El Paso County CoC

Date of PIT Count: 1/26/2014
Population: Sheltered and Unsheltered Count

Persons in Households with at least one Adult and one Child

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total Number of Households	26	83	2	**111**
Total Number of persons (Adults & Children)	**84**	**305**	**8**	**397**
Number of Persons (under age 18)	52	197	4	**253**
Number of Persons (18 - 24)	0	26	1	**27**
Number of Persons (over age 24)	32	82	3	**117**
			Average Household Size	**3.6**

Persons in Households with only Children (Under Age 18)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total number of households	**1**	**0**	**0**	**1**
Number of one-child Households	1	0	0	1
Number of multi-child Households	0	0	0	0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Total number of persons (under age 18)	**1**	**0**	**0**	**1**
Number of children in multi-child households	0	0	0	0
			Average Household Size	**1.0**

Persons in Households without Children

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	350	178	0	250	**778**
Total Number of Persons (Adults)	**358**	**202**	**0**	**261**	**821**
Number of Persons (age 18 - 24)	49	25	0	15	**89**
Number of Persons (over age 24)	309	177	0	246	**732**
			Average Household Size		**1.1**

Total Households and Persons

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	**377**	**261**	**0**	**252**	**890**
Total Number of Persons	**443**	**507**	**0**	**269**	**1,219**
Number of Children (under age 18)	**53**	**197**		**4**	**254**
Number of Persons (18 to 24)	**49**	**51**	**0**	**16**	**116**

Number of Persons (over age 24)	**341**	**259**	**0**	**249**	**849**
				Average Household Size	**1.4**

Chronically Homeless Subpopulations

	Sheltered		Unsheltered	Total
	Emergency Shelters	Safe Havens		
Chronically Homeless Individuals	149	0	166	**315**
Chronically Homeless Families (Total Number of Families)	4		0	**4**
Chronically Homeless Families (Total Persons in Household)	12		0	**12**

Other Homeless Subpopulations

	Sheltered	Unsheltered	Total
	Persons in emergency shelters, transitional housing and safe havens		
Total Number of Veterans (including female Veterans)	99	46	**145**
Number of Female Veterans (subset of all Veterans)	11	5	**16**
Severely Mentally Ill	132	89	**221**
Chronic Substance Abuse	100	102	**202**
Persons with HIV/AIDS	3	2	**5**
Victims of Domestic Violence	67	13	**80**

As the data in the table shows, there were a total of 1,219 persons in need of housing on the night of the PIT count, including 315 chronically homeless individuals. This is a slight increase from the 302 chronically homeless counted in 2013. There were 166 unsheltered chronically homeless persons in 2014, which is an increase of 17 compared to the previous year. This may reflect the closure of two shelters in the area.

The average household size was relatively small at 1.4 persons, meaning there were a high number of individual homeless persons and fewer families in the general homeless population. Roughly one-fourth of the homeless population was chronically homeless, and only 47% of the chronically homeless population were found in shelters. Approximately 20% of the homeless population were under age 18, and about 9.5% were youth ages 18 to 24. The number of homeless veterans was disproportionately high compared to the homeless populations in other areas: approximately 11.8% of the homeless population, and 17% of the unsheltered homeless population, self-identified as veterans. However, this is a reduction from 2013 and 2012: the number of homeless veterans has steadily decreased from 230 to 150 to 145 in those years, respectively. There were a total of 269 unsheltered homeless persons found in the Count. This means they were found and surveyed on the street rather than in a shelter.

The PIT is valuable when considered the minimum number of people in homelessness because it is a single night snapshot of homelessness. The PIT also has limitations. It counts those who are seen or who seek services on the day of the count. It does not include homeless persons who are doubled up with family/friends; these are considered "at risk." It also does not include people who do not seek services, are not found on the day of the count, or who refuse to take the survey or do not identify as homeless. Families and youth most often are among the undercounted because they go to great efforts not to appear homeless.

Knowledge from the collaborative of many nonprofit agencies within the Continuum of Care, the City of Colorado Springs, El Paso County, the Pikes Peak United Way and state agencies provide a fuller spectrum of information about homelessness in our region. For example:

- Colorado Department of Education data show that in El Paso County there were 2,564 students – including 49 students in Academy District 20, 1,917 students in School District 11, and 113 students in District 2 – who were experiencing homelessness during the school year 2012-2013. (The CDE counts the number of public school K-12 students who are living in shelters or transitional housing, awaiting foster care, staying in hotels/motels, doubled up with other families and those who are unsheltered.)

- One of our community's leading transition housing agencies, Partners in Housing, works to lift families out of homelessness into self-sufficiency. All housing units were occupied on the night of the count to include 66 adults and 105 children. During the 3 months prior to the PIT count, PIH received 187 applications for the 60 housing units that it operates for its homeless transitional housing program.

- The number of people contacted in 2013 by service agency street outreach teams: Aspen Pointe – 503 and Urban Peak Colorado Springs – 387

- The CSPD Homeless Outreach Team made 2,465 contacts with homeless people in year 2013 and 1,208 referrals to service providers (this figure includes multiple contacts with individuals).

- The Colorado Springs Housing Authority's wait lists for affordable housing as of March 2014 were:

    - Section 8 – 2,583 people
    - Public Housing – 1,313 people
    - All other programs – 2,573

Nature and Extent of Homelessness: (Optional)

Race:	**Sheltered:**	**Unsheltered (optional)**
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**

No data on the race and ethnicity of homeless persons is available specifically for Colorado Springs.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

As the results of the 2014 PIT count show, there were 111 households with at least one child in need of housing. This totaled to 397 persons, 253 of whom were under age 18. There were 12 families that identified as chronically homeless.

There were 145 homeless veterans on the night of the PIT count. Of this group, 99 were sheltered and 46 were unsheltered. There were 17 veterans in a household with at least one child, of which 14 were sheltered and three were unsheltered.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Data is not available on homelessness by racial or ethnic group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The unsheltered population is estimated at 269 persons, which represents 22% of all homeless individuals. Of all homeless individuals, 25.8% (315 persons) are chronically homeless. Within the chronically homeless population, 52.6% of the population (166 persons) is unsheltered. Veterans compose 11.8% of the total homeless population (145 persons), and a higher proportion of veterans are unsheltered compared to the general homeless population. There

OMB Control No: 2506-0117 (exp. 07/31/2015)

are 46 unsheltered veterans out of 145 total homeless veterans, meaning that about 31.7% of homeless veterans are unsheltered compared to the 22% rate of the total homeless population.

Many homeless, both unsheltered and sheltered, have additional special needs: 10.5% of the sheltered homeless (100 persons) and 37.9% of the unsheltered homeless (102 persons) contend with substance abuse, while 13.8% of the sheltered homeless (132 persons) and 33% of the unsheltered population (89 persons) counted with mental illness. There are 80 total homeless victims of domestic violence, 13 of whom are unsheltered, who comprise 6.5% of the total homeless population. There are only 32 beds available in the City's only safehouse for victims of domestic violence and sexual assault. The City of Colorado Springs/El Paso County CoC does contain rural areas, but the homeless population is heavily concentrated within the City of Colorado Springs. The Sheltered population characteristics are shown in the PIT table above.

Discussion:

The City of Colorado Springs is currently implementing its Initiative to End Homelessness, which was drafted in 2014 to raise awareness about homelessness, build capacity to respond and invest in urgent needs now. The plan focuses on six goals:

1. Increase access to emergency shelter, especially during winter months;

2. Facilitate development of a day center offering comprehensive services and amenities;

3. Expand outreach programs to reduce street homelessness;

4. Increase access to stable and affordable housing;

5. Strengthen the Community's Continuum of Care - A CoC program promotes a community wide commitment to ending homelessness by coordinating housing and service providers on a local level;

6. Develop a 10 Year Plan to end homelessness with strong community buy-in.

The long term intent is to build a 10 year community plan that enhances the significant work already being done, expedites new strategies to prevent and end homelessness, funnels new dollars to those strategies, and fosters an effective system to manage and deliver services.

In addition, in October 2014, the Colorado Springs Mayor joined the Mayor's Challenge to End Veteran Homelessness – a federal call to action to mayors across the country to make a commitment to ending Veteran homelessness by the end of 2015. In accepting the Mayor's Challenge, the City established the following goals for 2015 and is supporting the goals by directing additional resources into outreach and tenant based rental assistance:

- House 100 veterans
- Reduce to 30 the number of unsheltered veterans in the Point In Time Count in 2016
- Build capacity to rapidly house every homeless veteran who wants housing.

During 2014, the community saw significant increases in resources targeted at Veteran homelessness. The number of Veterans Affairs Supportive Housing (VASH) vouchers increased by 41to a total of 176. A similar significant increase in VA funding was announced on September 30, 2014 when Colorado Springs was selected as one of 56 cities across the nation to receive "Priority 1 " funding as part of the Supportive Services for Veteran Families (SSVF) program. With this "surge funding", Rocky Mountain Human Services/Homes for All Veterans program will establish a Veteran Housing Resource Center to act as a "one-stop" location for local Veterans seeking to access a broad range of housing and employment services.

As a non-profit grantee of VA funding, Rocky Mountain Human Services has also been tasked to lead a collaborative effort to develop a community "road map" for coordinated efforts that will end Veteran homelessness in Colorado Springs/El Paso County in 2015. This "Community Plan to End Veteran Homelessness" has been endorsed by the Colorado Springs/El Paso County Continuum of Care. In addition to establishing local goals and specifying how VA-funded resources will be employed, the Community Plan invites broad community support from landlords and property managers, local membership of Veteran service organizations, and private individuals willing to volunteer their time and energy to support this effort.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, persons with developmental and physical disabilities, persons suffering from drug and alcohol addiction and persons living with HIV/AIDS. Many persons with special needs also have very low incomes. It is very difficult to determine a precise number of individuals with special needs who are in need of affordable housing in Colorado Springs because of a lack of comprehensive and reliable data on these populations. The unmet needs data in this section of the CP is obtained from interviews with area organizations that serve special needs populations.

Providing accessible housing for populations with special needs is a priority for the City over the next five years. The City's HCID will continue to ensure that affordable housing developments have units that are accessible and affordable for those residents in the community with special needs. The Colorado Springs Housing Authority administers mainstream vouchers for the State Division of Housing for persons with disabilities, the majority of which are not homeless. This program has assisted those with special needs to have affordable and accessible housing in our community.

Describe the characteristics of special needs populations in your community. What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly and Frail Elderly

When a person has one or more limitations on activities of daily living, he or she may need assistance to perform routine activities such as bathing and eating. Therefore, elderly persons that need supportive housing are considered frail. Elderly persons typically need housing assistance for financial reasons or for supportive service to complete their daily routines. Supportive housing is needed when an elderly person is both frail and very low income. Elderly persons that are living on fixed, very low incomes also need affordable housing options.

Although there is no specific data source on the number of frail elderly residents in the City, there is a sizable aging population. In 2012, there were 24,634 persons between 65-74 years of age and 20,459 persons age 75 and older. Disability statistics provided by the Census reported that 25.9% of persons 65-74 years had at least one disability and 48.8% of persons 75 and older had at least one disability. Even in the absence of more precise data, it can be assumed that a need for affordable housing and supportive services exists among this population, even though many are more than likely receiving services from local agencies to some degree.

A strong preference has emerged in Colorado Springs to provide the means for seniors to age in place. This is often difficult for persons with disabilities or limited mobility, especially those who live in older homes that require a high level of maintenance and rely on public transportation.

Physical Disability

The 2012 American Community Survey estimated that 58,588 persons in Colorado Springs were living with at least one disability. Of the disabled population in the City, 6,998 (25.8%) had incomes below the poverty level.

The most common type of disability reported was an ambulatory disability, meaning difficulty walking or moving around. Because this type of disability is correlated with increasing age, and the number of senior citizens is expected to rise significantly, the demand for accessible housing units is expected to increase in the future. Furthermore, persons with disabilities as a group have less educational attainment, lower incomes, and are more likely to live below the poverty line than the general population.

CSHA is working through a transition plan to ensure that it provides sufficient units that are accessible to people with mobility or sensory disabilities according to Section 504 standards; however, there is no inventory of accessible units within the private housing market.

Mental Illness

AspenPointe, which serves persons with mental disabilities in Colorado Springs, reported in its 2012-2013 Annual Report that there are a wide variety of housing and supportive service needs for this population. Additional services for mentally ill women are needed, as well as permanent supportive housing units for the mentally ill. Additional stakeholders interviewed reported that single adults with mental illness and substance abuse disabilities who have no credit or poor credit and criminal histories have extreme difficulty taking advantage of existing housing opportunities. Additionally, this population faces a lack of transportation options, which negatively impacts their ability to get to and from school, work, job and housing interviews, medical appointments, food pantries and other destinations.

Developmentally Disabled

The majority of people with psychiatric or developmental disabilities experience housing problems or have housing needs in some form: cost prohibition or rent burden, overcrowding, substandard housing, inability to move out of an institutional or residential treatment setting beyond the period of need, and homelessness.

There is no source of data that enumerates the number of developmentally disabled persons with housing needs, as local providers do not keep waiting lists. However, many persons with

disabilities in the greater Colorado Springs area are served by public and assisted housing facilities as a result of local housing preferences.

Persons with Alcohol and Other Drug Addictions

There is no source of data to determine the extent of this population in Colorado Springs. Stakeholder interviews revealed that this number may be high locally due to the high incidence of alcohol abuse among veterans and members of the military, which are concentrated in Colorado Springs due to the military bases.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the 2012 Colorado HIV Surveillance Report issued by the Colorado Department of Public Health and Environment, in March 2012 there were approximately 762 persons living with HIV/AIDS in El Paso County. This accounts for 7% of the HIV/AIDS-positive population in Colorado. Of these 762 persons, 442 were HIV-positive and 320 were living with AIDS. Over the past 10 years the number of newly diagnosed HIV or AIDS cases has averaged to 24 cases a year in El Paso County.

Persons with HIV/AIDS are in need of housing and supportive services. In the past, HCID has worked with agencies providing services to this segment of the population. There are housing vouchers available and other federal resources for supportive services. HIV and AIDS services for residents are available through the Pikes Peak United Way and the El Paso County Health Department. A disproportionate number of HIV/AIDS cases may also have other special needs such as substance abuse or mental health issues.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Improvements

Public improvement projects are managed under the City's Capital Improvement Program (CIP), which is the financial plan for the repair and/or construction of municipal infrastructure. The capital assets within the City's span of responsibility include: streets, sidewalks and related right-of-way features; storm water and drainage systems; public buildings such as parks, recreational and community centers; and public safety facilities such as police and fire stations. The quality of infrastructure within the City is directly related to the economic prosperity of the region as well as to the health, safety, and livability of its neighborhoods.

The public improvement needs within the City are varied and extensive, and have historically exceeded available resources. The unfunded capital backlog is estimated to exceed $1.3 billion over the next 10 years. The City's 2015-2019 CIP Plan identifies $210,330,784 in expenditures.

How were these needs determined?

During 2013 and 2014, the City completed two significant undertakings to identify unfunded capital project needs. The City contracted with CH2MHill to conduct what is known as the "Stormwater Needs and Prioritization Study" or the SNAP study. CH2MHill identified over $137.7 million in high priority needs. The City also convened a Capital Improvements Program (CIP) Committee to review and prioritize other capital improvement needs. The committee was comprised of City staff and community members. As a result, nearly $1.3 billion of high-priority, ten-year unfunded needs have been identified.

Describe the jurisdiction's need for Public Facilities:

The 2015-2019 Consolidated Plan focuses on placed based strategies that deliver key services and facilities directly to low-income neighborhoods and special needs populations.

Recreational Facilities

The CIP Committee identified $60,288,320 in critical quality of life improvements, mostly consisting of parks and recreation facilities. Projects include roof replacements at community centers, playground replacements and trail renovation.

Public Safety Facilities

The CIP Committee identified $107,774,500 in critical safety improvements including needs for Fire Station rehabilitation and equipment and reconstruction of the Sand Creek Police Sub-Station. Many facilities are located in low-moderate income areas.

OMB Control No: 2506-0117 (exp. 07/31/2015)

ADA Improvements at Government Facilities

The City is developing a Transition Plan for making accessibility upgrades to meet or exceed Federal ADA 2010 standards in facilities. These efforts are in conjunction with an extensive re-evaluation of all City programs, services, and activities. The Transition Plan is due in 2015.

Homeless Facilities

The community lacks adequate facilities to meet the basic human needs of a growing number of people experiencing homelessness. Additional permanent shelter beds, restrooms, showers and laundry facilities are of critical importance. In addition, the community is in need of a permanent resource center where the homeless can find safe haven and access to comprehensive services during the day. No such facility exists currently, and as a result, the homeless occupy the downtown public library and migrate between service providers in the downtown area. Constant exposure puts the health and safety of those experiencing homeless at risk and a constant presence of homeless on the street seeking scattered services begets negative impressions about the safety and vitality of downtown, which harms economic activity.

How were these needs determined?

City facilities needs were identified through a comprehensive review and prioritization process conducted by the CIP Committee. ADA improvements at City facilities were identified through an internal assessment conducted by the City's ADA Coordinator. Needs for homeless facilities were identified through evaluation of Point in Time data, Housing Inventory Counts and stakeholder interviews. Needs were outlined in the Initiative to End Homelessness in Colorado Springs and confirmed by the CoC with adoption of the Initiative as the interim CoC strategic plan.

Describe the jurisdiction's need for Public Services:

Public services that would best complement the needs identified through the Needs Assessment data analysis include:

- Homeless and homeless prevention services
- Senior services
- Services for persons with disabilities
- Veteran services
- Childcare services and after-school enrichment programs for low-income families

Additionally, programs that focus on the following need areas have the potential to leverage the work of the Pikes Peak United Way's Cradle to Career convenings:

- Education and skills needed for careers
- Career opportunities and economic development

How were these needs determined?

The Consolidated Plan Needs Assessment provided the bulk of the quantitative research. In addition, HCID actively consulted with a variety of non-profits, social service providers, community residents, and governmental agencies to determine the needs of the City and better allocate entitlement resources. Focus group meetings were held with affordable/special needs housing and service providers, business associations, homeless service agencies, community building organizations, economic development officials, neighborhood groups, health and human service providers, and more. Throughout the stakeholder outreach, the following public service themes were most frequently mentioned: economic development/job training, public transportation, services for seniors, affordable and accessible housing and homeless services.

The work of the Pikes Peak United Way Cradle to Career Task Force was also reviewed to complement this plan and determine areas that have the potential to leverage the work of other organizations in the region. The Cradle to Career effort was born out of the Quality of Life Indicators for the Pikes Peak Region and more than 50 community conversations about aspirations for the community. In the next phase of these efforts, stakeholders will identify goals and partnerships to support programs and systems within the region.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Colorado Springs, in partnership with El Paso County, recently completed a Housing Needs Assessment. A summary of key housing market factors identified in the HNA included the following:

- Employment growth in Colorado has disproportionately benefitted the City and the County due to a long-standing competitive edge in defense, aerospace, and other high tech industries, along with tourism. For of the top five employers in the City are military bases. The Colorado Springs Regional Business Alliance estimates several hundred defense contractors employing over 10,000 highly skilled engineers and technicians are connected to the defense industry. Of the nearly 51,000 jobs added in the County between 2000 and 2012, nearly 38,000 were located in the City.
- Despite these economic advantages, both the City and the County since 2000 have experienced stagnant employment growth rates, lack of growth in real wages, and above-average unemployment. The fastest-growing economic sectors tend to pay below-average wages: educational, health and social services with median wages of $31,859; and, arts, entertainment, recreation with median earnings of $14,239.
- The decline in household income was more severe among renters than owners and among minorities than non-minorities. The median income for renters was $33,995 in 2012 compared to $73,703 for homeowners. The median income for Black households was $38,079 and $37,862 for Hispanic households compared to $57,525 for White households in Colorado Springs.
- El Paso County's growth was the fastest among all counties in Colorado in 2012, and most of this growth occurred in Colorado Springs. New residents have driven population growth and housing demand. The people coming to the region tend to be more educated than the general population and often move for professional positions, increasing the importance of maintaining an affordable housing stock for the general population.
- Seniors and Millennials are expected to grow the most, while Baby Boomers are expected to decline in proportion to the general population. The relatively large population share accounting for members of the baby boom generation has shifted upward in age, a phenomenon to which the housing market will be required to respond with supply suited to a larger number of elderly households. This will likely translate to increased demand for accommodations that would allow such households to age in place. Very young households have similar needs, often looking for "starter" homes that are affordable, manageable, and appropriate for smaller household sizes. A

OMB Control No: 2506-0117 (exp. 07/31/2015)

comparison of the breakdown of bedrooms in housing units versus the breakdown of household size reveals that there may not be an adequate supply of smaller units for all households to live in an appropriately-sized unit. As a result, some households may be forced into a situation where they have “too much house,” becoming cost burdened as a result. Seniors are particularly vulnerable to this situation.

- These youngest and oldest households in the City are more heavily represented in the lower income tiers.
- Many of the affordable housing options in Colorado Springs are “walk-up” duplexes or apartments that cannot be easily retrofitted for handicap accessibility. This challenge within the current housing inventory adds to the importance of creating affordable and accessible housing for people with disabilities.
- Household size has decreased in the City from 2.50 to 2.48 since 2000.
- More than one-third of all households in the City (36.7%) are non-family households, more than 80% of which were people living alone.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The housing stock in Colorado Springs consists primarily of single-family owner-occupied units with three bedrooms or more. The need for more affordable housing, and in particular rental housing, is strong in the community.

All residential properties by number of units

Property Type	Number	Percent
1-unit detached structure	108,615	61%
1-unit, attached structure	15,627	9%
2-4 units	10,587	6%
5-19 units	19,602	11%
20 or more units	19,699	11%
Mobile Home, boat, RV, van, etc	4,232	2%
Total	***178,362***	***100%***

Table 26 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

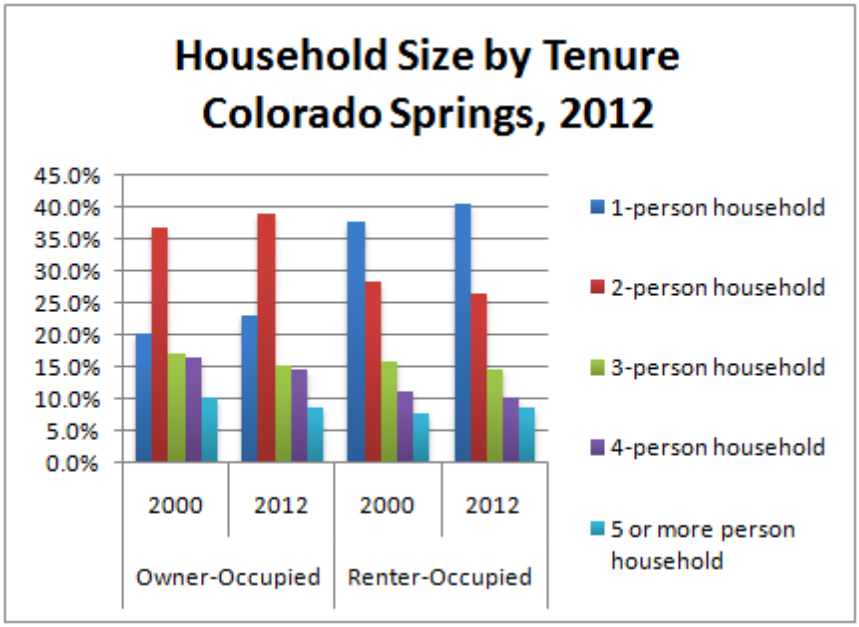
Unit Size by Tenure

Of the 100,263 owner-occupied units, 84% consisted of three or more bedrooms. This was in stark comparison to the 63,837 renter-occupied units of which only 29% included three or more bedrooms. This trend has a greater impact on minority households, who are renters at higher rates and have larger families than non-minority households.

	Owners		Renters	
	Number	%	Number	%
No bedroom	127	0%	1,663	3%
1 bedroom	1,464	1%	19,072	30%
2 bedrooms	14,857	15%	24,472	38%
3 or more bedrooms	83,815	84%	18,630	29%
Total	***100,263***	***100%***	***63,837***	***100%***

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS



Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Colorado Springs utilizes public funds to address the priority needs and specific objectives identified in the strategic plan. This is accomplished through the following programs:

Homeless Services – Emergency Solutions Grant (ESG): Funds are used to address areas of need that have been identified and are eligible under the new ESG regulations. Activities primarily support homeless shelter operations but may also include support for homeless prevention and rapid rehousing activities Priorities are set by the CoC. Program serves about 2,050 unduplicated individuals annually.

CHDO Housing Development (HOME): Funds are used to cover costs associated with the development of affordable housing including acquisition, rehabilitation and new construction. These funds are available to certified CHDOs in the community.

Tenant Based Rental Assistance (TBRA) (HOME): Funds are used to provide rental subsidies for individuals and families experiencing homelessness. Homeless veterans and their families are given priority. Program benefits about 30 households annually.

Residential Rehabilitation (CDBG and HOME): Funds are used for residential rehabilitation to benefit low and moderate income persons. This activity includes rehabilitation of single family through zero and low interest loans or grants for homeowner and/or investor owner rehab, architectural barrier removal for homeowners and/or tenants, minor repairs and emergency repairs. Programs are marketed in geographic priority areas first. Programs benefit about 85 households annually.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Affordable Housing Assistance (HOME): Funds are used for projects that increase or preserve affordable housing stock in the community. This activity could include acquisition, new construction or rehabilitation of properties. This activity includes multi-family as well as single-family housing development and rehabilitation. Very low income households (60%AMI or less), seniors and persons with disabilities are specifically targeted for programs. Program benefits about 50 units annually.

In addition to the City-administered housing programs, Colorado Springs Housing Authority currently administers 2,515 Section 8 vouchers as well as 707 units of public housing. CSHA manages the Section 8 Housing Choice Voucher Program for all of El Paso County. In both programs, extremely low income households represent the majority (78.1% and 80.1%) of assisted tenant households.

	Current PHA Tenant Households		Current Section 8 Voucher Holders	
	# of Families	% of Total Families	# of Families	% of Total Families
Total	700		2357	
Extremely Low Income (<30% AMI)	547	78.10%	1888	80.10%
Very Low Income (30% - 50% AMI)	120	17.10%	412	17.40%
Low Income (50% - 80% AMI)	28	4%	50	2.10%
Families with Children	341	48.70%	1213	51.40%
Elderly Families	176	25.10%	466	19.70%
Families with Disabilties	297	42.40%	1009	42.80%
Race and Ethnicity				
Race/Ethnicity: Black	200	28.50%	736	31.20%
Race/Ethnicity: White	482	68.80%	1587	67.30%
Race/Ethnicity: Asian	11	1.50%	39	2%
Race/Ethnicity: All Other Races	32	4.50%	101	4.20%
Race/Ethnicity: Hispanic	190	27.10%	493	21%
Characteristics by Bedroom Size				
0 BR	28	4%	17	0.70%
1 BR	261	37.20%	534	22.60%
2 BR	160	22.80%	926	39.20%
3 BR	187	26.70%	602	25.50%
4 BR	64	9.10%	241	10.20%
5+ BR	0		37	1.50%

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the National Low Housing Trust's database on expiring project-based rental assistance (PBRA), which includes project-based Section 8, Section 202, Section 811, RAP, LIHTC, and HOME, there are 732 units in Colorado Springs at-risk for conversion to market-rate units over the next five years. This would occur when the rental assistance or affordability period expires within the next five years. Because significant government funding has been

invested in these properties, this housing is some of the most affordable housing in the City. Colorado Springs will continue to monitor this database over the next five years to assess if and when any units could be lost due to expiring contracts and what actions the City can take to preserve these units.

At-Risk Affordable Housing Inventory in Colorado Springs

Name of Development	Address	Number of Subsidized Units	Type of Subsidy	Expiration Date
Constitution Square	7230 Constitution Square Heights	180, 83 with LIHTC	LIHTC	2017
Fountain Springs Apartments	4325 Fountain Springs Grv	228	LIHTC	2018
Stetson Meadows Apartments	4495 Tutt Blvd	180, 93 with LIHTC	LIHTC	2019
Hillside Pointe Apartments	905 Hillside Ridge	60	LIHTC/HOME	2019
Tamarac Senior Apartments	700 E Cheyenne Rd	50	LIHTC	2019
Whitney Young Manor	2129 Delta Drive	158	Project-Based Section 8	5/31/2015
Kiowa I and II	444 E Kiowa St	10	Project-Based Section 8	10/20/2017
Sunnycrest Villa	2480 E Dale St	50	Section 202	6/30/2018

Does the availability of housing units meet the needs of the population?

Like most of the nation, Colorado Springs is currently experiencing a significant shortage of affordable and available rental units for extremely low income households. There is also concern for providing housing for lower income renters as federal housing subsidies expire. As demonstrated in the CHAS data analyzed in the Needs Assessment, more renters as a whole, and extremely low-income renters as a sub-group, experience one or more housing problems than owners. In general, renter households that include people with disabilities are more likely than other households to have very low incomes, experience worst-case needs, pay more than one-half of their income for rent, and have other housing problems such as living in inadequate or overcrowded housing.

Describe the need for specific types of housing:

Based on prior discussions in this plan about the housing needs of various populations there is need for safe, sanitary and affordable housing throughout Colorado Springs. The City's housing market does not provide sufficient affordable, accessible rental housing to elderly and non-elderly persons with disabilities (mental, physical or developmental). The need for supportive housing is especially acute for these groups.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

The median home value increased48% between 2000 and 2011. In addition, median gross rent rose 18%, further indicative of rising housing costs and increased demand for rental units.

Another gauge of housing cost in the City is the number of cost burdened households who pay 30% or more of their income for housing. Data from the 2012 PUMS reveals high levels of cost burden in Colorado Springs, particularly among renters.

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	$143,300	$212,700	48%
Median Contract Rent	$594	$703	18%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	Percent
Less than $500	13,078	20.5%
$500-999	38,212	59.9%
$1,000-1,499	10,173	15.9%
$1,500-1,999	1,385	2.2%
$2,000 or more	989	1.6%
Total	***63,837***	***100.0%***

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

The HUD-provided table below indicates the number of affordable units available to households with various income levels. The 2,740 rental units identified as affordable to households below 30% of HUD-adjusted Median Family Income (HAMFI), represents less than 10% of the rental housing inventory in the City.

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,470	No Data
50% HAMFI	18,764	3,800
80% HAMFI	43,658	19,070
100% HAMFI	No Data	31,508
Total	***64,892***	***54,378***

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

Housing Affordability

Using the current rates of growth in population and in households, this analysis includes projections for the number of additional housing units that will be needed in Colorado Springs and El Paso County in five years, and at what affordability levels they will be needed. Housing demand is typically driven by regional economic and demographic factors that can rapidly fluctuate or are beyond the scope of El Paso County. This is particularly true in Colorado, given the boom-bust nature of its base industries. At the local level, troop deployment adds an additional layer of volatility to the market. El Paso County is also prone to environmental factors such as fire and flooding, which certainly affect housing supply and demand but cannot be taken into account. The projections used in this study are "status-quo" projections based on current policy and historic growth rates.

The baseline projections predict that the number of housing units will increase 7.24% from 2014 to 2019. Simultaneously, the baseline projections also predict that population (which translates to housing unit demand) will increase 7.98% from 2014 to 2019. This means that the growth in population will outpace the growth in housing units. In other words, the region is adding more people than housing for people to live in. This means that future housing demand will outpace future housing supply, and there will be a scarcity. When there is limited supply in a market, the price of goods typically increases. Therefore, without intervention, housing prices in the region will continue to increase faster than inflation. From an affordable housing perspective, this means that affordability levels will worsen as the scarcity of housing increases in a market that is already extremely tight.

However, this does not address the existing affordable housing gap. Rather, it suggests that the pattern will only become exacerbated. Cross-tabulating PUMS data, one can project growth in the deficit of affordable housing units, housing units in price ranges that correspond to actual household incomes, and affordable and available housing units. Using historical and projected rates of growth, the period of 2012 to 2019 can be analyzed. It is necessary to begin at 2012 because that is the year the PUMS survey was completed. As seen in the following figure, the deficit between household incomes and the units that they can select is significant and growing. This growth disproportionately affects ELI households.

Current and Projected Deficit in Affordable Rental Units, El Paso County			
		Total Deficit in Affordable Units	Total Gap in Available Units at Affordable Price Ranges
2012	Gap, El Paso County	19,311	24,513
	Gap, Colorado Springs	15,612	19,817
	Gap, Balance of County	3,699	4,695
Projected, 2019	Gap, El Paso County	20,835	26,447
	Gap, Colorado Springs	16,844	21,381
	Gap, Balance of County	3,991	5,066

Current and Projected Deficit in Affordable Rental Units, El Paso County			
		Total Deficit in Affordable Units	Total Deficit in Available Units at Affordable Price Ranges
2012	**Deficit, El Paso County**	**19,311**	**24,513**
	ELI Households	3,057	4,352
	VLI Households	-173	3,741
	LI Households	6,712	7,418
	Mod Households	9,715	9,001
	Deficit, Colorado Springs	**15,612**	**19,817**
	ELI Households	2,471	3,518
	VLI Households	-140	3,025
	LI Households	5,426	5,997
	Mod Households	7,854	7,277
	Deficit, Balance of County	**3,699**	**4,695**
	ELI Households	586	834
	VLI Households	-33	717
	LI Households	1,286	1,421
	Mod Households	1,861	1,724
Projected, 2019	**Deficit, El Paso County**	**20,835**	**26,447**
	ELI Households	3,298	4,695
	VLI Households	-186	4,037
	LI Households	7,241	8,004
	Mod Households	10,482	9,711
	Deficit, Colorado Springs	**16,844**	**21,381**
	ELI Households	2,713	3,863
	VLI Households	-153	3,321
	LI Households	5,957	6,584
	Mod Households	8,622	7,988
	Deficit, Balance of County	**3,991**	**5,066**
	ELI Households	632	899
	VLI Households	-36	773
	LI Households	1,387	1,533
	Mod Households	2,008	1,860

OMB Control No: 2506-0117 (exp. 07/31/2015)

This table presents the total deficits in units that correspond to household incomes, deficits in units that both correspond to household incomes and are available, and the total deficit in affordable and available units. A deficit is considered the number of households that are mismatched at their affordability levels to any units in their corresponding price ranges. An affordable housing deficit does not mean that there are more households than housing units. Rather, it means that there are fewer housing choices at the price ranges that correspond to household incomes in El Paso County than there are renters. For example, there are more ELI renter households in El Paso County than the number of rental units priced at a level that ELI renters could afford. This results in an affordable housing deficit for ELI renters. This analysis projects that the total number of mismatched households was 3,057 units in 2012, which translated to a deficit for ELI renters. Given present growth rates of population and housing, this deficit is expected to rise to 3,298 by 2019. What likely happens to the ELI renters that do not find affordable housing at their price range is that they are forced into housing that is too expensive and become cost burdened.

Of these three figures, the deficit in affordable and available units is the most indicative of the affordable housing shortage in El Paso County and Colorado Springs. This means that the mismatch between incomes and housing units is expected to grow. The projected deficit growth amounts between 2014 and 2019 are displayed in the above figure.

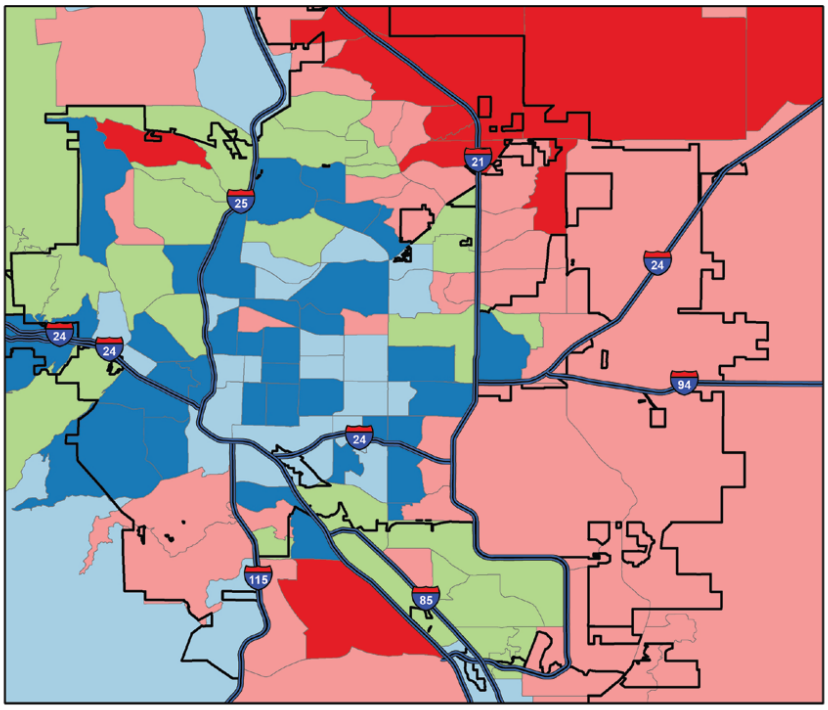
Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	504	626	813	1,198	1,440
High HOME Rent	543	626	813	1,198	1,326
Low HOME Rent	543	626	813	954	1,065

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

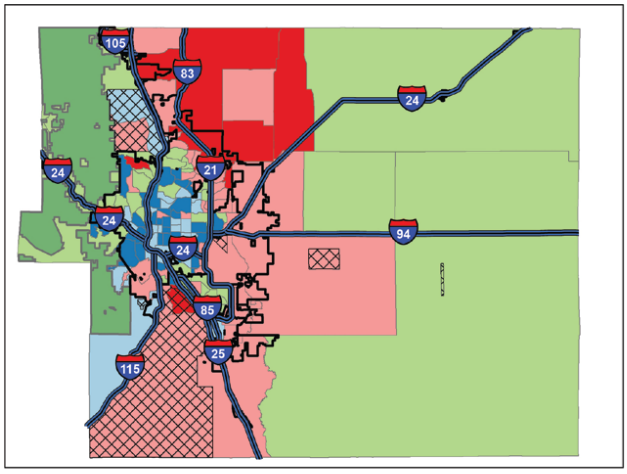
Median Gross Rent
El Paso County, 2012



Legend

Median Gross Rent

- 0 - 694
- 695 - 856
- 857 - 1049
- 1050 - 1389
- 1390 - 1863
- Military Base Boundary
- National Forest Boundary
- City Boundary



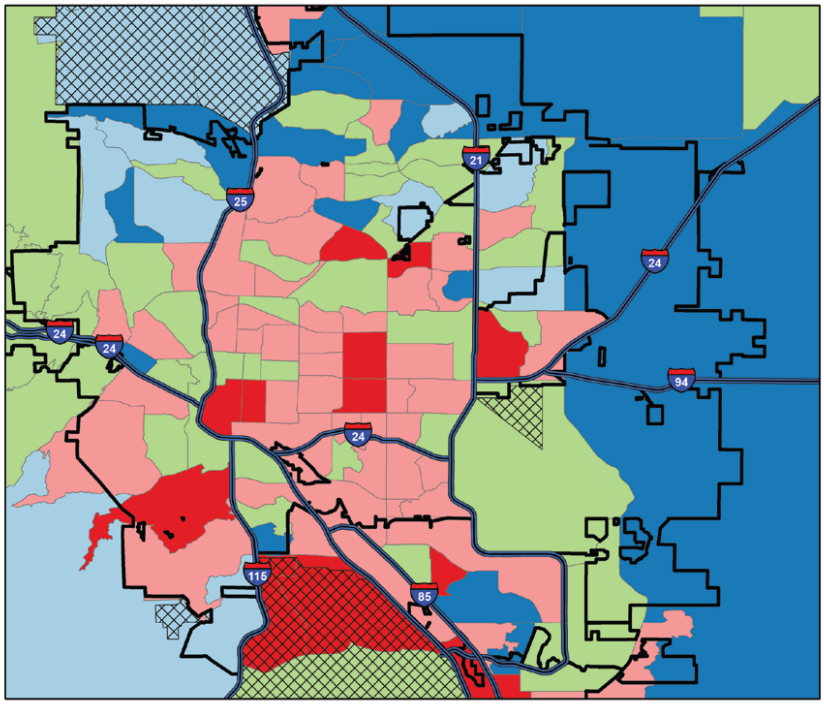
Source: American Community Survey, 2012
Calculations by Mullin & Lonergan Associates

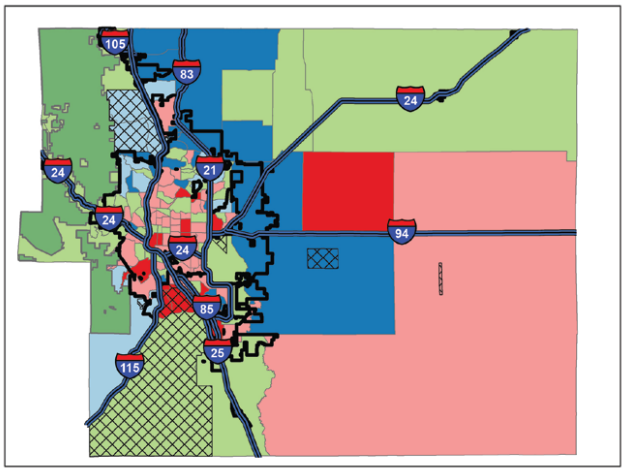
Median gross rent is highest in the North and West areas of Colorado Springs. It is lowest in the central, south, and southeast areas of the City. However, these areas also suffer from the highest rates of cost burden. This suggests that while rents are low, incomes amongst the residents in these neighborhoods are still too low to afford them.

OMB Control No: 2506-0117 (exp. 07/31/2015)

As the map below shows, the highest levels of renter cost burden are in the center of Colorado Springs, as well as some areas in the southern and eastern neighborhoods. Low rent housing stock is generally on bus lines.

Percentage of Renters Cost Burdened
El Paso County, 2010 - 2012





Legend

Cost Burdened Renters

- 0% - 25.9%
- 25.9% - 39.2%
- 39.2% - 50.4%
- 50.4% - 62.0%
- 62.0% - 82.7%
- City Boundary
- Military Base Boundary
- National Forest Boundary

Source: American Community Survey, 2012
Calculations by Mullin & Lonergan Associates
Note: Cost burden is defined as spending over 30% of net income on housing

OMB Control No: 2506-0117 (exp. 07/31/2015)

Is there sufficient housing for households at all income levels?

The National Low Income Housing Coalition (NLIHC) provides annual information on the Fair Market Rent (FMR) and affordability of rental housing in counties and cities in the U.S.
In the Colorado Springs MSA, the FMR for a two-bedroom apartment is $807. In order to afford this level of rent and utilities without paying more than 30% of income on housing, a household must earn $2,787 monthly or $32,280 annually. Assuming a 40-hour work week, 52 weeks per year, this translates into a minimum "Affordable Housing Wage" of $15.52/hour.
In Colorado Springs, a minimum-wage worker earns an hourly wage of $8.00. In order to afford the FMR for a two-bedroom apartment, a minimum-wage earner must work 48 hours per week, 52 weeks per year. The monthly rent affordable at minimum wage in Colorado Springs is $685. There are not enough units priced at this level to supply lower-income households.

Utilizing the results of the data analysis presented throughout the report, it is clear that there is insufficient housing for all income levels below 120% AMI. Low- and moderate-income households face high levels of cost burden and other housing problems resulting from a lack of affordable housing supply. The 2014 Affordable Housing Needs Assessment estimates that there are 31,461 cost burdened renters in Colorado Springs, 25,175 cost burdened owners with mortgages, and 2,251 cost burdened owners without mortgages.

Need is more urgent for low- and moderate-income renters. The table below shows the number of affordable and available units in Colorado Springs per 100 renters:

	Available Units in Affordable Price Range per 100 Renters, Composite
ELI Households	16
VLI Households	35
LI Households	38
Mod Households	37

How is affordability of housing likely to change considering changes to home values and/or rents?

As noted in the above analysis, from 2000 to 2012, median home values increased 48% and median gross rent increased 18%. The continued high price of both owner-occupied and rental housing reduces the ability of low-income households to find affordable housing. In addition, there are a high number of owner-occupied and renter-occupied households that are cost burdened. The inventory of affordable rental units has significantly decreased at the same time

that rental rates increased. Much of the growth in new rental units is in high-end and unaffordable for lower-income households. Therefore, it is likely that housing affordability will continue to be an issue for Colorado Springs residents over the next five years.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The fair market rent is equivalent to the HOME Rents/FMR for most of the zero to one bedroom units, and comparable to the two bedroom HOME Rent/FMR. This reflects the need for more affordable housing units. Preserving affordable housing is an ongoing goal of the City. Developing additional units of affordable housing, particularly rental housing for families and the elderly, continues to be a goal.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following data provides an overview on the condition of housing in the City of Colorado Springs.

Definitions

The following definitions apply specifically to residential dwelling units in the City of Colorado Springs:

Standard Condition: A dwelling unit that is in substantial compliance with City codes and ordinances regulating public health and sanitation, including the minimum standards for dwellings established by the City of Colorado Springs, and the property rehabilitation standards established by the Housing and Community Initiatives Division.

Substandard Condition Suitable for Rehabilitation: A dwelling unit that does **not** meet on or more of the criteria established above, but is suitable for rehabilitation within the guidelines established for specific Housing and Community Initiatives programs.

Condition of Units

The HUD-provided table below shows the number of housing units, by tenure, based on the number of selected conditions or characteristics of the unit. Selected conditions are similar to housing problems reported in the Needs Assessment section and include the following: (1) the lack of complete plumbing facilities, (2) the lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%.

Renter-occupied units have a higher percentage of units with at least one substandard

condition (43%) than owner-occupied units (27%).

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	26,591	27%	27,748	43%
With two selected Conditions	616	1%	2,334	4%
With three selected Conditions	16	0%	65	0%
With four selected Conditions	0	0%	12	0%
No selected Conditions	73,040	73%	33,678	53%
Total	***100,263***	***101%***	***63,837***	***100%***

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

The majority of renter-occupied units were constructed before 1980 as well as 45% of the owner-occupied stock. As a result, over 45,000 owner units and more than 33,000 renter units are almost 35 years old. Of these, 7,331 owner and 6,673 renter units are almost 65 years old, indicating a need for residential rehabilitation.

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	19,488	19%	9,434	15%
1980-1999	35,649	36%	20,712	32%
1950-1979	37,795	38%	27,018	42%
Before 1950	7,331	7%	6,673	10%
Total	***100,263***	***100%***	***63,837***	***99%***

Table 33 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

HUD has made the elimination of housing units containing lead-based paint a priority. The poisoning of children from contact with lead-based paint has been recognized as a major public health problem by the Center for Disease Control (CDC). According to the CDC, lead is the number one environmental health hazard to American children. It is estimated that 10%-15% of all pre-schoolers in the United States are affected. Lead poisoning causes IQ reductions, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior. Lead-based paint was banned from residential paint in 1978. All homes built prior to that time may contain lead-based paint.

Lead-based paint hazards pose the greatest risk for children, especially those under seven years

of age. According to the HUD-provided table below, 10% of both renter and owner units built before 1980 have children present. In total, an estimated 16,260 units in the City pose a lead exposure risk to children.

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	45,126	45%	33,691	53%
Housing Units built before 1980 with children present	9,755	10%	6,505	10%

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

The following table was generated by the HUD Consolidated Planning template, through which no data was available. According to the American Community Survey, 12,950 housing units throughout the City were vacant in 2012, representing a vacancy rate of 7.2%. Of the vacancies, 2,434 (18.8%) were vacant for reasons other than being for sale or for rent, sold or rented but not occupied, for migrant workers or for seasonal use. In September 2014, RealtyTrac reported 9,918 listings for real-estate owned (REO) properties in the City. No data was available on the condition of vacancies and whether they might be suitable for rehabilitation.

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			12,950
Abandoned Vacant Units			2,434
REO Properties			9,918
Abandoned REO Properties			

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

Based on the analysis of data, the City's need for owner and rental rehabilitation are based on the older age of a significant portion of both the rental and owner housing stock, the high number of owner and renter units at risk for lead exposure and occupied by families with children, and the high number of renter and owner units identified as having one or more substandard conditions.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

To estimate the number of housing units in Colorado Springs occupied by low- or moderate-income families that may contain lead-based paint hazards, this report assumes that homes by year built are distributed evenly across income categories, as no local data exists to describe

otherwise. According to CHAS figures reported earlier in this section, 38,105 low-income households (0% to 50% AMI) represent 23.2% of all City households, and 29,305 moderate-income households (50% to 80% AMI) represent 17.9%.

Based on these numbers and the fact that 85,340 homes in Colorado Springs were built before 1980 (as of 2012 ACS), an estimated 19,799 units with lead-based paint hazards are occupied by low-income households, and an additional 15,276 units with lead-based paint hazards are occupied by moderate-income households.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Colorado Springs Housing Authority (CSHA) is the largest provider of affordable housing in Colorado Springs. CSHA owns 707 units of federally funded public and senior housing, administers approximately 2,290 additional units through the federal Housing Choice Voucher Program, operates about 813 units of locally funded affordable housing not included in its public housing portfolio, is involved in approximately 1,481 units through tax credit partnerships, and administers a HOME-funded Tenant-Based Rental Assistance Program, which serves 50 households. In addition, CSHA offers low-cost nutritious lunches to low income seniors and disabled residents in CSHA-owned buildings and operates the Colorado Springs Senior Center. (Note: The data presented below in the HUD-generated table provides different CSHA inventory numbers because it is referencing a different point in time and is not all-inclusive of CSHA's inventory.)

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	35	707	2,130	0	2,130	0	0	0
# of accessible units									
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 36– Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

CSHA manages the Section 8 Housing Choice Voucher Program for all of El Paso County. The following table reports characteristics by bedroom size according to September 2014 survey data from CSHA. One-bedroom units are the most common. Notably, demand for larger units, as judged by the waiting list unit size preference, suggests that the supply is drastically insufficient to meet current need, especially for two- and three-bedroom units.

	Current PHA Tenant Households		Current Section 8 Voucher Holders	
	# of Families	% of Total Families	# of Families	% of Total Families
Total	700		2357	
Extremely Low Income (<30% AMI)	547	78.10%	1888	80.10%
Very Low Income (30% - 50% AMI)	120	17.10%	412	17.40%
Low Income (50% - 80% AMI)	28	4%	50	2.10%
Families with Children	341	48.70%	1213	51.40%
Elderly Families	176	25.10%	466	19.70%
Families with Disabilties	297	42.40%	1009	42.80%
Race and Ethnicity				
Race/Ethnicity: Black	200	28.50%	736	31.20%
Race/Ethnicity: White	482	68.80%	1587	67.30%
Race/Ethnicity: Asian	11	1.50%	39	2%
Race/Ethnicity: All Other Races	32	4.50%	101	4.20%
Race/Ethnicity: Hispanic	190	27.10%	493	21%
Characteristics by Bedroom Size				
0 BR	28	4%	17	0.70%
1 BR	261	37.20%	534	22.60%
2 BR	160	22.80%	926	39.20%
3 BR	187	26.70%	602	25.50%
4 BR	64	9.10%	241	10.20%
5+ BR	0		37	1.50%

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are 707 units of public housing in the City, all of which are participating in an approved Public Housing Agency Plan under CSHA. All 707 units have proper kitchen and plumbing facilities and can be occupied.

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Maintaining housing quality standards continues to be a challenge. Efforts to improve the living environment for CSHA residents consist of routine maintenance and educating residents on proper maintenance. The City invests in rehabilitation of locally funded units operated by CSHA. Capital Fund dollars are used to complete large renovation projects to improve the quality of the public housing stock. Capital Fund program funds, however, have not kept pace with need. In 2014, CSHA will focus its Capital Fund Grant on general upkeep and renovation across the portfolio, with an emphasis on repairs/renovations, such as roof repair/replacement and water intrusion/drainage that preserve structural integrity.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

CSHA has a resident participation plan that encourages tenants to participate in meetings that affect their housing and learn about other housing opportunities. CSHA also maintains a tenant representative to the Board of Directors and holds regular building meetings with tenants to solicit input for planning purposes. When funds are available, CSHA offers a homeownership program in the form of a down payment assistance loan for first-time low income homebuyers.

Though different and distinct entities, the City of Colorado Springs Housing and Community Initiatives Division and Colorado Springs Housing Authority have a long history of collaboration and consultation in identifying and addressing gaps in affordable housing and in providing supportive services to special needs populations. The City will continue to partner with CSHA to assist in the development and preservation of affordable rental housing community-wide and in the delivery of the HOME-funded Tenant Based Rental Assistance Program.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

This section of the Consolidated Plan lists and describes housing facilities and services available to meet the needs of the homeless population in the City of Colorado Springs and El Paso County. City-specific data is not available, but most of the El Paso County's housing, facilities and services for the homeless population are located in Colorado Springs.

Ending homelessness is a high priority in the City. The City of Colorado Springs/El Paso County Continuum of Care (CoC) provides facilities and services to assist homeless persons, including chronically homeless persons and families with children. The CoC also provides outreach, human services, and an annual assessment of the current needs and gaps in resources available to the homeless and other special needs segments of the population. The 2014 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report (prepared for HUD) identified a total a total of 463 emergency beds, down from 526 in 2013 due to the closure of one permanent shelter and one winter warming shelter. Of these 463 beds, 298 are year-round and 165 are seasonal. It is important to note that due to the reduction in the number of beds and the significant need identified in the Point in Time Count, the City secured funding to open an additional 158 winter shelter beds available from November 1, 2014 through April 15, 2015. These beds will be reflected in the 2015 Housing Inventory Count Report, but are only short term. In addition to the emergency beds, the CoC operates 563 beds for transitional housing, 419 beds for rapid permanent housing, and 171 beds for rapid re-housing. There are a total of 1,616 beds for various special needs groups in El Paso County.

During the Point in Time Count, 443 of the 463 shelter beds (95%) were occupied. Of the 20 openings, nine were specifically reserved for victims of domestic violence, and all the designated men's beds were full (leaving a gap of at least 249 shelter beds). Permanent housing, which includes rapid re-housing, was filled at 99%, with only five of the CoC's 590 beds not filled.

Facilities and Housing Targeted to Homeless Households

The following organizations offer emergency shelter services in Colorado Springs:

- **Salvation Army RJ Montgomery New Hope Center**: The Center is the largest homeless facility in the City and provided services (e.g., shelter, case management, referrals, child enrichment and adult education programs) to 1,985 unduplicated individuals and families between April 1, 2013 and March 31, 2014, averaging 171 persons per night. Salvation Army also operated a winter shelter from November 1, 2014 through April 15, 2015 with a capacity of 158 beds.
- **Urban Peak:** Provides services exclusively to homeless and runaway youth in Colorado. The Urban Peak emergency youth shelter is a licensed 20-bed facility and provides three

meals a day, active case management, educational and employment assistance, health services and recreational activities. The agency assists youth in developing a plan to permanently exit street life through family reunification, appropriate service placement (alcohol, drug in-patient programs) or independent living.

- **Interfaith Hospitality Network**: Emergency housing for 50 clients.
- **Colorado Veterans Resource Coalition (Crawford House):** Supports 19 beds for homeless veterans (80 persons served) with substance abuse or mental illness.
- **Springs Rescue Mission:** Emergency shelter supporting 5,443 bed nights of shelter from November 1, 2013 to April 15, 2014. SRM increased the number of emergency winter shelter beds from 35 to 57 for the winter beginning November 1, 2014 to April 15, 2015.
- **TESSA:** Provides a confidential Safehouse with 32 beds for women, children, and other victims escaping abuse.

The IDIS template generated the table below, which only contains data on permanent supportive housing. To supplement the pre-populated table, data from the 2014 Housing Inventory Cost (HIC) Report is provided, which is submitted with the annual Continuum of Care's grant application. The HIC table shows 1,451 total year-round beds, including 178 family units and 658 family beds. The relatively high number of veteran-targeted beds is due to the disproportionately high need for veteran households in Colorado Springs, as noted in the 2014 Housing Needs Analysis.

	Emergency Shelter Beds		**Transitional Housing Beds**	**Permanent Supportive Housing Beds**	
	Year Round Beds (Current & New)	**Voucher / Seasonal / Overflow Beds**	**Current & New**	**Current & New**	**Under Development**
Households with Adult(s) and Child(ren)				148	26
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 37- Facilities and Housing Targeted to Homeless Households

OMB Control No: 2506-0117 (exp. 07/31/2015)

HUD's 2014 Continuum of Care Homeless Assistance Programs
Housing Inventory Count Report

Important Notes About This Data: This report is based on information provided to HUD by Continuums of Care in the 2014 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2014. For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the HUD Exchange web site (https://www.hudexchange.info/grantees/). In some cases, a community may have listed a program in the Housing Inventory Count but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.

CoC Number: CO-504

CoC Name: Colorado Springs/El Paso County CoC

								Subset of Total Bed Inventory		
	Family Units[1]	Family Beds[1]	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Chronic Beds[2]	Veteran Beds[3]	Youth Beds[3]
Emergency, Safe Haven and Transitional Housing	**102**	**390**	**471**	**0**	**861**	**42**	**123**	**n/a**	**248**	**28**
Emergency Shelter	12	73	225	0	298	42	123	n/a	229	20
Transitional Housing	90	317	246	0	563	n/a	n/a	n/a	19	8
Permanent Housing	**76**	**268**	**322**	**0**	**590**	**n/a**	**n/a**	**197**	**357**	**15**
Permanent Supportive Housing*	52	186	233	0	419	n/a	n/a	197	249	8
Rapid Re-Housing	24	82	89	0	171	n/a	n/a	n/a	108	7
Grand Total	**178**	**658**	**793**	**0**	**1,451**	**42**	**123**	**197**	**605**	**43**

Source: HUD

OMB Control No: 2506-0117 (exp. 07/31/2015)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The El Paso County Continuum of Care providers utilize several mainstream services to complement services specifically targeted to homeless persons. Enrollment in non-cash benefits, including health care coverage, is already a standard part of the program process. The Peak Vista Homeless Health Center, a program of Peak Vista Community Health Centers, is co-located with the RJ Montgomery New Hope Center emergency shelter and provides access to benefits enrollment. Annually, the CoC provides training on benefits acquisition. With the Colorado ACA enrollment site (Cover Colorado) and health care exchange site (Connect for Health Colorado) now available, the CoC arranged training on new resources in early 2014. The following organizations provide mainstream services targeted to homeless persons:

- **Catholic Charities -Marian House Soup Kitchen:** The Marian House Soup Kitchen is the region's largest daily-serving soup kitchen. A hot, nutritious meal is served 365 days a year. The soup kitchen serves approximately 600 guests most days, including struggling families, seniors on fixed incomes, the working poor, veterans, persons with disabilities, unsupported teens and those who are homeless. Other mainstream services are provided on-site as well.

- **Partners in Housing:** Provides case management services to homeless clients in transitional housing.

- **Salvation Army:** In addition to the RJ Montgomery New Hope Center, a shelter facility described below, the Salvation Army also manages the Children's Discovery Center, which provides enrichment activities for children living at the shelter.

The City's two-year plan includes a day center with health & benefits acquisition resources. The Metro Denver Homeless Initiative received a grant from the State MEDICAID office to identify needs and barriers to access for the homeless. The CoC will continue to use the results of that study to guide its efforts. Homeless persons, like other low-income individuals, are also referred to the many job training and placement services administered through the City by the Pikes Peak Workforce Center. These programs are discussed in MA-45 of this plan.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Ascending to Health Respite Care: Ascending to Health Respite Care provides a safe and supportive place for homeless individuals to recuperate once ready for release from the hospital. Client Navigators provide case management support for up to eight clients each. This includes placement into local motels or hospital beds in a dedicated space within the RJ Montgomery Center. Each client then receives daily nutritional support and other social supports as part of intensive case management. Clients receive a social and health benefits assessment and evaluation by an Alcohol and Substance Abuse Counselor.

AspenPointe Homeless Outreach Team: The team works collaboratively throughout the community with a daily presence at the Marion House Soup Kitchen. During the week the team can also be found at the Salvation Army RJ Montgomery Shelter, the Springs Rescue Mission, and Urban Peak Youth Shelter. The goal of homeless outreach is to connect homeless individuals who live with mental health and substance abuse issues to supports and services that will enable them to reach their goals for a meaningful and productive ways to the community. The team has walk-in hours at the Marian House Soup Kitchen Monday – Friday 10:30-1:00, and provides services at the following locations by appointment: Springs Rescue Mission, RJ Montgomery Shelter and Urban Peak Youth Shelter

Ecumenical Social Ministries (ESM): The ESM Housing Program provides emergency rental assistance, temporary hotel/motel stay (maximum of one week) or assistance with payment of a security deposit in order to secure housing to those at risk of becoming homeless and who are currently working to stabilize their income, but who lack current income to maintain their current housing. The program's focus is primarily families with children.

Interfaith Hospitality Network (IHN): IHN provides temporary housing to homeless families with children who are referred by local agencies such as the New Hope Center, Department of Human Services and other local referral agencies. Strength-based case management is the primary tool to help guest families return to independent living. Homeless families are housed in existing space in churches and synagogues. Overnight accommodations and evening fellowship are provided to the families by the congregations' own volunteer resources.

Rocky Mountain Human Services – Homes for all Vets: RMHS provided outreach, case management and access to community resources to Veteran households who are either homeless or in danger of homelessness .Services include assistance with: finding temporary shelter and permanent housing; obtaining VA and other public benefits; rent, utilities, and food needs; health care services; legal and financial planning services; employment services

The Salvation Army: The Salvation Army manages the RJ Montgomery New Hope Center, which is the City's only 24/7 walk-in emergency shelter for the homeless. It can house and feed up to 210 residents per night. Residents receive a safe and warm place to sleep, meals, showers and

laundry facilities as well as case management to help them overcome the cycle of homelessness. The New Hope Center also collaborates with the City of Colorado Springs to provide emergency winter shelter between November 1 and April 15.

Springs Rescue Mission: The Springs Rescue Mission's Winter Shelter is a seasonal, cold-weather overnight shelter for homeless men and women. The shelter opens on November 1st and is operational every night through April 15th with a seasonal capacity of 57 beds per night. Springs Rescue Mission (SRM) has expanded the Resource Advocate Program (RAP), which engages difficult/resistant clients, builds trust, and connects clients with resources, including housing.

TESSA: TESSA offers confidential support and services for victims of Domestic Violence or Sexual Assault (DVSA) and their children. Programs and services include a 24 hour crisis line, Safehouse with access to support services, victim advocacy, children's program and counseling.

Homeless Outreach Team: The Homeless Outreach Team consists of four police officers who connect with and engage people, on their regular duty and in concert with outreach teams from Urban Peak (youth) and Aspen Pointe (mental health). HOT maintains a relationship with providers and provides referrals to programs. The City's two-year plan commits additional funds to support provider outreach staff and funds for a day center offering facilities/services that create more opportunities to connect and engage.

Catholic Charities -Marian House Soup Kitchen: The Marian House Soup Kitchen is the region's largest daily-serving soup kitchen. A hot, nutritious meal is served 365 days a year. The soup kitchen serves approximately 600 guests most days, including struggling families, seniors on fixed incomes, the working poor, veterans, persons with disabilities, unsupported teens and those who are homeless. The soup kitchen has expanded its efforts to connect with and engage clients, especially households with children.

Continuum of Care (CoC): The CoC offers an annual "Project Connect" to match providers with potential clients.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Various supportive housing needs of the non-homeless have been identified by service providers who were interviewed during the Consolidated Plan process. Identified needs include home repair and maintenance for the elderly, in-home assistance for the elderly and disabled, in-patient drug and alcohol treatment, accessibility improvements to enable people with disabilities to remain in their homes, housing for the mentally disabled and affordable housing for all sub-populations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing is defined as living units that provide a planned services component with access to a wide range of services needed for the resident to achieve personal goals. Various populations with special needs require supportive housing. For some individuals, supportive housing is needed because they are unable to undertake the activities of daily living without assistance. The specific needs of local special needs subpopulations are described in NA-45, Non-Homeless Special Needs Assessment.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

State discharge policy for mental health organizations prevents discharging persons to homelessness. CoC abides by the State protocol, participates in quarterly system and policy review meetings. Local providers have guidelines based on state policies on admission, care, and discharge of clients. AspenPointe works with El Paso County jail to reach inmates suffering from mental illness and provide discharge planning. This reduces recidivism by ensuring services are available on release (clinical care, access to mainstream benefits, housing, and vocational training). AspenPointe and clients call 211 for referrals to appropriate services. If people with mental health issues become homeless, the Springs Rescue Mission Resource Advocacy Program and City of Colorado Springs Homeless Outreach Team connect them to available resources. Destinations include: AspenPointe Health Services; Ecumenical Social Ministries; Beth Haven; and Fort Lyon.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

OMB Control No: 2506-0117 (exp. 07/31/2015)

- Make new multifamily rental housing loans for rehabilitation or new construction of apartment units resulting in at least 77 units
- Make 20 owner-occupied rehabilitation loans/grants for single family homes
- Make improvements and support operations at community and senior centers.
- Continue to support TESSA, an organization that provides intervention services for adult and child victims of domestic violence or sexual assault. Funds will provide emergency care and shelter, support, advocacy, restraining order assistance, case management, 24-hour telephone crisis intervention, and information and referral services.
- Support the meal program provided by Catholic Charities at Marian House. Marian House serves a daily nutritious meal to low income families, seniors, veterans, persons with disabilities, and youth.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See response to prior question.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City conducted an Analysis of Impediments to Fair Housing Choice (AI) in 2012. Affordable housing developers and stakeholders in the City identified several impediments to the development of affordable housing and operation of housing programs in the City of Colorado Springs. These impediments included unclear service for limited-English-proficiency persons (Spanish and Korean), a need for fair housing education and outreach, and additional regulatory requirements on human service shelters such as drug or alcohol treatment facilities.

A number of stakeholders interviewed during the Consolidated Plan process cited the City's difficult tap fee structuring system as a disincentive for housing development and residential investment in the City, particularly for multi-family development. The City Real Estate Manual does not outline a policy and procedure for donating City owned land for affordable housing development. City Zoning Code does not allow accessory dwelling units in single family (R1) zones.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Colorado Springs was significantly affected by the Great Recession that began in 2007, and the City has not fully recovered from this economic shock. This is evidenced by the stagnant employment growth rates, lack of growth in real wages, and above-average unemployment rates these areas experienced, as detailed in the 2014 Affordable Housing Needs Analysis. Job gains from this time period have been in sectors that pay below-average wages. Income levels are fairly evenly distributed across racial categories, but nearly all races have experienced a decline in real income between 2000 and 2012.

Between 2000 and 2012, the total number of persons employed across El Paso County climbed 18.1% to 331,556. Nationally, job losses in fields that have traditionally provided a wage capable of sustaining a family and affording quality housing (such as manufacturing) have been offset by gains in service-sector positions that pay far less. This is true to some extent in El Paso County and Colorado Springs. Median earnings for the rapidly growing agriculture, forestry, fishing, and mining industries was $32,390, below the statewide median of $33,261 and the $47,252 median of the manufacturing sector, which lost jobs between 2000 and 2012.

Economic Development Market Analysis

Despite fluctuations in the proportion of military jobs between 2000 and 2012, the armed forces represent a significant portion of the base economy (jobs that import wealth from outside the region). Four of the top five employers in the City are military bases (the fifth is UC Health). Many other professional jobs in engineering and other high-paying fields are located in El Paso County largely because of this military presence and concentration of specialized talent in the region. Attractions such as Pikes Peak and Garden of the Gods generate a significant tourism economy, and Colorado Springs also has large software and processing service facilities that employ large numbers of residents in a wide cross-section of income ranges. El Paso County added 50,782 jobs between 2000 and 2012. Of these jobs, 37,957 (74.7% of the total) were located in Colorado Springs.

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	639	261	0	0	0
Arts, Entertainment, Accommodations	22,645	25,558	16	16	0
Construction	7,394	7,463	5	5	-1
Education and Health Care Services	22,760	27,749	16	17	1
Finance, Insurance, and Real Estate	11,862	14,479	8	9	1
Information	6,301	7,631	4	5	0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Manufacturing	8,624	10,991	6	7	1
Other Services	6,649	7,905	5	5	0
Professional, Scientific, Management Services	15,551	18,166	11	11	0
Public Administration	0	0	0	0	0
Retail Trade	18,739	22,526	13	14	1
Transportation and Warehousing	2,958	2,501	2	2	-1
Wholesale Trade	4,548	3,852	3	2	-1
Total	128,670	149,082	--	--	--

Table 38- Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

On the other hand, the educational, health and social services industry experienced the steepest increases in both real numbers and percentage increase. The median earnings in this industry are $31,859. Another growing sector in El Paso County is the arts, entertainment, and recreation industry, where median earnings are only $14,239. Public administration positions generally pay good wages and grew between 2000 and 2012, but this is a function of population growth rather than economic transition. The following figures illustrate shifts in employment by industry between 2000 and 2012 and 2012 median earnings.

As real incomes decline while housing costs remain the same, the need for affordable housing options in Colorado Springs increases.

Labor Force

Total Population in the Civilian Labor Force	212,082
Civilian Employed Population 16 years and over	193,620
Unemployment Rate	8.71
Unemployment Rate for Ages 16-24	25.44
Unemployment Rate for Ages 25-65	5.63

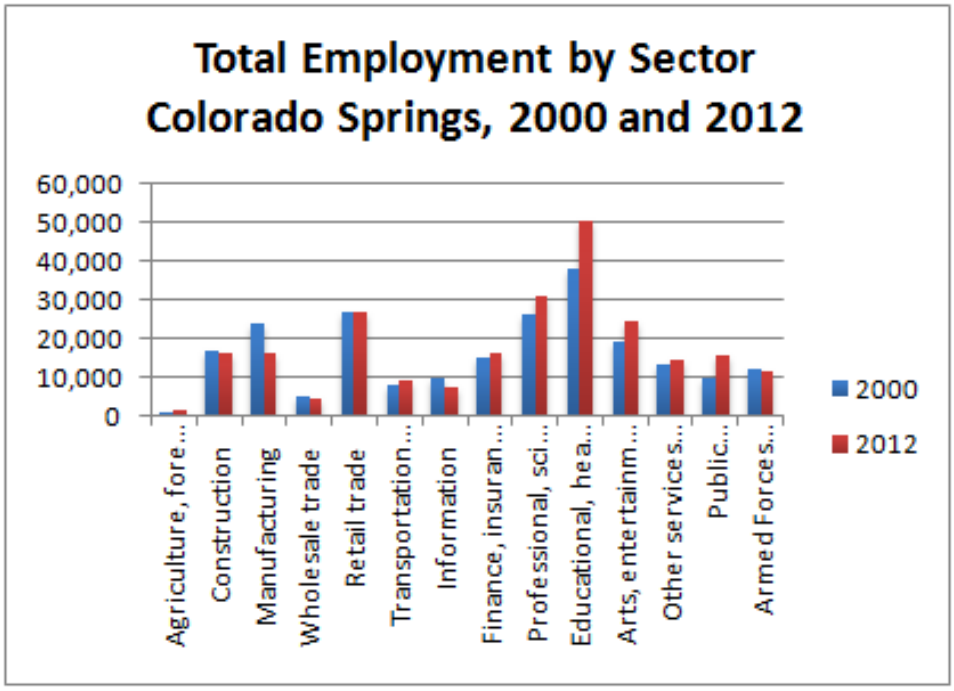
Table 39- Labor Force

Data Source: 2007-2011 ACS

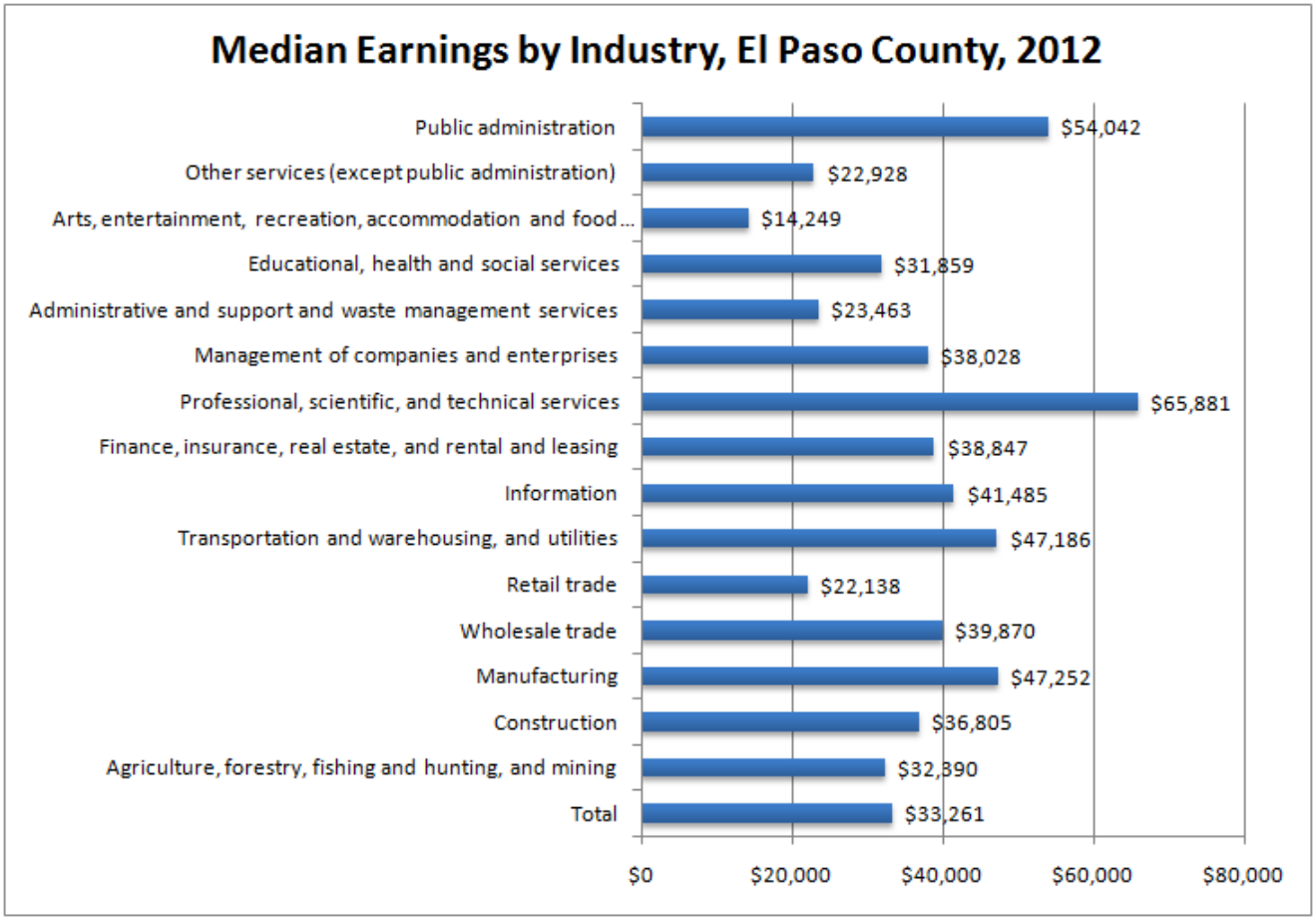
Occupations by Sector	Number of People
Management, business and financial	53,303
Farming, fisheries and forestry occupations	8,008
Service	21,181
Sales and office	47,727
Construction, extraction, maintenance and repair	16,232
Production, transportation and material moving	9,388

Table 40– Occupations by Sector

Data Source: 2007-2011 ACS



Job Growth by Industry, El Paso County, 2000-2012		
Sector	**Net Change**	**Percent Change**
Agriculture, forestry, fishing and hunting, and mining	598	46.76%
Construction	-21	-0.11%
Manufacturing	-7,865	-28.82%
Wholesale trade	-585	-10.22%
Retail trade	167	0.54%
Transportation and warehousing, and utilities	1,677	17.73%
Information	-2,528	-22.78%
Finance and insurance, and real estate and rental and leasing	1,215	6.94%
Professional, scientific, and management, and administrative services	6,917	23.39%
Educational services, and health care and social assistance	16,358	37.37%
Arts, entertainment, and recreation, and accommodation and food services	6,919	32.44%
Other services, except public administration	1,675	11.11%
Public administration	7,512	62.26%
Armed Forces	3,189	13.45%
In Labor Force	50,782	18.10%
Source: BLS		



Travel Time

Travel Time	Number	Percentage
< 30 Minutes	148,210	79%
30-59 Minutes	32,307	17%
60 or More Minutes	7,493	4%
Total	***188,010***	***100%***

Table 41 - Travel Time

Data Source: 2007-2011 ACS

OMB Control No: 2506-0117 (exp. 07/31/2015)

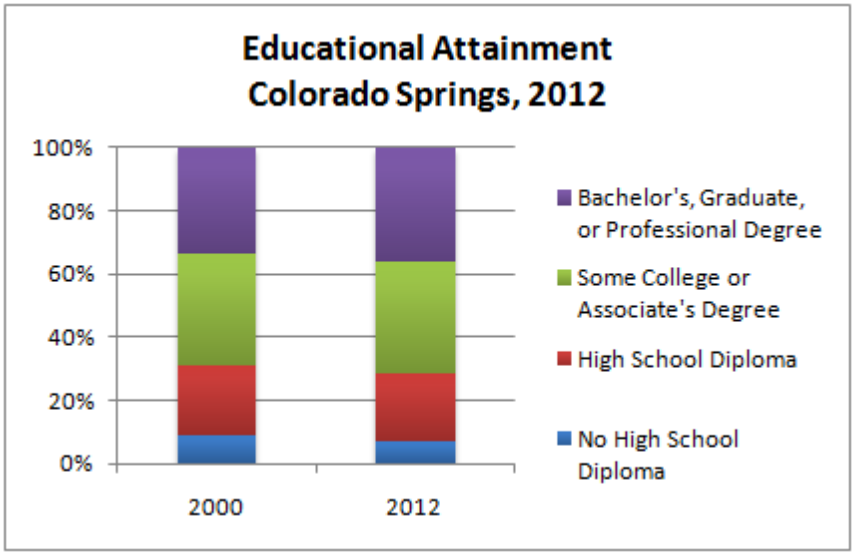
Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	9,048	1,262	5,107
High school graduate (includes equivalency)	30,978	3,488	10,368
Some college or Associate's degree	56,092	4,768	14,612
Bachelor's degree or higher	64,094	2,995	12,743

Table 42- Educational Attainment by Employment Status

Data Source: 2007-2011 ACS



On the whole, Colorado Springs' population was more educated in 2012 than it was in 2000. The proportion of the higher-educated population was slightly higher in both years (36.2% in 2012 compared to 33.5% in 2000). One in every four people without a high school diploma had an income below the poverty level in 2012, compared to 12.9% of high school graduates and only 3.7% of those holding a bachelor's degree or advanced degree.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	664	1,729	1,807	1,634	2,077
9th to 12th grade, no diploma	5,256	3,509	2,375	4,384	3,131

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
High school graduate, GED, or alternative	12,683	13,106	10,420	22,158	11,988
Some college, no degree	16,698	16,931	12,927	25,439	10,330
Associate's degree	1,480	6,039	6,350	10,458	2,978
Bachelor's degree	3,765	14,165	14,041	23,634	6,835
Graduate or professional degree	398	4,973	7,811	18,326	6,150

Table 43- Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,490
High school graduate (includes equivalency)	26,415
Some college or Associate's degree	31,530
Bachelor's degree	44,881
Graduate or professional degree	64,064

Table 44– Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

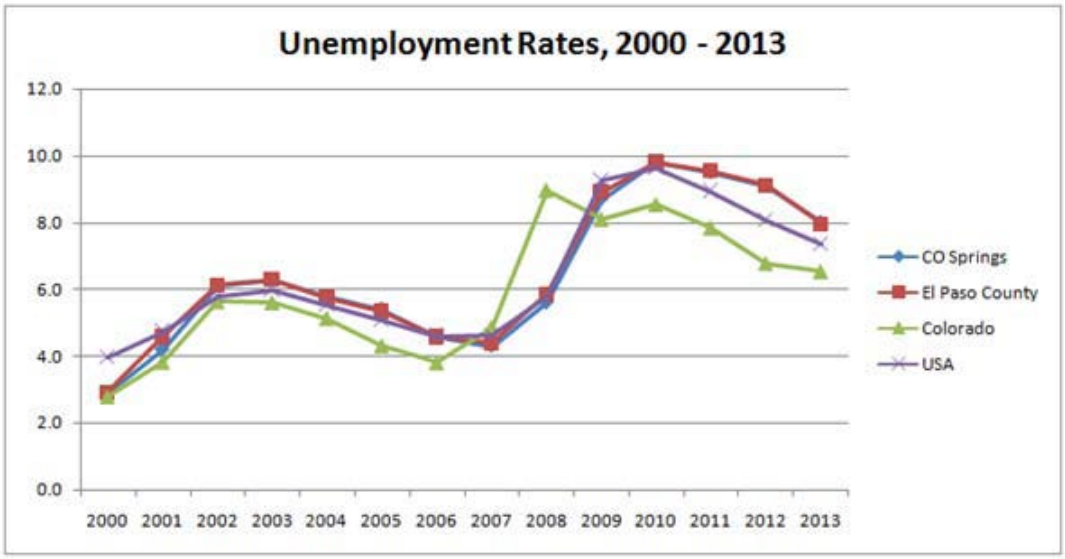
Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within the City and their shares of the jobs are Arts, Education, and Accommodation (16%), Education and Health Care Services (16%) and Retail Trade (13%).

According to the Colorado Springs Regional Business Alliance, the top five private employers in the Pikes Peak Region were Lockheed Martin Corporation (defense and aerospace-oriented technology systems), Progressive Insurance Company (insurance), The Broadmoor Hotel (tourism), the United States Automobile Association (customer service), and Verizon (software). Educational services, health care, and social assistance jobs also increased as a proportion of the regional economy from 2000 to 2012. This is reflective of a national trend towards more educational and health care related jobs locating in cities in order to realize agglomeration economies. Despite large, steady increases in population in Colorado Springs and El Paso County between 2000 and 2012, the construction industry showed almost no net change. The loss of information jobs from 2000 to 2012 in the region is misleading and due to a change in the way the NAICS classifies jobs in this field. In reality, the information sector may be growing, with several software campuses and data centers providing large numbers of high-tech jobs in the region.

Describe the workforce and infrastructure needs of the business community:

Because of the immobility of many positions in the defense industry, the supply of jobs in the armed forces is relatively inelastic compared to other sectors. Despite this advantage, Colorado Springs was significantly affected by the Great Recession. This is evidenced by the stagnant employment growth rates, lack of growth in real wages, and above-average unemployment rates these areas experienced. Neither area has fully recovered from the economic shock: Colorado Springs continues to have higher unemployment rates than both Colorado and the United States. While the State of Colorado recovered faster and suffered less economic loss from the recession, Colorado Springs and El Paso County have actually fared worse than the national average.



According to stakeholder interviews with the business community, Colorado Springs needs to develop and sustain a workforce that includes: younger workers to replace retirees, skilled and educated workers to fill gaps in manufacturing and research and development for the engineering and defense sector industries, and workers to fill current critical shortages (e.g. nurses in the health care sector).

In addition to the general infrastructure needs of the City (e.g., roads, bridges, water and sewer lines, etc.), the business community needs continual updates and improvements of the electronic infrastructure (e.g., fiber-optic cables) required by innovative and cutting-edge industries.

A major problem for Colorado Springs is that the growth in median household income has not kept pace with inflation. The median household income of $58,244 represents a 6.4% decline in

OMB Control No: 2506-0117 (exp. 07/31/2015)

real income from 2000. Along with rising housing costs, this indicates declining purchase power that reduces housing choice. This is part of a national trend, but Colorado Springs is particularly vulnerable due to the high risk of outsourcing in high-tech and information technology sectors.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In the City of Colorado Springs Comprehensive Plan, Strategy LU 801g states that the City will "Support and Encourage the Redevelopment of Obsolete Industrial Areas as Activity Centers". This will support the redevelopment of older, obsolete industrial areas with a mix of uses in new activity centers, including residential, employment, commercial, recreational and entertainment uses.

The City will also plan and locate complimentary mixed uses to serve large, single-employer campuses. This will require upgrades to infrastructure and transportation in order to support this development. In addition to these, the City will plan and locate complimentary mixed-use centers to serve the needs of employees in large campuses including commercial, service, restaurant, lodging, recreational, and higher density residential uses with good pedestrian connections. Use of these activity centers is expected to facilitate gradual transitions to nearby neighborhoods.

In 2014, the created a regional Commercial Aeronautical Zone (CAZ) at the Colorado Springs Airport (COS). As defined by City ordinance, the Sales and Use taxes from the City of Colorado Springs, El Paso County and Pikes Peak Rural Transportation Authority (PPRTA) are abated for businesses specifically engaged in a variety of aeronautical activities. Exempt from sales or use tax under this City Tax Code:

- The sale, purchase, lease, rental, use, storage, distribution or consumption any **aircraft, aircraft parts or supplies, equipment, tooling, solvents and/or paints** used or consumed in the manufacture, maintenance, repair or overhaul of aircraft within the commercial aeronautical zone.

- **Purchase of lease equipment** directly and exclusively used or consumed in the manufacture, maintenance, repair or overhaul of aircraft within the commercial aeronautical zone.

- Annually, El Paso County and PPRTA will provide a credit back to eligible businesses within the CAZ for the county's 1% and PPRTA's 1% general sales tax collected on the same items covered by the City's exemption of 2.5%. The combined sales or use tax abatement to equal 4.5%.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Aviation Development Zone (ADZ)

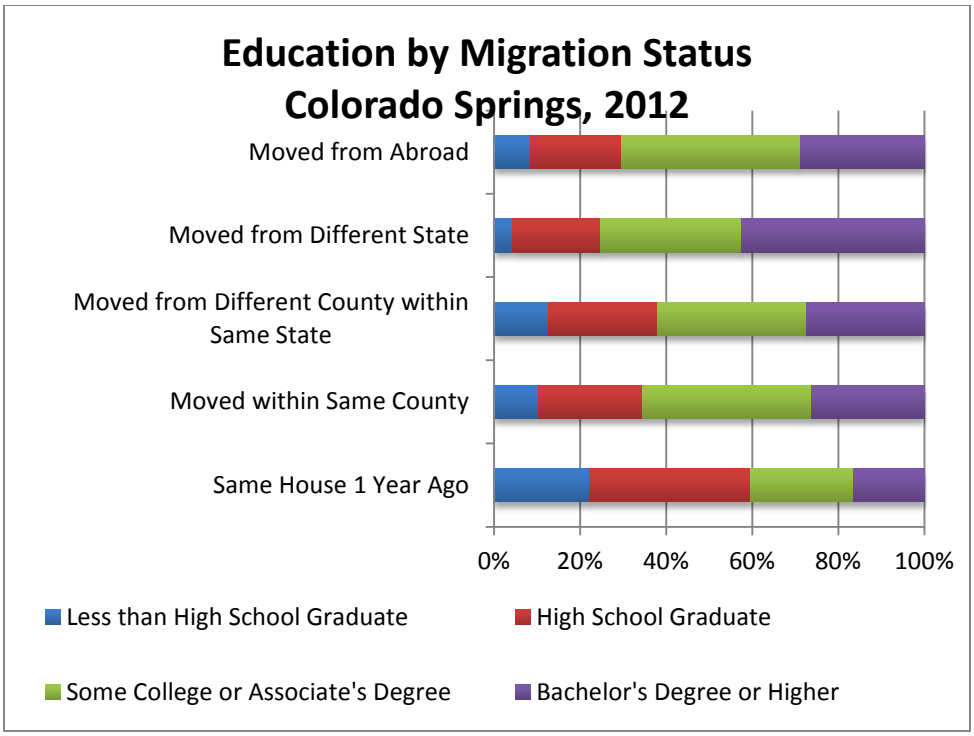
COS has recently been registered as an Aviation Development Zone (ADZ), a state program that is complimentary to the CAZ. In addition to the local sales and use tax abatement and rebate provided by the CAZ, the States' ADZ provides a State income tax credit of per each new employee of eligible aviation businesses located at the Airport.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Stakeholders interviewed did not cite a "skills gap" as a significant issue in Colorado Springs. Migrants (e.g. new residents), who presumably relocated to the City to take advantage of employment opportunities in the region, tend to be more educated than the general population. This contributes to the workforce within the engineering and other scientific and professional services in the area. There are also many lower-skill jobs in the Arts, Services, and Accommodation industries due to the popularity of Colorado Springs as a tourist destination. The highest priorities related to employment opportunities in Colorado Springs are providing basic employment and workforce development skills to at-risk populations.

That said, community leaders participating in the Pikes Peak United Way's Cradle to Career Initiative identified "education and skills needed for careers" and "career opportunities and economic development" as high-priority focus areas around which the community can add leadership, resources, and a collective impact approach to have strong community outcomes.

In the second phase of these efforts, many more community leaders, organizations, experts and interested citizens will engage and develop shared goals, partnerships, measurements, and more specific details around the two focus areas through Working Committees. The intent is to support existing programs and systems within the region as well as build capacity and increase the scope of impact.



Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Pikes Peak Workforce Center supports workforce development within the City. The Pikes Peak Workforce Investment Board organizes a comprehensive, community-wide response to the challenges of building a highly-skilled workforce and links efforts to the broader economic and political goals of the Pikes Peak Region. The Board is dedicated to improving performance of regional businesses through long-term development of a job-ready and skilled workforce. Board direction ensures that the Pikes Peak Region is a community where a skilled and educated workforce is a key asset in attracting and retaining businesses. The Center offers many services for job seekers including automatic job matching from a statewide database, an on-site resource room with computers, fax machines, telephones and copy machines, various networking groups for job seekers of all skill levels, on-site job fairs and hiring events and workshops ranging from learning new computer skills to writing a new resume. All services are free of charge and any citizen 14 and older is eligible.

Pikes Peak Community College offers a workforce development program with internship connections, employee training, special certification for construction and other vocational trades, and community classes. These initiatives are designed to serve the needs of local employers and foster local economic development.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The City of Colorado Springs does not participate in a CEDS. The City's 2014-2018 Strategic Plan encompasses strategies for job creation and economic development. The Regional Business Alliance also utilizes an up-to-date 5-Year Strategic Plan for the City.

Colorado Springs' Regional Business Alliance is a partner of the Southern Colorado Economic Forum, which provides presentations and ongoing strategic planning opportunities for Southern Colorado region.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

In 2012 and 2013, the Mayor established an initiative to identify strategies for revitalization and development of four "Economic Opportunity Zones within the City":

- Downtown
- Southeast / Academy Boulevard
- North Nevada Avenue
- Airport Business Park

In 2013, the Mayor convened a Solutions Team to specifically recommend strategies for the Academy and North Nevada areas. Two task forces associated with this Team prepared and submitted reports to the Mayor and City Council in early 2014. In addition, Colorado Springs has a Downtown revitalization master plan entitled "Imagine Downtown Colorado Springs", which outlines several economic development initiatives specific to the area. These strategies center on creating live-work spaces, building large tourism destinations and convention centers, retail development, and pedestrian spaces.

Aside from the Airport Business Park, the EOZs are largely low-moderate income areas with overlapping issues of high commercial vacancy rates, higher crime, higher unemployment, and lower incomes. The geographic priority areas identified in the Consolidate Plan align with the EOZs to allow the City to better leverage federal and non-federal resources to benefit LMI neighborhoods. This approach has proven successful in the Ivywild Neighborhood, which was previously identified as a Neighborhood Strategy Area (and is still identified as a geographic priority area). The Ivywild Neighborhood is experiencing a renaissance with the redevelopment of a former elementary school into a brewery with adjoining eateries, a coffee house, art school, bike shop, farmer's market and public meeting spaces. A local theater company moved in across the street, and the City has invested in sidewalks and lighting and housing

OMB Control No: 2506-0117 (exp. 07/31/2015)

rehabilitation. The City is also supporting a letter of map revision to revise the floodplain maps from the westside to south of downtown to open up more opportunities for redevelopment.

Other economic development initiatives include:

C4C

In December 2013, the State of Colorado awarded the City of Colorado Springs $120.5 million over 30 years.to support "City for Champions - four unique and extraordinary tourism projects in our community; (1) the United States Olympic Museum and Hall of Fame, (2) a new United States Air Force Academy Visitor Center, (3) a University of Colorado at Colorado Springs Sports Medicine and Performance Center and (4) a Downtown Sports and Event Center. The transformative City for Champions projects will secure Colorado Springs position as "America's Olympic City", will create over 5,000 jobs and will grow the local economy and expand the tax base for years to come. Two projects are located in the Downtown EOZ and could catalyze reinvestment in adjacent low-moderate income neighborhoods.

Innovation District

In 2014 the Mayor, Governor John Hickenlooper and former Ohio Governor Dick Celeste created the "Free Agent Zone" concept. In recognition of the growing freelance economy, the Free Agent Zone will create an environment that supports innovation and entrepreneurialism. The Zone will provide an ecosystem that encourages startup companies and will include very high speed internet, flexible and affordable health care and workspace. The Free Agent Zone will be developed in collaboration with the private sector Catalyst Campus innovation center and the Norwood innovation center redevelopments located in the Downtown EOZ. Once the Free Agent Zone is established in Colorado Springs, it will be considered as a pilot project for a statewide "Innovation District' program. Other proposed projects in the Innovation District include a public market, which would bring fresh food to a low-moderate income area that is currently recognized as a food desert.

The City also partners with the Colorado Springs Urban Renewal Authority, which is working on the following activities that impact economic growth. Each of these efforts is located in an EOZ further demonstrating the City's emphasis on leveraging resources for impact:

Ivywild Neighborhood

The area has long been designated as a Neighborhood Strategy Area by the City of Colorado Springs. The City has improved the infrastructure in the surrounding neighborhood including the construction of a neighborhood park. However, the area around the school and adjacent to Tejon Street is still unimproved and lacks sidewalk, curb, gutter as well as streetlights.

The vision for the urban renewal area is to expand the mixed-use concept initiated on the school into the surrounding area. Streetscape improvements on Navajo Street connecting the school to Tejon Street will be implemented by the City through the Community Development Block Grant Program. The City also has plans to revamp the intersection of Cheyenne Blvd. and Tejon S. to improve traffic circulation as well as pedestrian safety. Additional retail, residential and office uses will be encouraged along Tejon Street through tax increment financing.

Southwest Downtown

The Southwest Downtown Urban Renewal Area is located southwest of the central business core in downtown Colorado Springs. The area is generally bounded by Interstate 25 on the west and Bijou Street on the north to the Union Pacific railroad lines. Approximately 100 acres are included within the Urban Renewal Area. The general purpose of this Urban Renewal Plan is to reduce, eliminate and prevent the spread of blight conditions within the Urban Renewal Area and to stimulate the growth and development of the Southwest Downtown Area. In particular, the Urban Renewal Plan is intended to promote local objectives with respect to appropriate land uses, improved traffic, public transportation, public utilities, and other public improvements. Specifically, the purpose of the Plan is to create an urban neighborhood which leverages the community's investment in America the Beautiful Park and creates linkages to the downtown core and which is in accordance with the D*owntown Action Plan* and the *Imagine Downtown Plan*.

North Nevada

The North Nevada Corridor Urban Renewal Area is located in central Colorado Springs in the northern segment of the North Nevada Avenue Corridor. The area includes a significant portion of the UCCS campus located along North Nevada Avenue. The purpose of the North Nevada Avenue Corridor Urban Renewal Plan is to reduce, eliminate and prevent the spread of blight within the Urban Renewal Area and to stimulate the growth and development in the corridor over the near- and long-term. Specifically, the purpose of the Plan is to promote a mix of uses which leverage community and institutional investment in the corridor and creates linkages to surrounding natural amenities, neighborhoods and educational institutions in accordance with the *2002 Colorado Springs Comprehensive Plan* and *North Nevada Avenue Corridor Reinvestment Study*.

Section 108 Loan Program

Economic development is a key area that is necessary for community recovery. During the next five years HCID will evaluate the possibility of utilizing the Section 108 Loan Pool and apply for other Federal and State funds as appropriate for qualified economic development projects.

MA-50 Needs and Market Analysis Discussion

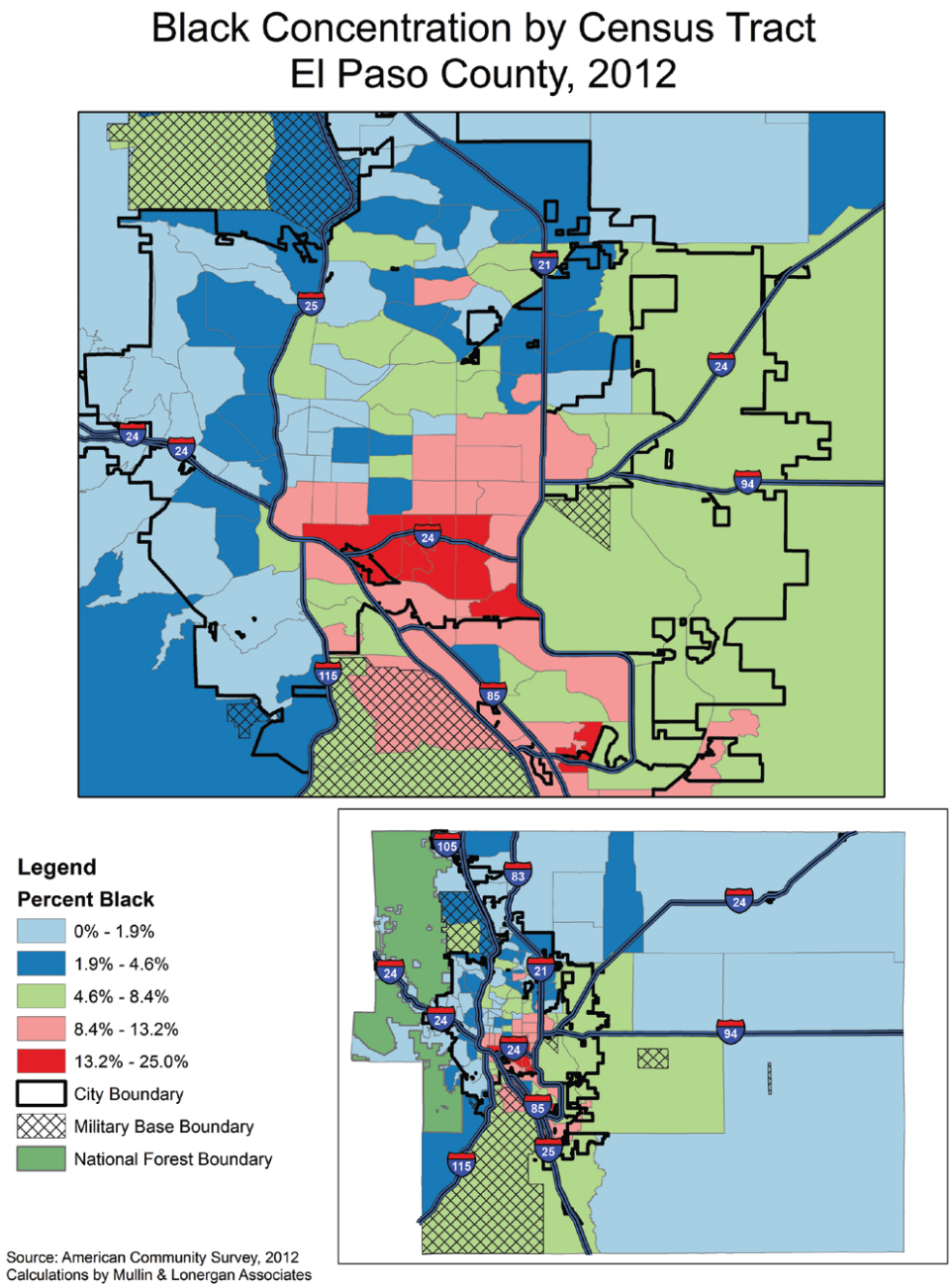
Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Housing units that lack complete kitchen and/or plumbing facilities are generally considered to be deficient. Based on 2012 PUMS data, 2,404 homes in El Paso County, or just over 1%, lacked complete plumbing or kitchen facilities. Approximately 1,995 of these homes were estimated to be in Colorado Springs. Renters were more likely to fall into this category than owners, although the fact that both renters and owners were nearly equally likely to lack plumbing suggests that at least some of this pattern may be the presence of housing in extremely rural areas rather than acute housing problems. Overcrowded units are disproportionately concentrated in South Colorado Springs, away from Colorado College. This suggests that the issue of overcrowding is rooted in a lack of income amongst households stuck in poverty rather than upwardly mobile students. A “concentration” is defined as over 6% of the units in a Census tract experiencing overcrowding. This is consistent with anecdotes expressed by members of the public.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Areas of racial/ethnic concentration are census tracts in which a racial/ethnic group’s share of the population is at least 10% greater than that group’s share of the City population as a whole:

Racial/Ethnic Group	Percent of Total Population	Area of Concentration
White	78.80%	88.80%
Black/African-American	6.30%	16.30%
American Indian/Alaskan	1%	11%
Asian	3%	13%
Some Other Race	5.50%	15.50%
Two or More Races	5.40%	15.40%
Hispanic	16.10%	26.10%

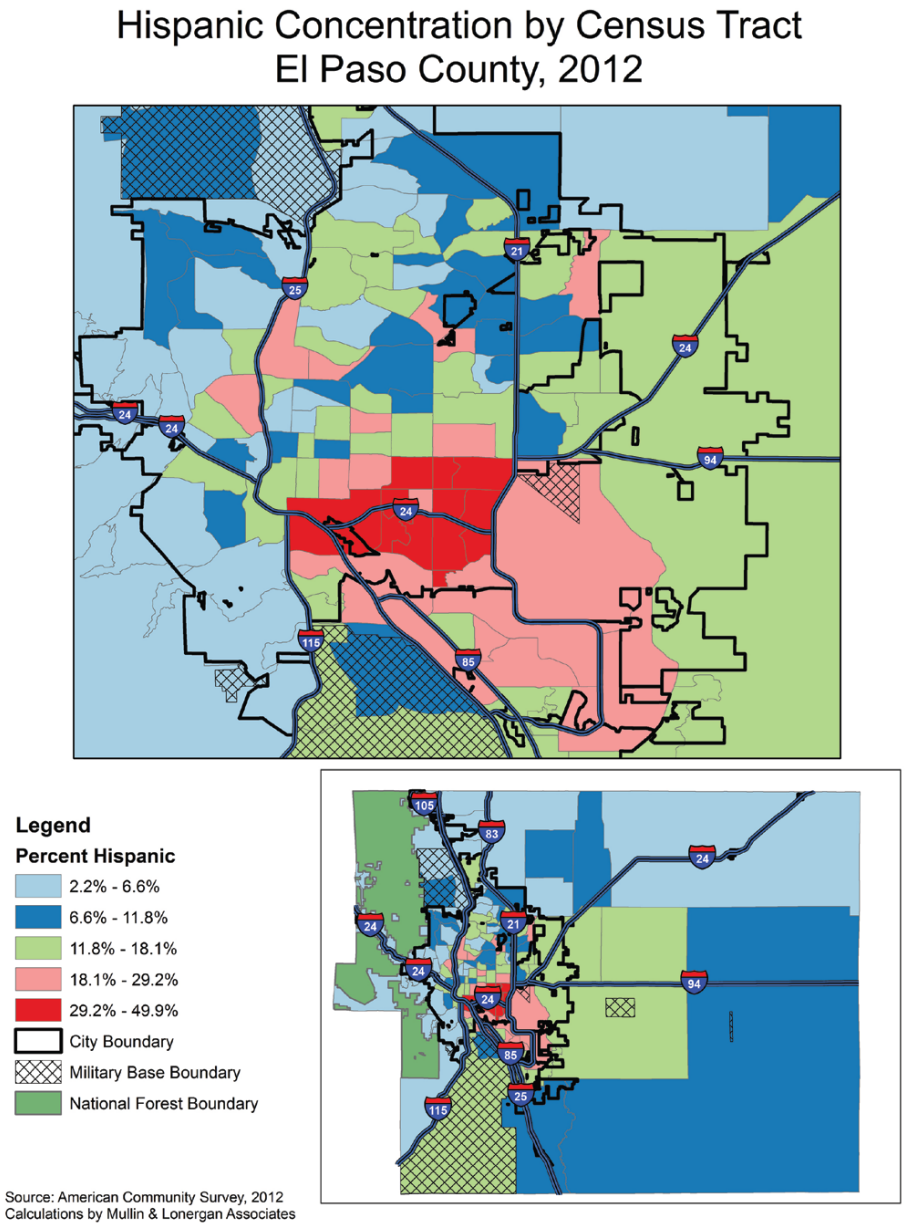


Black residents are heavily concentrated in South Colorado Springs, along the I-24 corridor. Hispanics were also heavily concentrated in South Colorado Springs. There was a high level of correlation between areas of Black concentration and areas of Hispanic concentration. The highest concentration of Blacks in a census tract was 25% compared to a 49.9% concentration of Hispanics. The most commonly spoken languages at home amongst households with limited

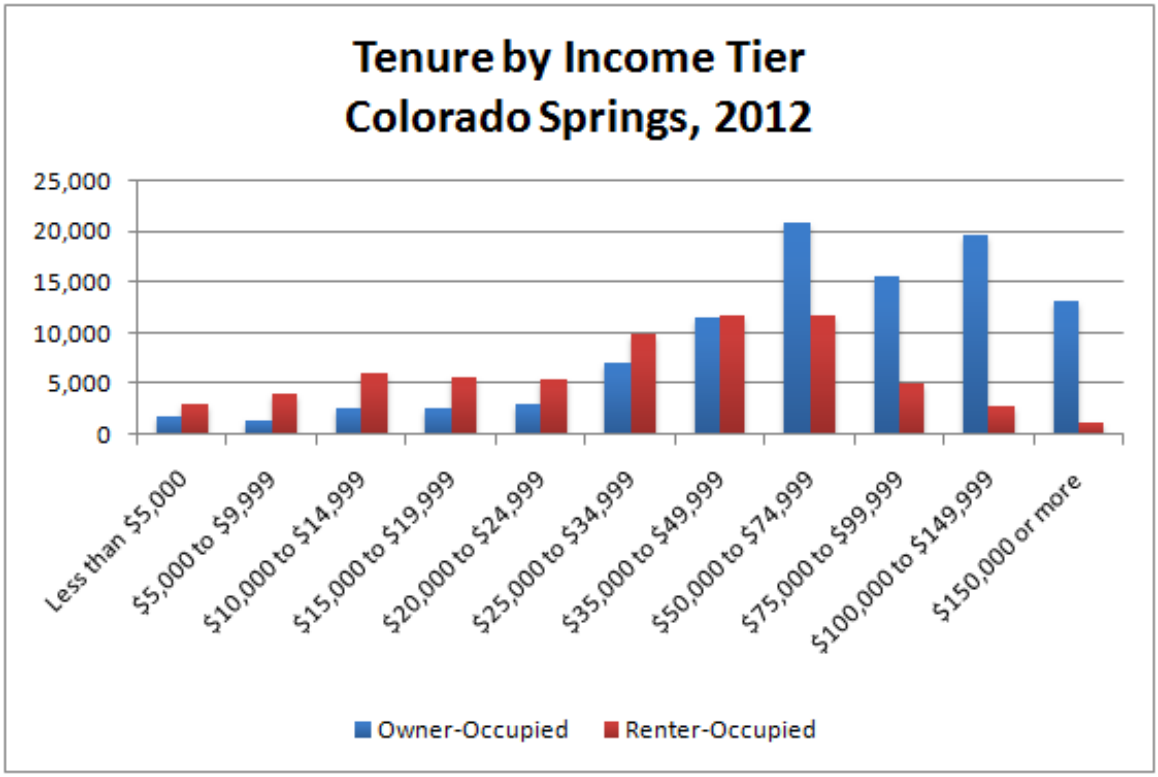
OMB Control No: 2506-0117 (exp. 07/31/2015)

English proficiency (LEP) was Spanish, followed by Korean. These households are clustered in South Colorado Springs.

Minorities have disproportionately high poverty rates. In El Paso County, there were 75,363 persons living below the federal poverty level, defined as $23,850 for a family of four. Most of these people were living in Colorado Springs, with most people living below the poverty line concentrated in three contiguous areas. The largest area was in Southeastern Colorado Springs. Of the two other poverty concentrations, one was in South Colorado Springs along the I-25 corridor and the third was a single tract in Western Colorado Springs. Most households living in poverty are “working poor”, who either have a job or recently held one.



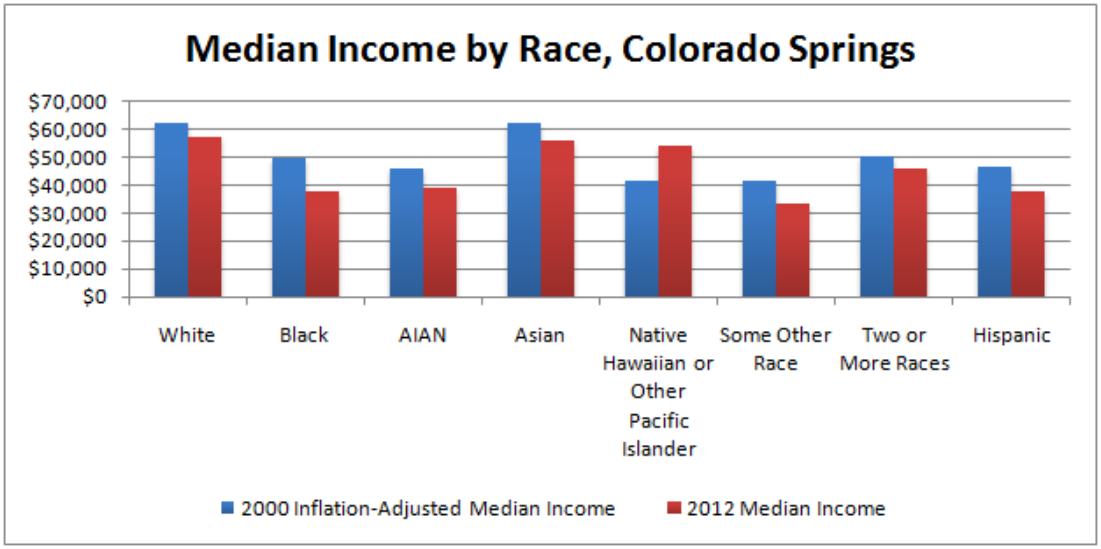
Rates of homeownership often vary widely by race. In Colorado Springs, the rate of homeownership amongst Whites is over 21% higher than the rate of homeownership amongst Blacks, and about 20% higher than the homeownership rate amongst Hispanics. This suggests that the barriers to homeownership are higher for Black, Hispanic, Multi-Racial, and other non-classified races compared to Whites.



The racially and ethnically concentrated tracts were identified as:

- Census tract28
- Census tract29
- Census tract 45.01
- Census tract 52.02
- Census tract 53
- Census tract 54
- Census tract 63.01
- Census tract 63.02
- Census tract 65.01

Incomes are lower than the City median in all these tracts as well. Racial and ethnic minorities tend to have lower incomes than Whites and live in concentrated areas. The figure below shows median income by race in Colorado Springs:



What are the characteristics of the market in these areas/neighborhoods?

The housing market has lower sales prices and higher vacancy rates in these areas compared to some of the neighborhoods in Colorado Springs. While some of the areas have experienced an increase in housing demand and housing prices, these tend to be concentrated in small pockets close to locations of recent investment. There are higher levels of low- and moderate-income residents in this area.

Are there any community assets in these areas/neighborhoods?

The City has strong neighborhood groups and involved residents in these areas/neighborhoods that can assist in identifying priority needs and issues within the City.

In addition, there are a number of active churches and social service organizations that help to address some of the social needs of local residents, including the YMCA, community centers, Silver Key Senior Services and other needed services.

Within the downtown business district, there are new restaurants and services that will draw more people downtown and to nearby neighborhoods. The recent successful renovation of the Ivywild School provides a significant draw to the area south of downtown Colorado Springs. There are opportunities for similar revitalization within the commercial corridors of South Academy.

Are there other strategic opportunities in any of these areas?

There are strategic opportunities for infill development and additional economic growth. The conversions of formerly industrial buildings into other commercial structures and opening of several local businesses in Ivywild are all examples of successful economic development

ventures that have indirectly made positive contributions to the housing market and quality of life in the area. There may be other opportunities in these areas for additional housing developments on infill areas as well.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The federal CDBG and HOME funds are intended to provide low- and moderate-income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration.

The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG and HOME Programs
- Meeting the needs of low- and moderate-income residents
- Focusing on low- and moderate-income areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact, and
- The ability to demonstrate measurable progress and success.

This section explains how the needs described in previous sections of the plan translate to goals and objectives, and how the City will address them given expected resources and challenges. The Strategic Plan includes broad strategies to advance goals related to affordable housing, homelessness, special needs and community development for the next five years.

OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

With each Consolidated Planning process, the City identifies geographic priority areas, previously referred to as Neighborhood Strategy Areas (NSAs). These areas tend to be older areas of the City with concentrations of Low/Moderate Income (LMI) residents. Areas were designated through a survey and planning process that identifies code issues and capital improvement needs. HCID staff would then meet with neighborhood organizations in these areas and fund neighborhood cleanup and enhancement projects, housing rehabilitation, code enforcement and public facilities.

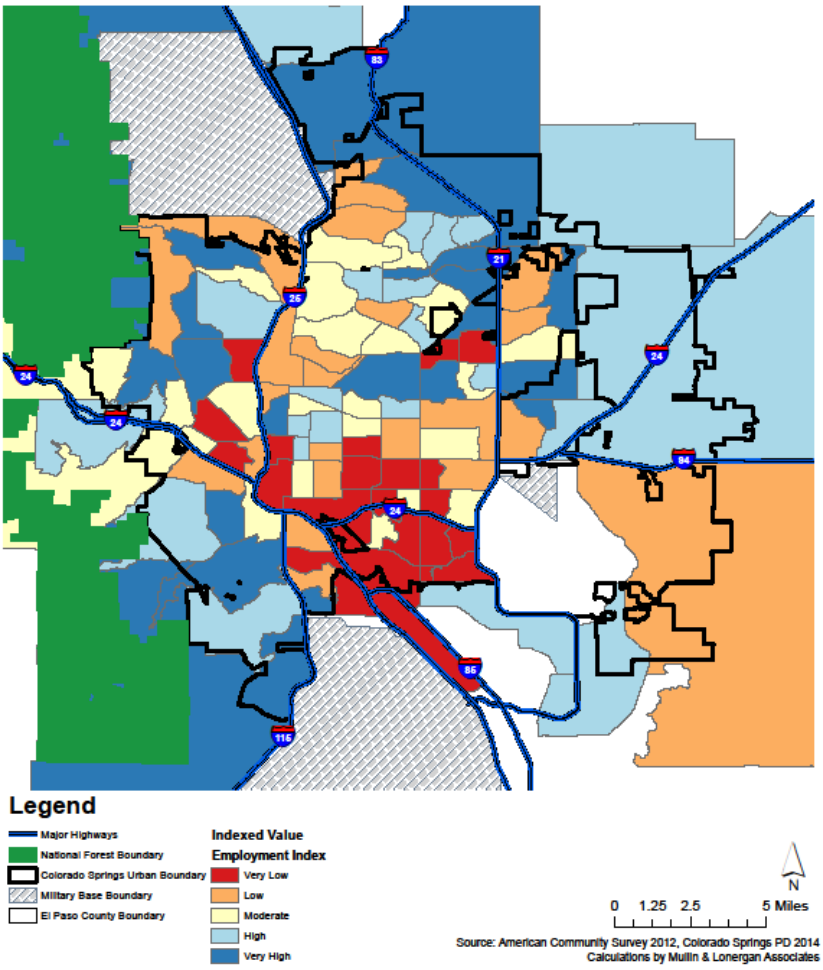
As part of this 2015-2019 Consolidated Plan planning process, the City evaluated the Neighborhood Strategy Program, researched alternatives and made recommendations for future investments in neighborhoods. The City utilized six variables that reflect the general conditions of neighborhoods to re-prioritize investment areas based on current need. The variables were given more intuitive index names in order to make their use more meaningful for decision-makers and the public. The variables utilized were:

- Unemployment rate (Employment Index)
- Median household income (Prosperity Index)
- Vacancy rate (Occupancy Index)
- Median household value (Housing Value Index)
- Rental rate (Homeownership Index)
- Normalized and aggregated property crimes (Safety Index)

These variables were imputed into an index of 0 to 100, with 0 being the lowest possible score and 100 being the highest. The minimums and maximum values were defined using the local thresholds, meaning that the scoring uses the spread of local data to determine the distribution of values. This makes each area's index scores more comparable to the City. The values were then mapped using quintiles, meaning that "Very Low" scores are values from zero to the 20th percentile, "Low" scores are values from the 20th percentile to the 40th percentile, and so on. It is important to note that the presence of Colorado College is likely skewing the centrally located tracts towards lower scores due to the high concentration of students.

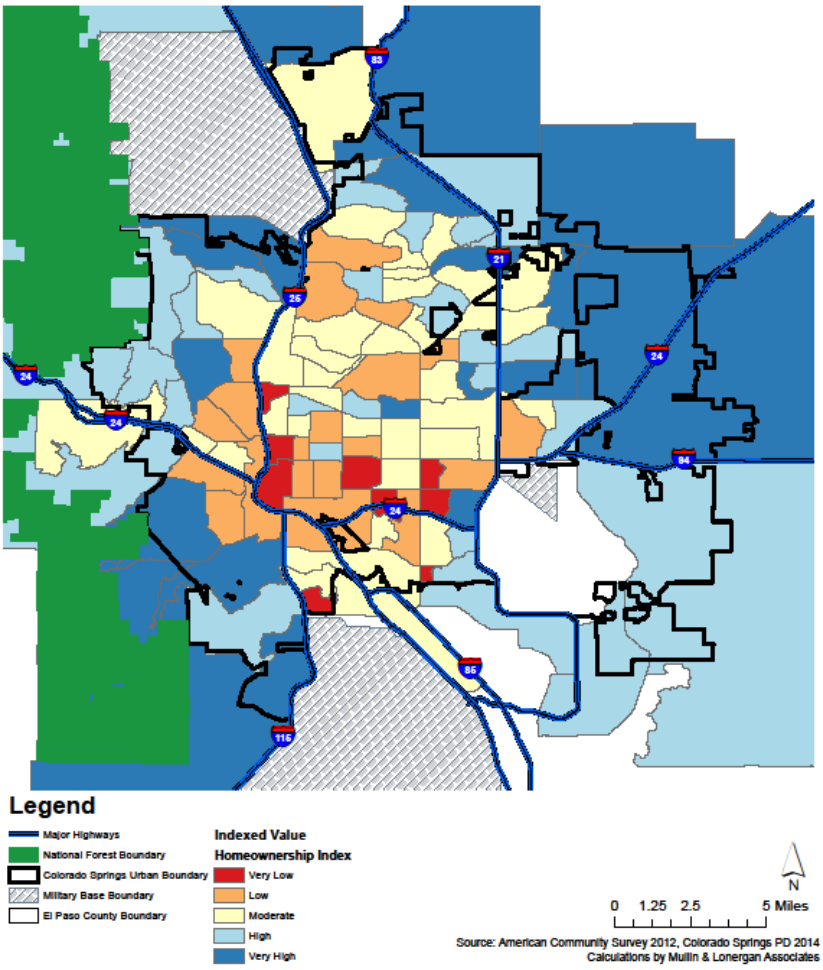
The maps appear below:

Colorado Springs Neighborhood Target Area Analysis:
Employment Index



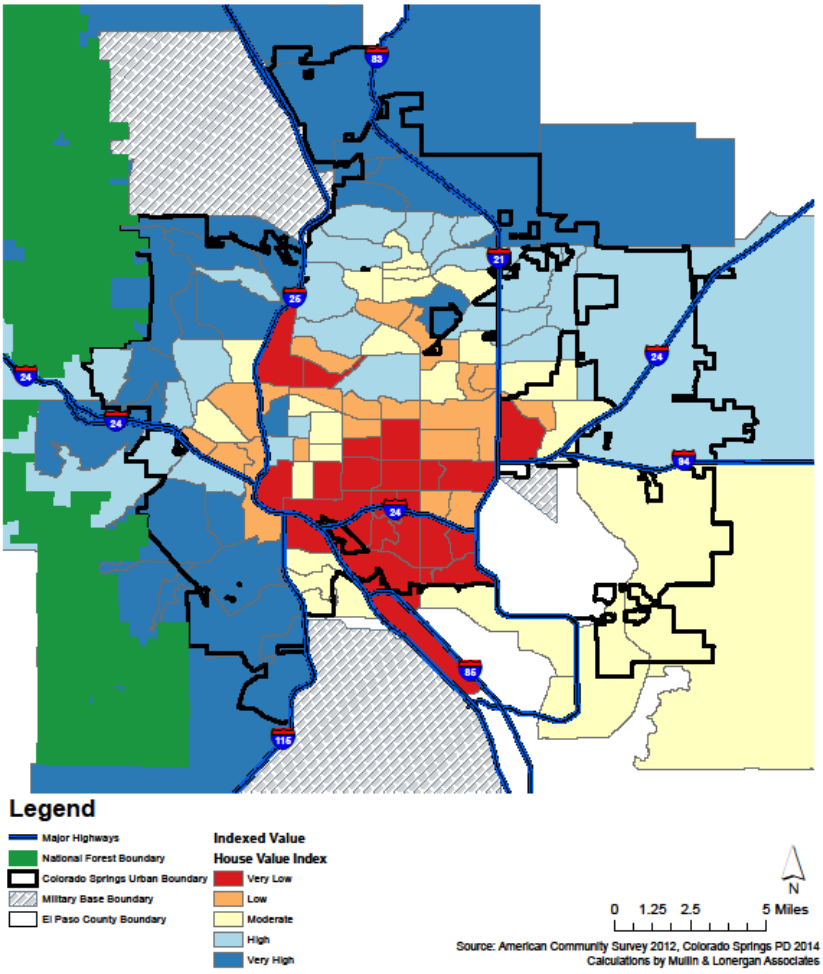
OMB Control No: 2506-0117 (exp. 07/31/2015)

Colorado Springs Neighborhood Target Area Analysis: Homeownership Index



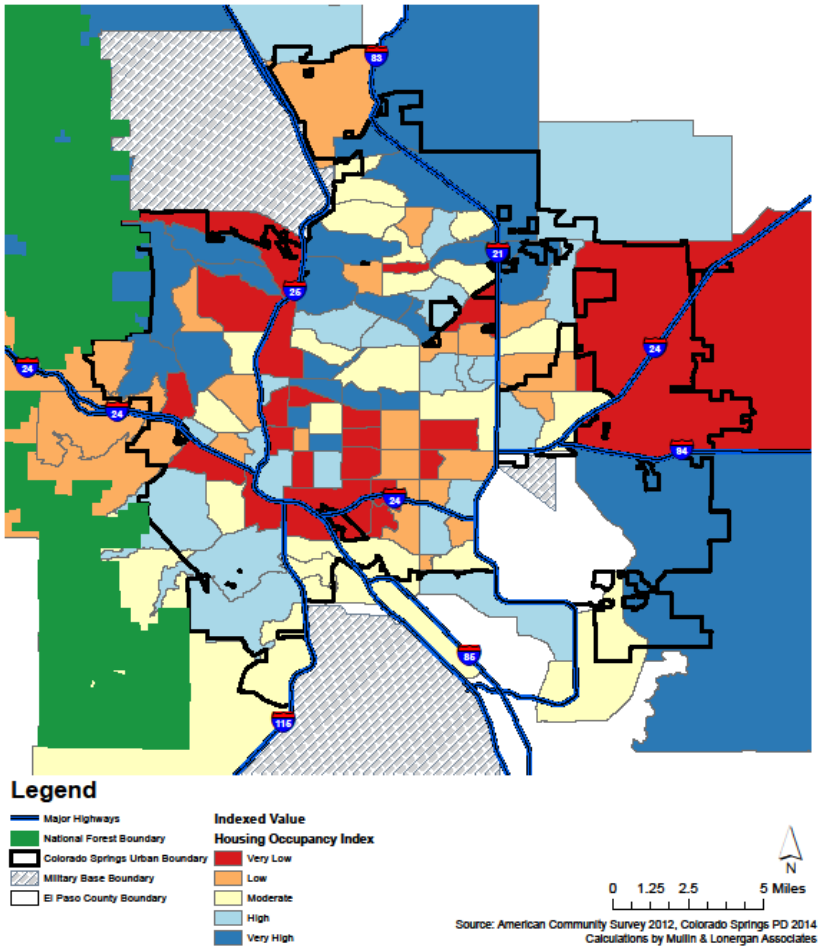
OMB Control No: 2506-0117 (exp. 07/31/2015)

Colorado Springs Neighborhood Target Area Analysis:
House Value Index



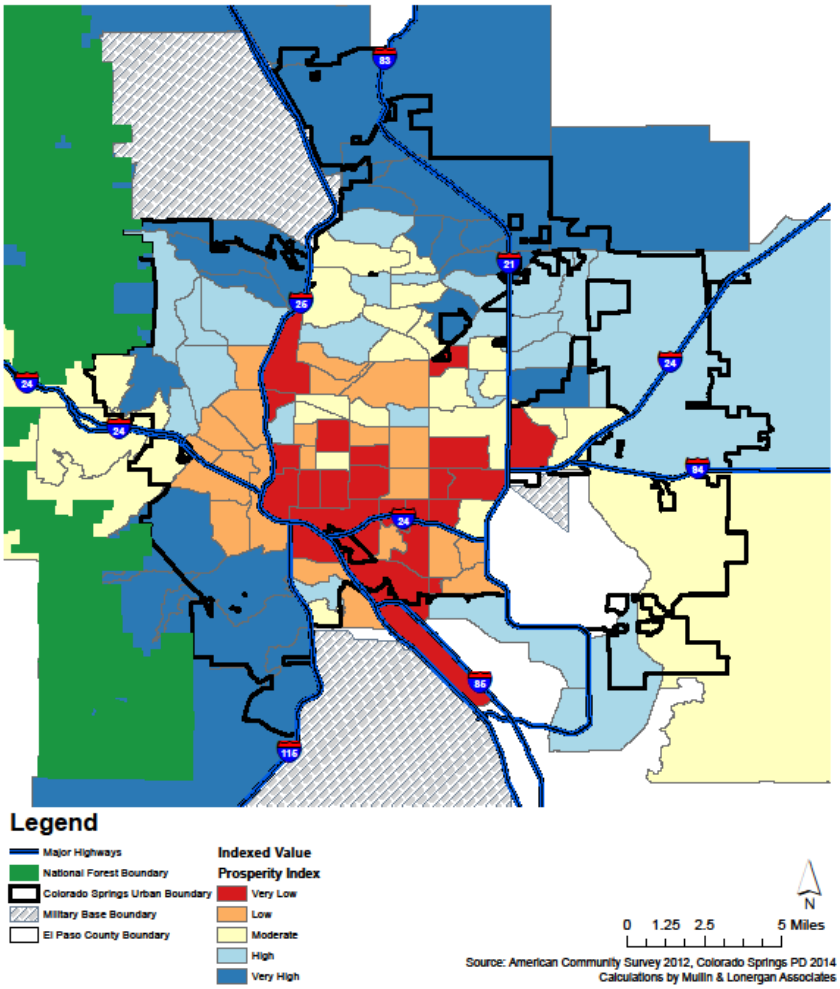
OMB Control No: 2506-0117 (exp. 07/31/2015)

Colorado Springs Neighborhood Target Area Analysis:
Housing Occupancy Index

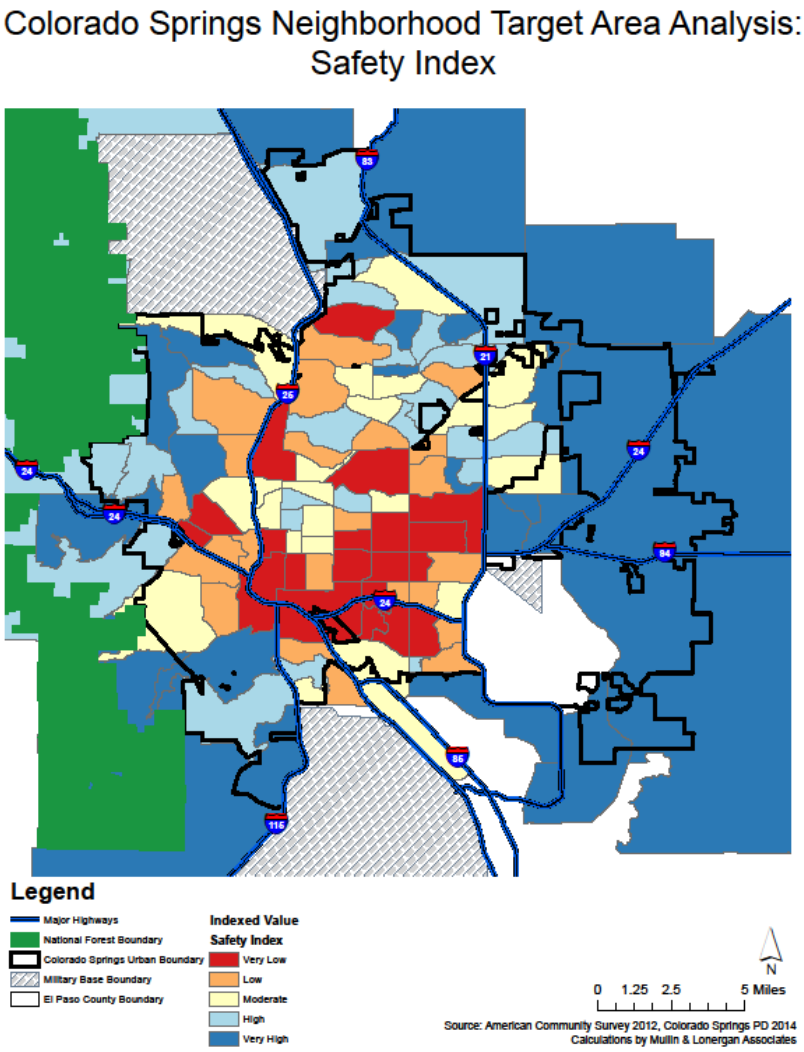


OMB Control No: 2506-0117 (exp. 07/31/2015)

Colorado Springs Neighborhood Target Area Analysis:
Prosperity Index

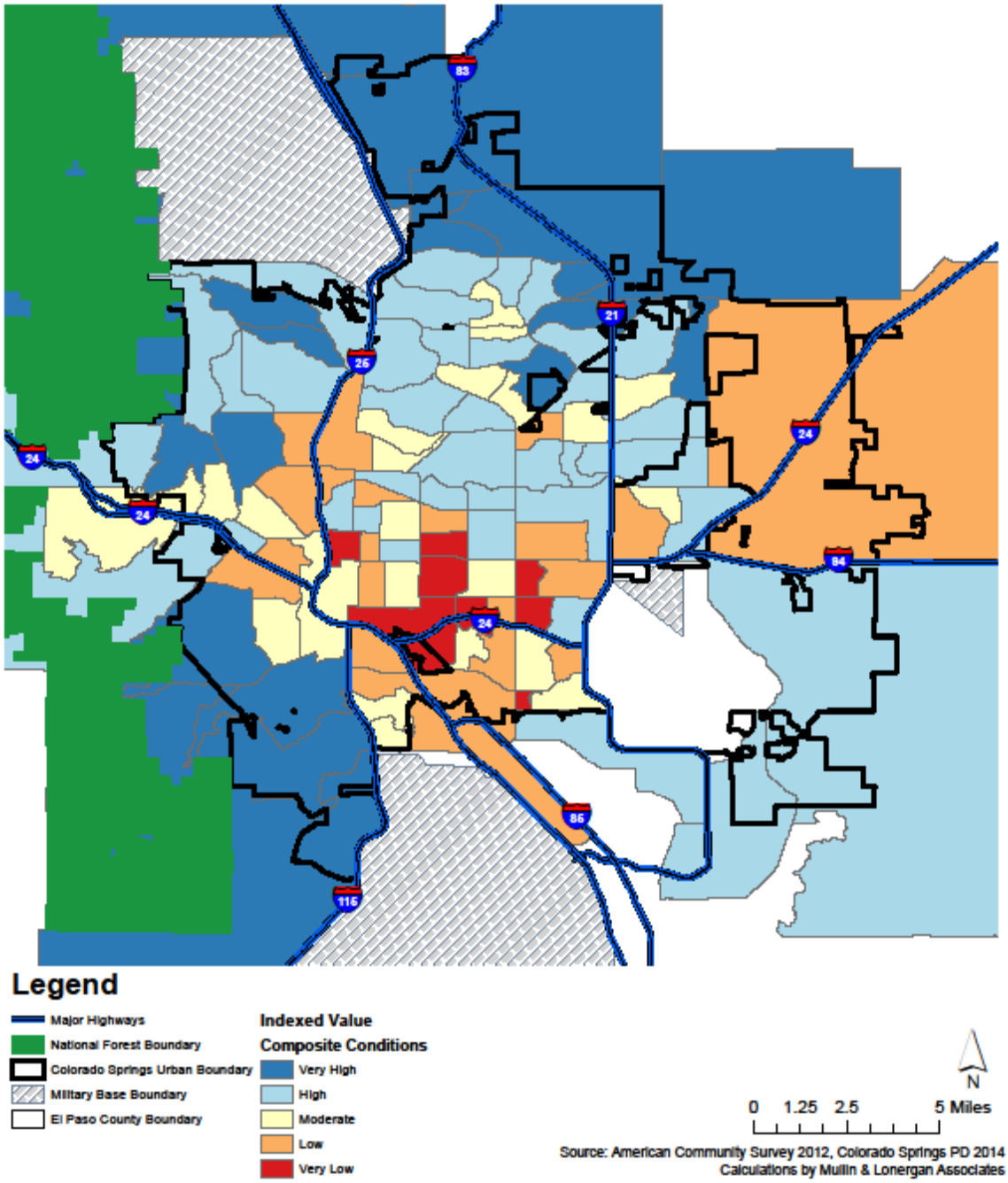


OMB Control No: 2506-0117 (exp. 07/31/2015)



The composite index map displays the composite score for each tract in Colorado Springs using all seven unique indices. The variables are assigned equal weight in the averaging, because assigning different weights to different values would be arbitrary and skew any decision-making process that may use this data. The composite map is shown below:

Colorado Springs Neighborhood Target Area Analysis: Composite Conditions Index



OMB Control No: 2506-0117 (exp. 07/31/2015)

These maps are the basis for the decision-making process regarding funding. Need varies by geography and by type of need, depending on the score for each factor.

City staff considered the results of this analysis and information on key community initiatives to identify five target areas encompassing 14 census tracts. All areas are designated as LMI areas by HUD. This process eliminated two areas previously identified as Neighborhood Strategy Areas – the Adams Neighborhood and the Westside, which had been designated a priority area for 38 years and has seen significant improvement and increases in income.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The allocation of funds geographically is based primarily on analysis of neighborhoods, affordable housing needs and the strengths and merits of applications for competitively awarded funds. Furthermore, investing in Economic Opportunity Zones is identified as an objective in the City's 2014-2018 Strategic Plan for increasing jobs and building community in declining areas.

The findings and recommendations of the 2014 Economic Opportunity Zone Task Force, which identified three new Economic Opportunity Zones (EOZs) within the city limits. These are: Downtown, South Academy, and the North Nevada/University of Colorado, Colorado Springs corridor. In 2014, the City released the South Academy Economic Opportunity Zone Action Plan for revitalizing the South Academy corridor. Block grant funds could be made available for infrastructure and public facilities improvements and affordable housing rehabilitation. Specific projects will be reviewed over the program years. A SWOT analysis of the corridors, which will include identification of impediments to redevelopment in these EOZs and the development of strategies for mitigating these impediments, is underway.

The allocation of funds is also considered within the context of the City's overall budget. Whenever beneficial, the City seeks to combine block grant funds with City General Funds and other funding sources, such as the Pikes Peak Regional Transportation Authority, which funds crucial transportation projects through a one-cent sales tax. The feasibility of public-private partnerships in a geographic area is also a consideration, especially within the City's EOZs.

HCID staff works closely with the Colorado Springs Police Department to identify areas with urgent needs and to make immediate investments to arrest neighborhood decline. These areas are low income and generally have higher density multi-family housing, high foreclosure rates, code violations, and higher crime rates. HCID recently expanded code enforcement capacity to cover several additional low-income tracts near Fountain Boulevard and Chelton Road and Pikes Peak Avenue and Murray Boulevard. Over the next five years, rehabilitation programs will be marketed to these areas, and public agencies in these areas will be encouraged to apply for

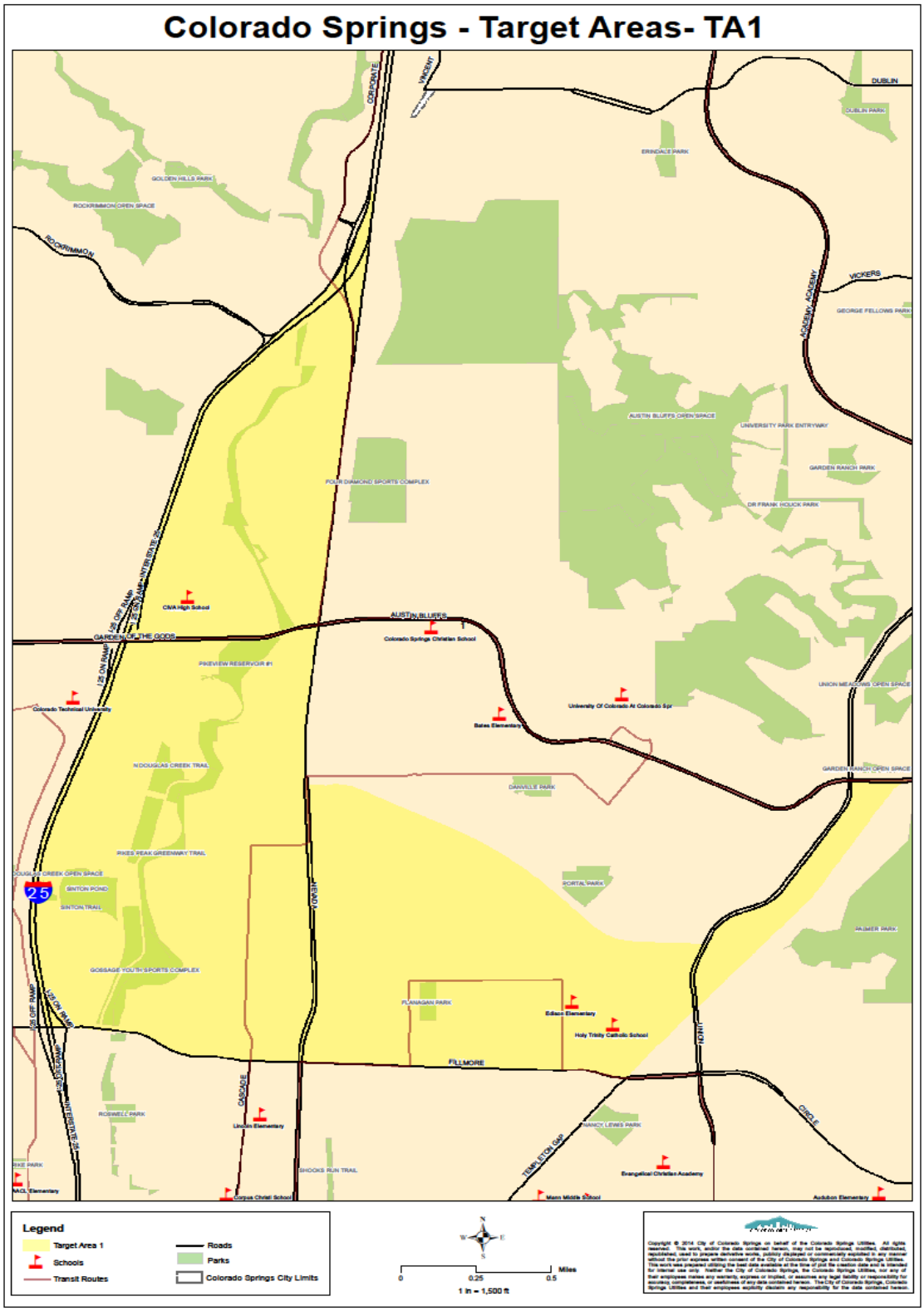
OMB Control No: 2506-0117 (exp. 07/31/2015)

funds to improve public facilities.

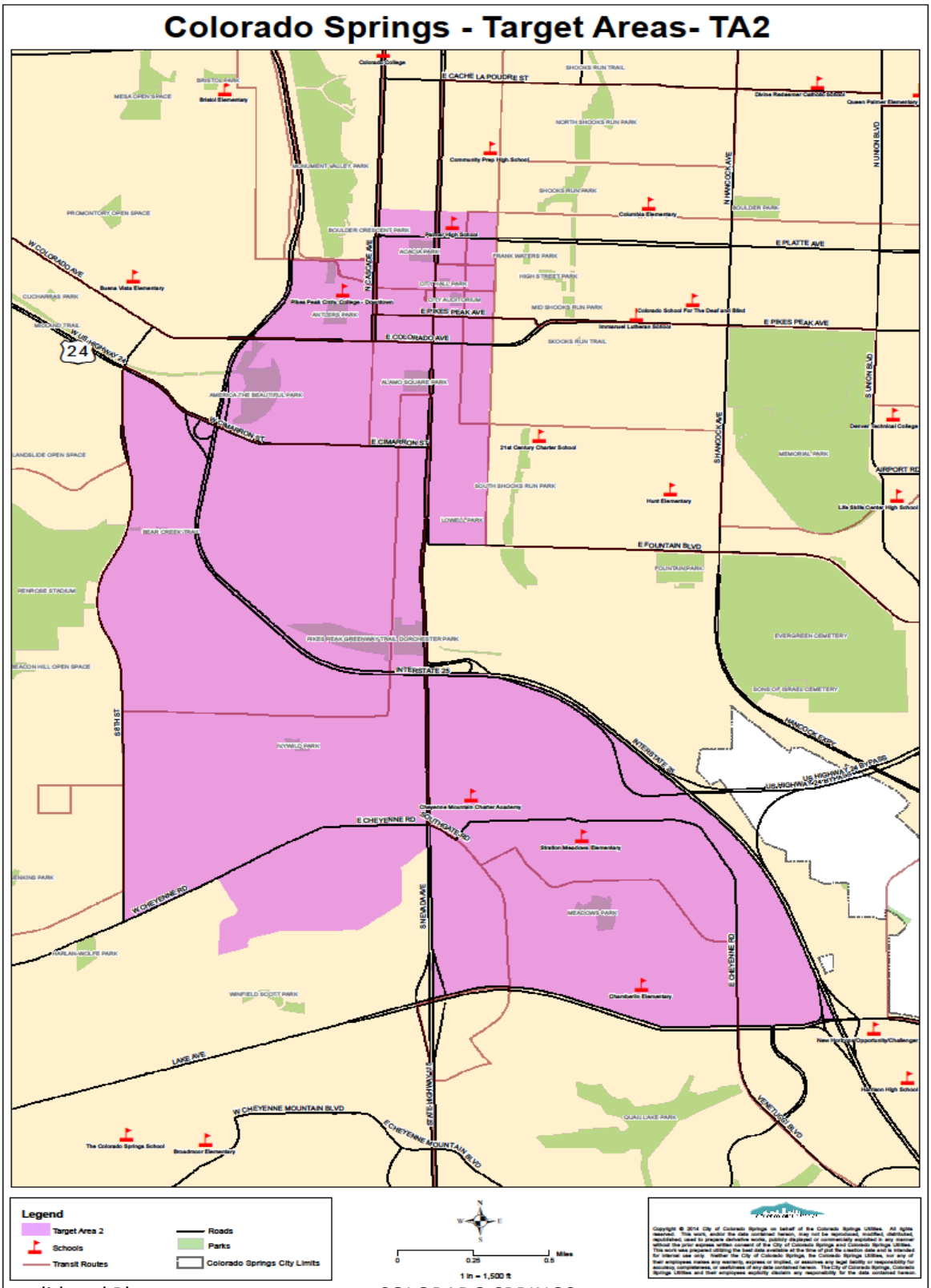
The tracts identified as target areas for this Consolidated Plan are below:

Target Areas for Colorado Springs 2015-2019		
Target Area	Census Tract	Population
1	301	1670
	302	2330
2	2300	1165
	2900	5235
	3000	4585
3	4009	1544
	4501	2490
	6502	6375
4	5201	3610
	5202	2250
	6302	4215
5	5400	6440
	6400	7045
	6501	3455

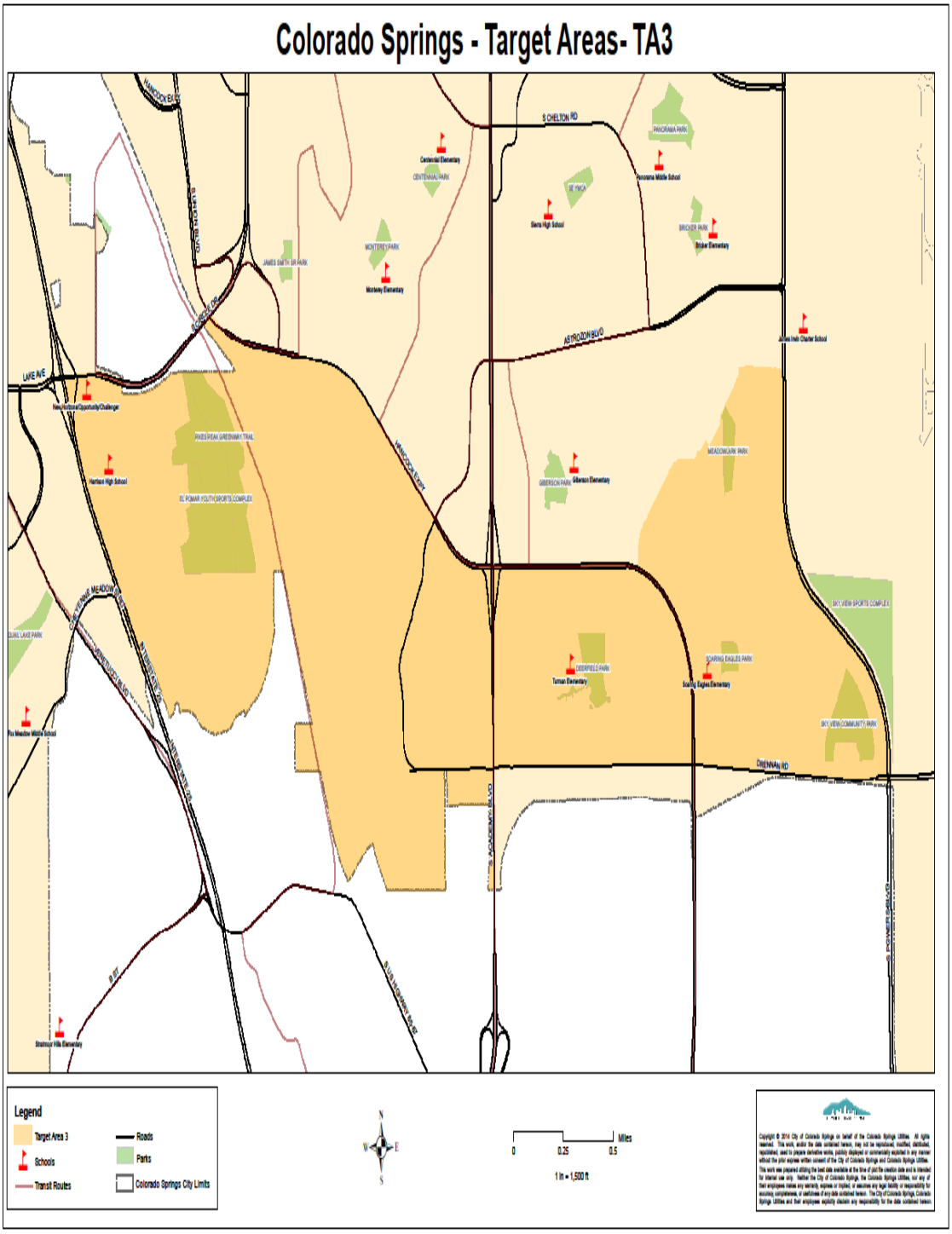
Maps of these areas appear below:



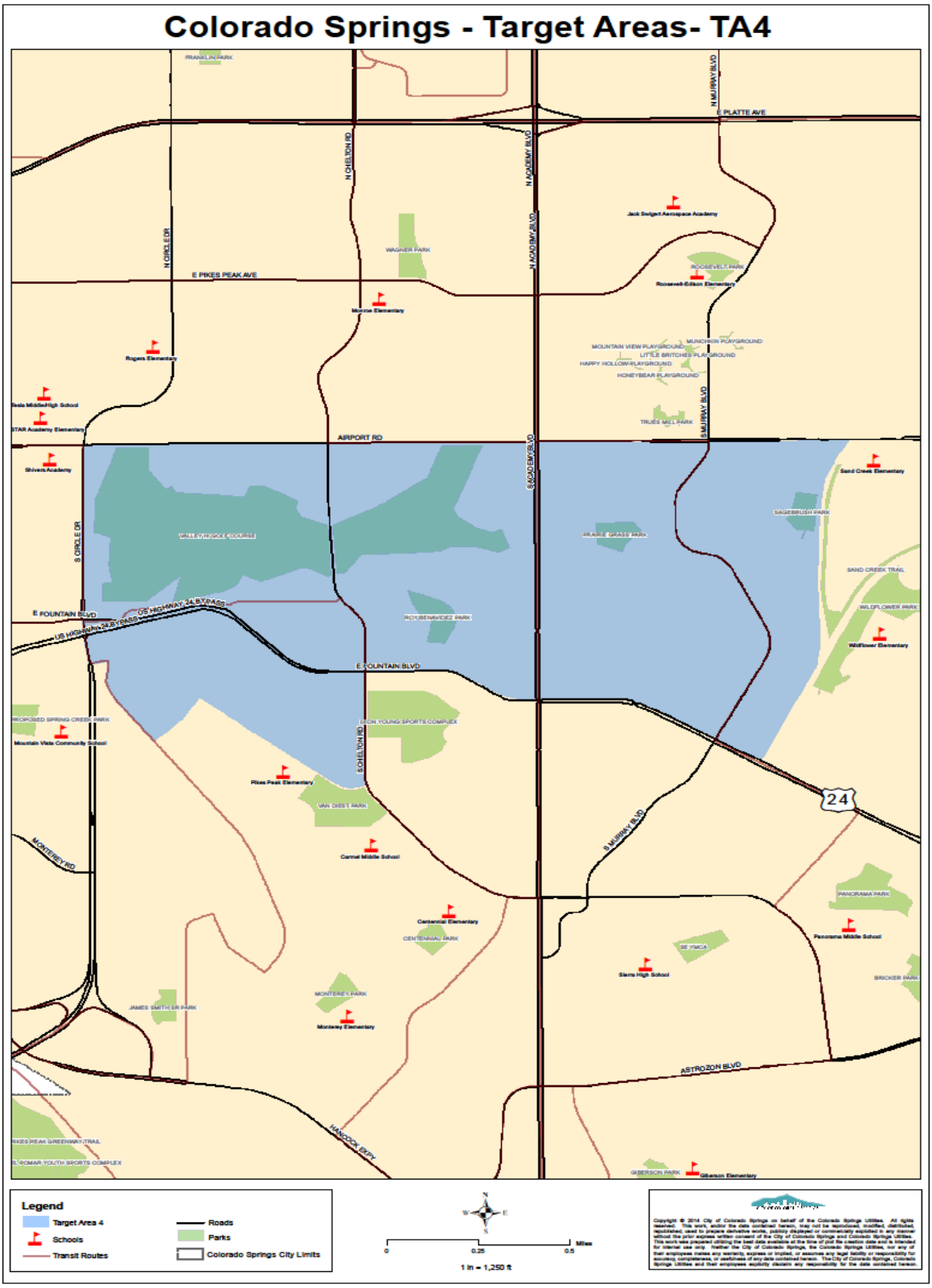
OMB Control No: 2506-0117 (exp. 07/31/2015)



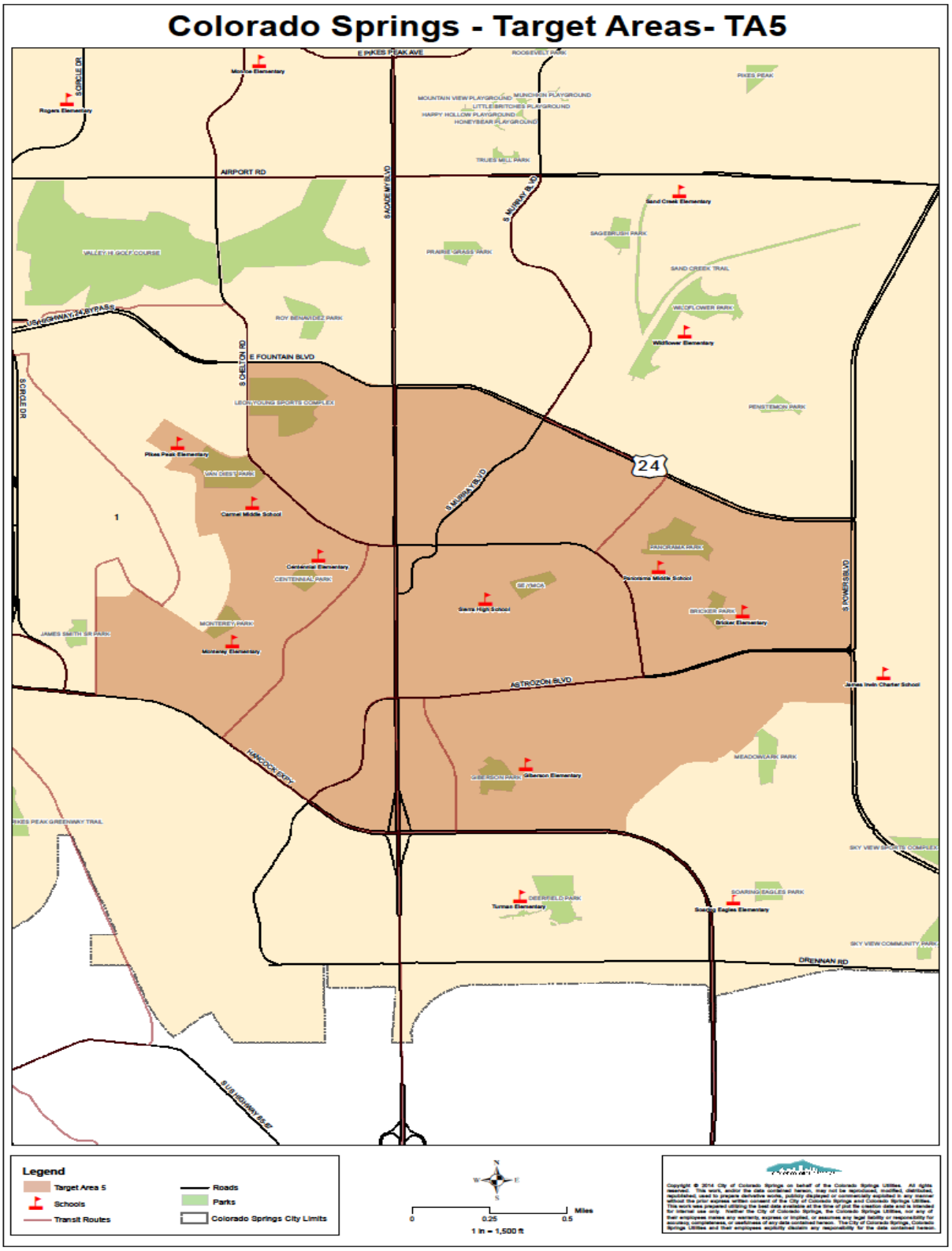
OMB Control No: 2506-0117 (exp. 07/31/2015)

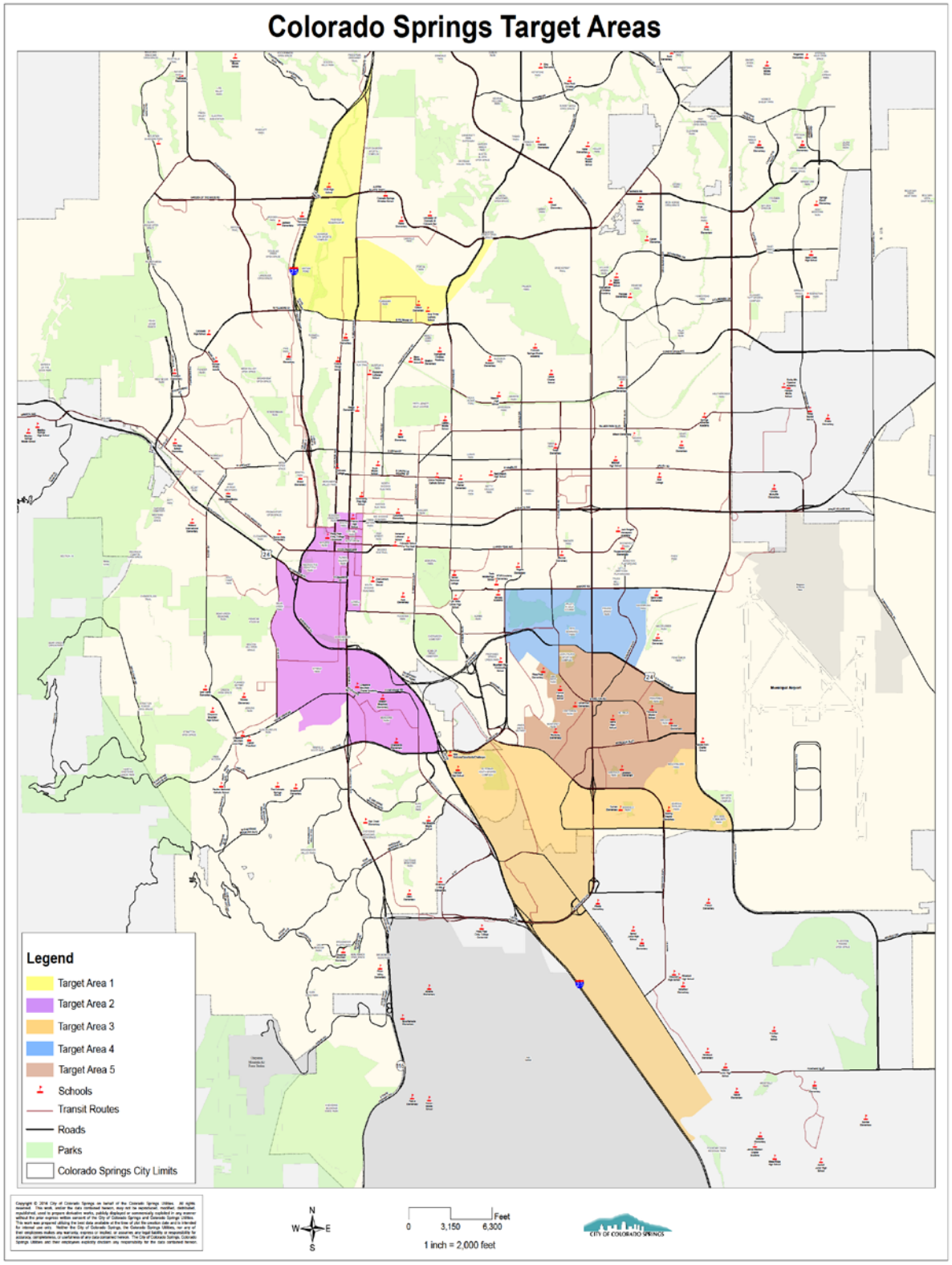


OMB Control No: 2506-0117 (exp. 07/31/2015)



OMB Control No: 2506-0117 (exp. 07/31/2015)


Colorado Springs - Target Areas- TA5
E PIKES PEAK AVE
AIRPORT RD
S ACADEMY BLVD
S MURRAY BLVD
E FOUNTAIN BLVD
S CHELTON RD
S CIRCLE DR
24
ASTROZON BLVD
HANCOCK EXPY
DRENNAN RD
S PYNES BLVD
Legend
Target Area 5
Schools
Transit Routes
Roads
Parks
Colorado Springs City Limits
Miles
0
0.25
0.5
1 in = 1,500 ft



OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Priority Needs

The City's Consolidated Plan supports the City's Strategic Plan to build a stronger community together. Activities will focus on improving the safety, well-being and livability of low-income neighborhoods, increasing and preserving affordable housing and targeting resources to programs and facilities that can significantly reduce street homelessness and promote housing stability. The following goals were established to meet the City's highest priorities for the next five years:

Stabilize and improve struggling neighborhoods.

- Use data-driven approaches to identify geographic target areas for direct investment of HUD resources for planning, code enforcement and infrastructure improvements that improve neighborhood safety and livability.
- Affirmatively market housing rehabilitation programs to geographic target areas.
- Expand parks, community centers and public facilities to increase access to physical activity and healthy choices (including access to healthy food, recreation and child enrichment and afterschool programs) and improve public safety in low- and moderate-income areas.
- Develop appropriate economic development strategies to improve living standards, especially in target areas.

Increase and preserve the supply of affordable housing.

- Preserve existing units at risk of being converted to market rate.
- Prioritize new housing units for very low income (30-60%AMI) with emphasis on housing for seniors and persons with disabilities. Locate new units near public transportation and employment to encourage affordability throughout the community to allow for housing choice.
- Continue to fund housing rehabilitation to improve housing quality and neighborhood livability. Focus on accessibility and energy efficiency improvements that reduce costs to homeowners.
- Explore new funding mechanisms and encourage land use policies that support affordable housing development.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Invest in facilities and services that prevent and end homelessness.

- Increase the number of permanent shelter beds.
- Support facilities and programs that aid street homeless in meeting basic needs including restrooms and showers; support a public-private partnership for development of a permanent day center that provides comprehensive services.
- Increase the number of permanent supportive housing units.
- Align local efforts to meet the priorities of the Opening Doors: Federal Strategic Plan to Prevent and Homelessness targeting resources to end Veterans and chronic homelessness by 2015; and to end homelessness among children, families, and youth by 2020.

In addition, the City recently assumed ownership and oversight of the community's only senior center. The facility is in need of significant renovation or relocation. Over the next five years, the City will seek out partnerships for providing senior programming, including development of new facilities.

Details on the programs that have been designed to address these priorities and the five-year goals that have been assigned to each appear later in the plan.

This Consolidated Plan lays the foundation for an activity selection process that is goal-driven, outcome-oriented and based on need and best practice. As such, in implementing the goals in the CP, the City will seek to:

- Identify projects that specifically meet the priorities in the plan.
- Maximize impact of City resources by coordinating activities with key City Departments.
- Provide technical assistance and outreach to City departments and community groups to build local capacity to achieve Consolidated Plan priorities.
- Deliver services directly to low- and moderate-income people in their neighborhoods.
- Fund programs that expand or create services for vulnerable populations with a specific emphasis on serving the homeless, very low income, elderly and disabled; increasing accessibility for persons with disabilities will be a priority consideration in every construction activity funded.
- Reward effective and innovative methods by funding high-performing programs, reducing the number of projects, disincentivizing duplication of efforts and creating economics of scale.

The Needs Assessment portion of this Consolidated Plan confirms the importance of addressing these needs, especially in the geographic priority areas.

For projects that address one of the above priority needs, the City will base funding decisions on the capacity of the applicant, the type of project, the anticipated impact of the project, and the reasonableness of the proposed budget and project. In some cases, this may mean that a project proposing to meet a priority may not be funded or only partially funded. Due to limited funding, not all projects are feasible to be carried out over the next five years. Therefore, only projects proposing to directly meet the most critical priorities will be funded.

The priorities identified in the stakeholder interview and planning process were developed by:

- Weighing the severity of the need among all groups and sub-groups
- Analyzing current social, housing, and economic conditions
- Analyzing the relative needs of low- and moderate-income families
- Assessing the resources likely to be available over the next five years, and
- Evaluating input from focus group sessions, interviews, service provider surveys, City department staff, and public hearings.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

An inadequate supply of affordable housing, in addition to the high cost of housing in the City (and County) for low-income persons (paying more than 30% of household income for housing), is the major housing problem.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High market-rate rents relative to average wages in Colorado Springs may limit the ability of Housing Choice Voucher holders and holders of other forms of TBRA such as Shelter Plus Care to successfully obtain rental housing.
TBRA for Non-Homeless Special Needs	See above
New Unit Production	The current housing market of Colorado Springs makes housing rehabilitation a more impactful option than new unit production, particularly given the priority on infill development. Therefore, focus will be put on rehabilitation in order to increase the supply of affordable housing.
Rehabilitation	The data from the Needs Assessment and Market Analysis reveals the increasing gap in housing affordability. Rehabilitation of existing units has been one tool the City will continue to use over the next five years. Housing rehabilitation to increase accessibility for Colorado Springs' growing senior population will continue to be a focus.
Acquisition, including preservation	While median sales prices have largely recovered to their pre-crash levels, the volume of sales is still lagging despite historically low interest rates. Tighter lending restrictions combined with uncertainty in the job market are contributing to the slow recovery of homebuyer acquisition activity. Homebuyer acquisition is a low priority due to the larger needs of rehabilitation of affordable housing. However, the City may engage in acquisition over the next five years if it is preferable versus providing extensive rehabilitation or reconstruction.

Table 45 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Federal	• Admin & Planning Supportive services •Homeowner rehab •Multifamily rental rehab • Acquisition •Homeless support •Public services •Non-profit facilities •Public facilities •Public infrastructure	$2,620,268	$100,000	0	$2,720,268	0	
HOME	Federal	•Acquisition •Admin & Planning •Homeowner rehab •Multifamily rental new construction •Multifamily rental rehab •TBRA	$998,094	$400,000	$0	$1,398,094	**0**	
ESG	Federal	•Admin •Housing assistance •Rapid rehousing •Supportive services • Outreach • Emergency Shelter • HMIS	$228,195	$0	$0	$228,195	0	

Table 46 - Anticipated Resources

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

The City will use federal block grant funding, City General Funds and CoC competitive grant funds to address the objectives identified in this Plan. In addition, a portion of the City's Private Activity Bond capacity is set aside for affordable housing development each year. This program is implemented in conjunction with the El Paso County Housing Authority. The HCID Manager is a voting member of the Housing Authority Board. High-impact projects with the potential for public-private partnerships will be prioritized in order to leverage additional resources. Colorado Springs complies with federal matching requirements for both HOME and ESG funds. Colorado Springs maintained $22,202,353 in excess HOME matching funds from prior years. ESG funds are matched by subrecipient funds.

Low-Income Housing Tax Credits (LIHTC) has proven to be a highly effective method of increasing the supply of affordable housing. There is currently a lack of developers with the capacity or interest in LIHTC projects within the Colorado Springs. The City's strategy for coordinating LIHTC development into its affordable housing supply for low and moderate-income families is to provide technical assistance on an as-needed basis through the Division of Housing and Community Initiatives. The City is sponsoring the Pathways Home Colorado Permanent Supportive Housing Toolkit to create a pipeline of permanent supportive housing projects. The Toolkit is funded in large part by the Colorado Housing Finance Authority which administers the tax credit program.

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

Not applicable

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Colorado Springs Housing and Community Initiatives Division	City Government	Housing rehabilitation program management, planning, public facilities and services management and rehabilitation, administration	City of Colorado Springs
Colorado Springs Housing Authority	Public Housing Authority	Public Housing, Section 8 Voucher Assistance	City of Colorado Springs
El Paso County Housing Authority	County Government	Housing development; homeownership	El Paso County
Continuum of Care	Community Based Forum	CoC	City of Colorado Springs and El Paso County

Table 47 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City has experienced significant transition in the last four years. In 2010, voters approved a change in the form of government from a Council-Manager to a Council Mayor form, and in 2011 elected the first Mayor to serve as CEO. A key priority of the new administration has been transforming how the City does business in order to reduce costs and increase the return on investment. Greater focus is on performance measures and strategic planning. A new Mayor will be elected in 2015.

HCID will use the Consolidated Plan planning process this year to identify community priorities using both quantitative and qualitative data, evaluating the effectiveness of its programs, adjusting programs as appropriate, and working to align its activities with key City and community initiatives. Further, HCID is currently modifying its contracts to clearly identify performance expectations and collaborating with the public and private sector to bring fresh new perspectives to perennial social problems.

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

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

Table 48 - Homeless Prevention Services Summary

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

The City supports a Continuum of Care (CoC) approach to addressing homelessness The City of Colorado Springs/El Paso County CoC is a collaborative community-based system of housing and services for those experiencing homelessness or those persons at risk of homelessness. The CoC brings together service providers, consumers, businesses, public officials, and citizens to work together to identify, work toward, and achieve common goals that facilitate the

OMB Control No: 2506-0117 (exp. 07/31/2015)

prevention of and recovery from homelessness. The CoC supports efforts by nonprofit providers and State and local governments to quickly re-house homeless individuals and families to minimize trauma and dislocation; promotes access to and effective utilization of mainstream programs; and optimizes self-sufficiency among individuals and families experiencing homelessness.

Much of the work is done through a few subcommittees:

CoC Monitoring, Review, Ranking and Prioritization Committee: This committee creates policies, procedures, forms and documents for monitoring, reviewing, ranking and prioritizing HUD-funded CoC projects. It reviews and monitors project performance (APR's, data quality and completeness, capacity utilization, outcomes, and other metrics defined by the Governing Board). It ranks and prioritizes projects during the CoC Program competition phase, and makes recommendations to the Governing Board. It identifies low performing projects needing attention and makes recommendations to the Governing Board. This committee meets at least monthly.

CMS Advisory Committee: This committee establishes and maintains policies, procedures, and minimum data requirements for the Client Management System (our local HMIS). It monitors data quality and completeness at the project level. It reviews and approves baseline forms and documents. It reviews system updates; recommends upgrade and development priorities; provides general oversight of HMIS function and usage in the CoC; and, ensures implementation and meeting of standards and requirements. Members of this committee participate in and provide inputs on needs and priorities to the Colorado CIS, which is an effort to address data and process needs at a state level. Members also participate in the development and deployment of the coordinated intake and assessment process, rapid entry process, and other new capabilities. This committee meets at least monthly.

Consumer Advisory Council: This committee is comprised of currently or formerly homeless consumers. While providers identify many members, the committee is open to consumers not affiliated with specific providers. The committee will identify consumer priorities, review matters requested by the Governing Board, provide inputs to processes and program requirements, assist in identification of barriers and potential solutions, and generally provide consumer-oriented recommendations to the Governing Board. The committee meets at least monthly.

In 2014, the City funded the development of a governance charter and selection of a governing board to oversee the CoC in our community. The Pikes Peak United Way administers the activities of the CoC. The CoC has adopted the Initiative to End Homelessness in Colorado Springs as its interim strategic plan. The governing board will launch a long-term planning process in 2015.

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

The strength of the system is in its collaborative approach and recent restructuring for collective impact. Though still new, the services providers and other stakeholders in the CoC have a shared set of principles and have adopted the goals of the Initiative to End Homelessness in Colorado Springs.

During 2014 Colorado Springs also saw significant increases in resources targeted at Veteran homelessness. The number of Veterans Affairs Supportive Housing (VASH) vouchers increased by 41to a total of 176, and Colorado Springs was selected as one of 56 cities across the nation to receive "surge funding" as part of the VA's Supportive Services for Veteran Families (SSVF) program. With this funding, Rocky Mountain Human Services/Homes for All Veterans program will establish a Veteran Housing Resource Center to act as a "one-stop" location for local Veterans seeking to access housing and employment services. The City is supporting RMHS with funding for outreach and rental assistance for veterans.

There are, however, significant gaps in the service delivery system. There are not an adequate number of permanent shelter beds to meet the emergency needs of people experiencing homelessness. This is evidenced by facilities at and exceeding capacity, especially during winter months. There are not adequate hygiene facilities including restrooms, showers and laundry. There is no day resource center where residents experiencing homelessness can find services and safe haven. There is a significant shortage of affordable housing – there are only 16 affordable units available for every 100 households earning less than 30% AMI ($17,259 annually). There are not enough permanent supportive housing units for adults with substance abuse and mental health issues and currently no pipeline for developing those projects.

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

In 2014, under the leadership of Mayor Bach, the City made preventing and ending homelessness a key priority. The strategy is simple:

1. Identify priorities
2. Align resources to address top priorities first
3. Build capacity amongst providers to expand services
4. Build broad community support for activities

These strategies are further described in the plans and programs summarized below:

Initiative to End Homelessness

Increase access to emergency shelter, especially during winter months.

- Increase shelter capacity, especially for families with children and special needs populations to include persons with disabilities, elderly persons and persons recovering from illness.
- Increase the number of nightly winter weather shelter beds between November 1 and March 31.
- Simplify access requirements to increase entry into shelters.
- Target investments to move clients out of shelter and into housing quickly, including case management and rental assistance

Facilitate development of a day center offering comprehensive services and amenities.

The City of Colorado Springs, through the Initiative, will make a significant investment to facilitate development of a community day center to include services such as: showers and laundry facilities, case management and family connections, physical evaluations and treatment.

Expand outreach programs to reduce street homelessness.

The focus of the Initiative is to:

- Increase outreach efforts that are consistent, frequent, and targeted to chronically homeless.
- Improve collaboration between service providers and CSPD Homeless Outreach Team to identify the chronically homeless and move them off the street and into shelter and housing.
- Support programs that combine outreach with behavioral health services.
- Encourage shelter programs to set aside beds to support outreach clients.
- Identify transportation options to aid the homeless in accessing services
- Improve safety where the homeless gather by increasing police patrols, lighting and security.
- Support educational efforts intended to reduce panhandling.

Increase access to stable and affordable housing.

The Initiative seeks to maximize the City's ability to tap into available funds to facilitate creation of appropriate, safe and healthy housing opportunities.

- In partnership with El Paso County, conduct a housing needs assessment to better understand the type and quantity of housing needed to effectively respond to homelessness in El Paso County.

- Prioritize investments in affordable rental housing specifically for households with very low incomes and special needs populations.
- Expand delivery of rental assistance to people experiencing homelessness and those most at risk of becoming homeless.
- Preserve existing affordable housing stock through a program of housing rehabilitation.

Strengthen the Community's Continuum of Care.

The City supports a "Continuum of Care" approach in addressing homelessness in Colorado Springs, and has a vested interest in seeing that our community CoC meets HUD requirements and is high performing. In partnership with the Pikes Peak United Way and the current CoC membership, the City will lead a planning process to develop a membership and governance structure to meet HEARTH Act requirements and community needs. The City received a planning grant from HUD in 2013 for CoC governance activities

Develop a 10 Year Plan to end homelessness with strong community buy-in.

By March 2015, the Continuum of Care will launch a ten year strategic planning process to meet local needs and address requirements of the HEARTH Act. The process will include a diverse group of stakeholders and public engagement strategies. The plan will identify a single set of strategies with measurable outcomes. Future funding will be aligned to the strategies in the plan.

Mayor's Challenge to End Veteran Homelessness

By joining forces with the Continuum of Care and Veteran service providers, Colorado Springs can achieve the following goals by the end of 2015:

- House 100 veterans.
- Reduce to 30 the number of unsheltered veteran's counted in the Point in Time Count in 2016.
- Build capacity to rapidly house every homeless veteran who wants housing.

Strategy

- Deploy a coordinated assessment tool for participating agencies serving Veterans. Pilot at the Homeless Veteran Stand Down. HUD intends for coordinated assessment systems to establish system-wide entry, assessment, and referral processes.

- Partner with Rocky Mountain Human Services to expand outreach to Veterans experiencing homelessness, and focus outreach efforts on achieving housing outcomes. RMHS will refer veterans to VA, CSHA or provide direct assistance using the SSVF grant resources.

OMB Control No: 2506-0117 (exp. 07/31/2015)

- Target CSHA housing vouchers and tenant based rental assistance to veterans experiencing homelessness. Clients will be referred to CSHA by RMHS. RMHS will provide case management services to better ensure long-term housing stability.

- Seek participation from private, public and nonprofit housing providers and landlords. Develop a job description for a Community Housing Coordinator and work with the State to identify funding sources for the position. Prioritize housing rehabilitation funding to providers who open units for Veterans.

- Increase the number of shelter beds to better ensure Veterans identified through outreach can be sheltered immediately. Advocate for shelter policies that make it easier for veterans to access shelter.

- Celebrate success.

Pathways Home Colorado Permanent Supportive Housing Toolkit

Partner with El Paso County and the State of Colorado to bring the Pathways Home Colorado Supportive Housing Toolkit to the Pikes Peak region. A five-month series of technical assistance and peer learning sessions, the Toolkit brings together local, state, and federal housing experts and resources to reduce the number of individuals experiencing homelessness, expand community dialogue around housing stability, and increase permanent supportive housing units. Program launches in March 2015 and is expected to generate the following outcomes:

- Increased permanent supportive housing units in El Paso, Pueblo, and Fremont Counties with a projected minimum of 75 new units within a three-year period.
- Increased organizational sustainability for toolkit participants through strengthened understanding of service philosophies and sustainable funding models.
- Improved housing stability success within projects through training on harm reduction and housing first program philosophies.
- Improved community-dialogue around housing best practices and cost-effective interventions.
- Decreased number of individuals experiencing homelessness as a result of programming and increased community capacity.

SP-45 Goals Summary – 91.215(a)(4)

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Invest in facilities and services that prevent homelessness	**2015**	**2019**	**Public Services**	**Jurisdiction**	**Availability / Accessibility**	**CDBG**	Public service activities other than low/mod income housing benefits: 154,645 Persons assisted
Invest in facilities and services that prevent homelessness	**2015**	**2019**	**Housing**	**Jurisdiction**	**Availability / Accessibility**	**HOME**	Tenant-based rental assistance/Rapid rehousing 150 Persons assisted
Increase and preserve the supply of affordable housing	**2015**	**2019**	**Housing**	**Jurisdiction**	**Availability / Accessibility**	**CDBG, HOME**	Rental units constructed: 45 Units Rental units rehabilitated: 200 Units
Increase and preserve the supply of affordable housing	**2015**	**2019**	**Housing**	**Jurisdiction**	**Availability / Accessibility**	**HOME**	Homeowner housing rehabilitated: 450 Units

OMB Control No: 2506-0117 (exp. 07/31/2015)

Stabilize and improve struggling neighborhoods	**2015**	**2019**	**Public Facilities and Infrastructure Improvements**	**Jurisdiction**	**Sustainability**	**CDBG**	Public facility or infrastructure activities other than for low/moderate income housing benefit: 4 Public Facilities 14 Census Tracts
Stabilize and improve struggling neighborhoods	**2015**	**2019**	**Other**	**Jurisdiction**	**Sustainability**	**CDBG**	Housing Code Enforcement/Foreclosed Property Care: 17,500 Units
Stabilize and improve struggling neighborhoods	**2015**	**2019**	**Public Services**	**Jurisdiction**	**Sustainability**	**CDBG**	Public service activities for Low/Moderate income housing benefit: 25 Neighborhood Clean-ups benefitting primarily LMI persons
End homelessness	**2015**	**2019**	**Homeless**	**Jurisdiction**	**Availability / Accessibility**	**ESG**	Homeless person overnight shelter: 5,150 Persons assisted

Table 49 – Goals Summary

OMB Control No: 2506-0117 (exp. 07/31/2015)

Goal Descriptions

The City's long-term and short-term community development objectives were developed in accordance with the primary objectives of the CDBG program. These goals aim to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, primarily for low and moderate-income persons. This is accomplished through a focus on maintaining the existing housing stock through rehabilitation programs, and identifying new opportunities to increase the number of affordable multi-family rental units. Improving quality of life by improving accessibility for the growing number of senior citizens is also a priority over the next five years.

Program objectives have not changed in the broad sense for the City over the last five years. Housing continues to be the focus of funding. As the economy begins to stabilize, HCID continues to focus on maintaining the existing housing stock through rehabilitation programs and identifying new opportunities to increase the number of affordable multi-family rental units. The City continues to utilize ESG funds for emergency shelter services and will work to build capacity to develop permanent supportive housing to help stabilize chronically homeless residents.

The goals for the City are broken into three critical categories:

Decent housing:

Assisting homeless persons in obtaining affordable housing, assisting persons at risk of becoming homeless, retaining the affordable housing stock, increasing the availability of affordable permanent housing in standard condition to low-income and moderate income families, particularly to members of disadvantaged minorities, increasing the supply of supportive housing, providing affordable housing that is accessible to job opportunities

Suitable living environments:

Improving the safety and livability of neighborhoods, eliminating blighting influences and the deterioration of property and facilities and improving energy efficiency, increasing the access to quality public facilities and reducing the isolation of income groups within areas.

Expanded economic opportunities:

The City supports economic opportunities largely through investment in construction projects that create and sustain local jobs. Residential energy efficiency improvements also reduce costs to homeowners allowing them to spend more money on services and taxable goods. As community workforce development projects ramp up, the City will consider the provision of

public services concerned with employment and support public improvements and facilities that benefit LMI persons and promote the long-term economic social viability of the community

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

HOME - Projected total assisted:
Provide gap financing to affordable housing developers to produce, rehabilitate, and/or preserve affordable housing; provide owner occupied rehabilitation loans for single family homes; and deliver rental assistance and security deposits for very low-income individuals and families. 250 units

HOME TBRA - Projected total assisted:
HOME TBRA subsidies will be made available to homeless individuals who are referred through a community assessment process. Veterans will be given a priority through 2015. 150 people will be served over the next five years.

ESG- Projected total assisted:
ESG supports operations at two permanent shelter facilities – RJ Montgomery Center operated by The Salvation Army and The Place operated by Colorado Springs Urban Peak. 5,150 people served.

CDBG - Projected total assisted:
Provide gap financing to affordable housing developers to produce, rehabilitate, and/or preserve affordable housing; and deliver rental assistance and security deposits for very low-income individuals and families. 75 units

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

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

N/A

Activities to Increase Resident Involvements

Residents form the cornerstone of the Colorado Springs Housing Authority's (CSHA) agenda. As such, these organizations value resident participation in many facets of the organization's operations. In many instances this input may be through informal exchanges and routine contact between staff and residents.

The Colorado Springs Housing Authority provides continued outreach and engagement with residents in the planning and assessment of its residential policies, proposed programs, and services. The CSHA assists residents in implementing projects that improve their neighborhoods such as health programs, security, and resource access. The Family Self-Sufficiency Programs offered are open to both public housing residents and Housing Choice voucher holders and provides essential training for learning life skills, including homeownership or a move to private housing.

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

The Colorado Springs Housing Authority is not designated as troubled.

Plan to remove the 'troubled' designation

The Colorado Springs Housing Authority is not designated as troubled.

OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

As identified in the 2014 Affordable Housing Needs Assessment, the following items present barriers to affordable housing in Colorado Springs:

Market Barriers

• The extremely low rental vacancy rate exerts upward pressure on rents, thereby generating a continuous demand for more rental units. This trend keeps the profit margin for market-rate units high and creates a disincentive for for-profit developers to build affordable units with local, state or federal subsidies.

• The low rental vacancy rate also places severe pressure on owners of affordable rental units whose subsidy contract or period of affordability is set to expire within the next several years. The prospect of converting the subsidized units to market-rate units can be a strong incentive when rents on the open market are higher than HUD fair market rent rates.

• Housing costs for both renters and owners have outpaced real median household income. As a result, the gap between what a household can afford to pay for housing and what is available on the market in their price range is widening, further shrinking housing choice for lower income households.

• There are more than 40,000 acres of parcels with the potential for infill development in the City of Colorado Springs; however, these are predominantly under private ownership. The potential for new small-scale residential development (up to 4 units per structures maximum) on appropriately-sized vacant lots, both rental and sales units, could contribute to an urban re-settlement initiative in several of the City's older neighborhoods.

Physical Barriers

• The high cost of lead paint abatement greatly increases the cost of rehabilitation of older housing units, whose acquisition costs may be relatively moderate.

• Many of the older residential structures are not appropriate for retrofitting for handicapped accessibility. The amount of work required on such structures makes it cost-prohibitive. As a result, people with disabilities often are dependent on newly constructed units that are affordable and accessible.

Other Barriers

• There is a need for more nonprofit affordable housing developers with the capacity to undertake new construction projects. Housing development is a complex and costly process that requires experienced staff skilled in financing, construction management, grants management and compliance, applicant processing and other aspects.

• Restrictive covenants in residential subdivisions supersede local zoning provisions. For example, if an accessory dwelling unit is permitted by-right by the City's Zoning Code but the restrictive covenants on a property prohibit it, then the accessory dwelling unit cannot be built.
• Mortgage loan denials and high-cost lending disproportionately affect minority applicants and lower income neighborhoods.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As identified in the 2014 Affordable Housing Needs Assessment, the following strategies will be examined over the next five years in order to remove or ameliorate the barriers to affordable housing in Colorado Springs:

- Engage in public education and outreach to help residents understand that there are costs associated with an undersupply of affordable housing such as lower achievement scores among school-age children, increased traffic congestion, increased commuting times and distance, increased need for road maintenance, less time for volunteer and other civic activities, etc.
- Put a human face on workforce housing needs such as a local school teacher, nurse, fire fighter or police officer. Illustrate that many people who fill vital community occupations cannot afford to purchase or rent a home today.
- Change negative perceptions through quality design that is compatible with existing surrounding neighborhoods.
- Conduct workshops with local government planners, developers and builders
- Encourage partnerships between nonprofit and for-profit developers
- Update the City's Comprehensive Plan
- Amend the City's zoning code to address barriers to affordable housing
- Take an active role in the preservation of subsidized units at risk for conversion
- Foster the completion of the restructuring of the CoC
- Focus on the infill redevelopment potential in the City
- Encourage the development of new housing tax credit projects
- Treat nonprofit organizations that specialize in affordable housing as a special class of developer

OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-60 Homelessness Strategy – 91.215(d)

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

Preventing and ending homelessness is a top priority over the next five years. In 2014, the City launched the Initiative to End Homelessness, an action plan framework designed to bring a fresh focus to the growing and expensive problem of homelessness in Colorado Springs by raising public awareness, building collaboration and investing in urgent needs now. Though not a direct service provider, the City of Colorado Springs is committed to engaging with service providers, business leaders, policy-makers, and other service providers to achieve the following goals:

- Increase access to emergency shelter.
- Facilitate development of a day center offering comprehensive services and amenities.
- Expand outreach programs to reduce street homelessness.
- Increase access to stable and affordable housing.
- Strengthen the City of Colorado Springs/El Paso County Continuum of Care (CoC).
- Develop a 10 year plan to end homelessness.

Expanding outreach programs is a key component of helping homeless persons in making a transition into permanent housing and independent living. In Colorado Springs, faith-based organizations provide a significant amount of outreach. However, most outreach is performed by volunteers. There is currently very few professional staff dedicated to outreach. The City of Colorado Springs Police Department (CSPD) Homeless Outreach Team provides specialized outreach activities, but cannot always help homeless persons transition to permanent housing. The focus of the City's outreach strategy is to:

- Increase outreach efforts that are consistent, frequent, and targeted to chronically homeless
- Improve collaboration between service providers and CSPD Homeless Outreach Team to identify the chronically homeless and move them off the street and into shelter and housing
- Support programs that combine outreach with behavioral health services
- Encourage shelter programs to set aside beds to support outreach clients
- Identify transportation options to aid the homeless in accessing services

Expanded outreach to youth through Urban Peak Colorado Springs in 2014 resulted in a 79% (from 117 to 210) increase in the number of youth and young adults contacted and 20 more youth and young adults were brought into emergency shelter, an increase of 74% over last year during the same time period. The Mayors Challenge to End Veteran Homelessness also

OMB Control No: 2506-0117 (exp. 07/31/2015)

identified using CDBG Public Services dollars to expand outreach to Veterans through Rocky Mountain Human Services with the goal of housing 100 veterans by the end of 2015.

Furthermore, the Manager of City HCID serves on the CoC Governing Board to promote better collaboration and ensure the highest priorities are funded first. The CoC has a consumer advisory committee to ensure people experiencing homelessness have a voice in identifying the programs they need to return to stable housing. In addition, a Comprehensive Homeless Assistance Providers (CHAP) committee made up of service providers and interested community members meets monthly to discuss homeless issues. Members of this committee work firsthand in reaching out to the homeless population, including unsheltered and chronically homeless persons, delivering services and assessing needs in Colorado Springs.

Addressing the emergency and transitional housing needs of homeless persons

There is significant unmet need for emergency shelter in Colorado Springs. One of the primary goals in the City's Initiative to End Homelessness is to increase access to emergency shelter, especially during winter months. Over the next 10 years, the Initiative seeks to:

- Increase shelter capacity, especially for families with children and special needs populations to include persons with disabilities, elderly persons, and persons recovering from illness
- Increase the number of nightly winter shelter beds between November 1st and March 31st
- Simplify access requirements to increase entry into shelters
- Target investments to move clients out of shelter and into housing quickly, including case management and rental assistance

Shelter programs have routinely operated at or above their maximum capacity since November 2013. During the next five years, the City's federal funds will continue to support programs to provide decent and safe living environments for homeless and those at risk of becoming homeless, through funding such activities as emergency shelter operations, shelter expansion and rehabilitation, transitional housing rehabilitation, development of permanent supportive housing, tenant based rental assistance and rapid re-housing. A variety of community agencies provide basic needs assistance and other support for the local homeless population. The City contributes CDBG, General Fund, and utility revenues to help assist local service agencies provide these services. Non-profit agencies apply through HCID. These funds are also used to provide supportive services such as case management, counseling, job training, and life skills classes.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that

individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Residents remain in shelters from several days to months depending on their needs. Shelters offer supportive services such as counseling and case management to help homeless persons make the transition to permanent housing. The City contributes CDBG, General Fund, and utility revenues to help assist local service agencies provide these services. Non-profit agencies apply through HCID. Through the local Continuum of Care system, the agencies have cooperative arrangements with human service agencies, educational institutions, Pikes Peak United Way, and various non-profit and civic groups to offer supportive services.

The City has also administered State ESG funds awarded on a competitive basis for homeless prevention and rapid rehousing. Funds are awarded to two agencies and other agencies refer clients through these agencies. By limiting the number of agencies administering the funds, HCID can provide more technical assistance and better monitoring to ensure outcomes are achieved.

In 2015, the CoC will launch a robust coordinated assessment process that includes administering the VI-SPIDAT to all clients experiencing homelessness to best identify and better coordinate housing and supportive services to ensure long-term housing stability. Competitive CoC funds will be awarded only to agencies that use the coordinated assessment tools. Performance will be evaluated annually as part of the application process.

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

Increasing access to stable and affordable housing is a key element of Colorado Springs's Initiative to End Homelessness, as part of a comprehensive strategy to prevent homelessness.

Stakeholders interviewed as part of the Consolidated Plan process placed an emphasis on providing wraparound services over the next five years in order to promote long-term housing stability. The current plan to end homelessness largely centers on providing health, social, and employment services in tandem with housing in order to comprehensively address the needs of the extremely low-income individuals and families in Colorado Springs. The City is sponsoring the Pathways Home Colorado Permanent Supportive Housing Toolkit to teach local housing developers and service providers how to develop permanent supportive housing. The Toolkit was developed by the State of Colorado at the direction of Governor Hickenlooper to build a pipeline of permanent supportive housing to meet needs statewide. The Toolkit is sponsored in

OMB Control No: 2506-0117 (exp. 07/31/2015)

large part by the Colorado Housing Finance Authority, the agency responsible for awarding Low Income Housing Tax Credits.

SP-65 Lead based paint Hazards – 91.215(i)

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

The abatement of lead in existing housing units is an important part of the City's strategy for addressing the housing needs faced by low-income families, particularly those with children. Lead paint testing and abatement is incorporated into CDBG and HOME housing rehabilitation and affordable housing preservation programs to permanently eliminate lead paint hazards and increase access to housing without lead based hazards.

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

The Colorado Department of Health and Environment (CDPHE), in coordination with the EPCDHE and the Community Lead Coalition, completed a comprehensive analysis of lead testing activity in El Paso County representing 14 years of clinical data (1994-2008) and nearly 10,000 associated records. The focus of the analysis was on children 2 years of age or younger who are most at risk for lead infections resulting in health complications – including kidney and brain damage, learning disabilities and delayed speech. The entire report can be found at www.cdphe.state.co.us.

The actions of Colorado Springs directly address the extent of lead poisoning and hazards found in this report.

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

The Housing and Community Initiatives Division is compliant with the Lead Safe Housing Rule in all of its housing rehabilitation programs as well as affordable housing preservation, and plans for reduction are fully integrated into the City's housing policies and programs. HCID will continue to conduct lead-based paint testing for homes built prior to 1978 and will utilize applicable procedures for lead safe work practices and abatement. Households requesting assistance through Housing Development programs that were constructed prior to 1978 are all tested for lead based paint. When a lead-based paint survey is conducted on a structure, clients receive a copy of the inspection summary that indicates if lead is present and provides a brief summary of the inspection. HCID routinely grants abatement for housing rehabilitation activities to reduce homeowner rehabilitation costs.

OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-70 Anti-Poverty Strategy – 91.215(j)

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

The City of Colorado Springs Strategic Plan identifies job creation as a primary goal with the intent to increase private sector civilians employed by an average of 6,000 per year. The goal identifies five objectives:

- Improve the business climate
- Focus on Economic Opportunity Zones
- Present a defined and well-promoted City image
- Improve access and ease of mobility
- Move forward the City for Champions Initiative

The Strategic Plan and Consolidated Plan align most directly in the focus on activities in Economic Opportunity Zones (South Academy, Downtown and North Nevada)– key areas with overlapping issues of poverty, crime, infrastructure needs and housing issues that are also ripe for redevelopment. While General Funds have largely funded job recruitment and retention efforts, Federal funds have been invested in neighborhood stabilization activities, including public facilities and infrastructure, public housing rehabilitation and code enforcement with the goal of improving quality of life and making the area more attractive for private investment.

In addition, the City supports the Pikes Peak United Way's Cradle to Career initiative which focuses on:

Education and Skills Needed for Careers: Increase connections between K-12, vocational opportunities, and higher education employers looking for skilled labor.

Economic Development and Job Creation: Increase creation of new and exciting job opportunities that will encourage talent (young and old) to stay in Colorado Springs and in turn, increase the city's vibrancy and community involvement.

The Cradle to Career initiative is still in the process of convening stakeholders, identifying priorities and developing measurable outcomes. An action plan is expected by the end of 2015.

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

The City, through its Housing and Community Initiatives Division coordinates housing services with activities that help reduce the number of poverty-level families in the community. This is primarily done in partnership with non-profit and for-profit housing developers by restricting income mix in projects and requiring periods of affordability that will benefit those trying to work their way out of poverty. The City provides a robust housing rehabilitation program that makes grants to low-income families to make health and safety improvements to their homes.

The program emphasizes energy efficiency to reduce housing–related costs. The City is also working with the Continuum of Care to develop a system of coordinated assessment that ensures individuals and families who are homeless or at risk of homelessness are directed to appropriate housing and services to best ensure long term housing stability. The intent is to roll out a comprehensive coordinated assessment process in late 2015. Participation in coordinated assessment will be a criterion for eligibility for federal entitlement funding.

SP-80 Monitoring – 91.230

The City of Colorado Springs has recently updated its monitoring plans, which will be submitted to HUD separately. A summary of the new monitoring plan for CDBG, HOME, and ESG projects is presented below:

CDBG Program Monitoring:

From the time of award to project closeout, recipients are continually monitored for compliance with program regulations. At the time of award, each project is assigned a specific CDBG staff member to serve as a field representative for the project. While projects are open, the grantee is required to submit quarterly progress reports. These are reviewed by the appropriate field representative. Projects usually have two on-site monitoring reviews. These reviews include the following compliance areas: national objective, project eligibility, financial management, environmental review, procurement, labor standards, acquisition and relocation, civil rights, fair housing, and property management. In addition to the common compliance areas, rehabilitation projects are also reviewed for lead based paint issues and to insure that repairs meet the appropriate housing standards. Similarly, economic development projects are also reviewed to insure that job targets are met and that loan payments are being made as set forth in the various loan documents.

After each on-site monitoring review, the field representative writes a letter to the Chief Executive outlining the project's progress and compliance with the relevant CDBG regulations. If there are any deficiencies or findings, recipients have thirty days to resolve the deficiencies or findings. At the completion of the project, the field representative and the audit/closeout officer review the grant file prior to issuing a certificate of completion.

HOME Program Monitoring:

Prior to project approval, the City of Colorado Springs reviews each proposed HOME project through site reviews, project underwriting, and evaluation of subsidy layering. Once approved, the City provides guidance and monitors for compliance with HOME program requirements during the development process. There are generally several benchmarks for evaluation, including submission of payment requests, periodic construction progress meetings, quarterly development progress reports, interim and final project inspections. Enhanced monitoring, including more frequent inspections, will occur if risk factors are identified (such as developer inexperience, excessive errors, non-compliance with procedures or documentation, etc.).

Ongoing compliance monitoring of completed projects consists of regular physical, property management and tenant file inspections according to the requirements of 24 CFR Part 92 and related publications; annual compliance reports filed by the owner/developer; and provision of technical assistance on procedures, rules and regulations. A risk-based process identifies distressed or troubled projects, with more frequent and intensive monitoring of those

OMB Control No: 2506-0117 (exp. 07/31/2015)

properties. For Tenant Based Rental Assistance (TBRA) Program Monitoring, the City of Colorado Springs monitors HOME TBRA compliance through review of quarterly reports, grant completion reports, and tenant eligibility data submitted on a continuous basis. On site compliance reviews take place annually. Additional visits take place based on an assessment of subrecipient needs and performance conducted by the City. Written reports are provided to the subrecipient, with corrective actions if indicated. The following are included in the annual review: Administrative policies and procedures; financial records; participant selection policies; marketing plan and procedures; compliance with Lead Based Paint regulations; tenant file reviews for eligibility; property standards inspections.

ESG Program Monitoring:
Sub recipients are monitored to ensure compliance with ESG regulations and program requirements. The City of Colorado Springs will use the following monitoring process for the ESG program:

Desk monitoring: Ongoing tracking and monitoring of monthly reporting including all requests for reimbursement-financial status reports submitted by the ESG Sub Recipients. ESG desk monitoring includes the documentation review of financial transaction records and receipts, the documentation of program eligibility certification and telephone consultations with sub-recipient program staff and administrators.

On-site visits: All ESG Sub Recipients will be monitored at least once every two years. The on-site monitoring process will include on-site visits with the Sub Recipient (City or County) and the sub recipient agencies. The categories monitored will include a review of financial policies and procedures, ESG written policies and procedures, shelter inspections and program participant files.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Expected Resources

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

Anticipated Resources

The City anticipates receiving $2,620,268 in CDBG entitlement funding, $998,094 in HOME funding, and $228,195 in ESG funding in FY15. Based on a 5% annual decline across programs, the City anticipates receiving $11,855,091 in CDBG funding, $4,515,758 in HOME funding, and $1,032,441 in ESG funding allocations over the next five years.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Federal	Public facility improvements, homeless services, housing rehabilitation, economic development activities, street improvements,	$2,620,268	$100,000		$2,720,268		
HOME	Federal	Housing rehabilitation, housing-related programs and services	$998,094	$400,000		$1,398,094		
ESG	Federal	Homeless services and facilities, emergency rapid re-housing	$228,195	$0		$228,195		

Table 50 - Expected Resources – Priority Table

OMB Control No: 2506-0117 (exp. 07/31/2015)

CDBG Admin/Planning cap for 2015 is $544,053.60.
CDBG Public Services cap for 2015 is $428,070.24.
HOME Admin/Planning cap for 2015 is $139,094.00.

CDBG Entitlement	$ 2,620,268.00
PY15 Projected PI	$ 100,000.00
Total	$ 2,720,268.00
20% Cap for Admin	**$ 544,053.60**
CDBG Entitlement	$ 2,620,268.00
PY14 PI Per CAPER	$ 233,533.59
Total	$ 2,853,801.59
15% Cap for Public Services	**$ 428,070.24**

HOME Entitlement	$ 998,094.00
PY15 Projected PI	$ 400,000.00
Total	$ 1,398,094.00
10% Cap for Admin	**$ 139,094.00**

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

Non-profit housing and service providers rely on many sources of revenue for their operations. This includes the CoC and Homeward Pikes Peak. Both agencies pursue multiple sources of funding for housing and social service programs.

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

Not applicable

Discussion

AP-20 Goals and Objectives

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Invest in facilities and services that prevent homelessness	**2015**	**2016**	**Public Services**	**Jurisdiction**	**Availability / Accessibility**	**CDBG $375,000**	Public service activities other than low/mod income housing benefits: 91,038 Persons assisted
Invest in facilities and services that prevent homelessness	**2015**	**2016**	**Housing**	**Jurisdiction**	**Availability / Accessibility**	**HOME $300,000**	Tenant-based rental assistance/Rapid rehousing 30 Persons assisted
Increase and preserve the supply of affordable housing	**2015**	**2016**	**Housing**	**Jurisdiction**	**Availability / Accessibility**	**HOME $410,000** **CDBG $295,000**	Rental units constructed: 18 Units Rental units rehabilitated: 21 Units
Increase and preserve the supply of affordable housing	**2015**	**2016**	**Housing**	**Jurisdiction**	**Availability / Accessibility**	**HOME $548,287** **CDBG $379,000**	Homeowner housing rehabilitated: 90 Units
Stabilize and improve struggling neighborhoods	**2015**	**2016**	**Public Facilities and Infrastructure Improvements**	**Jurisdiction**	**Sustainability**	**CDBG $400,000** **CDBG $525,000**	Public facility or infrastructure activities other than for low/moderate income housing benefit: 1 Public Facility 5,845 Households assisted

OMB Control No: 2506-0117 (exp. 07/31/2015)

Stabilize and improve struggling neighborhoods	**2015**	**2016**	**Other**	**Jurisdiction**	**Sustainability**	**CDBG $165,000**	Housing Code Enforcement/Foreclosed Property Care: 3500 Units
Stabilize and improve struggling neighborhoods	**2015**	**2016**	**Public Services**	**Jurisdiction**	**Sustainability**	**CDBG $5,000**	Public service activities for Low/Moderate income housing benefit: 5 Neighborhood Clean-ups primarily benefitting LMI persons
End homelessness	**2015**	**2016**	**Homeless**	**Jurisdiction**	**Availability / Accessibility**	**ESG $228,195**	Homeless person overnight shelter: 1,060 Persons assisted
Administration	**2015**	**2016**	**Admin/Planning**	**Jurisdiction**	**N/A**	**CDBG $541,268** **HOME $139,807**	

Table 51 – Annual Goals and Objectives

OMB Control No: 2506-0117 (exp. 07/31/2015)

Goal Descriptions

The City's long-term and short-term community development objectives were developed in accordance with the primary objectives of the CDBG program. These goals aim to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, primarily for low and moderate-income persons. This is accomplished through a focus on maintaining the existing housing stock through rehabilitation programs, and identifying new opportunities to increase the number of affordable multi-family rental units. Improving quality of life by improving accessibility for the growing number of senior citizens is also a priority over the next five years.

Program objectives have not changed in the broad sense for the City over the last five years. Housing continues to be the focus of funding. As the economy begins to stabilize, HCID continues to focus on maintaining the existing housing stock through rehabilitation programs and identifying new opportunities to increase the number of affordable multi-family rental units. The City continues to utilize ESG funds for emergency shelter services and will work to build capacity to develop permanent supportive housing to help stabilize chronically homeless residents.

AP-35 Projects – 91.220(d)

#	Project Name
1	**Springs Rescue Mission - Day Center Services**
2	**City of Colorado Springs Community Centers –Youth and Senior Programs**
3	**City of Colorado Springs Senior Center**
4	**Urban Peak of Colorado Springs–Outreach Expansion**
5	**Rocky Mountain Human Services - Veteran Outreach**
6	**Interfaith Hospitality Network - Family Resource Center**
7	**YMCA - Y-Achievers**
8	**Catholic Charities - Marian House Soup Kitchen**
9	**Neighborhood Clean Up**
10	**TESSA – Victim Services**
11	**Housing Authority - Tenant Based Rental Assistance**
12	**City of Colorado Springs Code Enforcement**
13	**Energy Resource Center– Emergency Repair Program**
14	**City of Colorado Springs - Housing Rehabilitation**
15	**City of Colorado Springs - Barrier Removal**
16	**City of Colorado Springs - Affordable Housing**
17	**Colorado Springs Community Center - Deerfield Hills**
18	**Flanagan Park – S Fillmore, W El Paso, E Hancock, N Nichols**
19	**Chelton Road – Airport Road and Fountain Blvd**
20	**The Salvation Army – RJ Montgomery Center Shelter**
21	**Urban Peak of Colorado Springs– Homeless Shelter and Services**
22	**Pikes Peak United Way - HMIS**
23	**Fair Housing**
24	**Citizen Participation**

Table 52 – Project Information

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

The City prioritizes funding to special populations, and during 2015-2019 plans to increase funds available for increasing emergency shelter beds, expanding homeless outreach, providing a day center for homeless services, making housing accessible, preserving the affordable housing stock and increasing housing for homeless and very low income families and individuals. Because the City is not a direct service provider and does not manage affordable housing, distribution of funds is dependent upon responses from organizations to City-issued Notices of Funding Availability. A lack of responses can be an obstacle for addressing underserved needs.

HCID staff will work with the Continuum of Care, public and private housing developers, other community organizations, target populations and the local media to better ensure community

OMB Control No: 2506-0117 (exp. 07/31/2015)

awareness of funding opportunities and will specifically seek out and select only those projects that clearly meet the highest priorities.

AP-38 Project Summary

Public Service Activities

Goal Name	Start Year	End Year	Category	Needs Addressed	Funding/Budget	Goal Outcome Indicator
Catholic Charities - Marian House Soup Kitchen	2015	2016	Public Services	Provide a hot, nutritious meal to those who are hungry.	CDBG $45,000	28,626 Persons assisted
City of Colorado Springs - Community Centers	2015	2016	Public Services	Operations – Recreation and Therapeutic programs to service targeted low-income areas and serve persons with disabilities.	CDBG $60,000	1500 Persons assisted
City of Colorado Springs - Neighborhood Clean Up	2015	2016	Public Services	Neighborhood clean-up projects in target areas primarily benefitting LMI persons	CDBG $5,000	5 Clean-up projects
City Colorado Springs - Senior Center	2015	2016	Public Services	Operations	CDBG $40,000	60,000 Persons assisted
Interfaith Hospitality Network Family Resource Center	2015	2016	Public Services	Pilot Family Resource Center in partnership with Catholic Charities	CDBG $40,000	100 Persons assisted
Interfaith Hospitality Network - Family Shelter	2015	2016	Public Services	Provide temporary housing to homeless families with children who are referred by local agencies	CDBG $10,000	50 Persons assisted
Rocky Mountain Human Services - Veteran Outreach	2015	2016	Public Services	Increase outreach efforts that are consistent, frequent, and targeted to homeless veterans	CDBG $40,000	200 Persons assisted
Springs Rescue Mission – Day Center Resources	2015	2016	Public Services	Operations	CDBG $129,000	1500 Persons assisted

OMB Control No: 2506-0117 (exp. 07/31/2015)

TESSA – Safehouse	2015	2016	Public Services	Provide emergency care and shelter, support, advocacy, restraining order assistance, case management, 24-hour telephone crisis intervention, and information and referral services.	CDBG $15,000	250 Persons assisted
Urban Peak –Outreach Expansion	2015	2016	Public Services	Street outreach to youth and young adults, ages 15 through 24.	CDBG $16,000	210 Persons assisted
YMCA - Y-Achievers	2015	2016	Public Services	Improve academic achievement of low-income, at-risk students through alternative learning opportunities and help them graduate from high school.	CDBG $15,000	102 Students
				Total Public Service Activities/CAP	**$415,000 14.5%**	

Housing Activities

Goal Name	Start Year	End Year	Category	Needs Addressed	Funding/Budget	Goal Outcome Indicator
City of Colorado Springs - Affordable Housing	2015	2016	Housing	Increase or preserve affordable housing stock in the community. This activity could include acquisition, new construction or rehabilitation of properties. Includes multi-family as well as single-family housing development and rehabilitation	CDBG $295,000 HOME $410,000	45 units
City of Colorado Springs – Police Code Enforcement	2015	2016	Other	Support 3 code enforcement officers in designated target areas	CDBG $165,000	3500 Inspections
City of Colorado Springs - Barrier Removal	2015	2016	Housing	Modifications to rental and residential owner properties to improve accessibility	CDBG $229,000	20 Households assisted
City of Colorado Springs - Housing Rehabilitation	2015	2016	Housing	Low interest deferred loans and grants to LMI homeowners to improve their homes and assist owners of rental properties to improve rental housing for lower income households and special needs populations	HOME $548,287	20 Homeowners

OMB Control No: 2506-0117 (exp. 07/31/2015)

Energy Resource Center– Emergency Repair Program	2015	2016	Housing	Grants for emergency repairs such as furnace, sewer repairs and hot water heaters	CDBG $150,000	45 Households assisted
Housing Authority - Tenant Based Rental Assistance	2015	2016	Housing	Provide rental and/or utility assistance to homeless families and/or single persons.	HOME $300,000	30 Persons assisted

Public Facility / Infrastructure

Goal Name	Start Year	End Year	Category	Needs Addressed	Funding/Budget	Goal Outcome Indicator
City Colorado Springs Community Center - Deerfield Hills	2015	2016	Public Facilities/ Infrastructure	Facility improvement and expansion. Funds will be used to design and construct additional space for pre-school programs, remodel existing spaces to better serve the needs of community residents and Staff, incorporate features required for accessibility and ADA compliance, and upgrade the energy and resource efficiency of key building systems.	CDBG $400,000	1 Public Facility

OMB Control No: 2506-0117 (exp. 07/31/2015)

Chelton Road – between Airport Road and Fountain Blvd.	2015	2016	Public Facilities/ Infrastructure	Install sidewalk, lighting, landscaping, curb ramps and curb and gutter. The Housing Development Division proposes to install sidewalk, curb ramps and curb and gutter along South Chelton Road between Airport Road and Fountain Road. If the budget allows, The project will include relocation of any utilities, drainage improvements, removal, grading and/or retaining walls needed to install the improvements, the purchase of any easements if necessary and any other work normally associated with these types of improvements, including returning the site back to its original condition (replacing landscape, stairways, or fencing/walls that may be disturbed).	CDBG $225,000	3 LMI Census Tracts identified for a total of 4,175 LMI persons
Flanagan Park North El Paso, East Hancock, West El Paso and South Fillmore	2015	2016	Public Facilities/ Infrastructure	ADA accessible curb ramps, replace existing sidewalk. Other project costs	CDBG $300,000	Census Tract 301 identified 1,670 LMI persons

Homeless

Goal Name	Start Year	End Year	Category	Needs Addressed	Funding/Budget	Goal Outcome Indicator
The Salvation Army – RJ Montgomery Center Shelter	2015	2016	Shelter	24/7 walk-in emergency shelter for the homeless	ESG $112,917	1000 Persons assisted
Urban Peak – Homeless Shelter and Services	2015	2016	Shelter	Homeless youths will receive shelter and services	ESG $24,000	60 Persons assisted
Pikes Peak United Way - HMIS	2015	2016	HMIS	Homeless Management Information System is a database that will collect and generate reports from service providers	ESG $28,000	Homeless service providers participate in the HMIS system; launch coordinated assessment

OMB Control No: 2506-0117 (exp. 07/31/2015)

TBD	2015	2016	Homeless Prevention/Rapid Re-housing	Housing relocation and stabilization services and/or rental assistance	ESG $48,278	
ESG Administration	2015	2016	Administration	General management, oversight and reporting on program	ESG $15,000	
				Total ESG Activities **Total Shelter/CAP** **Total Administration/CAP**	**$228,195** **$136,917 60%** **$15,000 6.6%**	

Admin / Planning

Goal Name	Start Year	End Year	Category	Needs Addressed	Funding/Budget	Goal Outcome Indicator
Citizen Participation	2015	2016	Admin/Planning	Activities to enhance citizen participation through public hearings, notices, forums and meetings	CDBG $8,000	Documentation of meetings and outreach efforts
Fair Housing	2015	2016	Admin/Planning	Affirmatively further Fair Housing throughout all programs offered	CDBG $2,000	Documentation that outreach was made to the protected classes
Planning Studies	2015	2016	Admin/Planning	Planning activities	CDBG $55,000 HOME $5,500	
TBRA Administration	2015	2016	Admin/Planning	Salaries/Benefits	HOME $35,000	
Operating	2015	2016	Admin/Planning	Operating	CDBG $41,342 HOME $14,935	
Salaries/Benefits	2015	2016	Admin/Planning	Salaries/Benefits	CDBG $434,926 HOME $84,372	
				Total Admin/Planning CDBG/CAP **Total Admin/Planning HOME/CAP**	**$541,268 19.9%** **$139,807 10%**	

Table 53– 2015 Project Summary

OMB Control No: 2506-0117 (exp. 07/31/2015)

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Assistance has long been directed to five Neighborhood Strategy Areas (NSAs) in Colorado Springs, all of which are high-LMI areas. These five areas are Adams, Deerfield Hills, Ivywild, Mill Street, and Westside. However, the changing demographics and socioeconomic composition of these areas has resulted in HCID re-evaluating the boundaries of these NSAs.

In 2014, HCID re-evaluated its NSAs. Staff used a six variable index to evaluate qualifying LMI census tracts and coupled that evaluation with other City initiatives intended to stabilize or catalyze community development in declining areas, including an extensive Economic Opportunity Zone Task Force process. The task force identified three new Economic Opportunity Zones (EOZs) within the city limits where future assistance is critical for stabilizing or catalyzing community development. These areas are: Downtown, South Academy, and the North Nevada/University of Colorado, Colorado Springs corridor.

As a result of the HCID re-evaluation, as well as the results of the 2014 Opportunity Zone task force study, the City has created new priority areas, while maintaining support for three of five NSAs (Ivywild, Mill Street and Deerfield Hills). These areas are shown in the table below.

Geographic Distribution

Target Areas for Colorado Springs 2015-2019				
Target Area	Census Tract	Total Block Population	Total LMI Population	% LMI
1	301	2795	1670	59.8%
	302	2970	2330	78.5%
2	2300	1165	1000	85.8%
	2900	5235	3935	75.2%
	3000	4585	2360	51.5%
3	4009	1455	915	62.9%
	4501	2490	1975	79.3%
	6502	6375	3705	58.1%
4	5201	3610	2660	73.7%
	5202	2250	1515	67.3%
	6302	4215	2925	69.4%
5	5400	6440	4610	71.6%
	6400	7045	4380	62.2%
	6501	3455	2435	70.5%

Source: 2006-2010 American Community Survey (ACS) Data

Target Area	Percentage of Funds
	N/A

Table 54 - Geographic Distribution

OMB Control No: 2506-0117 (exp. 07/31/2015)

Rationale for the priorities for allocating investments geographically

The geographic distribution of investments was the result of a six-factor analysis, which used housing and economic variables to assess which geographic areas contained the highest priority.

Investments will be allocated geographically based on the composite index scores presented in the analysis in SP-10 and opportunities to leverage resources and investments identified in other City initiatives. This index is designed to assess need across a spectrum of six different variables. For example, areas in which housing conditions are worst will be prioritized for housing rehab projects. The results of the Economic Opportunity Zone task force are also incorporated into the geographic investment structure.

The strategies associated with investments will also differ by geography, depending on the specific needs of the target area. For example, areas with low composite scores will be prioritized for projects geared towards stabilizing and re-addressing critical needs, such as improving public safety and homeless outreach. Areas with moderate scores are better suited for projects to catalyze the investment already occurring in these communities, such as small business development and blight elimination.

The table below shows the type of strategy and the specific priority activities that the City will implement based on the composite index score of an area. This provides the rationale for the geographic distribution of investment in Colorado Springs.

Neighborhood Index Score	Strategy	Priority Actions	Fund Through CDBG/HOME?
Very Low	Re-Evaluate, Stabilize	Improve safety and livability, homeless outreach, supporting first-time homebuyership, home rehabilitation, reducing income isolation, providing affordable housing that is accessible to job opportunities	Yes
Low	Stabilize, Catalyze	Improve safety and livability, homeless outreach, home rehabilitation, reducing income isolation, providing affordable housing that is accessible to job opportunities	Yes
Moderate	Catalyze	Retaining afforable housing stock, small business development, link affordable housing to job opportunity, blight elimination,	Yes; limited
High	Monitor	Retaining affordable housing stock, increasing accessible housing, incrreasing supportive housing, assess mortgage availability for low-income residents and protected classes	No
Very High	Monitor	Retaining affordable housing stock, increasing accessible housing, small business development, increasing supportive housing, assess mortgage availability for low-income residents and protected classes	No

HCID staff also works closely with the Colorado Springs Police Department to identify areas with urgent needs and to make immediate investments to arrest neighborhood decline. These areas are low income and generally have higher density multi-family housing, high foreclosure rates, code violations, and higher crime rates. Furthermore, investing in Economic Opportunity Zones is identified as an objective in the City's 2014-2018 Strategic Plan for increasing jobs and building community in declining areas.

The allocation of funds is also considered within the context of the City' overall budget. Whenever beneficial, the City seeks to combine block grant funds with City General Funds and other funding sources, such as the Pikes Peak Regional Transportation Authority, which funds crucial transportation projects through a one-cent sales tax.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	1,210
Non-Homeless	28,836
Special-Needs	250
Total	30,296

Table 2 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	87
Rehab of Existing Units	257
Acquisition of Existing Units	0
Total	374

Table 56 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Colorado Springs Housing Authority (CSHA) is the largest provider of affordable housing in Colorado Springs. CSHA owns 707 units of federally funded public and senior housing, administers approximately 2,290 additional units through the federal Housing Choice Voucher Program, operates about 813 units of locally funded affordable housing not included in its public housing portfolio, is involved in approximately 1,481 units through tax credit partnerships, and administers a HOME-funded Tenant-Based Rental Assistance Program, which serves 50 households. In addition, CSHA offers low-cost nutritious lunches to low income seniors and disabled residents in CSHA-owned buildings and operates the Colorado Springs Senior Center. CSHA will continue its activities in 2015, utilizing its annual formula grant to implement these activities.

CSHA will continue to manage the Section 8 Housing Choice Voucher Program for all of El Paso County. The following table reports characteristics by bedroom size according to September 2014 survey data from CSHA. One-bedroom units are the most common. Notably, demand for larger units, as judged by the waiting list unit size preference, suggests that the supply is drastically insufficient to meet current need, especially for two- and three-bedroom units.

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

The Housing Authority will continue to use the capital fund program over the next few years to rehabilitate and modernized its public housing units to ensure housing quality standards. The City will continue to support CSHA in maintaining safe and decent public housing for families and seniors by expediting licenses and permits for repairs and maintenance to Authority-owned and operated facilities.

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

CSHA has a number of strategies to increase resident involvement and to improve the living environment for residents. The resident council provides an avenue for resident involvement in operations and a range of programs, including senior services and nutrition education programs. There is a “tenant-Commissioner” position on the Board of the Housing Authority. That position is currently filled by a resident of the Authority’s housing and provides input to the Board and Executive staff. The Authority also provides congregate meals to residents in multi-family senior housing and markets services to that population through the Colorado Springs Senior Center.

Over the years, the Housing Authority administered a first-time home buyer’s program open to the general public. The program consisted of pre-purchase counseling and a down payment

assistance loan. Due to lingering impacts from the financial crisis and issues in the local real estate market, the program has been on hold with the Authority managing the existing loan portfolio

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

The CSHA is not designated as troubled.

Discussion

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

Introduction

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

Preventing and ending homelessness is a top priority in 2015. In 2014, the City launched the Initiative to End Homelessness, an action plan framework designed to bring a fresh focus to the growing and expensive problem of homelessness in Colorado Springs by raising public awareness, building collaboration and investing in urgent needs now. Though not a direct service provider, the City of Colorado Springs will engage with service providers, business leaders, policy-makers, and other service providers to achieve the following one-year goals:

- Increase access to emergency shelter.
- Facilitate development of a day center offering comprehensive services and amenities.
- Expand outreach programs to reduce street homelessness.
- Increase access to stable and affordable housing (long-term).
- Strengthen the City of Colorado Springs/El Paso County Continuum of Care (long-term).
- Develop a 10 year plan to end homelessness (long-term).

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

Expanding outreach programs is a key component of helping homeless persons in making a transition into permanent housing and independent living. In Colorado Springs, faith-based organizations provide a significant amount of outreach. However, most outreach is performed by volunteers. There are currently very few professional staff dedicated to outreach. The City of Colorado Springs Police Department (CSPD) Homeless Outreach Team provides specialized outreach activities, but cannot always help homeless persons transition to permanent housing. This year, the focus of the City's outreach strategy is to:

- Increase outreach efforts that are consistent, frequent, and targeted to chronically homeless
- Improve collaboration between service providers and CSPD Homeless Outreach Team to identify the chronically homeless and move them off the street and into shelter and housing
- Support programs that combine outreach with behavioral health services
- Encourage shelter programs to set aside beds to support outreach clients
- Identify transportation options to aid the homeless in accessing services

Expanded outreach to youth through Urban Peak Colorado Springs in 2014 resulted in a 79% (from 117 to 210) increase in the number of youth and young adults contacted and 20 more

OMB Control No: 2506-0117 (exp. 07/31/2015)

youth and young adults were brought into emergency shelter, an increase of 74% over last year during the same time period. The Mayors Challenge to End Veteran Homelessness also identified using CDBG Public Services dollars to expand outreach to Veterans through Rocky Mountain Human Services. The goal for 2015 is to house 100 veterans.

Furthermore, the Manager of City HCID will continue to serve on the CoC Governing Board to promote better collaboration and ensure the highest priorities are funded first. The CoC has a consumer advisory committee to ensure people experiencing homelessness have a voice in identifying the programs they need to return to stable housing. In addition, a Comprehensive Homeless Assistance Providers (CHAP) committee made up of service providers and interested community members will continue to meet monthly to discuss homeless issues. Members of this committee work firsthand in reaching out to the homeless population, including unsheltered and chronically homeless persons, delivering services and assessing needs in Colorado Springs.

Addressing the emergency shelter and transitional housing needs of homeless persons

There is significant unmet need for emergency shelter in Colorado Springs. One of the primary goals for 2015 as well as the City's Initiative to End Homelessness is to increase access to emergency shelter, especially during winter months. In 2015, the Initiative seeks to:

- Increase shelter capacity, especially for families with children and special needs populations to include persons with disabilities, elderly persons, and persons recovering from illness
- Increase the number of nightly winter shelter beds between November 1st, 2015 and March 31st, 2016
- Simplify access requirements to increase entry into shelters
- Target investments to move clients out of shelter and into housing quickly, including case management and rental assistance

Shelter programs have routinely operated at or above their maximum capacity since November 2013. In 2015, the City's federal funds will continue to support programs to provide decent and safe living environments for homeless and those at risk of becoming homeless, through funding such activities as emergency shelter operations, shelter expansion and rehabilitation, transitional housing rehabilitation, development of permanent supportive housing, tenant based rental assistance and rapid re-housing. A variety of community agencies provide basic needs assistance and other support for the local homeless population. The City contributes CDBG, General Fund, and utility revenues to help assist local service agencies provide these services. Non-profit agencies apply through HCID. These funds are also used to provide supportive services such as case management, counseling, job training, and life skills classes.

OMB Control No: 2506-0117 (exp. 07/31/2015)

For 2015, Colorado Springs will use its ESG funding to assist homeless prevention facilities and services for The Salvation Army's RJ Montgomery Center, Urban Peak Homeless Shelter and Services, and the Pikes Peak United Way HMIS service. These high-performing facilities provide direct emergency shelter and transitional housing needs of homeless persons while avoiding duplication of services.

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

Residents remain in shelters from several days to months depending on their needs. Shelters offer supportive services such as counseling and case management to help homeless persons make the transition to permanent housing. The City contributes CDBG, General Fund, and utility revenues to help assist local service agencies provide these services. Non-profit agencies apply through HCID. Through the local Continuum of Care system, the agencies have cooperative arrangements with human service agencies, educational institutions, Pikes Peak United Way, and various non-profit and civic groups to offer supportive services.

The City will continue to administer State ESG funds awarded on a competitive basis for homeless prevention and rapid rehousing. Funds are awarded to two agencies and other agencies refer clients through these agencies. By limiting the number of agencies administering the funds, HCID can provide more technical assistance and better monitoring to ensure outcomes are achieved.

In 2015, the CoC will launch a robust coordinated assessment process that includes administering the VI-SPIDAT to all clients experiencing homelessness to best identify and better coordinate housing and supportive services to ensure long-term housing stability. Competitive CoC funds will be awarded only to agencies that use the coordinated assessment tools. Performance will be evaluated annually as part of the application process.

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

Increasing access to stable and affordable housing is a key element of Colorado Springs's Initiative to End Homelessness, as part of a comprehensive strategy to prevent homelessness.

Stakeholders interviewed as part of the Consolidated Plan process placed an emphasis on providing wraparound services over the next five years in order to promote long-term housing stability. The current plan to end homelessness largely centers on providing health, social, and employment services in tandem with housing in order to comprehensively address the needs of the extremely low-income individuals and families in Colorado Springs. In 2015 City will sponsor the Pathways Home Colorado Permanent Supportive Housing Toolkit to teach local housing developers and service providers how to develop permanent supportive housing. The Toolkit was developed by the State of Colorado at the direction of Governor Hickenlooper to build a pipeline of permanent supportive housing to meet needs statewide. The Toolkit is sponsored in large part by the Colorado Housing Finance Authority, the agency responsible for awarding Low Income Housing Tax Credits.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

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

As identified in the 2014 Affordable Housing Needs Assessment, the following strategies will be examined over the next five years in order to remove or ameliorate the barriers to affordable housing in Colorado Springs:

- Engage in public education and outreach to help residents understand that there are costs associated with an undersupply of affordable housing such as lower achievement scores among school-age children, increased traffic congestion, increased commuting times and distance, increased need for road maintenance, less time for volunteer and other civic activities, etc.
- Put a human face on workforce housing needs such as a local school teacher, nurse, fire fighter or police officer. Illustrate that many people who fill vital community occupations cannot afford to purchase or rent a home today.
- Change negative perceptions through quality design that is compatible with existing surrounding neighborhoods.
- Conduct workshops with local government planners, developers and builders
- Encourage partnerships between nonprofit and for-profit developers
- Update the City's Comprehensive Plan
- Amend the City's zoning code to address barriers to affordable housing
- Take an active role in the preservation of subsidized units at risk for conversion
- Foster the completion of the restructuring of the CoC
- Focus on the infill redevelopment potential in the City

The City will aim to implement or accomplish at least half of the strategies put forth in the Affordable Housing Needs Assessment within a five-year time frame. The City is already participating in the restructuring process of the CoC and has prioritized infill development. Implementation of the remainder of the actions will be prioritized based on their feasibility and the resources available. Many will require ongoing action that will last beyond the timeline of this five-year plan.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

In FY 2015, Colorado Springs plans the following actions to help address the housing and community development needs of City residents, especially low- and moderate-income residents.

Actions planned to address obstacles to meeting underserved needs

The chief obstacle to meeting underserved needs is a lack of, or inadequate, resources---both financial and human (staffing). Colorado Springs will continue to collaborate with human and social service agencies and the Continuum of Care to identify potential resources for meeting the service needs of City residents. The strengthening of the CoC will help address this obstacle, as it will increase the efficiency of the institutional delivery system and help optimize the use of scarce human and financial resources for underserved populations. This will directly relate to the City's Initiative to End Homelessness, a top priority.

Actions planned to foster and maintain affordable housing

Colorado Springs will continue to administer its affordable housing programs, which provides rehab, tenant-based rental assistance, and direct new unit construction through service providers. This will increase the supply of decent, affordable housing for low-income households in the City who would otherwise not be able to afford it.

Actions planned to reduce lead-based paint hazards

The abatement of lead in existing housing units is an important part of the City's strategy for addressing the housing needs faced by low-income families, particularly those with children. Lead paint testing and abatement is incorporated into CDBG and HOME housing rehabilitation and affordable housing preservation programs to permanently eliminate lead paint hazards and increase access to housing without lead based hazards.

The Housing and Community Initiatives Division is compliant with the Lead Safe Housing Rule in all of its housing rehabilitation programs as well as affordable housing preservation, and plans for reduction are fully integrated into the City's housing policies and programs. HCID will continue to conduct lead-based paint testing for homes built prior to 1978 and will utilize applicable procedures for lead safe work practices and abatement. Households requesting assistance through Housing Development programs that were constructed prior to 1978 are all tested for lead based paint. When a lead-based paint survey is conducted on a structure, clients receive a copy of the inspection summary that indicates if lead is present and provides a brief

OMB Control No: 2506-0117 (exp. 07/31/2015)

summary of the inspection. HCID routinely grants abatement for housing rehabilitation activities to reduce homeowner rehabilitation costs.

Actions planned to reduce the number of poverty-level families

The City of Colorado Springs aims to increase private sector civilians employed by an average of 6,000 per year. This goal will be achieves through five objectives:

- Improve the business climate
- Focus on Economic Opportunity Zones
- Present a defined and well-promoted City image
- Improve access and ease of mobility
- Move forward the City for Champions Initiative

Economic Opportunity Zones (South Academy, Downtown and North Nevada) are key areas with overlapping issues of poverty, crime, infrastructure needs and housing issues that are also ripe for redevelopment. While General Funds have largely funded job recruitment and retention efforts, Federal funds have been invested in neighborhood stabilization activities, including public facilities and infrastructure, public housing rehabilitation and code enforcement with the goal of improving quality of life and making the area more attractive for private investment. This combined investment will reduce the number of poverty-level families in the City through job creation.

In addition, the City supports the Pikes Peak United Way's Cradle to Career initiative which focuses on:

Education and Skills Needed for Careers: Increase connections between K-12, vocational opportunities, and higher education employers looking for skilled labor.

Economic Development and Job Creation: Increase creation of new and exciting job opportunities that will encourage talent (young and old) to stay in Colorado Springs and in turn, increase the city's vibrancy and community involvement.

The Cradle to Career initiative is still in the process of convening stakeholders, identifying priorities and developing measurable outcomes. An action plan will be developed this year and completed by the end of 2015.

Actions planned to develop institutional structure

HCID is currently modifying its contracts to clearly identify performance expectations and collaborating with the public and private sector to bring fresh new perspectives to perennial social problems.

Services providers and other stakeholders in the CoC have a shared set of principles and have adopted the goals of the Initiative to End Homelessness in Colorado Springs. The City will undertake a comprehensive strategy to develop its institutional structure to ensure service providers are utilizing and dispersing resources at maximum efficiency. Strategies to be utilized in 2015 include:

- Deploy a coordinated assessment tool for participating agencies serving Veterans. Pilot at the Homeless Veteran Stand Down. HUD intends for coordinated assessment systems to establish system-wide entry, assessment, and referral processes.

- Partner with Rocky Mountain Human Services to expand outreach to Veterans experiencing homelessness, and focus outreach efforts on achieving housing outcomes. RMHS will refer veterans to VA, CSHA or provide direct assistance using the SSVF grant resources.

- Target CSHA housing vouchers and tenant based rental assistance to veterans experiencing homelessness. Clients will be referred to CSHA by RMHS. RMHS will provide case management services to better ensure long-term housing stability.

- Seek participation from private, public and nonprofit housing providers and landlords. Develop a job description for a Community Housing Coordinator and work with the State to identify funding sources for the position. Prioritize housing rehabilitation funding to providers who open units for Veterans.

- Increase the number of shelter beds to better ensure Veterans identified through outreach can be sheltered immediately. Advocate for shelter policies that make it easier for veterans to access shelter.

- Celebrate success.

In addition, the City of Colorado Springs will partner with El Paso County and the State of Colorado to bring the Pathways Home Colorado Supportive Housing Toolkit to the Pikes Peak region. A five-month series of technical assistance and peer learning sessions, the Toolkit brings together local, state, and federal housing experts and resources to reduce the number of individuals experiencing homelessness, expand community dialogue around housing stability, and increase permanent supportive housing units. Program launches in March 2015 and is expected to generate the following outcomes:

- Increased permanent supportive housing units in El Paso, Pueblo, and Fremont Counties with a projected minimum of 75 new units within a three-year period.

- Increased organizational sustainability for toolkit participants through strengthened understanding of service philosophies and sustainable funding models.
- Improved housing stability success within projects through training on harm reduction and housing first program philosophies.
- Improved community-dialogue around housing best practices and cost-effective interventions.
- Decreased number of individuals experiencing homelessness as a result of programming and increased community capacity.

Furthermore, Colorado Springs was selected as one of 56 cities across the nation to receive "surge funding" as part of the VA's Supportive Services for Veteran Families (SSVF) program in 2014. With this funding, Rocky Mountain Human Services/Homes for All Veterans program will establish a Veteran Housing Resource Center to act as a "one-stop" location for local Veterans seeking to access housing and employment services starting in 2015. The City will continue supporting RMHS with funding for outreach and rental assistance for veterans.

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

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed: $100,000

2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan: $0

3. The amount of surplus funds from urban renewal settlements: $0

4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan: $0

5. The amount of income from float-funded activities
Total Program Income N/A

Other CDBG Requirements

1. The amount of urgent need activities: No urgent needs have been identified.

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

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

HCID utilizes the resale provision for homebuyer activities.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Resale Provision

Per HOME rule 92.254(a)(5)(i), the CONTRACTOR must ensure that, when a HOME-assisted homebuyer sells his or her property, either voluntarily or involuntarily, during the affordability period,

1. The property is sold to another low-income homebuyer (80% or less of area median income) who will use the property as his or her principal residence
2. The original homebuyer receives a fair return on investment
    i. The original homebuyer's investment is defined as their down payment plus the value of any improvements they made to the house. For example, the homebuyer made a $1,000 down payment to purchase an existing home and they also invested in a new kitchen that added $5,000 to the value of the home for a total investment of $6,000. "Fair return" is defined as the percentage change in the value of the home, based on the percentage change in median home prices and documented by appraisals from the former homebuyer's purchase and subsequent (new) homebuyer's purchase. For example, the median sales price for the home's unit type (single family vs. condo; existing vs. new construction) and market area, according to the local Multiple Listing Service, was $200,000 when the homebuyer purchased it. When they decide to sell, the same measure of median sales price indicates an increase of 2.5% to $205,000. The seller must be allowed to sell the home for enough to recoup both their original investment ($6,000) and 2.5% fair return on that investment ($6,000 x 2.5% = $150), a total of $6,150. NOTE: if median sales prices actually decline between sales, the seller may not receive a return on their investment.
3. The property is sold at a price that is "affordable to a reasonable range of low-income buyers."
    i. The property must be sold to a household at 50%-80% of area median income that will pay not more than 30% of their income for principal and interest or the CONTRACTOR may use the "residual income" approach, which determines affordability based on whether a family can afford other basic necessities after paying for housing.
    ii. If the affordable sales price is not enough to allow the seller to realize a fair return on their investment, the City may provide HOME funding to help a qualified buyer afford a sales price that does ensure a fair return.

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

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment):

ESG Program Monitoring:
Sub recipients are monitored to ensure compliance with ESG regulations and program requirements. The City of Colorado Springs will use the following monitoring process for the ESG program:

Desk monitoring: Ongoing tracking and monitoring of monthly reporting including all requests for reimbursement-financial status reports submitted by the ESG Sub Recipients. ESG desk monitoring includes the documentation review of financial transaction records and receipts, the documentation of program eligibility certification and telephone consultations with sub-recipient program staff and administrators.

On-site visits: All ESG Sub Recipients will be monitored at least once every two years. The on-site monitoring process will include on-site visits with the Sub Recipient (City or County) and the sub recipient agencies. The categories monitored will include a review of financial policies and procedures, ESG written policies and procedures, shelter inspections and program participant files.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system:

   HCID expects that all providers participate in the coordinated assessment system. Coordinated assessment uses a common housing assessment and triage tool to ensure that all homeless individuals are referred to the appropriate housing intervention. Prior to full implementation of coordinate assessments, agencies can continue to accept direct referrals from individuals and other agencies.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations):

   Housing and Community Initiatives conducts an open and competitive Request for Proposal process for funding.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions

OMB Control No: 2506-0117 (exp. 07/31/2015)

regarding facilities and services funded under ESG:

The coordination of providers is primarily provided by the CoC. In order to receive ESG funding, an agency must be an active member of the CoC and attend regular CoC meetings. The CoC includes a diverse membership that includes housing service providers, support service providers, government agencies and public / private organization. The CoC has subcommittees to work on specific initiatives such as HMIS and the Point in Time Survey. The CoC will be consulted to identify annual ESG funding priorities and recommend programs that meet funding priorities.

5. Describe performance standards for evaluating ESG:

Agencies receiving ESG funds will be monitored annually to ensure that program guidelines are being followed. Monitoring procedure will be conducted as outlined in the ESG Monitoring Plan. All agreements require monthly reimbursement requests and timely expenditure of funds. In addition, before reimbursement can be made verification will be required.

Discussion:

Appendix A – Citizen Participation Plan

CITIZEN PARTICIPATION PLAN

INTRODUCTION

The Citizen Participation Plan ("the Plan") sets forth the City's policies and procedures by which it encourages local citizens to participate and comment on various housing and community development activities funded through federally funded programs. The programs include the Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant Program (ESG).

The primary purpose of these programs is to improve communities by providing decent housing; a suitable living environment; and growing economic opportunities. All activities principally benefit low- and moderate- income people. An area is defined as a predominantly low- and moderate- income when, at a minimum, 51% of the residents of the census tract have income that do not exceed 80% of the area median income (AMI) as approved by the federal government.

The Plan was prepared in accordance with Section 104(a) of the Housing and Community Development Act of 1974, as amended. The 24 CFR 91.105 federal regulations outline the "citizen participation" requirements. This document has been established in order for the City of Colorado Springs to be in conformance with the requirements of the regulations.

The Citizen Participation Plan relates to several stages of action mentioned in law or regulation. In general, these stages or events include:

- Identification of housing and community development needs;
- Preparation of the draft use of funds for the upcoming year, known as the proposed Annual Action Plan; or the development of the new five-year Consolidated Plan;
- Formal approval by City Council of a final Annual Action Plan; or new five-year Consolidated Plan;
- Occasional necessary changes to the use of budgeted funds in an Annual Action Plan; or change to the priorities established in the five-year Consolidated Plan. If the necessary changes meet the substantial change definition, a formal Substantial Amendment will be published for citizen input and acted upon by City Council;
- Annual Performance Report to HUD at program year completion drafted for public

OMB Control No: 2506-0117 (exp. 07/31/2015)

review and comment.

ENCOURAGING PUBLIC PARTICIPATION

The Plan provides for and encourages citizens to participate in the development of the Consolidated Plan and Annual Action Plan, any substantial amendments to the Consolidated or Annual Action Plans, and the performance report. The City strives to exceed the minimum requirements set forth in regulation by consulting with stakeholders throughout the planning process as well as hosting required public hearings. Citizen Participation activities are documented in the Annual Action Plan. In summary, this Plan;

- Provides for and encourages citizen participation with particular emphasis on participation by persons who are residents of slum and blighted areas, and/or in low- and moderate-income neighborhoods or targeted revitalization areas as defined by the City;

- Provides for and encourages citizen participation by people with disabilities, including providing a copy of the Plan in a format accessible to people with disabilities, upon request;

- Provides for and encourages citizen participation by all City citizens, including minorities and non-English speaking persons, and identifies how the needs of non-English speaking residents will be met in the case of public hearings where non-English speaking residents can be reasonably expected to participate;

- Provides citizens with reasonable and timely notification and access to local meetings, information, and records relating to the City's proposed and actual use of federal Community Development Block Grant, HOME Investment Partnership Funds and Emergency Solutions Grant funds;

- Provides for technical assistance to groups and organizations representing persons of low- and moderate-income that request such assistance in developing proposals with the level and type of assistance to be determined by the City;

- Provides for public hearings to obtain citizen views and respond to proposals. The public hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodations for people with disabilities. Process includes at least one public hearing for the identification of needs and one public meeting to review proposed activities;

- Provides for review of the programs' annual performance;

- Provides for a timely written response to written complaints and grievances where applicable;

- Consultations, direct mailings and other contact with local and regional organizations, assisted housing providers, public housing agencies, social service agencies, and advocacy groups, as well as their beneficiaries, will be utilized to encourage further participation.

The following timeline provides a general overview of the schedule of activities required in preparation of the Plan. The timeline is subject to change.

April	Start of program year
	Previous year wrap up, final payments, reconciliation
May	Consolidated Annual Performance Report (CAPER) preparation
June	CAPER comment period, submission to HUD
July	Public Input Hearing
August	Notice of Funding Availability
September	Project Applications Due
October	Project Applications Review
	City Council Budget Hearing
November	Recommendations of Awards
December	City Council Budget (estimates) approval
January	Draft Action Plan
	Presentation to City Council
	Public Comment Period and Public Hearing
February	City Council Approval
	Submission to HUD (45 days before start of program year)
March	End of program year

PUBLIC HEARINGS

The City's Housing and Community Initiatives Division will, at a minimum, convene two public hearings to be conducted during the development of the Five-Year Consolidated Plan and/or Annual Action Plan to obtain citizens' views and to respond to proposals and questions.

The first public hearing will be held prior to the development of the Five-Year Consolidated Plan and/or Annual Action Plan for the purpose of soliciting public comment on the affordable housing and community development needs in the City.

In addition, the City may hold additional public meetings in various neighborhoods throughout Colorado Springs and with local and regional organizations, assisted housing providers, public housing agencies, social service agencies, and advocacy groups for the same purpose.

The second public hearing will be held during the 30-day public comment period and prior to submission to HUD.

If non-English speaking or hearing impaired residents request assistance or participate in a public hearing, the City will make arrangements to have an interpreter present given reasonable advanced notice. Instructions for making such request will be outlined in the public notice.

First Public Hearing

The City will hold the first Public Hearing to obtain citizen views on community development and affordable housing needs and to provide citizens important program information as part of the planning process for the coming program year or years. At the Public Hearing the following information will be made available:

- The estimated amount of HUD entitlement grant, program income, and other funds that are reasonably expected to be available during the program year;
- The range of eligible activities that may be undertaken with CDBG, HOME and ESG funds;
- The estimated amount of those funds to be used for activities that will benefit low- and moderate-income persons;
- A description of CDBG, HOME and ESG activities likely to result in displacement, plans for minimizing such displacement, and the type and level of assistance that will be made available to persons displaced.

Second Public Hearing

Once drafted and before the Five-Year Consolidated Plan and/or Annual Action Plan is adopted, the document(s) will be made available publicly for a comment period no less than 30 days. The second public hearing will be conducted during the 30-day comment period to gather comments on the proposed plan. A summary of the comments received and any comments or views not accepted and the reasons therefor shall be attached to the final Consolidated Plan or Action Plan.

NOTICE

Public Hearings

Advanced notice will be given with enough time for the public to take informed action. A formal public notice will be published in a newspaper of general circulation in the area at least fifteen (15) days prior to such public hearings, and notice will be posted on the City of Colorado Springs website at www.coloradosprings.gov/housing. Additional public notice may include press releases, public service announcements and email distribution list that includes neighborhood and other civic engagement organizations, churches, community centers, libraries and social media.

Other Meetings

In addition to the required Public Hearings, the City will host meetings with particular emphasis on participation by special needs populations and by persons who are residents of slum and blighted areas and/or low- and moderate-income neighborhoods or geographic priority areas as defined by the City. These meetings will be open to the public and advertised with full and timely notice through local channels such as email, direct mail, social media, newsletters, and posted on the City of Colorado Springs website at www.coloradosprings.gov/housing, but are not required to meet the Public Notice requirements for publication in a newspaper of general circulation.

Colorado Sunshine Law

To meet the requirements of the Colorado Sunshine Law (CRS 24-6-402), all meetings where three or more members of a local public body may be in attendance will be posted in the Office of the City Clerk, 30 S. Nevada Avenue, not less than 24 hours prior to the meeting.

PLAN APPROVAL

The draft Five-Year Consolidated Plan and/or Annual Action Plan will be presented to City Council for approval before it is submitted to HUD.

PERFORMANCE REPORTS

The City of Colorado Springs will prepare a performance report for submission to HUD on an annual basis which is due within ninety (90) days of the close of the program year. Before the Consolidated Annual Performance and Evaluation Report (CAPER) is submitted to HUD, it will be made available for public review during a comment period of no less than 15 days. Citizens will be notified of the CAPER's availability through notification in a newspaper of general circulation. The notification will be published on the day the CAPER comment period begins. Comments will be considered from individuals and/or organizations received in writing. A summary of the written comments and a summary of those not accepted and the reasons therefor, will be included in the final CAPER document submitted to HUD.

CONSOLIDATED PLAN AND ANNUAL ACTION PLAN AMENDMENTS

The final Consolidated Plan and/or Annual Action Plan will be amended any time there is a change in one of the priorities presented on the HUD required Priority Table; a change in the use of money to an activity not mentioned in the final Consolidated Plan and/or Annual Action Plan; or a change in the purpose, location, scope, or beneficiaries of an activity.

Substantial Amendments

Substantial amendment means changes made in terms of purpose, scope, location, or beneficiaries. Any substantial change in the programs must be approved by City Council at a public hearing. It will then be submitted to HUD for informational purposes. In addition, any substantial change will be published in a newspaper of general circulation and citizens will be given 30 days to comment on the change(s). A summary of the written comments and a summary of those not accepted and the reasons therefore, will be included in the final document submitted to HUD. The following changes are considered substantial amendments:

- Increases or decrease by 50% or more than $100,000 of the amount allocated to an eligible activity of funding within the City's entitlement grant programs.
- Changes in activities proposed, beneficiaries or persons served.
- The proposed amendment deletes an activity described in the Consolidated Plan.
- The proposed amendment adds an activity not described in the Consolidation Plan.

Eligible Activities are allowable uses of the three federal funds (CDBG, ESG, and HOME) covered by the Citizen Participation Plan as defined in the Code of Federal Regulations Title 24 Part 570.201 of the Department of Housing and Urban Development.

Non-substantial Amendments

Any proposed amendment(s) to the approved Consolidated Plan that does not meet the above definition of a substantial amendment will be approved by the Housing and Community Initiatives Manager. No public notifications, public hearings, and public body approvals are required. A record of the transaction will be included in the budget file. Any change that comes about as a result of a disaster declared by either the Mayor or the Governor shall be included and notice of the change will be given to the public. However, in this case, the 30-day comment period is not applicable.

CITIZEN PARTICIPATION PLAN AMENDMENT PROCESS

Amendments to the Citizen Participation Plan shall be made only after the public has been notified of the City's intent to amend the Plan. The public notice of the City's intent to amend the Plan shall be published no less than fifteen (15) days prior to a 30-day public comment and review period. The City may publish its intent to amend along with the proposed dates for the 30-day public comment and review period in a single public notice.

TECHNICAL ASSISTANCE

Technical assistance may be requested in writing by neighborhood organizations, advisory groups, project area organizations, groups of low- and moderate-income persons and/or groups of residents of blighted neighborhoods/communities.

This assistance may be requested for the purposes of adequately participating in planning, implementing and assessing the programs, developing proposals for funding, and/or in carrying out CDBG/HOME/ESG Program activities. The level and type of necessary assistance will be determined by the City. If necessary, assistance will be provided by specialists selected by the City.

All written correspondence requesting technical assistance should be addressed to the Housing and Community Initiatives Division. All requests should specify the name of the group or organization, a contact person, the nature of technical assistance requested, immediate problems and the reason for the request.

RESIDENTIAL ANTI-DISPLACEMENT & RELOCATION ASSISTANCE PLAN

The City has adopted a Real Estate Manual which details how all land and property acquisitions are to be conducted within the metropolitan area. The manual provides information regarding relocation and displacement. The City's Housing and Community Initiatives Division follows the Uniform Relocation Act (URA) 49 CFR Part 24 and the City's real estate manual. The City will make every attempt not to displace individuals or families as a result of projects funded with federal block grant funds.

If displacement occurs as a result of one of the federally funded projects, the City will provide relocation assistance for lower-income tenants as required under 24 CFR 42.350. The City will replace all occupied and vacant occupiable lower income housing that is demolished or converted to a use other than lower income housing in connection with a project assisted with federal block grant funds.

All replacement housing will be provided within three years after the commencement of the demolition or conversion. Before entering into a contract committing the City to provide funds for a project that will directly result in demolition or conversion, the City of Colorado Springs will make public by publication in a newspaper of general circulation, post to the City website at www.coloradosprings.gov/housing and submit to HUD the following information in writing:

- A description of the proposed assisted project
- The address, number of bedrooms, and location on a map of low income housing that will be demolished or converted to a use other than low income housing as a result of an assisted project
- A time schedule for commencement and completion of the demolition or conversion
- To the extent known, the address, number of bedrooms, and location on a map of the replacement housing that has been or will be provided

- The source of funding and a time schedule for the provision of the replacement housing
- The basis for concluding that the replacement housing will remain low income housing for at least 10 years from the date of the initial occupancy
- Information demonstrating that any proposed replacement of housing units with smaller dwelling units (for example, a two bedroom unit replaced with two one bedroom units) is appropriate and consistent with the housing needs and priorities identified by the City and included in the Consolidated Plan.

If the specific location of the replacement housing and other required data above is not available at the time of the general submission, the City will identify the general location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data is available. The Housing and Community Initiatives Division, (719) 385-5912, is responsible for providing relocation payments and other relocation assistance and for tracking the replacement of lower income housing and ensuring that it is provided within the required time period.

For more detailed information regarding the City's real estate transaction guidelines please refer to the City's Real Estate Manual at www.coloradosprings.gov/business/building-construction/land-use/real-estate-services Sections 1.5 and 2.8 of the manual discuss relocation. The manual was adopted by City Council in 2007.

AVAILABILITY TO THE PUBLIC

All public information related to the citizen participation plan, the five-year consolidated plan and/or annual plan, substantial amendments and performance report is available for review, during regular business hours, at the Housing and Community Initiatives Division, 30 South Nevada Avenue, Colorado Springs, CO 80903, City Hall, Community and Senior Centers, Penrose Library and on the City's website at www.coloradosprings.gov/housing.

The City also offers, to all non-speaking English persons and upon written request, translated versions of all public hearing notices. Non-English speaking persons who desire translated public notices should formally request these items from the Housing and Community Initiatives Division during regular business hours. This Citizen Participation Plan is currently printed in English and in Spanish.

ACCESS TO RECORDS

Citizens, public agencies, and other interested groups will be given reasonable and timely access to the Consolidated Plan, substantial amendments, the performance report, and other information and records regarding the Consolidated Plan and use of funding during the preceding five (5) years. Program records are available for citizen review at the Housing and Community Initiatives Division, 30 South Nevada Avenue, Colorado Springs, CO 80903 and on

the City's website at www.coloradosprings.gov/housing. Such documents include the following:

- The proposed and final five-year Consolidated Plan
- The proposed and final Annual Action Plans
- Substantial Amendments
- Performance Reports
- The Citizen Participation Plan
- Records of public hearings and public meetings

COMPLAINT PROCESS

Public complaints will be received in writing, via email and orally at public hearings about the City's citizen participation process, the Five-Year Consolidated Plan, Annual Action Plan, any amendments and the Consolidated Annual Performance and Evaluation Report. Complaints will receive careful consideration and will be answered in writing within fifteen (15) working days of receipt of the complaint. If the complainant is unable to file a complaint due to disability, alternative filing methods will be allowed. Written complaints should be sent to the Housing and Community Initiatives Division:

- Via telephone at (719) 385-6609, TDY: 719-385-5499
- Through e-mail at aicox@springsgov.com
- In writing at 30 South Nevada Avenue, Suite 604, Colorado Springs, CO 80903

SECTION 108 LOAN PROGRAM

Applications for assistance filed by the City for Section 108 loan guarantee assistance authorized under HUD regulation 24 CFR Part 570, Subpart M, are subject to all provisions set forth within the Citizen Participation Plan. Such applications for Section 108 loan guarantees may be included as part of the process for obtaining CDBG/HOME/ESG entitlement funds, or may be undertaken separately anytime during the program year. The required public hearing to inform citizens of program requirements will be carried out by the Housing and Community Initiatives Division.