

Annual Action Plan

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

Introduction

At the time of publication of the draft Consolidated Plan and Annual Action Plan, the City of Colorado Springs had not been notified by HUD of the precise amount of funding to be allocated to the City for the 2020 program year. With this in mind, the funding amounts identified throughout this plan are estimates based on the City's 2019 funding allocations for each entitlement program. The contingency plan was to decrease or increase the program budgets on a pro rata basis. HUD announced the funding amounts for jurisdictions on February 14, 2020, and the City is updating the plan and all public-facing materials with the changes.

The City will receive \$3,079,570 in Community Development Block Grant (CDBG) entitlement funding, \$1,532,532 in HOME Partnership Program funding, and \$257,266 in Emergency Solutions Grant (ESG) funding in Program Year 2020. Based on equal funding across all programs, the City anticipates receiving an estimated \$15,397,850 in CDBG funding, \$7,662,660 in HOME funding, and \$1,286,330 in ESG funding over the next five

years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Rehab Public Improvements Public Services	\$3,079,520	\$100,000	0	\$3,179,520	\$12,218,300	Remainder of ConPlan is for program years 2021 through 2024.
HOME	public - federal	Acquisition Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,532,532	\$200,000	0	\$1,732,532	\$5,930,128	Remainder of ConPlan is for program years 2021 through 2024.

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: \$		
ESG	public - federal	Financial Assistance Homelessness Prevention Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services	257,266	0	0	257,266	\$1,029,064	Remainder of ConPlan is for program years 2021 through 2024.

Table 52 - Expected Resources – Priority Table

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

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. 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 and uses those funds on new construction of multifamily projects, acquisition and rehab projects, and homeownership programs. ESG funds are matched by subrecipient funds.

Low-Income Housing Tax Credits (LIHTC) have proven to be a highly effective method of increasing the supply of affordable housing. 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 Community Development Division.

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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The majority of publicly owned land within the jurisdiction is dedicated to specific purposes such as parks, stormwater facilities, transportation right-of-ways, and other municipal needs.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A. Expand Public Infrastructure	2020	2024	Non-Housing Community Development		Expand/Improve Public Infrastructure & Facilities	CDBG: \$344,619	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted
2	1B. Improve Public Infrastructure Capacity	2020	2024	Non-Housing Community Development		Expand/Improve Public Infrastructure & Facilities	CDBG: \$344,619	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted
3	1C. Improve Access to Public Facilities	2020	2024	Non-Housing Community Development		Expand/Improve Public Infrastructure & Facilities	CDBG: \$344,619	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
4	2A. Provide for Owner Occupied Housing Rehab	2020	2024	Affordable Housing		Preserve & Develop Affordable Housing	CDBG: \$1,165,837	Homeowner Housing Rehabilitated: 50 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	2B. Increase Homeownership Opportunities	2020	2024	Affordable Housing		Preserve & Develop Affordable Housing	HOME: \$766,266	Homeowner Housing Added: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 15 Households Assisted
6	2C. Increase Affordable Rental Housing Options	2020	2024	Affordable Housing		Preserve & Develop Affordable Housing	CDBG: \$500,000 HOME: \$766,266	Rental units constructed: 50 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted
7	3A. Provide Supportive Services for Special Needs	2020	2024	Homeless Non-Homeless Special Needs		Public Services & Quality of Life Improvements	CDBG: \$318,955	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
8	3B. Provide Vital Services for LMI Households	2020	2024	Non-Housing Community Development		Public Services & Quality of Life Improvements	CDBG: \$318,955	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	4A. Direct Assistance to For-Profit Businesses	2020	2024	Non-Housing Community Development		Economic Development Opportunities	CDBG: \$241,966	Businesses assisted: 1
10	5A. Provide Homeless Rapid Re-Housing Assistance	2020	2024	Homeless		Homeless Housing & Supportive Services	ESG: \$45,022	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Homelessness Prevention: 10 Persons Assisted
11	5B. Provide Assistance to Homeless Shelters	2020	2024	Homeless		Homeless Housing & Supportive Services	ESG: \$212,244	Homeless Person Overnight Shelter: 3000 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 5 Beds

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	1A. Expand Public Infrastructure
	Goal Description	The City will expand public infrastructure capacity in low-to-moderate income neighborhoods throughout the City. This may include but is not limited to expansion of public water & sewer, repairs to public roads, sidewalks and stormwater management systems.
2	Goal Name	1B. Improve Public Infrastructure Capacity
	Goal Description	The City will allocate funding to improve existing infrastructure capacity by making needed repairs to existing infrastructure including but not limited to needed repairs to water & sewer systems, repairs to roads, sidewalks and storm water management systems.
3	Goal Name	1C. Improve Access to Public Facilities
	Goal Description	The City will allocate funding to improve access to public facilities including but not limited to community centers, parks, libraries, as well as public facilities owned by partner non-profit organizations.
4	Goal Name	2A. Provide for Owner Occupied Housing Rehab
	Goal Description	The City will allocate funding to provide for much needed repairs to the City's aging housing stock. This shall include but is not limited to owner-occupied housing rehabilitation to address emergency repairs, weatherization, or accessibility improvements.
5	Goal Name	2B. Increase Homeownership Opportunities
	Goal Description	The City will allocate funding to provide down payment assistance to first time homebuyers to increase affordable housing opportunities for homebuyers.
6	Goal Name	2C. Increase Affordable Rental Housing Options
	Goal Description	The City will allocate funding to provide for acquisition, rehabilitation or new construction of affordable housing units. Additionally, the City will allocate funding for rental assistance for low-income and special needs populations.

7	Goal Name	3A. Provide Supportive Services for Special Needs
	Goal Description	The City will allocate funding for supportive services directed towards special needs population specifically for seniors and persons or families experiencing homelessness.
8	Goal Name	3B. Provide Vital Services for LMI Households
	Goal Description	The City will provide funding for services and programs that primarily benefit low-income individuals or families including but not limited to programs such as youth mentoring programs, fair housing promotion, alcohol and substance abuse treatment programs, and domestic violence assistance services - to name a few.
9	Goal Name	4A. Direct Assistance to For-Profit Businesses
	Goal Description	The City will provide direct financial assistance to for-profit businesses to aid with facade improvements and business expansion efforts. These efforts will be concentrated in low-income neighborhoods or areas of low economic opportunity as well as provide assistance to low-income microenterprises.
10	Goal Name	5A. Provide Homeless Rapid Re-Housing Assistance
	Goal Description	The City will provide funding for homeless prevention and rapid re-housing programs in an effort to minimize the time individuals or families experience homelessness as well as to reduce the number of persons experiencing homelessness in Colorado Springs.
11	Goal Name	5B. Provide Assistance to Homeless Shelters
	Goal Description	The City will provide funding to support homeless shelter operations and facility improvements as needed.

AP-35 Projects – 91.220(d)

Introduction

The following projects have been identified for funding during the 2020 program year. However, at the time of publication of this draft Consolidated Plan and Annual Action Plan, the City of Colorado Springs had not been notified by HUD of the precise amount of funding to be allocated to the City for the 2020 program year. With this in mind, the following projects have been allocated a percentage of each funding source (CDBG, HOME or ESG). The actual funding amounts will be updated once the 2020 funding allocations are published by HUD.

Projects

#	Project Name
1	CDBG: Administration (20%)
2	CDBG: Housing Programs (35%)
3	CDBG: Public Facilities & Infrastructure (25%)
4	CDBG: Public Services (15%)
5	CDBG: Economic Development (5%)
6	HOME: Administration (10%)
7	HOME: CHDO Reserves (15%)
8	HOME: Non-CHDO Development Activities (35%)
9	HOME: Homebuyer Assistance Program (20%)
10	HOME: TBRA (20%)
11	ESG: Homeless Housing and Services

Table 54 – Project Information

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

The City of Colorado Springs has developed its strategic plan based on an analysis of the data presented in this plan and the community participation and stakeholder consultation process. Through these efforts, the City has identified five (5) priority needs and associated goals to address those needs. All projects selected for funding must address the identified goals and priority needs.

The greatest obstacle to addressing the underserved needs of the community is a lack of funding to address the affordable housing and supportive services needs of our residents.

AP-38 Project Summary

(See following table)

1	Project Name	CDBG: Administration (20%)
	Target Area	
	Goals Supported	1A. Expand Public Infrastructure 1B. Improve Public Infrastructure Capacity 1C. Improve Access to Public Facilities 2A. Provide for Owner Occupied Housing Rehab 3A. Provide Supportive Services for Special Needs 3B. Provide Vital Services for LMI Households 4A. Direct Assistance to For-Profit Businesses
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities Preserve & Develop Affordable Housing Public Services & Quality of Life Improvements Economic Development Opportunities
	Funding	CDBG: \$615,914
	Description	Administration of the CDBG Program for the City of Colorado Springs throughout the 2020 program year. This will include staff salaries, consulting and other technical assistance services as well as program planning efforts. These administrative efforts support the successful completion of all other CDBG funded projects and activities. Administrative funding is capped, by HUD regulations, at no more than 20% of the annual CDBG allocation.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 12,500 people and 170, all low-to-moderate income and the majority of which will be special needs, will benefit from CDBG funded programs during the 2020 program year.
	Location Description	Citywide administration of the CDBG program.
	Planned Activities	Staff salaries, planning, general admin
2	Project Name	CDBG: Housing Programs (35%)
	Target Area	
	Goals Supported	2A. Provide for Owner Occupied Housing Rehab
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	CDBG: \$1,077,850

	Description	The City will utilize 35% of its annual CDBG allocation to support a variety of housing rehabilitation programs to support low-income homeowners throughout the City.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	170 LMI households, the majority of which will be very low income and have special needs, will benefit from these programs during the 2020 program year.
	Location Description	Citywide CDBG housing programs.
	Planned Activities	Owner occupied housing rehab
3	Project Name	CDBG: Public Facilities & Infrastructure (25%)
	Target Area	
	Goals Supported	1A. Expand Public Infrastructure 1B. Improve Public Infrastructure Capacity 1C. Improve Access to Public Facilities
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities
	Funding	CDBG: \$769,893
	Description	The City will utilize 25% of its annual CDBG allocation for expansion and improvements to public facilities and infrastructure including neighborhood facilities, community centers, water & sewer systems, sidewalk repairs and road repaving.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted
	Location Description	Low to moderate income neighborhoods throughout the City.
	Planned Activities	At this time the City has not identified specific activities for this funding. Staff will continue to review applications for funding as well as City managed projects to identify eligible and suitable activities for funding.
4	Project Name	CDBG: Public Services (15%)
	Target Area	

	Goals Supported	3A. Provide Supportive Services for Special Needs 3B. Provide Vital Services for LMI Households
	Needs Addressed	Public Services & Quality of Life Improvements
	Funding	CDBG: \$461,935.50
	Description	The City of Colorado Springs will continue to provide support for local service providers with a focus on services for special needs populations including homeless services and services for seniors. Public services are typically offered by non-profit partners of the City. The City is limited, by CDBG regulations, to utilizing up to 15% of the annual allocation and program income for Public Services activities.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
	Location Description	Citywide public services for those experiencing homelessness, or at risk of becoming homeless, as well as seniors.
	Planned Activities	At this time the city has not identified specific programs to receive funding. The City published a Notice of Funding Availability (NOFA) in February 2020 to solicit applications for funding projects that improve housing stability for vulnerable populations. Over 40 applications have been received; the City will make awards available by May.
5	Project Name	CDBG: Economic Development (5%)
	Target Area	
	Goals Supported	4A. Direct Assistance to For-Profit Businesses
	Needs Addressed	Economic Development Opportunities
	Funding	CDBG: \$153,979
	Description	The City will allocate 5% of the annual CDBG allocation to support for-profit businesses throughout the community. Funds will be provided to businesses for facade improvements which in-turn should lead to increased commercial traffic and economic opportunity.
	Target Date	3/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	The city estimates assisting one small business each program year with this facade improvement program.
	Location Description	Citywide based on participant eligibility.
	Planned Activities	Direct assistance to for-profit businesses to complete façade improvements.
6	Project Name	HOME: Administration (10%)
	Target Area	
	Goals Supported	2B. Increase Homeownership Opportunities 2C. Increase Affordable Rental Housing Options
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$153,253
	Description	The City will utilize 10% of the annual HOME allocation for administrative expenses including staff salaries, planning efforts as well as consulting and technical assistance efforts.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide administration of the HOME program.
Planned Activities	General administrative expenses including staff salaries, planning efforts as well as consulting and technical assistance efforts	
7	Project Name	HOME: CHDO Reserves (15%)
	Target Area	
	Goals Supported	2B. Increase Homeownership Opportunities 2C. Increase Affordable Rental Housing Options
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$229,880
	Description	The City, as required by HUD, will set-aside 15% of the annual HOME allocation for funding to be allocated to eligible Community Housing Development Organizations (CHDOs) for the development of affordable housing throughout the City.

	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Added: 5 Household Housing Unit
	Location Description	Citywide
	Planned Activities	At this time, the City has not identified any specific CHDO activities to receive funding. The CHDO's selected for funding will ultimately develop affordable housing opportunities for low-to-moderate income families throughout the City. This could include homeownership or rental opportunities.
8	Project Name	HOME: Non-CHDO Development Activities (35%)
	Target Area	
	Goals Supported	2B. Increase Homeownership Opportunities 2C. Increase Affordable Rental Housing Options
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$536,386
	Description	The City will allocate 35% of the annual HOME allocation for affordable housing development projects to be completed by non-CHDO developers. This may include the acquisition, rehabilitation or new construction of affordable housing for homeownership or rental opportunities.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Rental units constructed: 250 Household Housing Units Rental units rehabilitated: 10 Household Housing Units
	Location Description	Citywide
	Planned Activities	At this time the City has not identified specific activities for funding. City staff will review all applications for funding to determine feasibility and eligibility. Developers selected to receive HOME funds must develop affordable housing for low-to-moderate income families throughout Colorado Springs. This may include the acquisition, rehabilitation or new construction of affordable housing for homeownership or rental opportunities.
	Project Name	HOME: Homebuyer Assistance Program (20%)

9	Target Area	
	Goals Supported	2B. Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$306,506
	Description	The City will allocation 20% of the annual HOME allocation for direct financial assistance for first time homebuyers via the City's down payment assistance program.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	15 low to moderate income families will benefit from this program during the 2020 program year.
	Location Description	Citywide based on participant eligibility.
	Planned Activities	HOME funded Down Payment Assistance Program for first time homebuyers in Colorado Springs.
10	Project Name	HOME: TBRA (20%)
	Target Area	
	Goals Supported	2C. Increase Affordable Rental Housing Options
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$306,506
	Description	The City will allocate 20% of the annual HOME allocation for Tenant Based Rental Assistance (TBRA). The program will be administered by the Colorado Springs Housing Authority. Much like the Section 8 Housing Choice Voucher Program, eligible program participants will receive direct rental assistance which will allow them to identify a home of their choosing anywhere in the City.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 35 extremely low-income individuals or families will benefit from this program during the 2020 program year.
	Location Description	Citywide based on participant eligibility.
	Planned Activities	Tenant Based Rental Assistance in partnership with the Colorado Springs Housing Authority.
	Project Name	ESG: Homeless Housing and Services

11	Target Area	
	Goals Supported	5A. Provide Homeless Rapid Re-Housing Assistance 5B. Provide Assistance to Homeless Shelters
	Needs Addressed	Homeless Housing & Supportive Services
	Funding	ESG: \$257,266
	Description	The City will allocate the annual ESG allocation as follows: 7.5% for general administrative expenses, 60% for homeless shelter operational support, 15% for supporting the Homeless Management Information System (HMIS) - a database system required for all ESG funded agencies, and the balance of 17.5% will be utilized for rapid re-housing and homeless prevention programs.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 3,000 extremely low-income individuals or families experiencing homelessness, or at risk of becoming homeless, shall benefit from the shelter programs during the 2020 program year.
	Location Description	Citywide
	Planned Activities	General Program Administration = 7.5%; Shelter Operations = 60%; Homeless Management Information System =15%; Rapid Re-housing & Homeless Prevention Programs =17.5%

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

The allocation of funds geographically is based primarily on analysis of neighborhood needs, affordable housing needs and the strengths and merits of applications for competitively awarded funds. CDD staff will coordinate with Economic Development to assist with any Opportunity Zone projects that involve housing or public service uses. 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, other funding sources, and public works initiatives, such as the 2C program.

Community Development staff partners with a variety of city departments and local leaders, such as the City’s Infrastructure Coordination Committee, Neighborhood Services, Council boards and commissions, Colorado Springs Police Department, service providers, and the Council of Neighborhoods and Organizations, to identify areas with urgent needs and to make immediate investments to arrest neighborhood decline and improve quality of life. We look for neighborhoods in need of accessible, multimodal infrastructure, more employment opportunities, safety improvements, housing rehabilitation, new housing, and commercial improvements.

Geographic Distribution

Target Area	Percentage of Funds

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

With no target area strategy, the Division will rely on a competitive process for grant funds, prioritizing those that serve the most vulnerable populations, demonstrate project readiness, and promise high-impact outcomes. Our policies and procedures in receiving applications for funds, such as the underwriting process for housing projects, the external application review committees for CDBG and ESG projects, the citizen participation opportunities, et cetera, all work together to make sure we do not unfairly favor one neighborhood or part of the city over others. We also work extensively – and continue to build more institutional relationships – with Planning, Colorado Springs Utilities, and other entities to ensure that our projects complement other public and private initiatives in high-needs areas, maximizing neighborhood benefits.

AP-55 Affordable Housing – 91.220(g)

Introduction

The following one-year goals have been established based on the indicators and scope of the City of Colorado Springs' projects this year.

One Year Goals for the Number of Households to be Supported	
Homeless	85
Non-Homeless	390
Special-Needs	60
Total	535

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	35
The Production of New Units	305
Rehab of Existing Units	180
Acquisition of Existing Units	15
Total	535

Table 57 - One Year Goals for Affordable Housing by Support Type

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 approximately 40 households. CSHA will continue its housing activities in 2020, 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 except the City of Fountain. 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.

CDD is entering into a multi-year CDBG funded effort to assist the Housing Authority with its Section 504 transition plan. Between 2020-2024, CSHA anticipates that (10) units in its portfolio will become accessible.

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

The Colorado Springs Housing Authority (CSHA) owns and manages a portfolio of approximately 700 rental units scattered throughout the city. As federal funding for capital improvements to public housing continues to decline, Community Development is collaborating with CSHA to address the condition of its aging housing stock. CSHA and CDD are working together to modify existing units to increase accessibility. Community Development anticipates using a portion of HOME funds allocated for the preservation of existing affordable housing to advance this effort.

In 2019, CSHA was awarded low-income housing tax credits for its proposed multifamily project in the Hillside neighborhood. The City will work with CSHA and other City departments to leverage more needed public investment in this CDBG-eligible neighborhood to create a healthier environment and more economic opportunities.

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

In prior years, the Colorado Springs Housing Authority (CSHA) administered a home buyer program designed to promote home ownership in low- to moderate-income households. The program consisted of required home buyer education and counseling and down payment assistance combined with subsidies from the Colorado Division of Housing and the Federal Home Loan Bank of Topeka, an FHA lender. This program is no longer offered by the Housing Authority, however, CDD is partnering with the Rocky

Mountain Community Land Trust (RMCLT) to administer a similar program. RMCLT will include public housing residents in its outreach and marketing efforts.

The Colorado Springs Housing Authority encourages public housing residents to become more involved in management through the Resident Advisory Boards (RAB). RAB is open to all CSHA residents. It is currently made up of 6 to 7 residents who drive the agenda and convene other tenants to discuss housing and neighborhood issues. The CSHA assists residents in implementing projects that improve their neighborhoods such as health programs, security, and resource access. The CSHA Board also holds open meetings, open to tenants and members of the general public, for opportunities to introduce issues for discussion or to share business operation decisions with the public.

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.

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

Introduction

Preventing and ending homelessness continues to be a top priority in 2020. The Division will support the Homelessness Prevention and Response Coordinator in accomplishing some key components of the City's 2019 Homelessness Initiative, a 5-point plan for immediate implementation.

Though not a direct service provider, the City of Colorado Springs engages with the PP CoC, business leaders, policymakers, and other service providers to achieve the following goals as outlined in the Pikes Peak Continuum of Care Strategic Plan:

- Stimulate sufficient supportive, affordable, and attainable housing for people inclusive of emergency and temporary housing for those in transition
- Trigger the development of programs and services that are accessible, sufficient and effective in helping people move toward maximum independence
- Build a durable and unified system focused on performance, coordination, and sustainability

The Community Development Division and the PP CoC Governing Board collaborate on project awards to ensure the highest priorities are funded first and that the projects and programs complement each other, and do not leave out any critical eligible services.

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

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

Preventing and ending homelessness will continue to be a top priority in 2020 and beyond. The City and its partners made significant progress in meeting the goals of the 2014 *Initiative to End Homelessness*, most notably by establishing a strong CoC, funding and building a low barrier shelter and resource center, and expanding street outreach. Since the last Consolidated Plan, the Colorado Springs Police Department expanded its team of trauma-informed outreach professionals on its Homeless Outreach Team (HOT). The City has also continued to fund street outreach for youth.

In 2019, the City's Homelessness Prevention and Response Coordinator unveiled a short-term Homelessness Initiative, a 5-point plan for immediate implementation. One of the goals, increase access to shelter and services, has an outreach-specific objective to 1) pilot a homeless outreach program in downtown Colorado Springs and 2) evaluate results to assess possibility of long-term expansion.

Lastly, the Community Development Division manager serves on the CoC Governing Board to promote better collaboration and ensure the highest priorities are funded first. Street outreach will continue to be a component of ESG that the Division seeks to fund. City staff and PP CoC members also rely on the work

of the local Coalition of Homelessness Advocates and Providers (CHAP), made up of service providers and interested community members who meet monthly to discuss homeless issues, to communicate current needs and conditions of this population. Members of this group work firsthand in reaching out to those experiencing homelessness or at risk of homelessness in Colorado Springs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City and its partners have made a significant dent in the shelter needs for Colorado Springs since the last Consolidated Plan. One of the primary goals in the City's Initiative to End Homelessness was to increase access to emergency shelter, especially during winter months. Since 2014, the City, CoC, service providers, and public and private funders have been able to:

- Increase shelter capacity especially for special needs populations, including people with disabilities, elderly clients, and persons recovering from illness
- Increase the number of nightly winter shelter beds
- Simplify access requirements to increase entry into shelters
- Strengthen priority placement system (Coordinated Entry) that moves clients out of shelter and into housing quickly with essential resources like case management and rental assistance to build stability

Springs Rescue Mission, the City's first low-barrier shelter, can now offer up to 300 beds in winter for both men and women. Salvation Army has also undergone facility changes to accept single adults while also accommodating families. The primary forms of emergency shelter for families in Colorado Springs beside the few beds at Salvation Army are hotel vouchers and hosting church facilities. While there are day centers and auxiliary services for families experiencing homelessness, there is still a lack of adequate family shelter space for families with children and a lack of transitional housing for placement out of shelter.

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. The City will also continue to fund non-profits that provide eligible critical wrap-around services for people in shelters and transitional housing.

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

recently homeless from becoming homeless again

The City only supports shelters that offer supportive services such as counseling and case management to help homeless persons make the transition from shelter to safe and stable housing via ESG and CDBG funds. These are available annually on a competitive basis.

The City provides administrative assistance to the PP CoC via ESG dollars to maintain a reliable data system (HMIS) and robust coordinated entry process. This involves surveying all clients experiencing homelessness on their needs and sharing this information system-wide to provide seamless care and best identify and coordinate housing and supportive services. Competitive CoC and ESG funds will be awarded only to agencies that participate in HMIS and the coordinated entry process. 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

The PP CoC will be rewriting a system-wide discharge policy in 2020. The City and its partners have a number of strategies to prevent homelessness to address the needs of the extremely low-income individuals and families in Colorado Springs. The City has a non-profit healthcare provider for homeless clients discharged from the hospital – it serves as hospice care for the severely ill and as a recuperative shelter for people who can move on to transitional or permanent housing. The PP CoC also seeks out more partners who can assist people exiting the prison system to ensure housing stability and decrease recidivism.

The City will continue to facilitate more collaboration between service providers and developers to apply for Low Income Housing Tax Credits (LIHTC) funding for permanent supportive housing for residents with chronic conditions that would otherwise be homeless.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City is in the process of updating its Analysis of Impediments to Fair Housing Choice, which will address steps the City can make to ensure citizens are aware of their rights under the Fair Housing Act and to help public and private housing providers and lenders level the playing field for all consumers.

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

2020 is the first year of implementation of the upcoming affordable housing plan. In order to facilitate the addition of new affordable housing units, the Division plans to carry out the following actions in 2020:

- Collaboration with the Planning Department in the revision of its accessory dwelling unit (ADU) ordinance. 2019 saw an initial introduction of new ordinance language. The issue has been taken back to the community via townhall meetings.
- Creation of an ADU Assistance Program for homeowners who want to build an ADU to rent to low-income residents.
- Collaboration with the Economic Development Division to expand the Rapid Response review team for affordable housing developments.
- Facilitate development of new tiered fee structure to reduce development fees for affordable housing developers.
- Continued advocacy for affordable housing through public forums.
- Review of land use code to ease zoning restrictions on various housing types throughout the city.
- Collaboration with the El Paso County Community Development Department and the Colorado Springs Housing Authority on the implementation of Fair Housing strategies developed through the County's 2017 Assessment of Fair Housing.
- Continue partnership with Colorado Legal Services on providing workshops for renters around fair housing, eviction, and contract literacy.
- Partner with Apartment Association of Southern Colorado to create Fair Housing content for their RentSmart program for high school seniors.
- Continue support for the Eviction Defense Project, a pro bono legal representation program administered by Colorado Legal Services. Wrongful evictions disproportionately affect minorities, families with children, the elderly, and people with disabilities. By supporting this program for low-income residents with a wrongful eviction, we are affirmatively furthering fair housing goals and protecting vulnerable communities from barriers to fair housing.
- Incorporate HomeCOS, and ongoing planning effort which targets strategies to ease housing

development for the low- and very low-income groups.

Discussion:

The City is in the process of updating its Analysis of Impediments to Fair Housing Choice, which will be submitted with its 2019 CAPER.

AP-85 Other Actions – 91.220(k)

Introduction:

In accordance with the goals and objectives outlined in the 2020-2024 Consolidated Plan, CDD will undertake the other actions described below.

Actions planned to address obstacles to meeting underserved needs

CDD staff continues to work with local government and service providers to build community capacity to meet underserved needs. Distribution of federal funds for housing development, public facilities, and public services is dependent upon responses from organizations to City-issued applications and Notices of Funding Availability. A lack of responses can be an obstacle for addressing underserved needs. Some agencies that apply do not have the necessary financial systems and professional staff to ensure compliance with HUD regulations and either cannot be funded or require significant technical assistance.

To address this obstacle, CDD staff has clarified its priorities, expanded subrecipient training, and continues to improve its monitoring procedures. CDD has also expanded its citizen outreach as documented in the Citizen Participation Plan; continues to work with the Continuum of Care, public and private housing developers, and other community organizations; targets populations and the local media to better ensure community awareness of funding opportunities; and specifically seeks out and selects only those projects that clearly meet the highest priorities. Staff continues to build its pool of partners and collaborators in community education and outreach.

In 2019, two CDD staff members received certification in public participation methods by the International Association of Public Practitioners (IAP2). In 2020, CDD staff will implement many of the IAP2 standards and practices to continue fostering meaningful public engagement from diverse communities.

In accordance with the City's Limited English Proficiency/Language Accessibility policies, CDD will update its Spanish-language information, program applications, policies, and other critical documents. CDD will continue to devote a portion of its CDBG and HOME administrative funds to get key documents translated and to have interpreters on hand at public meetings.

Actions planned to foster and maintain affordable housing

Developing and maintaining an adequate supply of affordable housing is a high priority need in the community. Addressing substandard conditions in the existing affordable housing stock is critical to achieving this goal. In 2019, CDD worked extensively with local partners on an affordable housing plan addressing many of these concerns while mainly focusing on increasing housing stock for lower income

households. In 2020, the plan will be completed and ready for implementation.

In 2020, CDD plans to take the following actions:

- Administer housing rehabilitation programs for very-low and extremely-low income households that address the service life of key building components such as sewer and water lines, hot water heaters, furnaces, and electrical systems. Failure of these building systems is often costly and can lead to housing instability.
- Provide funding for the Colorado Springs Housing Authority to move forward with its Section 504 Transition Plan. The plan requires CSHA to carry out ADA modifications to units in its inventory, however, federal funding for this effort has been reduced each year.
- Issue Private Activity Bonds (PABs) for affordable housing financing.
- Increase collaboration with the City Planning Department to provide private developers with information intended to minimize involuntary displacement of low- to moderate-income households.
- Create HOME program for ADU construction assistance to homeowner who wish to rent their ADU to low-income residents.
- Explore landlord engagement strategies to increase unit availability for low- to moderate-income voucher holders, starting with veterans as a pilot project.
- Provide funding for acquisition/rehabilitation projects to increase the number of affordable rental units.
- Explore Community Development Financial Institutions in the state and southwest region in preparation for increased economic development opportunities for the 2020-2024 Consolidated Plan period. While there are no CDFIs based in Colorado Springs, www.cdfifund.gov shows several serving the state.

Actions planned to reduce lead-based paint hazards

The elimination of lead-based paint hazards in existing housing is an important part of CDD's strategy for addressing potential health conditions faced by at-risk low- to moderate-income families, particularly those with young children in target housing. All housing rehabilitation and affordable housing preservation projects include testing for lead-based paint and related hazard elimination activities when needed. In order to ensure compliance with HUD's Lead Safe Housing Rule, a senior staff person with extensive construction experience and HUD/EPA training in the identification and elimination of lead-based paint hazards oversees this effort. The Division's goal is to increase the number of hazard-free, affordable housing units available in the community.

Actions planned to reduce the number of poverty-level families

Increasing household income through access to jobs aligns well with the City of Colorado Springs 2020-

2024 Strategic Plan. The City of Colorado Springs 2020-2024 Strategic Plan has four platform goals:

- Promoting job creation
- Investing in infrastructure
- Building community and collaborative relationships
- Excelling city services

This Strategic Plan and Consolidated Plan builds on all of these, with the proposed investments best fitting into the third platform which covers issues of poverty, homelessness, and housing issues. HOME and CDBG investments also spur job creation, particularly through financing new multifamily construction, whose direct, indirect, and induced impact is estimated to create 161 local jobs per 100 units (National Association of Home Builders, 2015).

Our CDBG, ESG, and HOME funds will continue to target our most vulnerable households – seniors, disabled, and very-low income households – via the following programs in 2020:

- CDBG Public Services – Successful applicants for these funds will prioritize wraparound services and case management to help clients increase income and/or achieve housing stability.
- ESG – Successful applicants for Homelessness Prevention, Rapid Rehousing, and Shelter Operations funds will prioritize wraparound services and case management to help clients increase income.
- HOME Affordable Housing – gap financing for development of multi-family rental projects serving very-low and extremely-low income households, and down-payment assistance for low-income households seeking opportunities for homeownership.

In 2020, the Community Development Division plans to add the following:

- Create a CDBG Economic Development program to assist small businesses in and/or serving low-income communities

Actions planned to develop institutional structure

CDD is committed to developing institutional structure by improving collaboration between City Departments, providing annual training opportunities for staff, and by developing and offering technical assistance to its partner agencies in the community. In 2020, CDD plans to take the following actions:

- Participate in land use review related to affordable housing projects.
- Participate in internal City committees charged with budgeting for capital improvements and ADA compliance.
- Offer at least one HUD approved training opportunity for each CDD staff member.
- Offer more application workshops and technical assistance for subrecipient staff on compliance

with HUD regulations and reporting requirements.

- Use monitoring as a means to engage subrecipients on improvements to program delivery, policy documents, and best practices.
- Collaborate with the City's Title II staff to ensure ongoing compliance with Section 504 requirements in CDD programs and activities.
- Continue cooperation between the Economic Development, Public Works, and Parks, Recreation, and Cultural Services Departments.
- Create process for applicant organizations in need of emergency assistance outside of NOFA cycles.
- Participate in Fair housing coordination.
- Explore Community Development Financial Institutions in the state and southwest region in preparation for increased economic opportunities for the 2020-2024 Consolidated Plan period. While there are no CDFIs based in Colorado Springs, www.cdfi.gov shows several serving the state. Assist Colorado Springs' only community development corporation (CDC), Solid Rock CDC, in building capacity to carry out major projects.
- Work with the Pikes Peak Workforce Center and Small Business Development Center to help increase grant-funded construction bids to local firms, especially women and minority owned businesses

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

A CDD staff member continues to serve as an ex officio board member of the Pikes Peak Continuum of Care. This representation ensures efficient use of resources to address high priority needs related to homelessness identified in the Consolidated Plan, while also educating CDD staff on the frontline needs of service providers. In the coming year, CDD staff will work closely with the on revising their Written Standards to streamline requirements across ESG and CoC programs.

CDD and the El Paso County Community Development Department will continue their quarterly meetings to review and coordinate the use of federal funds in the region.

CDD management continues to be the main contact for private housing developers for guidance on public financing and underwriting assistance.

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

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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	0
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	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**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:

Not applicable.

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

Introduction

The Colorado Springs single-family home market is experiencing rapid price increases. Between April, 2018 and April, 2020, the median sales price for a home has increased more than 17.22% from \$305,000 to \$360,000 according to Pikes Peak Association of Realtors. In this price environment, the Community Development Division (CDD) is opting to include resale provisions in each homebuyer transaction carried out by its subrecipients. In Program Year 2020, CDD is funding two homebuyer programs, one through the Rocky Mountain Community Land Trust (RMCLT) and one through Pikes Peak Habitat for Humanity. Per the terms of the funding agreements executed with each subrecipient, resale provisions are included in each transaction to ensure that if the property is sold voluntarily or involuntarily prior to the end of the period of affordability it will remain affordable to a subsequent low- to moderate-income homebuyer. All homebuyer programs that CDD administers are eligible only to single-family residences that are owner-occupied by low to-moderate income households. All homebuyers attend homebuyer counseling through RMCLT, the only HUD-approved homebuyer counselor in the region.

Resale Provision Summary

The following is a summary of key aspects of the resale provision as it applies to activities carried out in Program Year 2020:

- The owner must notify the subrecipient of their intent to sell the property;
- The owner must allow the subrecipient the choice of exercising a right of first refusal;
- The owner must provide the subrecipient with records substantiating eligible improvements made to the property during the owner's tenure;
- The owner must cooperate with the subrecipient to establish a maximum sales price for the property that is affordable to a prospective homebuyer making no more than 80% of the area median income;
- The owner must agree to sell the property to another low- to moderate-income homebuyer.

Modest Housing

In order to ensure that housing purchased with HOME funds is modest and non-luxury, the Community Development Division (CDD) used residential real estate data provided by the El Paso County Assessor to determine a maximum purchase price. CDD reviewed 1,428 residential sales transactions for March 2020, representing all residential single-family sales for the Pikes Peak Region. The median sales price recorded for all records = \$343,472 and 95% of the median sales price = \$326,298. CDD will elect to use \$315,000 as an overall maximum purchase price for PY2020.

The \$315,000 maximum is based on what a household size of 3-4 persons earning up to 80% Area Median Income (AMI) can qualify for under HUD PY2020 Income Limits, assuming typical downpayment assistance from the CDD and the partnering organization, for an affordable mortgage payment. The designation of a maximum purchase price for newly constructed homes will match the \$315,000 price point above, while \$305,000 is the maximum for existing homes for PY2020. Last program year, a homebuyer at 77% AMI, household size of four, qualified for a \$280,000 home in northeast Colorado Springs, providing access to a high-ranking school district among other sought after amenities and opportunities.

Data substantiating the calculation of the maximum purchase price is available on request.

In order to determine that properties considered for purchase by a HOME assisted buyer do not exceed the maximum purchase price, the Community Development Division directs its subrecipients to use one of two methods:

- Reference the El Paso County Assessor's website where an estimated market value of the home can be found;
- Reference an appraisal required by the primary lender for the transaction.

Fair Return on Investment

In order to ensure that the original HOME-assisted homebuyer receives a fair return on their investment at the time of the sale, subrecipients must follow Community Development Division guidelines for calculating the value of eligible improvements made to the property during the owner's tenure.

Examples of eligible home improvements include additions, new structures such as detached garages or wood decks, remodeled kitchens or bathrooms, flooring upgrades such as the replacement of carpet with wood flooring or tile, replacement of driveways and exterior walkways, installation of energy-efficient windows and doors, installation of wall, floor, or attic insulation, and replacement of permanently installed equipment such as furnaces or electrical panels.

Maintenance items are not considered eligible home improvements. Maintenance items include roof replacement, minor interior or exterior repairs, painting, yard work, or gutter replacement. Items completed as the result of an insurance claim are not considered eligible home improvements.

The Community Development Division provides subrecipients with an index derived from Pikes Peak Area Association of Realtors' data to calculate the value of eligible home improvements based on the percentage increase or decrease in the local housing market over a two-year period. For program year 2020, the index is calculated as follows:

Take the April, 2020 median home sales price of \$360,000 and subtract the April, 2018 median home sales price of \$305,000 for a total appreciation of \$55,000. Divide the total appreciation by the median home sales price in March, 2018, to arrive at an 18.03% appreciation rate from April, 2018 to April, 2020.

A table showing the calculation of the index is included below.

Fair Return Index - Pikes Peak Association of Realtors			
Year	Month	Median Sales Prices	Percent Change
2018	April	\$ 305,000.00	
2020	April	\$ 360,000.00	
		% Change 2018-2020	18.03%
Source: https://ppar.com/Documents/stats/MarketTrends/Prices.jpg			

An example of the use of the index to calculate the homeowner’s fair return on investment is included in the following table:

Homebuyer's Fair Return on Investment			
Homebuyer's Down Payment	\$	5,000.00	
Added Value of Work	\$	10,000.00	
Total Homeowner Investment	\$	15,000.00	Bathroom remodel
Fair Return on Investment (\$15,000 * 18.03%)	\$	2,704.50	

Continued Affordability

As stated above in the introduction, per the terms of the funding agreements executed with each subrecipient, resale provisions are included in each transaction to ensure that if the property is sold voluntarily or involuntarily prior to the end of the period of affordability it will remain affordable to a subsequent low- to moderate-income homebuyer. For example, the Land Use Restriction Agreement (LURA) is a restrictive covenant and recorded legal instrument that ensures that the property will be made available to a reasonable range of low- to moderate-income homebuyers. CDD requires that this agreement is included in every homebuyer transaction. Subrecipients explain these conditions to homebuyers prior to executing the LURA.

Currently, the target AMI for homebuyers in the programs typically range from 50%-70% AMI, where the historical average is 60% AMI. For example, a family of four earning 60% AMI has an annual income that is approximately \$50,000 per year. Using a Mortgage Income Calculator, this could produce the purchase of a \$250,000 home with \$50,000 down payment assistance (CDD & partner organization), with standard mortgage terms, current rates, and no more than 30 percent of income for principal, interest, property taxes, and insurance.

While the abovementioned income tier and home price has been the average for PY2019, home purchase values (existing or newly constructed) for homebuyer programs in PY2020 will most likely range from low \$200,000’s to low \$300,000’s. These price points allow for a reasonable range of homebuyers that could span the 50% - 80% AMI income tiers.

Overall, the flexibility of CDD’s homebuyer programs are based on the ability to:

- Allocate a variable subsidy through underwriting, to be right-sized for an original sale or resale, and to ensure an affordable mortgage payment
- The ability to target various income/AMI tiers within the 50%-80% range

- Utilizing a local market survey to set a maximum HOME purchase value to consider a range of single-family properties

These aspects of the program are evident through the following example, what happens when eligible improvements considerably raise the fair market value and resale price of the home from a homebuyer in the typical 50%-70% AMI income range? The response would include, consideration of an applicant in the 70-80% AMI income tier, the ability to provide additional subsidy, and latitude of maximum purchase price provided from the local market survey. Further, as stated in the introduction, under program guidelines the owner must cooperate with the subrecipient to establish a sales price for the property that is affordable to a prospective low- to moderate-income homebuyer making no more than 80% of the area median income.

What does affordability look like at the highest range of the maximum values? For households earning up to 80% AMI, and considering a \$315,000 home?

Based on a Mortgage Income Calculator, a \$315,000 home with \$60,000 down payment assistance (CDD & partner organization), with standard terms, current rates, and no more than 30 percent of income for principal, interest, property taxes, and insurance, a household would need to earn between \$58,000 and \$65,000 to qualify for a conventional loan. These income ranges are consistent with the local HUD 2020 Income Limit maximums for a household size of 3-4 persons earning up to 80% Area Median Income (AMI) \$58,800 and \$65,300, respectively.

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

The Community Development Division (CDD) ensures that the partnering homebuyer organization and the individual homebuyers are required to comply with a designated period of affordability. Within the HOME Agreement that CDD executes with the homebuyer organization, an Affordability Requirement stipulation dictates the period of time that the housing units must remain affordable. The table below specifies the number of years based on the assistance received, either five, ten, or fifteen years. In the case of newly constructed housing, the default requirement is twenty years.

The HOME affordability period is similarly enforced through the homebuyer organization by a Land Use Restriction Agreement (LURA), a restrictive covenant that is recorded with the Deed of Trust at the County Recorder’s Office. The LURA maintains its position as a restrictive covenant when the partnering homebuyer organization qualifies an eligible homebuyer household for the residence.

Homeownership assistance HOME amount per-unit	Minimum period of affordability in years
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15
New construction or acquisition of newly constructed housing	20

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

Not applicable.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

CDD is in the process of updating the written standards for providing ESG assistance to include standards for homeless prevention and make general clarifications. It is attached..

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CoC established a centralized coordinated assessment system that meets HUD requirements. Currently, they operate a Coordinated Entry System for clients who meet the definition of literally homeless. The process goes as follows:

- Client entry begins with the subrecipient service provider.
 - Providers administer the Housing Survey. (VI-SPDAT is the common assessment tool).
 - Survey data entered into HMIS and vulnerability score is generated.
 - Case conferencing is scheduled weekly (if a housing resource is available).
 - Client lists pulled from HMIS based upon available housing resources. (Different vulnerability scores are tied to different levels of housing resources. Housing resources are submitted by providers with the resource along with the eligibility for the specific resource.)
 - Client is matched with appropriate available resource.
 - Client is located and further eligibility for available resource is verified by the subrecipient agency.
 - If client remains eligible for resource, client referred to housing resource.
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).

CDD consults with the CoC to determine priorities. In 2020, ESG will be allocated as follows:

Emergency Shelter Operations: No more than 60% of the entitlement award will be allocated for emergency shelter operations. CDD continues to conduct an open and competitive process for funding. Respondents are currently being evaluated based on consistency with the written standards for ESG assistance, past performance, and planned outcomes.

HMIS: HMIS funds will be directly allocated to the new HMIS administrator – the sole source manager of the CoC HMIS as designated by the CoC Governing Board.

Rapid Rehousing/Homeless Prevention: The balance of funds will be allocated for Rapid Rehousing and/or Homeless Prevention activities. CDD will conduct an open and competitive process for funding. Respondents will be evaluated based on consistency with the written standards for ESG assistance and past performance.

ESG subrecipients are required to coordinate with the Continuum of Care and to participate in HMIS.

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 regarding facilities and services funded under ESG.

CDD consults with the Pikes Peak Continuum of Care when considering policies and funding decisions regarding facilities and services funded under ESG.

5. Describe performance standards for evaluating ESG.

The written standards were adopted by the City and CoC in early 2017 and are currently undergoing more revisions to include more program components. The Division's priority has been to work with the CoC to monitor performance metrics and evaluate outcomes across all funding sources/agencies. The performance measures we look for from all ESG subrecipients are:

1. Housing stability – how many households obtain and maintain permanent housing
2. Income, both total and earned – how many households see a rise in income due to access to benefits and employment
3. Shelter only: number of clients in case management
4. Outreach only: number of contacts between staff and unsheltered people
5. Outreach only: number of shelter referrals

CDD will continue to monitor agencies receiving ESG funds to ensure that program guidelines are being followed and ensure that all agencies actively participate in Coordinated Entry when applicable. Monitoring procedures will be conducted as outlined in the ESG Monitoring Plan. All agreements require quarterly reimbursement requests and timely expenditure of funds. In addition, before reimbursement can be made, verification of expenditures is required. Currently, subrecipients experience difficulty tracking these measures with the data tools available. The City will work with the CoC in PY 2020 to revisit the measures.

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name 2000 Census, 2013-2017 ACS</p> <hr/> <p>List the name of the organization or individual who originated the data set. US Census Bureau</p> <hr/> <p>Provide a brief summary of the data set. The US Census 2000 contains detailed tables presenting data for the 48 contiguous states, Hawaii, Alaska, the District of Columbia and Puerto Rico focusing on age, sex, households, families, and housing units. These tables provide in-depth figures by race and ethnicity. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <hr/> <p>What was the purpose for developing this data set? US Census 2000 information affects the numbers of seats a state occupies in the U.S. House of Representatives. An accurate count of residents can also benefit the community. The information the census collects helps to determine how more than \$400 billion dollars of federal funding each year is spent on infrastructure and services. Among other things, Census data is used to advocate for causes, rescue disaster victims, prevent diseases, research markets, locate pools of skilled workers and more. ACS: Information from the ACS helps determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <hr/> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Colorado Springs, CO</p> <hr/> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2000 Census, 2013-2017 ACS 5-Year Estimates</p> <hr/> <p>What is the status of the data set (complete, in progress, or planned)? Complete</p>
2	<p>Data Source Name 2011-2015 CHAS</p>

	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau, American Community Survey (ACS) and U.S. Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. At the time of writing this report, the most recent CHAS was from 2011-2015.</p>
	<p>What was the purpose for developing this data set?</p> <p>The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Colorado Springs, CO</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2011-2015 CHAS</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
3	<p>Data Source Name</p> <p>2013-2017 ACS 5-Yr Estimates</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.</p>
	<p>What was the purpose for developing this data set?</p> <p>Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p>

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Colorado Springs, CO</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2013-2017 ACS 5-Year Estimates</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
4	<p>Data Source Name</p> <p>2011-2015 ACS (Workers), 2015 LEHD (Jobs)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>2011-2015 ACS and 2015 Longitudinal Employee-Household Dynamics: United States Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <p>The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.</p>
	<p>What was the purpose for developing this data set?</p> <p>ACS: Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <p>LEHD: Information from the LEHD help state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Colorado Springs, CO</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2011-2015 ACS (Workers), 2015 LEHD (Jobs)</p>

	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
5	<p>Data Source Name</p> <p>HUD 2019 FMR and HOME Rents</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.</p> <p>HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases.</p>
	<p>What was the purpose for developing this data set?</p> <p>Fair Market Rents (FMRs) are used to determine payment standard amounts for HUD Programs. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Colorado Springs, CO HUD Metro FMR Area</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
6	<p>Data Source Name</p> <p>2000 Census, PPAR (Q1 2019), CSMAAV & RS (Q1 2019)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>2000 Census, Pikes Peak Association of Realtors (Q1 2019), Colorado Springs Metro Area Apartment Vacancy and Rent Study (Q1 2019)</p>
	<p>Provide a brief summary of the data set.</p> <p>Pikes Peak Association of Realtors (Q1 2019), Colorado Springs Metro Area Apartment Vacancy and Rent Study (Q1 2019) provides the current home values and median rents in the City.</p>
	<p>What was the purpose for developing this data set?</p> <p>To inform of the current home values and rent costs in the City.</p>

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The City of Colorado Springs, CO</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Q1 2019</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
7	<p>Data Source Name</p> <p>PIC (PIH Information Center)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>The US Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>IMS/PIC is responsible for maintaining and gathering data about all of PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p>
	<p>What was the purpose for developing this data set?</p> <p>IMS/PIC is responsible for maintaining and gathering data about all of PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The City of Colorado Springs</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
8	<p>Data Source Name</p> <p>2019 Housing Inventory Count CO-504</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>The US Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>The Housing Inventory Count Reports provide a snapshot of a CoC's HIC, an inventory of housing conducted annually during the last ten days in January, and are available at the national and state level, as well as for each CoC. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless as well as persons in Permanent Supportive Housing.</p>

	<p>What was the purpose for developing this data set?</p> <p>HIC provides the inventory of housing conducted annually during the last ten days in January. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>CoC</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>COC CO-504 2019</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>