



**ARAPAHOE COUNTY, COLORADO**

**2011 ONE-YEAR ACTION PLAN  
TO THE 2009-2013 CONSOLIDATED PLAN**

**DRAFT FOR PUBLIC COMMENT**

January 29, 2011

Written comments will be accepted from **Saturday, January 29, 2011 to Monday, February 28, 2011**. Comments will be attached to the 2011 Annual Action Plan as required by HUD.

Submit comments to:

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# 2011 One-Year Action Plan



## Third Program Year Action Plan

### Narrative Responses

#### GENERAL

##### EXECUTIVE SUMMARY

The 2011 federal budget has not been finalized as of the writing of this report. On December 21, 2010, Congress passed a short term Continuing Resolution (CR) that funds the federal government through March 4, 2011. This CR funds the CDBG program at the 2010 level. The 2010 budget allocated \$1,105,765 to the County and \$327,840 to the City of Centennial, for a total of \$1,433,605. However, the new Congress may cut the federal budget. For example, there have been reports of returning to 2008 levels. In 2008, the CDBG allocation was \$1,312,218, which would equate to a 9-10% cut. As a result, staff prepared a budget based on 2010 funding, but has recommended several projects for "Balance of Funds" if there are decreases or increases. These projects are in addition to "Reserve Projects" that will only be funded if projects are cancelled, or projects come in under budget.

Arapahoe County and its SubGrantees/Subrecipients receive CDBG/HOME program income and recaptured funds from loan payments and payoffs that are reallocated to CDBG/HOME eligible projects. Program income and recaptured funds received directly by the County, including CDBG amounts received and administered for the City of Centennial, is estimated at roughly \$30,000 for CDBG and \$300,000 for HOME for the 2011 fiscal year. Program income and recaptured funds from Arapahoe County SubGrantees/Subrecipients is estimated at \$40,000 for CDBG and \$60,000 for HOME. These funds will be received from loan payments or payoffs from the various jurisdictions' single family housing rehabilitation and first time home buyer programs. Carryover of program income from 2010 is \$8,148 for HOME, \$1,965 for CDBG, \$190 for Centennial CDBG; carryover recaptured funds from 2010 is \$19,881 for HOME and \$0 for Centennial CDBG. Other than these, no funds are expected to be placed in or generated by revolving loan accounts, and no float-funded activities are included in this plan. An inventory of available known resources is included in Appendix 8.

2011 projects are physically located throughout the Urban County area. Occasionally, service providers may be located outside the Urban County, but serve residents of Arapahoe County. Each of the participating municipalities has a set aside allocation to utilize in the most appropriate manner for their locale. Arapahoe County distributes funding throughout the Urban County as determined through a competitive application process. The County is not focusing all funding in a specific area at present: funding is scattered throughout the Urban County in areas of need.

The attached CDBG/HOME Project Summary chart (Appendix 5) notes the location of the projects (community-wide, specific cities, and/or specific addresses). In some cases, the specific address is for the office/operations of the non profit providing service. All specific addresses have been shown on the attached maps. The maps indicate that the majority of 2011 projects are located in areas of low/moderate income and some minority concentration.

The County proposes to fund a variety of projects using CDBG and HOME dollars. These are broken into the following categories: Public Service projects, Public Facilities/Infrastructure projects, Program Administration, and Affordable Housing projects.

The Board of County Commissioners will be presented with the following CDBG/HOME projects at a Public Hearing on March 1, 2011:

**CDBG County Public Services:**

- The Arapahoe Community College Child Development Center (CDC) - will offer child care stipends to low-income ACC student-parents who reside in Arapahoe County. Approximately \$8,160 subject to the federal budget. Countywide.
- Arapahoe County TEFAP will act as a single source purchaser and distributor for the food banks. Arapahoe County TEFAP will use CDBG funds to purchase food such as fresh and frozen fruits, dairy, vegetables, and meat that supplement the USDA commodities. Approximately \$26,619 subject to the federal budget. Countywide.
- Brothers Redevelopment, Inc. (BRI) – will provide funding for staffing for Foreclosure Prevention and Reverse Mortgage Counseling to low and moderate income residents in the County. \$10,000. Countywide.
- Catholic Charities and Community Services Denver – Emergency Assistance Program – will provide funding for staffing to administer emergency assistance to residents to prevent homelessness, hunger, and other hardships. \$15,000. Countywide.
- City of Englewood & Family Tree, Inc. – House of Hope Staffing – will provide funding for House of Hope staffing to operate and provide case management at the homeless shelter for women and children. \$22,500. Countywide/Englewood.
- Community Housing Services, Inc. – Housing Questions Answered – will provide funding for staffing for Tenant/Landlord counseling, housing opportunity information and training, and the Senior Housing Choices program to Arapahoe County residents. \$7,500. Countywide.
- City of Littleton & Doctor's Care – Integrated Health Care Initiative – will provide funding for mental health care in the Doctor's Care clinic for Littleton residents. \$22,500. Littleton.
- Doctor's Care – Pediatric Services – will provide funding for pediatric health care services including sick and well visits for uninsured and underinsured residents of Arapahoe County under age 18. \$15,000 subject to the federal budget. Countywide.
- Interfaith Hospitality Network of Greater Denver – Homeless Family Services – will create a new staff position. A part time stabilizer case manager will assist families prior to moving out of the program and follow up with them for the next year. \$7,500. Countywide.

- Presbyterian Church of the Covenant – Covenant Cupboard Food Pantry – will provide funding for rent and the purchase of food to assist needy families within Arapahoe County. \$7,500. Countywide
- The Salvation Army, Englewood – Emergency Rental Assistance – will expand the rental assistance program for Arapahoe County residents. \$15,000. Countywide.
- The Senior Hub – Rural Meals on Wheels – will provide funding for staffing to administer the program to deliver five frozen meals to seniors and disabled persons in Eastern Arapahoe County on a weekly basis. \$15,500. Eastern Plains.

**CDBG Centennial Public Service:**

- Arapahoe County Sheriff's Office – Colorado Life Trak – will provide funding for the purchase of special tracking devices for people suffering from memory impairment and prone to wandering. \$5,795. Countywide/Centennial.
- Audio Information Network – Audio Services – will provide funding for auditory information for the blind and visually impaired. \$13,000. Countywide.
- Project Angel Heart – Home Delivered Meals – will provide funding for staffing to administer the program to prepare and deliver nutritious meals to persons with life threatening illnesses. \$10,000. Countywide.
- Town of Littleton Cares, Inc. – Meals on Wheels – will provide funding to purchase food for hot noon meals delivered to low income elderly residents. Up to \$23,466, subject to the federal budget. Countywide/Littleton.

**CDBG County Public Facilities/Infrastructure:**

- Arapahoe County Commissioners/Arapahoe County Public Works and Development – ADA Sidewalk Replacement The sidewalk is located on Vassar Avenue, north of Yale Avenue, into the cul-de-sac. \$134,500 Unincorporated Arapahoe County.
- Arapahoe/Douglas Mental Health Network (ADMHN) – 2200 West Berry Street Office Remodel – improvements to an office building to provide adult outpatient services for low to moderate income persons with mental illness. \$75,000. Littleton.
- Addiction Research and Treatment Services (ARTS) & State of Colorado – Life Safety Improvements to SYNERGY's adolescent Therapeutic Residential Child Care Facility (TRCCF) at 3660-3670 West Princeton Circle - improvements to a residential treatment facility for low income persons with mental illness and/or prior substance abuse. (Reserve - \$65,000). Denver/Fort Logan.
- City of Littleton – North Neighborhood Sidewalks - replace selected sidewalks and curb ramps in a residential neighborhood in north Littleton. Proposed approximate blocks are: 5100-5600 S. Crocker, Windermere and Louthan Streets, 1600-1900 W. Crestline Drive, and Crestline and Prentice Avenues. \$127,500. Littleton.
- The Englewood Housing Authority is proposing to replace the furnaces with Energy Star rated, very high (96%) efficiency furnaces in 10 public housing duplex units built in 1982. (Reserve-\$35,000). Englewood.

- Family Tree/House of Hope – Entry way- improvements to the entry at the House of Hope Family Homeless Shelter. \$27,000. Englewood.
- Gateway Battered Women’s Services – Extended Stay Program improvements to an existing 6 ft. wood fence on the west and south side of the facility and replace it with a concrete masonry wall, as well as install an automatic opener with remote access. \$16,000 subject to the federal budget. Englewood.
- The Littleton Housing Authority is replacing and upgrading Amity Plaza’s fire alarm system and panel to meet code. \$135,973 subject to the federal budget. Littleton.
- The Salvation Army, Englewood – a food bank improvement will expand the existing space and provide additional storage space for Centennial and Englewood operations. (*Reserve \$ 26,634*). Centennial/Englewood.
- Third Way Center Teen Mother’s Home- Improvements will renovate the facility to come into compliance with code issues by renovating three bathrooms, as well as improving the kitchen, replacing windows, removing a swamp cooler, and painting the non-brick exterior. (*Reserve \$32,704*). Englewood.
- Town of Deer Trail – Supplemental Fourth Avenue Street Paving - street paving on Third and Fourth Avenue. \$10,000. Deer Trail.

**CDBG Centennial Public Facilities/Infrastructure:**

- City of Centennial – Vista Verde Neighborhood Improvements Phase II - improvements to streets and sidewalks in the Vista Verde neighborhood in west Centennial. The area, census tract 56.25, block 1, is the only area in Centennial with a sufficient concentration of low and moderate income residents to qualify for area benefit improvements. \$100,000. Centennial.
- Colorado Center for the Blind – Fire Sprinkler Installation Phase I - improvements for fire and safety upgrades, including a phased fire sprinkler system to allow for expansion at the Colorado Center for the Blind. \$100,000 subject to the federal budget. Littleton.
- Presbyterian Church of the Covenant - Covenant Cupboard food bank upgrade to increase storage area space and purchase commercial freezer and refrigerator. \$20,545. Greenwood Village.
- The Salvation Army, Englewood – a food bank improvement will expand the existing space and provide additional storage space for Centennial and Englewood operations. (*Reserve \$ 26,634*). Centennial/Englewood.
- Smoky Hill Vineyard- food bank improvements to increase space, improve shelving, and purchase refrigerator/freezer. \$27,315. Centennial.

**CDBG County Affordable Housing:**

- Brothers Redevelopment, Inc. and the City of Sheridan – Help for Homes – free minor housing rehabilitation program for low to moderate income elderly and/or disabled residents in the City of Sheridan. \$50,000. Sheridan.

- City of Englewood – Energy Efficient Englewood (E3) – minor housing rehabilitation designed to improve the energy efficiency of homes by providing grants to low and moderate income homeowners in the City of Englewood. \$77,500. Englewood.
- City of Englewood – Housing Rehabilitation Program – major housing rehabilitation designed to improve life safety, accessibility, energy conservation, code problems and general property improvements of homes by providing low interest loans to low and moderate income homeowners in the City of Englewood. \$50,000. Englewood.
- Rebuilding Together – Homeowner Rehabilitation Program – free rehabilitation and handyman fix-up program for low income elderly and/or disabled residents throughout Arapahoe County. (*Reserve \$35,000*). Countywide.

#### **CDBG/HOME Program Administration:**

- HCDS staffing, planning, operating expenses, and administration costs - approximately \$283,706 for CDBG and \$71,363 for HOME, totaling \$355,069 depending on the federal budget. Countywide.

#### **HOME Affordable Housing:**

- Approved in 2008: Habitat Community Housing Development, Inc. (a local subsidiary of Habitat for Humanity Metro Denver) (\$200,000) - acquisition assistance for 2310 W. Harvard Ave., Englewood, CO 80110 for the development of eight homes. The acquisition is complete, and the properties are under development in 2011. CHDO set aside. Englewood.
- Approved in 2009: Littleton Housing Authority - owner-occupied Housing Rehabilitation Program (\$150,000) - loans to 6-8 single family homeowners that are at or below 80% of the area median income (AMI) based on their family size. Loans for single family homes will range from \$1,000-\$24,999. This is renewed funding to an existing project. The program may receive additional funding in 2011 (approximately \$150,000-\$250,000). Littleton.
- Approved in 2009: Littleton Housing Authority on behalf of the City of Centennial - owner-occupied Housing Rehabilitation Program (\$150,000) - loans to 6-8 single family homeowners that are at or below 80% of the area median income (AMI) based on their family size. Loans for single family homes will range from \$1,000-\$24,999. The program may receive additional funding in 2011 (approximately \$150,000-\$250,000). Centennial.
- Approved in 2009: Colorado Housing Assistance Corporation (CHAC) -Arapahoe County's First Time Homebuyer Program (\$212,000). Down payment loans of \$10,000 for low/moderate income first time homebuyers. The program may receive additional funding in 2011 (approximately \$200,000). Countywide.
- Approved in 2010: Habitat Community Housing Development, Inc. (a local subsidiary of Habitat for Humanity Metro Denver) (\$240,000) - acquisition funding for property at 1296 W. Quincy Ave., Englewood, for the development of eleven homes. CHDO set aside. Englewood.
- Approved in 2010: Community Housing Development Association (approximately \$800,000) – acquisition and rehabilitation of Regal Apartments, a twelve unit multi family residential apartment. CHDO set aside. Littleton.
- Approved in 2010: Aurora Housing Authority (\$400,000) Village at Westerly Creek senior housing new construction. Aurora.

# General Questions

## ELIGIBLE APPLICANTS

Non profit and public agencies are eligible to apply for grant funds. For neighborhood revitalization, economic development, or energy conservation projects, eligible applicants also include small business investment companies and local development corporations.

## FUNDING DISTRIBUTION

Arapahoe County receives its CDBG funds as an Urban County in conjunction with the City of Centennial. In addition to Centennial and unincorporated Arapahoe County, the Urban County includes six participating municipalities:

1. Town of Deer Trail
2. City of Englewood
3. City of Glendale
4. City of Greenwood Village
5. City of Littleton
6. City of Sheridan

Each jurisdiction receives a set aside portion of the total CDBG allocation. The amount of each set aside is a flat rate based on each jurisdiction's poverty population. "Competitive" funds are also reserved for projects that are not specifically related to a single political jurisdiction.

Unincorporated Arapahoe County	\$150,000
City of Centennial	\$268,829 <i>(based on 2010)</i>
Town of Deer Trail	\$10,000
City of Englewood	\$150,000
City of Glendale	\$22,500
City of Greenwood Village	\$10,000
City of Littleton	\$150,000
City of Sheridan	\$25,000
Competitive/Non-jurisdictional projects	\$360,555 <i>(based on 2010)</i>

The municipalities have traditionally utilized their set aside funds for municipally-administered projects that benefit their own jurisdictions. The non-jurisdictional funds are used for projects that benefit persons living in any part of the County.

Projects that only benefit the City of Aurora are not funded, as Aurora receives its own CDBG funds directly from HUD.

Non profit or other agency applications for projects that will primarily benefit one of the seven municipalities may be sponsored by that municipality through its set aside portion of the funding. If the municipality chooses to sponsor the project through its set aside, the municipality will submit an application to the County for approval of the project.

# Community Profiles

## ARAPAHOE COUNTY

Arapahoe County was the state's first county and is one of the largest with a population of more than 500,000. Arapahoe County was named for the Arapaho Indians, who along with the Cheyenne Indians, occupied most of Colorado when it was a territory. Originally, Arapahoe County was much larger – stretching east to western Kansas. Denver was the original county seat until 1902 when the city split off and became a separate county. Littleton became the new county seat and remains so today.

Arapahoe County includes the City of Aurora, which is an entitlement community receiving funds directly from HUD and is thereby not included in the Urban County. However, the U.S. Census does not filter out specific cities from Arapahoe County, so the following County information includes both Aurora, and other smaller non-participating cities, such as Cherry Hills Village and Bow Mar. According to the 2005-2009 U.S. Census American Community Survey (ACS) 5 Year Estimates<sup>1</sup>, Arapahoe County has a population of 544,157. 77.6% of the population is Caucasian/White, 22.5% of the population is non Caucasian/White minorities, and 16.8% of the population is Hispanic. The 2005-2009 survey did not report disabled status, but the 2005-2007 survey reported that 10.5% of the population is disabled. 8.2% of families and 11.2% of individuals live below the poverty line.

The following table identifies key demographic information for the Urban County, first for Arapahoe County as a whole, which includes cities not participating in the Urban County, following with information pertaining to participating municipalities. The information for each city is the most current Census information to date; some larger communities have 2006-2008 estimates available and smaller communities have not been updated since the 2000 Census.

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<sup>1</sup> The most current Census estimates to date. From the Census website, accessed online 1/6/2011: [http://factfinder.census.gov/home/saff/main.html?\\_lang=en](http://factfinder.census.gov/home/saff/main.html?_lang=en):

### *Multiyear Estimates*

American Community Survey estimates are used to produce this data collected over a 5-year time period. The estimates represent the average characteristics of population and housing between January 2005 and December 2009 and DO NOT represent a single point in time.

In 2010, the Census Bureau released its first 5-year estimates based on ACS data collected from January 2005 through December 2009. These 5-year estimates are available annually for geographic areas with a population of 65,000 or more, including the nation, all states and the District of Columbia, all congressional districts, approximately 1,800 counties, and 900 metropolitan and micropolitan statistical areas, among others.

Because these data are collected over 5 years, ACS is able to include estimates for smaller geographic areas with populations less than 20,000. The ACS 1-year estimates are only available for geographic areas with populations of 65,000 or more, and the ACS 3-year estimates are available for geographic areas with populations of 20,000 or more.

Note: The 2005-2009 ACS estimates are used for Arapahoe County, Englewood, and Littleton as they are large enough communities to have been estimated. The smaller cities census information comes from the 2000 decennial census.

**Exhibit 1**  
Demographic Information by City ACS (2005-2009)

Jurisdiction	Total Population	Race-White	Race- non White	Hispanic	Disabled City/U.S. <sup>2</sup>	Poverty-Families
<b>U.S.</b>	301,461,533	76.4	26.10	15.10	19.3	10%
<b>Arapahoe County</b>	544,157	78%	22%	16.8%	10.5%	8%
<b>Centennial<sup>3</sup></b>	-	-	-	-	-	-
<b>Deer Trail</b>	572	99.3%	.7%	17.7%	24.7%	17%
<b>Englewood</b>	32,422	85%	15%	17.2%	15.9%	9%
<b>Glendale</b>	4,759	82%	18%	39.5%	16.4%	24%
<b>Greenwood Village</b>	13,760	93%	7%	2.3%	6.8%	3%
<b>Littleton</b>	42,307	91%	9%	10.3%	15.6%	6%
<b>Sheridan</b>	5,549	83%	17%	40.1%	22.3%	24%

Unincorporated Arapahoe County maintains characteristics of each of its neighboring local jurisdictions, ranging from small, upper income bedroom communities to lower income neighborhoods with unpaved streets.

Arapahoe County has experienced a high growth rate over the last ten years, because of its livability and closeness to one of the metro-area’s major job markets. The Denver Technologic Center (DTC) and Inverness Office Park are located within Arapahoe County and these office parks rival downtown Denver in the square footage of office space. Housing costs in Arapahoe County remain high despite fluctuations in the overall metro economy.

Each partner city within the Urban County is allocated a portion of the annual allocation of CDBG funds based on population and percent of poverty. The remainder of CDBG funds is distributed throughout the County on a competitive basis. Applications for HOME funds are considered on a case-by-case basis throughout the year. All funding choices are consistent with the Consolidated Plan that outlines priority areas. The City of Centennial selects projects to fund with their allocation. The Board of County Commissioners is responsible for making all final funding decisions.

**Consolidated Plan Priorities and Specific Annual Objectives:**

Each year, Arapahoe County selects projects intended to address the objectives and priority needs identified in the Five-Year Consolidated Plan (Appendix 6.-Summary of Specific Housing/Community Development Objectives). These projects are to be funded with Community Development Block Grant (CDBG), and HOME Investment Partnerships Programs (HOME) grant.

<sup>2</sup> From the 2005-2007 American Community Survey, 2006-2008 data not available

<sup>3</sup> Include in Arapahoe County, not yet in Census

The objectives and goals identified in the Consolidated Plan were created specifically for our community. Through the years, it is important that the County maintain consistency with the objectives and goals identified. In order to do so, the County takes several measures each grant cycle to be sure that we are working toward our identified objectives.

Each year, in October, applications are accepted for the upcoming funding cycle. Staff reviews and scores each application. Points are awarded for consistency with the Consolidated Plan, as well as the priority need associated with the objective. The point structure for priority need is as follows: high = 20 points, medium = 10 points, and low = 0 points. Projects that do not meet an identified objective may receive lower priority, but may be accepted depending on the annual funding allocation the County receives and the quality and appropriateness of applications.

At the completion of the project, as part of the Consolidate Annual Performance Evaluation and Report (CAPER), each project is reviewed to determine if the goal was accomplished. The result of each project is compared to the proposed yearly accomplishment defined in the 2009-2013 Consolidated Plan, as well as the cumulative accomplishments for the five year planning period. In the event that goals are not being met, the County will attempt the following year to route resources toward that objective, or to revisit the objective to see if it should remain a focus.

The following activities were selected to address priority needs in the 2011 program year. The overall objective of the County is listed first, the priority need identified in the Consolidated Plan is in bold; activities addressing priority needs are bulleted below the identified need. Unless otherwise noted, the funding source is CDBG.

### **Objective: Public Facilities and Improvements**

- **Priority Need: Public Facilities and Improvements - Food banks**
  - Presbyterian Church of the Covenant- Covenant Cupboard
  - Smoky Hill Vineyard Church - Food Bank Improvements
  - The Salvation Army - Food Bank Improvements-RESERVE
- **Priority Need: Handicapped Centers**
  - Colorado Center for the Blind – Fire Sprinkler Phase I
- **Priority Need: Homeless Facilities (not operating costs)**
  - Family Tree, Inc – House of Hope Entry repairs.
  - Gateway Battered Women’s Services- Fence and gate upgrades.
- **Priority Need: Street Improvements**
  - Town of Deer Trail –Fourth Avenue Supplemental Street Paving
- **Priority Need: Sidewalks**
  - Arapahoe County - ADA Sidewalk Replacement
  - City of Centennial - Vista Verde Neighborhood Sidewalk Improvements
  - City of Littleton – North Neighborhood Sidewalk Improvements
- **Priority Need: Health Facilities**
  - Arapahoe/Douglas Mental Health Network (ADMHN) – 2200 West Berry Avenue Office Remodel
  - Third Way Center- Teen Mother’s Home - RESERVE

## Objective: Public Services

- **Priority Need: Public Services - General**
  - Catholic Charities & Community Services – Emergency Assistance Program
- **Priority Need: Public Services - Food Banks**
  - Arapahoe County TEFAP – Fresh and Frozen Food
  - Covenant Cupboard – Food Pantry
- **Priority Need: Public Services- Homeless Services**
  - Family Tree - House of Hope Staffing
  - Interfaith Hospitality Network of Greater Denver – Homeless Family Services
- **Priority Need: Public Services- Foreclosure Counseling**
  - Brothers Redevelopment, Inc. (BRI) - Foreclosure Prevention and Reverse Mortgage Counseling
- **Priority Need: Senior Services**
  - Town of Littleton Cares - Meals on Wheels
  - The Senior Hub – Rural Meals on Wheels
- **Priority Need: Handicapped Services**
  - Arapahoe County Sheriff's Office - Colorado Life Trak
  - Audio Information Network of Colorado – Audio Services
- **Priority Need: Tenant Landlord Counseling**
  - Community Housing Services, Inc. – Housing Questions Answered
- **Priority Need: Health Services**
  - Doctor's Care - Pediatric Care
  - Project Angel Heart – Home Delivered Meals
- **Priority Need: Mental Health Services**
  - Doctor's Care - Integrated Health Care Initiative
- **Priority Need: Youth Services**
  - Big Brothers and Big Sisters – RESERVE
- **Priority Need: Abused and Neglected Children**
- **Priority Need: Subsistence Payments**
  - Salvation Army- Emergency Housing Assistance

## Objective: Housing

- **Priority Need: Direct Homeownership Assistance**
  - Colorado Housing Assistance Corporation (CHAC) - Arapahoe County's First Time Homebuyer Program (ongoing - possible additional funding in 2011) (HOME)

- **Priority Need: Rehabilitation: Single-unit Residential**
  - City of Englewood – owner-occupied Housing Rehabilitation Program (CBDG) & (possible additional funding in 2011 HOME)
  - Littleton Housing Authority (LHA) – owner-occupied Housing Rehabilitation Program (ongoing - possible additional funding in 2011 HOME)
  - City of Centennial - owner-occupied Housing Rehabilitation Program administered by LHA (possible additional funding in 2011 HOME)
  - City of Englewood – Energy Efficient Englewood (E3) – minor housing rehabilitation designed to improve the energy efficiency of homes (CDBG)
  - Brothers Redevelopment, Inc. and the City of Sheridan – Help for Homes – free minor housing rehabilitation program for low to moderate income elderly and/or disabled residents in the City of Sheridan (CDBG)
  - Rebuilding Together – Homeowner Rehabilitation Program – free rehabilitation and handyman fix-up program for low income elderly and/or disabled residents throughout Arapahoe County (CDBG) - RESERVE
  
- **Priority Need: Rehabilitation: Multi-unit Residential**
  - Littleton Housing Authority - Amity Plaza's fire alarm system and panel
  
- **Priority Need: Rehab: Other Publicly Owned Residential Building**
  - Englewood Housing Authority- Furnaces-RESERVE
  
- **Priority Need: Acquisition for Rehabilitation**
  - Community Housing Development Association- acquisition and rehabilitation of existing multi family residential building(s). (approved 2010 HOME)
  
- **Priority Need: Construction of Housing**
  - Habitat Community Housing Development, Inc. acquisition assistance for homeownership development. (approved 2008 HOME)
  - Habitat Community Housing Development, Inc. acquisition assistance for homeownership development. (approved 2010 HOME)
  - Aurora Housing Authority Village at Westerly Creek senior housing new construction. (approved 2010 HOME)

## **CENTENNIAL**

Residents voted to incorporate the City of Centennial on September 12, 2000 and elected its first officials on February 6, 2001. Centennial officially became a city on February 7, 2001. It is one of the largest newly incorporated cities in America. Centennial citizens approved their home rule charter in 2008.

Centennial was not an incorporated city at the time of the 2000 Census, so specific demographic information for the city is unavailable, but is included with the County demographic information mentioned earlier.

Centennial is a suburban city with a population of just over 100,000, consisting of numerous neighborhoods and active homeowners' associations. The associations are active participants in discussing planning and development issues within the city.

Since 2004, Centennial has had the HUD designation of Metropolitan City, which entitles the city to an annual CDBG allocation. Since reaching entitlement status, the city has opted to have a joint cooperation agreement with Arapahoe County to administer the grant for three-year periods, most recently covering 2010-2012 grant years, as well as participating in the HOME program as a member of the Arapahoe County HOME consortium.

In November of 2006, the South East line of the light rail opened. The new line travels from downtown Denver to Douglas County, with stops in Centennial. The new line opens the door to new commuter patterns in Centennial with exciting possibilities for transit oriented development and increased usage of public transportation. The Streets at SouthGlenn, a major redevelopment project for the city, opened in 2009.

Centennial is targeting housing rehabilitation efforts in areas to the west of University Boulevard, and is funding infrastructure improvements in the Vista Verde Estates neighborhood with CDBG funding.

*Centennial's Specific Housing/Community Development Objectives for 2011 (all CDBG projects unless otherwise identified):*

**Objective: Public Facilities and Improvements**

- **Priority Need: Public Facilities and Improvements- Food banks**
  - Presbyterian Church of the Covenant - Covenant Cupboard Food Bank Improvements
  - Smoky Hill Vineyard - Food Bank Improvements
- **Priority Need: Handicapped Centers**
  - Colorado Center for the Blind – Fire Sprinkler
- **Priority Need: Street Improvements**
  - City of Centennial - Vista Verde Estates Neighborhood Improvements Phase III

**Objective: Public Services**

- **Priority Need: Handicapped Services**
  - Arapahoe County Sheriff's Office - Colorado Life Trak
  - Audio Information Network of Colorado – Audio Services
- **Priority Need: Senior Services**
  - Town of Littleton Cares - Meals on Wheels
- **Priority Need: Health Services**
  - Project Angel Heart – Home Delivered Meals

**Objective: Housing**

- **Priority Need: Rehabilitation: Single-unit Residential**

- City of Centennial - owner-occupied Housing Rehabilitation Program administered by LHA (possible additional funding in 2011 HOME)

## **DEER TRAIL**

Deer Trail, home of the world's first rodeo, is a small, rural community located on the Colorado plains approximately fifty miles east of Denver. The Town serves its population with the future in mind. Improved parks, sidewalks, water system and a comprehensive plan, are just some of the ways that the Town works to address needs and growth. Deer Trail did experience some population growth in the 1990's as a result of the proximity to the Denver International Airport (DIA).

According to the Colorado Department of Local Affairs, Deer Trail's population decreased slightly from 598 to 583 between 2000 and 2008.<sup>4</sup> According to the 2000 Census, the Town has a disabled population of 24.7%, significantly higher than the overall County at 9.7% and the national count of 19.3%. The Town is predominately Caucasian/White, 99.3%, and has a Hispanic population of 17.7%. 20% of the population is in poverty.

The primary concern of this community is sufficient infrastructure for the present population, as well as in anticipation for future growth. Arapahoe County has provided CDBG funding to the town to improve infrastructure: thanks to CDBG funding, residents are enjoying many segments of paved streets. The Town seeks to continue street paving efforts, and is considering a future helipad landing for improved health and safety access for its residents.

*Deer Trail's Specific Housing/Community Development Objectives for 2011:*

### **Objective: Public Facility and Improvements**

- **Priority Need: Street Improvements**
  - Town of Deer Trail - Supplemental Fourth Avenue Street Paving

## **Englewood**

Located on the southern border of Denver, Englewood is 6.6 square miles in area. A first-tier suburb, Englewood's beginnings are traced to gold. In the mid-1800s, prospectors on their way to California stopped in Colorado to pan at the confluence of Cherry Creek and the South Platte River and triggered the beginning of the "Pikes Peak or Bust" gold rush of 1859. The discovery of gold brought settlers to the area and by the 1880's, urban growth had begun. In 1903, citizens voted 169 to 40 in favor of incorporation. Since the area was known for its abundance of trees, the new town was named Englewood, which means "wooded nook." Englewood remained a small town until after World War Two as returning veterans brought the housing boom of the late 1940's and 1950's. In early 1968, Cinderella City Shopping Center, the largest shopping mall west of the Mississippi, opened for business in Englewood.

In early 2000, the city completed an award-winning redevelopment of the former Cinderella City Shopping Center. CityCenter Englewood was the first project in Colorado--and among a handful nationally--to replace a 55 acre distressed shopping mall with a mixed use transit oriented development. The project centers around a light-rail station and Englewood's new Civic Center and includes retail, office, residential and cultural uses all connected by walkable streets. The project's principal themes of transit oriented development and high quality urban design fostered

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<sup>4</sup> Population estimates from Colorado Department of Local Affairs (DOLA) accessed online 2/5/2011 at: [http://www.dola.state.co.us/dlg/demog/population/estimates/popbycountyandmuni\\_2000to2008.xls](http://www.dola.state.co.us/dlg/demog/population/estimates/popbycountyandmuni_2000to2008.xls)

the integration of the diverse uses to create a model for intelligent regional land use, by directing development back to the first-tier suburb and capitalizing on the regions investment in mass transit.

Englewood has a “small town” feel with the conveniences of big city amenities. Recreational opportunities abound in Englewood, including eleven parks, nine athletic fields, an award-winning recreation center, a widely used golf course, and one of the most successful senior centers in the region. Pirates Cove offers a variety of family oriented aquatic activities. Englewood operates a free shuttle bus, called the ART bus, in the city.

According to 2005-2009 ACS estimates, Englewood has a population of 32,422. The city has a Caucasian/White population of 85%, a combined minority population of 15% and a Hispanic population of 17%. The race and ethnicity profile of the city has changed since the 2000 census, showing an increase in minorities. Englewood had 15.9% disabled citizen, according to 2005-2007 census estimates. Another significant change in Englewood is the number of families living below the poverty line; in 2000, 4.9% of families live below the poverty line, almost half the national percentage. According to 2005-2009 estimates, 9% of Englewood families live below the poverty line, slightly less than the national percentage, illustrating that economic conditions have changed dramatically.

Englewood continues to focus on energy efficiency as well as housing rehabilitation and fix-ups of single family homes. The city is also targeting improvements to the local business district.

*Englewood's Specific Housing/Community Development Objectives for 2011:*

**Objective: Public Services**

- **Priority Need: Public Services- Homeless Services**
  - Family Tree - House of Hope Staffing

**Objective: Housing**

- **Priority Need: Rehabilitation: Single-unit Residential**
  - City of Englewood – owner-occupied Housing Rehabilitation Program (CDBG) & (possible additional funding in 2011 HOME)
  - City of Englewood – Energy Efficient Englewood (E3) – minor housing rehabilitation designed to improve the energy efficiency of homes (CDBG)
- **Priority Need: Construction of Housing**
  - Habitat Community Housing Development, Inc. acquisition assistance for homeownership development. (approved 2008 HOME)
  - Habitat Community Housing Development, Inc. - acquisition assistance for homeownership development. (approved 2010- 1296 W. Quincy Ave.- HOME)

**GLENDALE**

Glendale residents, businesses, and working population enjoy the benefits of being part of a vibrant, cosmopolitan community plus having all the advantages and conveniences that a small city government brings. Glendale is a unique community of about 4,550 residents<sup>5</sup>.

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<sup>5</sup> DOLA 2008 population estimates

During regular business hours, the city's population increases by approximately 12,000 people who are employed by the more than 300 businesses occupying nearly 2.2 million square feet of office space in this conveniently located community. The Colorado Department of Public Health and Environment (CDPHE) is headquartered in Glendale, as are several insurance-related businesses, non profit foundations, and organizations.

Glendale has a preponderance of apartment style rental housing and has an ethnically diverse population. The 2005- 2009 ACS reports that 81.9% of residents are Caucasian/White, and 18.1% are minorities. Glendale contains 39.5% Hispanic residents (the second highest percentage in the Urban County), 4.6% Black residents, 3.9% Asian residents, and 9.6% other racial minorities. In addition, a relatively large proportion of Glendale residents are immigrants from Russia. The various ethnic heritages are celebrated as part of Glendale's annual National Night Out festivities every August. There are 16.4% disabled residents. In Glendale, 24% of families live below poverty, one of the highest rates in the Urban County.

Although a part of Arapahoe County, Glendale's 355 acres are completely surrounded by the City and County of Denver. This is a high-density community, with nearly 100% of the population in multi family housing (there are only three single family residences in the city). About 90% of residents are renters occupying the city's more than 2,000 apartments. The remaining residents own the 300-plus condominium and townhouse units in the city.

Residents and visitors enjoy the city's parks and open space, especially the Cherry Creek Trail that is popular with walkers, bikers, and skateboarders. Glendale has been focusing on improving pedestrian access and increasing recreational opportunities with CDBG funding. Glendale received CDBG funding for two large public facility/infrastructure projects in 2007: the Tennessee Pathway for \$150,000 and the Mississippi Park for over \$100,000. Due to the large scale of these two projects and the anticipated completion time of Mississippi Park, Glendale has not submitted for any projects from 2008 through 2010.

Infinity Park South, on the corner of E Tennessee Street and Cherry Street, opened in May 2010 and is now Glendale's biggest public park.

*Glendale's Specific Housing/Community Development Objectives for 2011:*

Allocate their CDBG funding to County and Competitive projects.

### **GREENWOOD VILLAGE**

Greenwood Village is situated immediately south of Denver and Cherry Hills Village, encompassing 7.75 square miles. The city was first incorporated as a town in 1950 and received its home rule charter in 1968.

Greenwood Village has a population of 13,760 residents. According to the 2005-2009 ACS the city is predominately Caucasian/White, 93.9%, with a very small combined minority population of 6.3%. Hispanics represent 2.3% of the population, which is much lower than the nation or the county's percentages. There are also relatively fewer disabled persons, representing 6.8% of the population, or less than half the national percentage.

Greenwood Village is a prosperous community, with only 3% of families living under the poverty line, much fewer than either the county or the nation.

Once primarily a rural community, Greenwood Village has developed into a dynamic blend of urban and residential areas, to include nationally recognized business parks and select neighborhood associations.

Greenwood Village is a unique community with a population of approximately 14,000 residents and a "daytime" population made up of approximately 35,715 members of the business community.

The residential and commercial citizens of Greenwood Village assert a desire to maintain a high-quality living environment with a strong sense of community identity, placing a high priority on public safety, appearance, cleanliness, recreational amenities, environment, accessibility, and community interrelationships. The city focuses every activity on creating, maintaining and enhancing the city's high quality of life standards.

Although Greenwood Village has not identified existing needs to fund due to their low poverty rate, they supported the development of an affordable housing opportunity in their community. In 2007, Prentice Place Lofts opened providing 104 units of workforce housing within the Denver Technological Center (DTC) portion of Greenwood Village and was funded, in part, with County HOME funds.

*Greenwood Village's Specific Housing/Community Development Objectives for 2011:*

Allocated their CDBG funding to County and Competitive projects

**LITTLETON**

Littleton was founded in 1860, incorporated in 1890 and named the county seat of Arapahoe County in 1904. The city places emphasis on preserving its architectural heritage. Littleton has retained a significant majority of its Main Street buildings and in 1998 a five-block area, "The Littleton Main Street Historic District" was approved for placement on the National Register of Historic Places. In 2005, the city established the Downtown Historic District.

Littleton has a population of 42,307 residents, according to the 2005-2009 ACS estimates. In Littleton, 91% of the residents are Caucasian/White, 9% are minorities, and 10.3% are Hispanic. The majority of the Hispanic residents live in the Northeast area. Disabled persons make up 15.6% of the population<sup>6</sup>. Families living below poverty total 3.9% of the population in 2000, but by 2005-2009 had increased to 6% of families. This increase in poverty indicates an increased need for support services.

In 2000, the first light rail line in the Denver Metro area opened with two stations in Littleton; one at downtown, and one farther south at Mineral Street. The two stations in Littleton were developed with aesthetic elements unique to Littleton. The historic Denver and Rio Grand Depot building was relocated to serve as the downtown station. Littleton has been hesitant to embrace transit-oriented development around its stations, in contrast to the enthusiasm seen along other light rail lines.

Littleton provides free destination transportation services to elderly and disabled residents. The Omnibus has been in operation since 1974, Littleton also operates the Shopping Cart, a fixed schedule route bus, together approximately 30,000 rides are provided a year<sup>7</sup>.

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<sup>6</sup> 2005-2007 census estimates

<sup>7</sup> Littleton City Clerk, phone call 2/10/10

Littleton's neighborhoods range from small, older turn of the century homes to more contemporary suburban living and new high-end housing. Recently, high-end housing is under construction around Downtown Littleton, such as Littleton Station, a mixed-use development along Littleton Blvd.

Its businesses are strong; a healthy mix of high technology and "mom and pop" shops. Satellite television giant EchoStar has its corporate headquarters in Littleton.

The Northeast neighborhood, bounded by Littleton Boulevard to the south and Broadway to the east, is an older, primarily lower income, multi family residential area. The neighborhood is characterized by working families and a more diverse population than other areas of Littleton. The City of Littleton, as well as Arapahoe County, has been focusing attention on this area to discourage disinvestment and maintain, or improve, the quality of life for residents. In the past, CDBG funds have gone into a small pocket park, aptly named Promise Park by one of the young residents, street and sidewalk improvements, and other projects. HOME dollars were spent in 2005 to assist in the acquisition and rehabilitation of the Lara Lea apartments and in 2006-2007 to rehabilitate the Spruce Apartments. A start-up non profit after school program for neighborhood children has been funded with CDBG. In late 2009, Littleton completed a two year project of the replacement of streets and sidewalks in the pocket of apartments directly north of Littleton High School. With continued public and private investment, the Northeast neighborhood will be preserved as a well-maintained affordable enclave in a rather pricey suburban city.

With the completion of the noted streets and sidewalks north of Littleton High School, the city is now directing a portion of their set-aside allocation to the "North" neighborhood of Littleton which is bordered by Sheri Lane on the north, Windermere Avenue on the east, Crestline Drive on the south, and Prescott Street on the west. This neighborhood is comprised of predominantly older, one-story, single-family homes.

*Littleton's Specific Housing/Community Development Objectives for 2011:*

**Objective: Public Facilities and Improvements**

- **Priority Need: Sidewalks**
  - City of Littleton - North Neighborhood Sidewalk Improvements

**Objectives: Public Services**

- **Priority Need: Mental Health Services**
  - Doctor's Care - Integrated Health Care Initiative

**Objective: Housing**

- **Priority Need: Rehabilitation: Single-unit Residential**
  - Littleton Housing Authority (LHA) – owner-occupied Housing Rehabilitation Program (ongoing - possible additional funding in 2011 HOME)
- **Priority Need: Acquisition for Rehabilitation**
  - Community Housing Development Association- acquisition and rehabilitation of existing multi family residential building(s). (Approved in 2010-Regal Apartments, a twelve unit multi family residential apartment. CHDO set aside.

## **SHERIDAN**

Sheridan is a small city on the County's western edge, founded in 1890. Sheridan's population of 5,600 (2000 Census) is diverse; with 40.1% of residents identifying as Hispanic, and 17% of the residents belonging to races other than Caucasian/White. The city is not as prosperous as some of the other participating municipalities, with 24% of families falling below the poverty line (2005-09 ACS). Sheridan has the highest percentage of Hispanic residents, and is tied with Glendale for the highest percentage of families below the poverty line, in the Urban County. In Sheridan, 22.3% of the residents are disabled.

The city has many affordable homes, making it in demand for first time buyers and elderly households on fixed incomes. This city has worked hard to establish a diverse business base and has been able to bring back some services to the citizens that had been curtailed in the past. Sheridan is very interested in improving the infrastructure in the city.

Sheridan, through their Housing Authority, purchased and donated land to Habitat for Humanity, and in early 2009 welcomed two new families into their community. Arapahoe County also supported the Habitat homes through a HOME grant for infrastructure.

Sheridan established an Urban Renewal Authority that has assembled land in the southwest area of Hampden and Santa Fe. The 135 acre brownfield redevelopment is now open and is home to SuperTarget, Costco, and Regal Cinemas. When the tax increment financing period is over, the sales tax from this project will pay for public improvements and help finance other city amenities.

*Sheridan's Specific Housing/Community Development Objectives for 2011:*

### **Objective: Housing**

- **Priority Need: Rehabilitation: Single-unit Residential**
  - Brothers Redevelopment, Inc. and the City of Sheridan – Help for Homes – free minor housing rehabilitation program for low to moderate income elderly and/or disabled residents in the City of Sheridan (CDBG)

## ***Managing the Process***

Arapahoe County Housing and Community Development Services (HCDS) staff are in constant contact with stakeholders throughout the County discussing unmet needs. These stakeholders are representatives from the participating municipalities including elected officials, non profit service and affordable housing providers, Housing Authorities and the low and moderate income citizenry.

The Urban County operates within the boundaries of Arapahoe County. With six participating municipalities and a joint partner, Arapahoe County HCDS serves as the hub for all CDBG and HOME projects. The participating municipalities include the cities of Englewood, Glendale, Greenwood Village, Littleton, Sheridan and the Town of Deer Trail, with the City of Centennial participating in the Urban County through a joint cooperation agreement.

As of 2004, Centennial has the HUD designation as a Metropolitan City and receives a CDBG entitlement allocated to the city. Since reaching entitlement status, the city has opted to have a joint cooperation agreement with Arapahoe County to administer the grant for three-year periods, most recently 2010-2012, as well as participating in the HOME program as a member of the Arapahoe County HOME consortium. The County is responsible for all aspects of program administration, although Centennial is responsible for any project that they administer in house as a subgrantee. Centennial selects projects to be funded with their allocation, assisted by staff recommendations formulated through the County review process. Projects approved by the City of Centennial are ratified by the Board of County Commissioners prior to submission of the Annual Action Plan to HUD.

The County has been designated as a Participating Jurisdiction (PJ) and has received HOME funds since 1995. The County is the agency through which all SubGrantees and/or Community Housing Development Organizations (CHDOs) access CDBG and HOME funds. The Board of County Commissioners (BOCC) is the final approval authority for any projects undertaken within Arapahoe County with the grant funds.

Every three years, the County recertifies as an Urban County. During that process, every municipality in the County (with the exception of the City of Aurora) is contacted and invited to participate in the CDBG program. The most recent Urban County/HOME Consortium renewal period covers grant years 2010-2012.

The County operates with five Commissioners, each elected from specific districts within the County. The Commissioners establish the policies of the County and work very closely with each Departmental Director on the business of the County.

The municipalities operate with city councils elected from their respective jurisdictions, with the exception of Deer Trail, which has a board of trustees to oversee the needs of the town. Municipalities have departments to administer differing aspects of housing and community development within their own authority.

Each year, in the fall, CDBG grant applications are sent to interested parties and also advertised and/or press releases sent to metro area newspapers and various local newspapers. Agencies are given approximately 6-7 weeks to return the applications. To be considered, every new agency or new project applying for a grant must meet with staff to discuss the project and direction; this includes any projects to be sponsored or completed by a participating municipality. Returning public service agencies and ongoing projects are not required to meet with staff. Meetings between staff and each potential SubGrantee occur to determine eligibility and to formulate the proposal for the best possible project.

CDBG applications are then reviewed and scored by multiple staff members, interviews are conducted and projects are rated, with the recommendations going to the Board of County Commissioners. An open study session with the Board of County Commissioners is held outlining all projects with staff recommendations. The Commissioners make recommendations to staff and these are incorporated in the draft action plan. A First Public Hearing and a Final Public Hearing are then scheduled for formal comments and adoption of the projects. The grant year runs from May 1st through April 30th.

## Citizen Participation

Arapahoe County adopted a Citizen's Participation Plan on March 17, 2009 pursuant to Board of County Commissioner Resolution Number 090255. The plan had not been updated since 1994, and HCDS staff drafted a new plan for HUD's preliminary review in May of 2008. The approved plan is attached as Appendix 1.

The plan requires public hearings at least two times a year for review of the proposed use of funds and for review of program performance. These two public hearings are required to have ample notice provided to the public and be held in a facility that is accessible to the disabled citizens of the community. Accommodations are to be made to the hearing-impaired citizens who provide a request for needed adaptations prior to the meetings, as well as language translation requests.

The plan also states that substantial changes to the Consolidated Plan include, but are not limited to:

- Major changes in service area, purpose, program beneficiaries, or national objective compliance;
- Budgetary or line item alterations of \$25,000 or more for Public Service projects and \$50,000 or more for Public Infrastructure, Public Facility, or Housing projects.
- Changes from one activity to another, such as a project cancellation and a new project approval that is not a Reserve project.

The plan also provides for technical assistance to groups representative of persons of low and moderate income in preparing proposals. In fact, the HCDS staff meets with each applicant agency to refine projects for better proposals and also to answer any questions regarding regulations and processes prior to submittal.

The Citizen Participation Plan also includes the County's Residential Anti-displacement and Relocation Assistance Policy and Procedures. This policy states that if relocation and displacement is unavoidable, then the County will take steps to assist any persons who are displaced. The level of assistance is described in the policy.

The County and municipalities all have active citizen processes ongoing for different activities within the jurisdictions. The County's Planning Division is currently doing sub area planning to include the eastern rural areas of the unincorporated area. They have also embarked on an I-70 Corridor Economic Development Study and Comprehensive Plan for the area that covers four miles to the north and south of I-70, from the City of Aurora border to the eastern county border. Several cities are in some part of the timeline for completing or revising Comprehensive Plans.

Citizens of the County have reasonable and timely access to information relating to the Consolidated Plan and use of assistance under the federal programs. Policy Three of the HCDS General Administration Policies relates to the grievance process to be filed for complaints relating to projects or administration of the federal grants.

The draft plans are available on the County's website and at the HCDS office. Copies of final plans are available on the County's website, at the HCDS office, and at city halls and public libraries throughout the area.

An opportunity for citizen comment on the 2011 Action Plan was provided at a Public Hearing on January 27, 2011 at 6:30 p.m. in the West Hearing Room of the County Administration building located at 5334 South Prince Street, Littleton, CO 80166. This conference room is in the unsecured part of the building and thus easily accessible to citizens. An opportunity for citizen comment will also be provided at a second Public Hearing before the Board of County Commissioners on March 1, 2010 at 9:30 a.m. in the East Hearing Room of the County Administration building (address noted above).

The first Public Hearing was legally posted in the Villager on January 13, 2011 (Appendix 1, as well as advertised in the Denver Post's YourHUB which has a circulation of over 63,000. Flyers were distributed to HCDS's 160 agency mailing list, as well as the Citizen Participation Plan mailing list of cities, libraries, recreation centers and school districts with multiple copies for distribution. Flyers were also mailed to property managers of affordable housing developments (LIHTCs, PABs, Public Housing, etc.) in the County. A press release was written, and information was posted on the County website.

The second Board of County Commissioners Public Hearing on March 1, 2011 was also legally posted in the Villager on February 10, 2011 (Appendix 1).

TO BE UPDATED

## **Institutional Structure**

The Urban County operates within the boundaries of Arapahoe County, Colorado's first county, which was established in 1855, as part of Kansas Territory. With its six participating municipalities and a joint partner, Arapahoe County serves as the locale for all of the CDBG and HOME projects. The participating municipalities include the Cities of Englewood, Glendale, Greenwood Village, Littleton, Sheridan and the Town of Deer Trail, with the City of Centennial participating in the Urban County through a joint cooperation agreement.

The County operates with five Commissioners, each elected from specific districts within the County. The Board of County Commissioners (BOCC) establishes County policies and works very closely with each Departmental Director on County business.

The municipalities operate with city councils elected from their respective jurisdictions, with the exception of Deer Trail, which has a board of trustees to oversee the needs of the town. Each municipality has departments to oversee differing aspects of housing and community development within their own authority.

**CDBG FUNDS.** Each year, in late fall, CDBG grant applications are sent out to interested parties and also advertised in metro area newspapers and various local papers. Agencies are given approximately 6-7 weeks to return the applications. To be considered, every new agency or new project applying for a grant must meet with staff to discuss project and direction, this includes any projects to be sponsored or completed by a participating municipality. Meetings between staff and each potential SubGrantee occur to determine eligibility and to formulate the proposal for the best possible project.

Applications are reviewed, interviews and site visits are conducted and then projects are rated. Projects serving Centennial citizens are presented to the Centennial City Council with staff recommendations. Centennial projects are approved by Council, and ratified by the Board of County Commissioners (BOCC) when the rest of the County projects are approved. County projects are presented to the BOCC with staff recommendations. An open and published study session with the BOCC is held outlining all projects with staff recommendations. The

Commissioners make recommendations to staff and these are incorporated in the draft annual plan. First and Final Public Hearings are scheduled for formal public comments and adoption of the projects. The grant year runs from May 1<sup>st</sup> through April 30<sup>th</sup>.

**HOME FUNDS.** The County has been designated as a Participating Jurisdiction (PJ) and has received HOME funds since 1995. The County is the agency through which all SubGrantees and/or Community Housing Development Organizations (CHDOs) access HOME funds. The County commits a minimum of 15% of HOME funding to CHDOs. HOME applications are accepted and reviewed on a case-by-case basis throughout the year. The Board of County Commissioners is the final approval authority for any projects undertaken within Arapahoe County with the HOME dollars. The HOME grant year runs from May 1<sup>st</sup> through April 30<sup>th</sup>, in coordination with the CDBG grant year.

**Arapahoe County Housing and Community Development Services (HCDS) Division:** This division is charged with administration of the County CDBG and HOME funds for all SubGrantees, whether participating municipalities or independent agencies. Administration includes funding recommendations, environmental review processes, Davis-Bacon and Labor Standards compliance, monitoring, Five Year Consolidated Plan, One Year Action Plan, and Consolidated Annual Performance Report (CAPER) preparation, along with financial maintenance through HUD's Integrated Disbursement and Information System (IDIS) program, and any other reports or procedures necessary to maintain compliance with federal regulations.

CDBG and HOME provide funding for four full time positions and one part-time position. The Monitoring Specialist assists in administering CDBG projects, primarily Public Service projects, and oversees monitoring HCDS funded projects and internal processes. The Block Grant Specialist (part-time), administers rehab projects, assists with special projects, and team support functions. The Community Development Administrator is responsible for distributing HOME funds and administration of the City of Centennial's CDBG projects, as well as HUD and County reporting and planning. The Division Manager is responsible for the administration of County CDBG projects, as well as HUD and County reporting and planning. The Grants Fiscal Specialist tracks and manages the financial tracking of all grants and program income for the division; the Grants Fiscal Specialist is supervised by the Community Resource's Administrative Services Division. The division is overseen by the Community Resources Department which has a Department Director.

## Monitoring

The County currently employs 3.5 staff involved in monitoring CDBG and HOME projects. Each Administrator is tasked with Desk (project off-site) monitoring which is accomplished through the review of drawdown request documentation, review and analysis of required quarterly/annual reports, ongoing technical assistance, and the review of bid documentation and payroll for construction projects.

Formal project on-site visits and monitoring of select CDBG and HOME projects is scheduled to take place during appropriate times of the year, particularly in the spring and fall of this year, depending upon the level of complexity of the project and the capacity of the SubGrantee.

HOME Housing Rehabilitation programs are anticipated to be monitored during the spring of fiscal year 2010 and an anticipated 30% of 2010 completed CDBG projects are planned to be monitored in the fall of fiscal year 2011. A monitoring risk assessment will be done on each 2010 completed CDBG project at the end of the 2010 grant year to determine specific monitoring needs.

Other monitoring of HOME projects requires a long-term approach. Each HOME project is formally monitored at the completion of the project. The length of the compliance period for HOME assisted units is determined using the per unit subsidy calculations required by HUD. This information is supplied to the SubGrantee in their grant agreement with the County. Staff visits HOME properties, conducts HQS inspections, reviews annual HOME unit certifications and tenant files, and reviews quarterly reports from SubGrantees for HOME projects still underway.

For both CDBG and HOME projects, there are many program requirements that must be met in order to remain in compliance with the statutes and regulations governing the programs. In order to ensure that the County is in compliance, ongoing education is paramount. Staff regularly attends local, state, and national training opportunities in order to keep abreast of program requirements and provides technical assistance to SubGrantees/Sub recipients.

Thorough understanding of each project is the best way to plan for compliance related issues as each project is unique and complex. Prior to awarding any grant, Staff reviews the application, looking closely for issues that may trigger compliance issues including, relocation, lead-based paint, Davis-Bacon labor standards, and others. When potential issues have been identified, Staff creates a plan to deal with those issues, and to the extent foreseeable, writes into the agreement what conditions must be met in order to remain in compliance with program requirements. Throughout the project, Staff remains in close contact with the SubGrantee, monitoring project development, and reviews necessary procedures relating to program requirements. The County is the responsible entity for program compliance, and takes that position seriously, working closely with all projects to ensure that the project remains in compliance.

In order to ensure compliance with requirements involving timeliness of expenditures, Staff review and approve CDBG projects on an annual basis and require agreements establishing quarterly milestones and stipulate that projects must be completed by the end of the grant year. SubGrantees are required to complete quarterly reports assessing how they are meeting the milestones established. Additionally, the Grants Fiscal Specialist generates a monthly report, if not more often, tracking HOME expenditure deadlines and CDBG on-hand spending ratios. To ensure compliance with HOME expenditures, the Grants Fiscal Specialist tracks funds that must be committed within two years and expended within five years.

## **Lead-Based Paint**

Lead-based paint, outlawed in 1978, is the primary cause of elevated blood lead levels in children. Old homes in poor condition can contribute to poor health in children if lead is consumed. According to HUD's Office of Healthy Homes and Lead Hazard Control<sup>8</sup> (HHLHC):

Lead is a highly toxic metal that may cause a range of health problems, especially in young children. When lead is absorbed into the body, it can cause damage to the brain and other vital organs, like the kidneys, nerves and blood.

Lead may also cause behavioral problems, learning disabilities, seizures and in extreme cases, death. Some symptoms of lead poisoning may include headaches, stomachaches, nausea, tiredness and irritability. Children who are lead poisoned may show no symptoms.



Both inside and outside the home, deteriorated lead-paint mixes with household dust and soil and becomes tracked in. Children may become lead poisoned by:

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<sup>8</sup> HUD's Office of Healthy Homes and Lead Hazard Control, accessed online 2/12/2009; <http://www.hud.gov/offices/lead/healthyhomes/lead.cfm>

- Putting their hands or other lead-contaminated objects into their mouths,
- Eating paint chips found in homes with peeling or flaking lead-based paint, or
- Playing in lead-contaminated soil

**Existing Homes with Lead-based Paint**

In 2007, the U.S. Census estimated there to be 228,800 housing units in Arapahoe County. Just under 50% of those units, 111,508 were built prior to 1980. As lead-based paint was not outlawed until 1978, homes built prior to 1980 may contain lead-based paint, although the greatest probability is in homes built prior to 1940.

Age is an important indicator of housing condition. Older houses tend to have condition problems and are more likely to contain materials such as lead-based paint. Approximately 1.5% of the housing stock, or 3,428 housing units in Arapahoe County, were built before 1940, when the risk of lead-based paint is highest.<sup>9</sup> In areas where revitalization of older housing stock is active, many old houses may be in excellent condition; however, in general, condition issues are still most likely to arise in older structures. 11% of Arapahoe County’s housing stock was built before 1950, approximately 50% of Arapahoe County’s housing stock was built between 1970 and 1989, and almost 15% was built since 2000.

The following chart shows the median year of construction of housing structures in Arapahoe County<sup>10</sup>. The median year of construction means exactly half of the housing stock was built before that year and half after. The median year of construction shows which communities are most likely to have housing with lead hazards. Englewood has the oldest housing stock with 1959 being the median year of construction, indicating a strong likelihood of lead-based paint hazards in their community. Littleton, Sheridan, and Deer Trail also have older housing stock.

Exhibit 2.  
Median Year of Construction by Jurisdiction

<b>Jurisdiction</b>	<b>Median year of construction</b>
Arapahoe County	1982
Centennial	1983
Deer Trail	1963
Englewood	1959
Glendale	1978
Greenwood Village	1992
Littleton	1979
Sheridan	1968
Unincorporated	1991

<sup>9</sup> Lead-based paint was banned from residential use in 1978. Housing built before 1978 is considered to have some risk, but housing built prior to 1940 is considered to have the highest risk. After 1940, paint manufacturers voluntarily began to reduce the amount of lead they added to their paint. As a result, painted surfaces in homes built before 1940 are likely to have higher levels of lead than homes built between 1940 and 1978.

<sup>10</sup> From the Housing Needs Assessment conducted by BBC Research and Consulting. Their source: Claritas, 2007 estimates.

## **Actions to Address Lead-based Paint**

The cities of Englewood, Littleton and Centennial have housing rehabilitation programs that test for lead hazards when conducting rehabilitation, and achieve clearance from certified inspectors when the rehabilitation is complete. The Housing Authorities are strict in their adherence to the Housing Quality Standards (HQS) for public housing and Section 8 tenants.

According to County policy, CDBG funded handyman programs such as Rebuilding Together Metro Denver and Help for Homes in Sheridan may not disturb painted areas above de minimis levels in pre-1978 homes. The de minimis level is less than two square feet of painted space in any individual interior room; less than 20 square feet on exterior surfaces; and less than 10% of total surface area on an interior or exterior component with a small surface area (molding, trim, gutters, etc.).<sup>11</sup> The SubGrantee must maintain documentation in client files identifying the area of disturbance, showing compliance with the County policy. The "Protect Your Family from Lead in Your Home" pamphlet is to be provided to all homeowners, regardless of age of housing. Verification of notification is to be maintained in client files.

Under the HOME funded Homebuyer program, the Colorado Housing Assistance Corporation (CHAC) staff has completed HUD's on-line "Visual Assessment Course". They conduct visual assessments of each of the homes to be financed, in conjunction with the HSQ inspection. If lead-based paint is detected, then the homebuyer agrees that it is his or her responsibility to negotiate with the property seller about who pays for and coordinates mitigations and/or renovations. For other HOME funded projects, the SubGrantee is responsible for paying for and coordinating detection and mitigation.

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<sup>11</sup> Code of Federal Regulations 24 CFR 35.1350(d)

### Specific Housing Objectives

In February of 2009, BBC Research and Consulting (BBC), a Denver-based economic consulting firm that specializes in housing studies, completed a report titled *Housing Needs Assessment (HNA): Arapahoe and Douglas Counties*. The HNA provides an in-depth look at the housing needs of the two counties that share a common boundary and workforce, and subsequently housing needs. The study included all of Arapahoe County, including the City of Aurora (although Aurora is a HUD entitlement jurisdiction and will be performing a separate HNA and Five Year Consolidated Plan), because the two counties believed it was important to look at the housing market as it relates to the workforce and commuting patterns.

Affordable housing affects every aspect of life in Arapahoe County. Without affordable housing, workers can not live in the County. With workers living elsewhere, there is a traffic problem when they arrive and leave from their places of work. There is a disenfranchisement with the community if one's home is other than the area where one works. The following are major findings and recommendations of the HNA:

**Growth, growth and more growth.** Arapahoe County remains a very popular place to live and work in the Denver metro area. Arapahoe County's heyday for growth occurred first in the 1950s, when the County grew at an average rate of 12% per year. Population surged again in the 1970s, when the County added more than 130,000 people (a growth rate of 8% per year). Since then growth has slowed considerably, and the County now grows at about 1-2% annually. Since 1990, Arapahoe County's housing stock has grown by 35%. On average, Arapahoe County has added more than 3,500 units per year.

**Finding housing.** In 2007, the median priced home for sale in Arapahoe County was \$205,000. This compares to \$345,000 in Douglas County. Except for single family attached units, homes are much more affordable in Arapahoe County.

The median rent in Arapahoe County was \$838 in the second quarter of 2008; in Douglas County, the median was \$1,045. Rents were lower in Arapahoe County for all rental unit sizes.

**Housing to buy.** It is easy to buy a home in Arapahoe County if you earn more than \$50,000. Households at this income level could buy 70% of the County's attached units (4,900 units) for sale in 2008 and 19% of the County's detached units (3,070 units).

Households earning between \$35,000 to \$50,000 can also afford about one-third of the County's attached housing stock. If these renters want to buy they are mostly limited to attached homes. Unlike in Douglas County, they have purchase options in Arapahoe County.

**Housing to rent.** In Arapahoe County, a little more than half of the County's renters can easily afford the median rent, and renters earning more than \$25,000 have an adequate number of rental units from which to choose. This leaves about half of the County's renters unable to afford the median rent.

Renters earning less than \$20,000 per year have the hardest time finding affordable units. In 2007, about 20,520 renter households—30% of all renter households in Arapahoe County—earned less than \$20,000. These households need to pay \$450 or less in rent and utilities each month to afford their housing costs, leaving money left over for other household expenses.

Arapahoe has approximately 7,800 units affordable to these renters in addition to rental assistance vouchers—leaving a gap of approximately 12,500 underserved households. For the Arapahoe County non Aurora portion, this gap is estimated to be 5,600 underserved households.

**Who Cannot Afford to Live in Arapahoe County:**

- Renters earning less than \$35,000 find it difficult to buy in the current market. Many of these renters are unlikely to become owners unless they desire to buy attached housing units.
- Seniors and other residents living on low, fixed incomes need to stay in their homes because they cannot afford to move to other housing units in the County. Seniors living on Social Security Income (SSI) are unlikely to be able to afford the repairs their aging homes need.
- Approximately 12,500 renters (5,600 renters in non Aurora portion) who earn less than \$20,000 are paying so much for their rental housing that they have difficulty affording other necessary household costs—such as transportation, childcare and health care.

**Will the future workforce be able to live in Arapahoe County?** Arapahoe will have affordable housing, but it is very location specific. Arapahoe County has some affordability concerns with its workforce, however there are more moderate and high wage jobs located in Arapahoe County as compared to Douglas County. In Arapahoe County, the occupations with the strongest growth in numbers—health care and social assistance, administrative support, construction, professional and technical services—could afford homes ranging from approximately \$116,000 to \$260,000 in Arapahoe County. Today, these worker households can afford to buy 19% to 68% of the housing stock in Arapahoe County. Assuming households have additional part time or full time workers contributing additional income, these affordability levels increase, thereby making an even greater percentage of homes affordable. If current trends continue, the County is well-positioned to provide housing for workers in its fastest growing professions through 2016.

However, even though Arapahoe County has affordable homes to buy at lower income levels, these homes are not always in close proximity to major employment centers and many have rehabilitation needs. In Arapahoe County, home prices are very much location-specific. The amenities accompanying expensive housing stock in Arapahoe County include locales in Cherry Hills Village, Bow Mar and Greenwood Village, more square footage and, most likely, a larger lot. Typically the denser part of the County is home to older homes that may require more rehabilitation, but are also more affordable.

The most affordable parts of Arapahoe County are the Sheridan/Englewood/north Littleton area, and most of Aurora. Of the 2,683 multi family units for sale in 2007 and affordable at 50% of the AMI, 86% were in Aurora. Of those affordable at 80% of the AMI, 74 % were in Aurora.

For single family units, Aurora provided 90% of those affordable at 50% of AMI and 84% of those affordable at 80% of AMI. No other community comes close to matching this contribution to the for sale affordable housing stock. Aurora also offers very affordable rents compared to other areas in the County.

Although Sheridan and parts of Englewood and Littleton are also very affordable, they have far fewer units, and the units are closer to employment centers in Jefferson County and Denver than to future employment centers in Arapahoe County (to which central and southeast Aurora is closer). In essence, Arapahoe County depends on Aurora to provide much of its affordable housing, and this is likely to continue.

**Addressing Unmet Housing and Workforce Needs**. Arapahoe County has worked very hard in the past to ensure that residents have adequate housing. Programs the County funds include home rehabilitation and improvements, public facility improvements, infrastructure improvements, public services and other housing programs. Housing programs also include a first time buyer program, single family rehabilitation, multi family rehabilitation and new construction assistance.

Communities within Arapahoe County have also provided incentives for the production of affordable housing. For example, Englewood and Sheridan have waived fees for affordable housing development on a case-by-case basis.

#### **BBC's Recommendations for Arapahoe County:**

1. **Set affordable rental goals.** Set a goal for reducing the gap in rental units and work with the County's housing authorities, including the Aurora Housing Authority, to build more deeply subsidized rental units.
2. Approximately 29% of the County's renters earn less than \$20,000 per year. 6% of the County's rental units (including voucher subsidies) are affordable to these renters. BBC recommends this proportion be increased to 15%, so at least half of these renters have an opportunity to avoid being cost burdened. This means that the number of affordable units in the County are doubled.
3. **Establish formal collaborative relationships.** Continue to work with Aurora to gauge housing affordability and need since Aurora provides such a large portion of affordable housing, particularly for sale housing, in Arapahoe County. Formalize a method of communication and collaboration on workforce housing developments.
4. **Offer developer incentives.** The County should encourage density around employment centers and transit sites by offering fee waivers and/or density bonuses to developers who integrate affordable units into their developments. Formalize an incentives package and offer deeper incentives for more affordable developments. The County should also encourage municipalities to adopt similar incentive packages, so that the incentives are consistent, transparent and applied equally across the County.
5. **Continue rehabilitation efforts.** Continue acquisition and rehabilitation programs in the older portions of the County to preserve housing stock and keep lower income owners in safe and sound housing. Although this study did not contain a detailed analysis of the senior housing market and needs, it is likely that as the County's population ages, affordable senior housing with services will be needed.
6. **Educate the public.** Educate the public about options for development, the consequences of sprawl and how affordable housing can be attractive and dense.

#### **County Response to Housing Data and Recommendations:**

The County is prioritizing providing housing opportunities for renters earning less than 50% of the AMI, particularly small and large related households. For the homeowner priorities, although the County has placed a high priority on serving those earning less than 50% of the AMI, the County recognizes the reality of the lack of available units for these households, thus the number of units goals are lower, with the exception of the elderly population. Appendix 6 (attached) provides a detailed summary of the annual and five year goals. Appendix 6 provides a summary of the annual goals.

Each of these goals may need to be reconsidered if local finances and/or economic changes indicate either an increase or decrease is necessary and reasonable.

The specific objectives reflect changes in priority from the 2004-2008 Five Year Consolidated Plan. Significant increases and decreases are noted below, which reflect the changing demographics shown in the HNA and AI, as well as the changing needs identified in the three surveys:

- Increasing the rental multi family housing objective from 120 to 140 units, in recognition of the HNA finding that the rental housing gap for Arapahoe County (non Aurora) is 5,600 units for those making less than \$20,000 per year. The increase is also in consideration of the fact that there are 2,742 households on the housing authorities' waitlists, indicating a need for affordable units in the community to supplement the housing authorities' efforts.
- Increasing emergency rental assistance from 25 persons to 250 persons, and including limited emergency mortgage assistance previously noted as an Owner Housing Objective. This will allow agencies more flexibility to meet emergency housing situations.
- Decreasing the First Time Homebuyer (FTHB) objective from 125 to 60 new homeowners, and removing Section 8 homebuyers as a separate category. This is a result of the need to direct HOME funding resources away from primarily moderate income homeowners and towards low income renters and rehabilitation of the existing multi and single family housing stock in the older, western portions of the County.
- Increasing major housing rehabilitations from 25 to 60 homes, and minor housing fix-ups from 25 to 125, in recognition of the aging housing stock and the senior population that may choose, or be forced, to age in place without adequate income for repairs.
- Adding new single family construction for low income homeowners in recognition of the HNA that found that only 5% of households earning 50% or less of the AMI could afford a single family home. For many households earning 50% or less of the AMI, renting is the most appropriate housing option; however, agencies like Habitat for Humanity of Metro Denver, who sell homes to qualified low income buyers with no interest loans and below market sales prices, allow low income households to purchase homes without being cost burdened.

Recent construction projects of new affordable multi family housing using HOME funds include, Prentice Place in 2005 and Terraces on Pennsylvania in 2007. Other CDBG and HOME funding has been used for acquiring and rehabilitating existing multi family housing to keep it from being lost to market rates, such as Forest Manor, Spruce Apartments, and Presidential Arms Apartments.

In the last several year, Habitat for Humanity of Metro Denver has built two homes in Sheridan and eight in Englewood. As well as eight more in Englewood slated for groundbreaking this spring. The Habitat homes were supported with HOME funds, land donated by the Sheridan Housing Authority, and fee waivers by both cities. Habitat has requested additional HOME funds to purchase vacant land in Englewood for the development of eleven additional homes.

Community Housing Development Association (CHDA) purchased and rehabilitated the Presidential Arms Apartment building in Englewood. The Englewood Housing Authority (EHA) has opened the Terraces on Pennsylvania, a 62 unit senior housing community for households at or below 50% AMI. These projects were assisted with County HOME funds.

Two Developmental Pathways group homes, opened in Centennial in late 2008. There are six developmentally disabled residents in each home, many of whom have lived together for years. One of the homes is for elderly people and one for younger clients.

The Littleton Housing Authority purchased three apartments in Northeast Littleton, and is rehabilitating the buildings. Although this project is not HOME assisted, it is contributing to the affordable housing stock in Littleton.

Arapahoe County encourages other new affordable housing projects with the existing Community Housing Development Organizations (CHDO's), such as Habitat Community Housing, Inc.,<sup>12</sup> to meet underserved housing needs. Additional obstacles to meeting underserved housing needs are described in the Section "Barriers to Affordable Housing."

Arapahoe County's HOME program is run on a rolling application basis. Potential SubGrantees discuss projects with HCDS staff and submit an application based on the State Division of Housing's application. HCDS analyzes the project's viability and its applicability to the Consolidated Plan. Appropriate projects are then recommended to the Board of County Commissioners.

HOME Projects in the works and/or planned for the next year include:

- Approved in 2009: Littleton Housing Authority - owner-occupied Housing Rehabilitation Program (\$150,000) - loans to 6-8 single family homeowners that are at or below 80% of the area median income (AMI) based on their family size. Loans for single family homes will range from \$1,000-\$24,999. This is renewed funding to an existing project. The program may receive additional funding in 2011 (approximately \$150,000-\$250,000). Littleton.
- Approved in 2009: Littleton Housing Authority on behalf of the City of Centennial - owner-occupied Housing Rehabilitation Program (\$150,000) - loans to 6-8 single family homeowners that are at or below 80% of the area median income (AMI) based on their family size. Loans for single family homes will range from \$1,000-\$24,999. The program may receive additional funding in 2011 (approximately \$150,000-\$250,000). Centennial.
- Approved in 2009: Colorado Housing Assistance Corporation (CHAC) -Arapahoe County's First Time Homebuyer Program (\$212,000). Downpayment loans of \$10,000 for low/moderate income first time homebuyers. The program may receive additional funding in 2011 (approximately \$200,000). Countywide.
- Approved in 2008: Habitat Community Housing Development, Inc. (a local subsidiary of Habitat for Humanity Metro Denver) (\$200,000) - acquisition assistance for 2310 W. Harvard Ave., Englewood, CO 80110 for the development of eight homes. CHDO set aside. Englewood.
- Approved 2010: Habitat Community Housing Development, Inc. (a local subsidiary of Habitat for Humanity Metro Denver) (\$240,000) - acquisition funding for property at 1296 W. Quincy Ave., Englewood, for the development of eleven homes. CHDO set aside. Englewood.

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<sup>12</sup> A special purpose subsidiary of Habitat for Humanity of Metro Denver.

- Approved in 2010: Community Housing Development Association (\$800,000) - acquisition and rehabilitation of Regal Apartments, a twelve unit multi family residential apartment. CHDO set aside. Littleton.
- Approved in 2010: Aurora Housing Authority (\$400,000) Village at Westerly Creek senior housing new construction. Aurora

Please see Appendix 5 for a complete listing of all new CDBG and HOME projects planned for 2011.

## **Needs of Public Housing**

The Urban County has four operating housing authorities: the Englewood Housing Authority, the Littleton Housing Authority, the Sheridan Housing Authority and the Arapahoe County Housing Authority. The City of Aurora also has a housing authority, but the city is not a member of the Urban County.

The members of the Littleton and Englewood housing authority boards are appointed by their city councils. Sheridan and Arapahoe County's housing authority boards consist of the members of the city council and the Board of County Commissioners, respectively.

Arapahoe County's Housing Authority (ArCHA) maintains no staff, but is lent HCDS staff by the County and contracts operation of its Section 8 program to the Littleton Housing Authority (LHA). The Littleton Housing Authority's office is located at 5745 South Bannock Street, Littleton, CO 80120. The ArCHA I Section 8 vouchers cover unincorporated Arapahoe County, and the Cities of Centennial and Glendale. The County owns no public housing. First Time Homebuyer (FTHB) Program loans approved between 1994 and 2007 are serviced through ArCHA via HCDS staff. The County is investigating assigning these FTHB loans to the Colorado Housing Assistance Corporation (CHAC) for servicing, administration and retention of program income. The ArCHA Board holds one official meeting every year, and may hold another meeting if necessary. All policies regarding hiring, contracting and procurement, follow current County policy.

The Sheridan Housing Authority (SHA) is operated similarly, with all Section 8 vouchers contracted through the Englewood Housing Authority (EAH). The Sheridan Housing Authority Board meets once a month. The Sheridan City Council is also the Sheridan Housing Authority Board.

The Littleton Housing Authority has a board appointed by city council and operates independently from city processes in regards to hiring, firing and procurement. LHA maintains their own policies to cover these areas. All capital projects are presented to the Urban County for determination of consistency with the County's Five Year Consolidated Plan. The agency operates a Section 8 program along with elderly public housing and scattered site single family and duplex homes. LHA has developed a small 10 home development for homebuyers on an infill site and is in the process of renovating some of the older facilities in its portfolio. They have a total of 557 Section 8 Vouchers (Littleton and Arapahoe County) and 542 public housing and other units, for a total of 1,099 units. LHA recently purchased and rehabilitated three multi family apartment buildings, totaling 69 units, in Northeast Littleton, which although they are not public housing, the apartments are open to low income residents.

The Englewood Housing Authority board also is appointed by city council with the mayor being a member. All operations including hiring, contracting and procurement policies are maintained by the Housing Authority. This Authority also submits capital projects for determination of consistency with the County's Consolidated Plan. EHA provides elderly public housing, scattered site single

family homes and has developed an in-fill townhome community for homebuyers. EHA completed a 62-unit senior/disabled apartment complex in December of 2008 (Terraces at Penn) for those at 50% of the Area Median Income (AMI), thus filling an income gap that could not be housed at their other locations serving extremely low income seniors/disabled. Englewood has a total of 570 Section 8 vouchers (Englewood and Sheridan) and 216 public housing units, for a total of 786 units.

### **Condition of Assisted Housing and Management Process**

The existing public housing stock is in relatively good condition and improvements are made on an ongoing basis through the use of the public housing Comprehensive Improvement Assistance Program (CIAP) and other funds.

LHA has embarked upon a \$1.5 million improvement program funded with bonds for Alyson Court, Amity Plaza and some individual homes. These improvements consist of kitchen, windows, carpet and paint improvements for Alyson Court; roof, boilers, HVAC improvements for Amity Plaza; and new tubs, doors, and windows on the single family homes. Additionally, the County used CDBG funding to install a fire alarm system in the Bradley House.

### **Exhibit 3. Arapahoe County Public Housing Authorities (PHA)**

	Number of Units	Description	Size of Units
<b>Arapahoe County PHA:</b>			
Section 8	60	Certificates and vouchers	
Section 8 Port-ins	209	Certificates and vouchers	
<b>Littleton PHA:</b>			
Libby Bortz Assisted Living Center	111	Frail Elderly, aged over 62	0 to 1-bedrooms
Amity Plaza	180	Seniors	1-bedroom
Bradley House	72	Seniors	1-bedroom
Geneva Village	28	Seniors	0 to 2-bedrooms
Alyson Court	60	Seniors / Disabled	1-bedroom
John H. Newey Public Housing	20	Single family homes	2 to 4-bedrooms
Public Housing - duplexes	38	Homes	2 to 3-bedrooms
Public Housing – single family homes	33	Homes	3 to 5-bedrooms
Littleton Section 8	288	Certificates and vouchers	
<b>Englewood PHA:</b>			
Orchard Place	100	Seniors / Disabled	1-bedroom
Simon Center	104	Seniors / Disabled	1-bedroom
Public Housing	9	Duplexes	2 to 4-bedrooms
Englewood Section 8	393	Certificates and vouchers	
Sheridan Section 8	177	Certificates and vouchers	
Sheridan Public Housing	3	Single family homes	
Deer Trail FMHA owned Property	11	Seniors	
<b>Total PHA-offered units or vouchers</b>	<b>1,896</b>		

Source: Public Housing Authority (PHA) websites, BBC Research & Consulting.

Updated by phone calls to PHA contacts on February 9, 2010.

**Section 8 – Housing Choice Vouchers.** Section 8 Housing Choice Vouchers provide rental assistance payments on behalf of low income individuals and families. This HUD-administered program provides low income households the means to offset private rental costs; in general, households will pay 30% of their adjusted monthly income towards rent and utilities, with the remainder of the rent (up to the established fair market rate for the area) paid through the voucher program. To be eligible for this program, a household may not earn more than 50% of the median income for the area. In addition, the PHA is required to provide 75% of its vouchers to applicants whose incomes do not exceed 30% of the median family.

As an example of the average funding for a Section 8 voucher in 2009, ArCHA’s Section 8 housing assistance paid an average of \$9,204 for new Section 8 voucher holders and \$8,472 for portable voucher holders annually for each household.

**Wait lists.** Applications for Section 8 assistance outpace the availability and resources necessary to fund new vouchers. Therefore, PHAs must place eligible applicants on a waiting list until a voucher becomes available. In addition, many PHAs must close their wait lists when the list becomes longer than the PHA deems to be serviceable in the near term.

ArCHA has two Section 8 voucher programs: ArCHA I and ArCHA II. ArCHA I receives 60 vouchers from the Colorado Division of Housing (CDOH) that are currently fully utilized. The ArCHA II program administers Section 8 vouchers that are ported in from other PHAs; there are currently 209 vouchers that have been ported in. ArCHA I has reopened its waitlist for short periods twice in the past five years: once in the spring of 2008 and once in October of 2009. The ArCHA waitlist is now closed.

LHA’s 288 Section 8 vouchers are fully utilized, and they closed their waitlist during May of 2009. As of February of 2010, Littleton Housing Authority’s combined waitlist for Section 8 vouchers and public housing units is 1,870 households (ArCHA Section 8, LHA Section 8 and LHA public housing programs). They have a tremendous gap. There are almost twice as many households on the combined waitlist as there are households being served.

The Englewood Housing Authority’s and Sheridan Housing Authority’s combined 570 Section 8 vouchers are also fully utilized. Englewood reopened their Section 8 waitlist for a short period in April of 2008, and Sheridan reopened their Section 8 waitlist for a short period in 2007. As of February of 2010, their combined Section 8 and Public Housing waitlist was 1,472 households (Englewood, Sheridan, and Douglas County Section 8 vouchers and public housing programs). The numbers for 2010 indicate that they have a tremendous gap. There are almost twice as many households on the waitlist as there are units.

**Exhibit 4. PUBLIC HOUSING AUTHORITY WAITLIST SURVEY BY HOUSEHOLDS (HH) - 2010<sup>13</sup>**

	Littleton		Englewood		Total	
<b>WAITING LIST</b>	<b># of HH</b>	<b>% of HH</b>	<b># of HH</b>	<b>% of HH</b>	<b># of HH</b>	<b>% of HH</b>
<b>Total</b>	<b>1,870</b>		<b>1,472</b>		<b>3,342</b>	
0-30% AMI	1,595	85%	1,362	93%	2,957	89%
30-50% AMI	191	10%	90	6%	281	8%
50-80% AMI	26	1%	11	1%	37	1%
Families with Children	952	51%	938	64%	1,890	57%
Elderly without disabilities	223	17%	86	6%	309	9%
Elderly with disabilities	26	1%	235	16%	261	8%
Families with disabilities	279	6%	232	16%	511	15%
Non-Hispanic	1,389	74%	868	59%	2,257	68%
Hispanic	481	26%	600	41%	1,081	32%
Caucasian/White	1,185	63%	994	68%	2,179	65%
Black/African American	496	27%	337	23%	833	25%
Am Indian/Alaska Native	69	4%	41	3%	110	3%
Asian	56	3%	21	1%	77	2%
Native Hawaiian/Pac	9	0%	15	1%	24	1%
Other	55	3%	79	5%	134	4%
<b>SECTION 8 VOUCHERS</b>	<b>288/ 209/ 60 = 557</b>	<b>Littleton/ ArCHA Port-ins/ ArCHA</b>	<b>393&amp;177 = 570</b>	<b>Englewood &amp; Sheridan</b>	<b>1,127</b>	
<b>PH &amp; OTHER UNITS</b>	<b>542</b>		<b>216</b>		<b>758</b>	
<b>TOTAL UNITS</b>	<b>1099</b>		<b>786</b>		<b>1,885</b>	
<b>WAITLIST STATUS</b>	Sec. 8 - closed PH - always accepting		Closed – opened as needed when waitlists are depleted			
<b>Difficulty finding accessible units</b>	No		Yes – Sec. 8; No – PH			

<sup>13</sup> Chart prepared by Arapahoe County HCDS staff March 8, 2010  
Data submitted to the Colorado Division of Housing (CDOH), March 2010  
by the Littleton Housing Authority and Englewood Housing Authority

Selected Arapahoe County Section 8 Housing Choice Voucher usage statistics for 2009 can be seen in Exhibit 5. below.

**Exhibit 5.  
Arapahoe  
County Section  
8 Housing –  
Usage  
Statistics for  
2009**

Source:  
Arapahoe  
County

	Section 8 Vouchers	Section 8 Port-in Vouchers
Total number of vouchers	60	187
Average monthly assistance per voucher	\$767	\$706
Household / Family Status:		
Female Head of Household	78%	72%
Male Head of Household	22%	28%
Family Household	68%	72%
Single-person Household	32%	28%
Race / Ethnic Distribution:		
White, Non-Hispanic	45%	45%
White, Hispanic	7%	5%
African American	42%	48%
American Indian/Native Alaskan	1%	0%
Asian / Pacific Islander	1%	2%
Other	3%	0%
Housing Types:		
Single family dwelling	30%	23%
Townhome / condo	15%	26%
Apartment	55%	50%
Duplex	0%	1%

**LITTLETON HOUSING AUTHORITY (LHA)**

The mission of LHA seeks to strengthen their hometown by creating opportunities for diverse housing alternatives.

- ***Strategy to serve the needs of extremely low income, low income and moderate income families residing in the jurisdiction:***

LHA offers 143 units of public housing, 260 units of Section 8 New Construction and 288 Housing Choice Vouchers within the community. Included in the total are 311 apartments for the elderly and disabled and housing for families that includes two- to five-bedroom single family homes and duplexes. LHA owns and/or manages 542 units of affordable housing.

Residents pay approximately 30% of their gross income toward rent. Families may apply for housing on-line or in person at the administrative offices, located at 5745 S. Bannock Street, Littleton, CO, 80120. Waiting lists are maintained for each program. Preference is given to elderly and disabled persons.

LHA also manages Geneva Village for the City of Littleton. There are a total of 28 units with rents below market. Residents must be at least 55 years old.

LHA also manages the Libby Bortz Assisted Living Center. The Center consists of 111 individual units designed for the frail elderly. Residents must be at least 62 years of age with income below 60% of AMI. Amenities include 24-hour protective oversight, three meals per day plus snacks, weekly housekeeping, weekly laundry services, and activities. Monthly rates are \$1,578 for one

person and \$2,303 for couples. Medication administration, bathing and dressing assistance is also available for a nominal charge.

The LHA Rehabilitation Program provides low interest loans to Littleton homeowners for home renovations. The Rehabilitation Coordinator works with homeowners whose incomes are below 80% of AMI. Renovations include, but are not limited to: energy conservation, health and safety issues, handicap accessibility retrofits, new furnaces, windows, and roofs.

LHA purchased three properties on West Powers Circle in October of 2008. There are a total of 69 units, consisting of efficiency, one-, two-, and three-bedroom units. These properties are over 40 years old and, while in good condition, need upgrading and renovation. LHA received a grant for energy efficiency improvements in 2009. In 2011 LHA received an additional \$450,000 grant for energy improvements and exterior renovations. Units are offered to households whose income falls between 30% and 60% of AMI.

The Housing Board of Commissioners and staff of LHA are committed to offering the highest quality housing that is financially feasible and will be focusing future efforts on the revitalization of Northeast Littleton. With the renovation of the units on West Powers Circle and the redevelopment of two of the public housing sites, as well as the ongoing renovations and enhancements to other LHA units, the agency continues to create opportunities for diverse housing alternatives while strengthening the community.

- ***Revitalization and restoration needs of public housing projects***

LHA is currently in the process of submitting an application to HUD for the demolition of 20 public housing units and replacing them with 50-70 multi family units. The existing units, all duplexes, were built in 1975. The duplexes have an average size of 700 to 800 square feet per unit and the majority of the units have two bedrooms. A recent study showed the need for additional mixed income one-, two-, and three-units. The land that the small duplexes are on could be used for updated apartments serving small to mid sized families. It is not known what the unit mix will be and what the total net gain in the number of bedrooms will be; however, it is anticipated that there will be no loss in the total number of bedrooms. HUD must review and approve LHA's proposal prior to the demolition of any units.

LHA receives over \$200,000 per year from HUD for capital fund expenditures. These funds are used for improvements, including but not limited to: weatherization and insulation, carpet replacement, cement replacement, energy efficiency and building systems replacement and upgrades.

- ***Strategy for improving the living environment of extremely low income, low income and moderate income families residing in public housing***

With the use of the capital funds from HUD, LHA is able to improve the living units as mentioned above.

In addition, LHA funds two resident services coordinators. The coordinators provide information and assistance to LHA family residents for education and employment and health, homemaker, transportation and insurance to the senior residents.

Various activities are sponsored throughout the year for both families and the elderly. Events such as sock hops, family holiday parties, lectures are on-going at all sites.

There is currently a computer lab at Bradley House and the Libby Bortz Assisted Living Center for resident use. Plans are underway to construct new computer labs at Amity Plaza and Alyson Court.

### **ENGLEWOOD HOUSING AUTHORITY (EHA)**

The mission of EHA is to assist lower income families, in a non-discriminating manner, with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives.

- ***Strategy to serve the needs of extremely low income, low income and moderate income families residing in the jurisdiction:***

EHA's goal is to expand the housing opportunities for low income families beyond traditional programs and at the same time reduce dependency on federal funding by assisting families in moving from subsidized renting to homeownership; building or acquiring additional affordable rental housing units for the residents of EHA's community without public housing development funds and developing housing units, which will be accessible and available to persons with disabilities.

EHA offers 216 units of public housing, and 570 Section 8 Housing Choice Vouchers within the communities of Englewood and Sheridan. Included in the total are 204 apartments for the elderly and disabled, and housing for families that includes two- to four-bedroom single family homes and duplexes.

Residents pay approximately 30% of their gross income toward rent. Families may apply for housing on-line or in person at the administrative offices, located at 3460 South Sherman Street, Englewood, CO 80110. Waiting lists are maintained for each program.

EHA's two elderly/disabled developments are called Simon Center and Orchard Place. EHA is applying to HUD to designate Orchard Place for elderly only, and provide Section 8 vouchers for future disabled residents. No current residents of Orchard Place will be displaced; the transition is proposed to occur through attrition.

Simon Center is a seven-story high-rise building with 104 one-bedroom units. The building houses primarily elderly residents, and includes laundry facilities on floors 2-7, a multi purpose community room and a library. Simon Center is located one-half block from a central RTD bus line and across the street from the Malley Center senior recreation center.

Orchard Place is a seven-story high-rise building with 100 one-bedroom units. The building houses elderly and disabled residents, and includes laundry facilities on floors 2-7, a multi purpose community room and a library. Sixteen of the units are accessible to the disabled. Orchard Place is located on a central RTD bus line and across the street from the Malley Center senior recreation center.

Additionally, EHA has a market rate apartment called the Normandy Apartments. The building consists of 42 newly remodeled, affordable one- and two-bedroom apartments. It is located within walking distance of Swedish and Craig hospitals and is within five minutes drive or RTD bus ride to the CityCenter light rail stop and numerous city retail locations.

Another goal of EHA is to explore new opportunities to expand the stock of affordable housing. EHA opened a 62-unit senior/disabled apartment called the Terraces on Pennsylvania, in December of 2008, and pursues other opportunities whenever feasible.

- **Revitalization and restoration needs of public housing projects**

EHA did not identify any needs, but noted that one of their goals is to enhance the image of affordable housing in the community by improving the street appearance of the buildings.

- **Strategy for improving the living environment of extremely low income, low income and moderate income families residing in public housing**

The final goal of EHA is to manage the public housing and tenant-based housing programs in an efficient and effective manner emphasizing customer service.

The County has provided other assistance to the public housing authorities for facilities and improvements. County HOME funds were contributed to the previously noted Terraces on Penn. The County provided LHA a fire and medical alert system in their senior residence facility, the Bradley House.

In 2006, the County assisted a private company, the Monroe Group, in acquiring a Project Based Section 8 Housing Development, called Weatherstone in the City of Aurora, by allocating its entire Private Activity Bond (PAB) allocation of \$4,053,160. The County's PAB allocation allowed the Monroe Group to reduce the Colorado Housing and Finance Authority's (CHFA) bond fee by \$47,500, thus redirecting funding for additional site improvements/rehabilitation. The Monroe Group's purchase and utilization of the County's PAB allocation retains the former Project Based Section 8 complex in the affordable housing inventory for twenty more years.

## **Barriers to Affordable Housing**

In 2008, BBC Research & Consulting (BBC), a Denver-based economic consulting firm that specializes in housing studies, conducted an Analysis of Impediments to Fair Housing Choice (AI) for the County. The AI analyzed barriers to affordable housing and impediments to fair housing choice:

**Barriers to affordable housing development.** Developers and housing advocates pointed to the high cost of land and the lack of developable land in Arapahoe County as being a primary barrier to affordable housing development. Aging or nonexistent infrastructure in the County was also cited as a barrier.

In the land use and zoning review, the AI found a number of ways to encourage more affordable and workforce housing in the cities and County, broadening the opportunity for workers to also be residents. These include:

- Allowing more variety in development types including small lot single family detached units and mixed income communities.
- Expanding the location of affordable housing beyond the Sheridan/ Englewood/North Littleton area and Aurora through infill and new development. Allowing high density in other portions of Greenwood Village (other than near employment centers) and actively encouraging mixed income communities in undeveloped portions of the County.
- Ensuring that requirements for public hearings and special permitting processes do not prohibit the development of group homes, especially as the County's residents age and demand more nursing and rehabilitation services.

**Affordability.** About half of the County’s renters earned enough to afford to pay the median rent of \$794. The County’s rents are lower than the seven-county and City and County of Denver average. Affordability varies by location, however, with the most affordable units located in Glendale and Aurora.

The vast majority of for sale units that are affordable to households earning less than the median income are located in the Sheridan/Englewood/north Littleton area or Aurora. Aurora and Englewood provide Arapahoe County with a substantial portion of the County’s for sale affordable housing options. Of the single family units affordable to households earning 80% or less of the AMI (\$57,440) in the 13 communities in Arapahoe County, 92% of those units were located in Aurora and Englewood.

The County’s subsidized/assisted housing is mostly located in the west central portion of the County and the Four Square Mile unincorporated area. Fewer units are available in the central and eastern portions of the County.

**Concentrations.** The Census block groups that have the highest percentages of persons with disabilities are located in the Sheridan/Englewood/north Littleton area and parts of Aurora. The County’s African American/Black population is almost entirely located in Aurora; the County’s Hispanic population is very concentrated in portions of central Aurora and some parts of Sheridan, Englewood and north Littleton. The County has fewer concentrations of single parents and large households.

Residents are less concentrated by income than by race and ethnicity. Lower income households and persons living in poverty reside in many areas of the County.

**Zoning and land use.** In general, most of the communities in Arapahoe County address the need for affordable housing, but some (Englewood and Littleton) do this much better than others.

Most communities have very strict regulations governing the permitting and location of group homes and, combined with NIMBYism against such developments, make it challenging to have group homes built.

Arapahoe County and its communities are fairly restrictive in their required minimum lot sizes for single family dwellings in “high density” zones. The smallest is in Englewood at 4,500 square feet; the largest, in Greenwood Village is 10,000 square feet. Greenwood Village requires that dense, multi family developments are in very close proximity to major employment centers, restricting their location and development. Greenwood Village also has a restrictive definition of family that could prevent extended family members from residing in the same homes.

Finally, the County’s development fees are some of the highest in the metro area, largely as a result of water and sewer fees, as established by the various districts.

**Fair lending.** African Americans/Blacks, and to a lesser extent, Hispanics, who apply for mortgage loans have a much lower probability of getting their application accepted than Caucasian/White applicants. Loans to African Americans/Blacks were denied 15% of the time; for Hispanics, 11% of the time. This compares to 7% for Caucasians/Whites. In general, Arapahoe County residents may fare better with local institutions since local institutions have much higher loan acceptance rates on mortgage loans. However, local lending institutions are less likely to receive applications from minority borrowers and the minority- Caucasian/White disparity in denials is no better with local institutions.

In addition, African Americans/Blacks and Hispanics were twice as likely to get subprime mortgage loans than Caucasians/Whites. Subprime lending activity in the County in 2006 was very much concentrated in parts of Englewood and Sheridan.

**Legal cases and complaints.** Between 2002 and 2007, there were 89 fair housing complaint cases in Arapahoe County. The most common fair housing complaints in Arapahoe County involved the following:

- Predominantly in Aurora, failure to rent or offering unequal rent terms and conditions because of race and/or national origin.
- Homeowners associations (HOAs) refusing to make reasonable accommodations for persons with disabilities.
- HOAs refusing to let children play in common areas and/or use the community pool during certain hours.
- Neighbor harassment—e.g., calls because a neighbor is alleging making too much noise. The neighbor feels that call was motivated by discrimination based on race/national origin rather than actual noise.

**Community input.** 5% of Arapahoe County residents say they have faced some type of housing discrimination. Those who say they have experienced discrimination report that it is mostly race-based. Residents who have experienced discrimination usually do nothing about the occurrence.

**The following impediments to fair housing choice were identified through the AI:**

1. Complaint evidence suggests some real estate companies are ignorant of and/or do not comply with fair housing laws.
2. Residents experiencing discrimination in housing “do nothing.”
3. Lack of easily accessible information about fair housing.
4. NIMBYism.
5. Barriers to affordable housing as described above.

### **BBC’S Recommended Fair Housing Action Plan**

*Action Item 1.* Raise the visibility of fair housing and the complaint process.

*Action Item 2.* Provide outreach and education to real estate companies, government staff and officials and the community.

*Action item 3.* Modify zoning and land use regulations and offer incentives to create more mixed income communities for workforce, seniors and other with affordable housing needs.

*Action item 4.* Continue leading affordable housing development efforts.

### **Arapahoe County’s Response to BBC’s Recommended Fair Housing Action Plan**

The County intends to follow BBC’s recommendations on Action Items #1 and #2. Strategies for implementing aspects of Action Item #3 will be discussed and Action Item #4 is an ongoing effort in the County.

# HOME

The County has a rolling application process for HOME projects. The County accepts the State Division of Housing's application for HOME projects. Eligible projects are analyzed by staff, and if appropriate, brought to the Board of County Commissioners for consideration. The Board is the final decision making body.

Recently approved projects include the upstart of the Centennial homeowner rehabilitation program and additional funding for the Littleton Housing Authority's homeowner rehabilitation program.

At this point, the County has projects from multiple years underway, including the Littleton Housing Authority's homeowner rehabilitation program; The Littleton Housing Authority's Centennial homeowner rehabilitation program; County's First Time Homebuyer program, administered by CHAC; and Habitat's homeownership development.

The Arapahoe County First Time Homebuyer (FTHB) Program continues its down-payment assistance program targeting low and moderate income first time homebuyers in the County.

To insure that families receiving HOME FTHB assistance are prepared to undertake and maintain homeownership, counseling is provided. Clients receiving assistance with HOME funds are required to attend a First Time Homebuyer Workshop prior to becoming eligible for assistance. The workshop emphasizes the responsibilities of homeownership versus renting and provides a budget outline for household costs that they can expect as homeowners. In addition, the class does look at credit worthiness issues, which is necessary for individuals to qualify for a first mortgage prior to being eligible for assistance from HOME funding. This may trigger a credit repair process that could take up to twelve months before a first lender will approve their mortgage assistance. Thus, it is possible for clients to apply for assistance in one year and not truly be eligible to receive assistance until the following year.

## HOME Specific Requirements- HOME Match

The HOME Investment Partnerships Act (HOME) program requires a 25% match for most activity expenditures. Match must be made from non federal sources, and must be a permanent contribution to affordable housing.

Arapahoe County anticipates receiving approximately \$225,000 in matching funds for the 2011 program year. The matching funds will be in the following forms. It is always possible other sources will be identified later during the year.

- 1) Cash
- 2) Forbearance of fees
- 3) Donated real property
- 4) Bond proceeds
- 5) Donated or voluntary labor and professional services
- 5) Sweat equity

The County will continue to research and identify other possible funding matches on an ongoing basis, and it is the County's intent to utilize all viable sources of match at the time of identification. Should the County's match obligation exceed the amount of match generated during the year, the County will utilize a portion of its excess match from previous years to meet its current obligation.

## HOME Resale/Recapture Provisions

Homeowner Programs: Funds resulting from the sale of a HOME assisted unit will be reinvested to assist low and moderate income persons through the County's HOME programs or the initial property will be resold to another low or moderate income purchaser. Options One or Two (below) may be utilized depending upon the program. The County will determine which option will be used prior to the initial purchase of the property. However, if the original homeowner retains ownership of the property for the full affordability period, no resale restrictions will apply. In all cases, the minimum affordability periods outlined in 24 CFR § 92.254 will be followed.

Option One: The recapture of the HOME net proceeds upon transfer of the property must be reinvested in a HOME eligible program or project.

Option Two: In the event of any resale prior to the expiration of the period of affordability, the Property shall be sold only to a buyer whose family qualifies as a low-income family and such family must use the Property as its principal residence unless or until the period of affordability has expired. A family is considered low income if the household income is at or below 80% of the median income for the Denver area as determined by HUD (adjusted annually) at the time of contract to purchase.

The price at resale shall provide the Homeowner (or subsequent owner) a fair return on investment (according to the Subgrantee's mortgage equity policy or other policies in place at the time of agreement with a homebuyer) and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. Housing will be considered to be affordable to a reasonable range of low-income buyers if the price would allow households at or below 80% of the area median income to finance the home with a Federal Housing Administration (FHA) insured mortgage, with or without supplemental downpayment assistance.

Subgrantee shall require and ensure that each subsequent purchaser of a home on the Property, at the time of closing, executes and records with the Arapahoe County Clerk and Recorder, in first position, in advance of the recording of any other deeds of trust, liens or other interests or encumbrances, a Declaration of Deed Restriction and Covenant, subject to final approval as to form by the Arapahoe County Attorney's Office transferring the remaining period of affordability from the original purchaser of the property to the subsequent purchaser. In addition, Subgrantee shall promptly notify the County of any pending sales of the homes on the Property of which it has knowledge, and also of any circumstances of which it has knowledge which would reasonably suggest that the affordability requirements with respect to any of the homes are not being met or are not going to be met.

Beginning with the 2008 HOME grant, Habitat homes assisted with County funds are subject to the resale provision for the period of affordability.

For other projects assisting homeowners, the County will determine which method, either recapture or resale, to use to preserve the HOME investment prior to the execution of the agreement.

### **Affirmative Marketing**

Arapahoe County is committed to providing affordable housing choices to all persons regardless of race, color, religion, sex, marital status, familiar status, national origin, age, or handicap of the applicant. Arapahoe County will abide by all equal opportunity requirements outlined in 24 CFR Parts 92.350 and 92.351 as well as all Colorado State laws. To further this goal the following steps will be taken:

1. All brochures and public information relating to programs assisted with HOME funds will display the "equal housing opportunity" slogan and logo. The Colorado Housing Assistance Corporation (CHAC) provides this information for the County's First Time Homebuyer program.
2. All applicants will be provided a copy of the HUD brochure "Fair Housing, It's Your Right." CHAC provides this information for the County's First Time Homebuyer program.
3. The County may inform the general public of the affordable housing opportunities which the HOME Program will be providing in Arapahoe County by releasing a public relations announcement.
4. Brochures and flyers will be distributed to lending institutions and realty firms, especially minority oriented, to inform citizens of the programs funded with HOME funds. CHAC provides this information for the County's First Time Homebuyer program.

All contracts, grant, and loan agreements involving the County and participants involved in the HOME Program will:

1. Prohibit any discrimination on the basis of race, color, religion, sex, marital status, familiar status, national origin, age, or handicap of any recipient;
2. Require compliance with all applicable Fair Housing and Equal Opportunity laws.

The County requires marketing housing programs to those persons who are least likely to apply. Persons least likely to apply are those persons not of the same race and/or ethnicity of the majority of the residents in the area which the property is located. Also, persons who are disabled and/or have dependents who are disabled are considered less likely to apply. To accomplish this goal, CHAC will market the FTHB Program in areas of Arapahoe County containing diverse racial and ethnic populations as well as reaching the County's disabled residents. This marketing will include County social service agencies and non profit agencies.

CHAC provided the County with this summary of their outreach efforts<sup>14</sup>:

- CHAC markets education, counseling, and financial assistance programs directly to the public, to lenders, realtors, other housing agencies, builders, developers, and many others who have contact with potential homebuyers, particularly low income buyers in the Denver metro area.
- CHAC's web site, [www.coloradohousingassistance.org](http://www.coloradohousingassistance.org), provides the most complete, comprehensive and up to date program descriptions and services. The web site is connected to many other affordable housing sites including the City of Denver, HUD, and the Colorado Division of Housing.

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<sup>14</sup> Michelle Mitchell, President, Colorado Housing Assistance Corporation, 303-572-9445 (X16).

- CHAC regularly attends lender and realtor meetings, including the monthly CAHREP, (Colorado Association of Hispanic Real Estate Professionals) and are members of the Colorado Mortgage Lenders Association. CHAC has learned that often the first “point of contact” for a potential homebuyer is the lender or realtor who they have contacted early in the process.
- CHAC provides classes at various locations throughout the metro area, including Englewood and Aurora in Arapahoe County. CHAC is a member of the HERO Alliance, a coalition of lending professionals and service providers who focus on the housing needs and choices of people with disabilities.
- CHAC hosts a monthly lender/realtor seminar to explain all programs. CHAC also sponsors regular realtor trainings, (5 hours of CEU credit) about how to work with first time homebuyers and special lending programs.
- CHAC works closely with several of the local non profit developers, including Mercy Housing and Hope Communities. The classes are accepted by CHFA, Fannie Mae, Freddie Mac, Wells Fargo and others to meet education requirements of various special lending products designed and marketed to low income families.
- CHAC was listed as the point of contact for the Metro Mayors Bond Program. In conjunction with that program, CHAC contacted and provided information to every participating lender about CHAC’s programs and services.
- CHAC is the local administrative agency for the “Don’t Borrow Trouble” campaign produced by Freddie Mac to combat and provide information about predatory lending. This is a national outreach and informational program and it is an honor for CHAC to be selected to manage this effort in Denver.

Arapahoe County’s Fair Housing Marketing Plan has proven successful in the past and now benefits from the increased geographic reach and marketing ability of CHAC. CHAC administers first time homebuyer programs for the City of Denver, Jefferson County, the City of Lakewood, and other areas of the State, so CHAC brings an economy of scale and name recognition amongst realtors and mortgage lenders. CHAC’s fair housing marketing plan will continuously be updated to better outreach efforts, especially among underserved populations. Speaking engagements will be conducted throughout the year to insure broad outreach in the community. Records will be kept documenting CHAC’s efforts at affirmative marketing.

## **Minority and Women Business Outreach**

Construction activities utilizing HOME funds will encourage minority, women owned, and Section 3 enterprises to bid. CDBG construction activities must follow the County’s competitive bid process, based on federal regulations, and will encourage minority, women owned, and Section 3 businesses to submit bid proposals.

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## **HOMELESS**

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### **Specific Homeless Prevention Elements**

Arapahoe County does not receive funds specifically for the homeless population from HUD through Emergency Service Grant (ESG) funding. However, the County provides \$30,000 General Fund monies for County Housing Authority activities which are ineligible costs under HUD grants including those that alleviate homelessness. A number of CDBG and HOME projects either directly or indirectly benefit the homeless population, such as providing CDBG funds to the House of Hope in Englewood for staffing. This shelter houses formerly homeless families on a temporary basis and provides case management aimed at family self-sufficiency.

Arapahoe County works with the Metro Denver Homeless Initiative (MDHI) in providing services through a Continuum of Care format. MDHI coordinates the SuperNOFA grant for federal funds to assist the homeless. MDHI also coordinates the Point-in-Time homeless survey, most recently conducted on January 25, 2011. The HCDS Division Manager serves on the MDHI Board, the Coordinating Committee, and is the County contact for MDHI's Point-in-Time survey. The Community Development Administrator serves on MDHI's SuperNOFA application review committee. Arapahoe County has provided a \$7,000 CDBG public service grant to MDHI for several years to fund the SuperNOFA application process.

According to the 2009 Point-In-Time survey completed by MDHI, 71.3% of the homeless population in Arapahoe County consists of families. These families may or may not be on the streets, but are often doubled up with relatives or staying in cheap hotels/motels. Arapahoe County also reports more homeless women than men (55.8% female to 44.2% male); in the entire Metro Denver analysis the split appeared opposite with 58.2% male to 41.8% female.

Per the same study, there were 346 people in Arapahoe County personally interviewed during the survey, and they supplied information on their families, which brings the estimated number of homeless persons who spent the night in Arapahoe County to 676. 1,330 stated that Arapahoe County was their last permanent home. Therefore, 7.2% of the metro homeless population spent the night in Arapahoe County, and 14.3% of the metro homeless population stated that Arapahoe County was their last permanent home. Of the 14.3%, 23.5% spent the night in Arapahoe County, while 76.5% spent that night in Denver and other jurisdictions.

A major obstacle to meeting these underserved needs is the transient nature of the population, as well as the high costs of land and housing in Arapahoe County. The numbers illustrate that the homeless issue is better addressed in our area through the metro-wide effort rather than through each jurisdiction duplicating services, funding and efforts individually.

The Point-In-Time Homeless Count indicated that 40% of those counted in Arapahoe County were either staying temporarily with family or friends or in hotels/motels. This housing situation makes the homeless families nearly invisible, and yet very much in need. Once again, this statistic reinforces the theory of homelessness in Arapahoe County. If the family can get back on its feet before the relative or friend asks them to leave, traditional counts would not even be aware of the situation. The homeless families appear to try to utilize every avenue of their own support systems first, and only approach more structured or institutionalized facilities when all else fails. Newly homeless accounted for 311, or 46.5% of the homeless population, while chronically homeless individuals totaled only 17, or 2.5% of the homeless population.

Many schools in the area report cases of families doubling up; schools were an area the count was unable to reach. There seems to be a much larger percentage of homeless families that double up to try and keep their children in the same school and cause as little disruption as possible to their children's school lives.

The next most common living situation involved a time-limited transitional facility, such as the two housing complexes in the Urban County that provide transitional units with case management: the Renaissance at Loretto Heights and Arapahoe Green (discussed later). A 90-day transitional shelter for women and children is located in Englewood, House of Hope (discussed later), and serves the western portion of Arapahoe County.

The most prevalent reasons given for homelessness in the Urban County were “unable to pay rent/mortgage/utilities,” followed by “lost job/couldn’t find work,” then “relationship problems/family break-up/death,” and “family or personal illness/medical expenses.” Arapahoe County has had many layoffs in the last several years with the added problem of high housing costs. As mentioned previously, these high housing costs have created a situation in which many families are paying more than 30% of their income for housing. Many more residents who currently have reasonable housing and a regular source of income are threatened by homelessness. Persons depending on unemployment, disability, or other benefits, as well as the working poor, are particularly at risk, as layoff, severe illness, or problems as seemingly simple as emergency car repairs or medical treatment can quickly push a subsistence household into financial crisis and foreclosure or eviction. County CDBG funds are allocated to Brothers Redevelopment Inc. (BRI) to provide foreclosure prevention counseling, and Catholic Charities to provide emergency rental assistance.

Nearly 11% of homeless persons in Arapahoe County reported that they had a serious mental illness, while 7% reported that they had a serious medical or physical condition. Over 9% reported substance abuse. These are special needs populations that non profits such as Arapahoe/Douglas Mental Health Network (ADMHN) and Arapahoe House serve.

Exhibit 6. Characteristics of Homeless Population that Spent the Night in Arapahoe County, January 2009<sup>15</sup>

Category	Number	Percent
<b>Homeless population</b>	676	
<b>Gender</b>		
Female	377	56%
Male	299	44%
<b>Race</b>		
White	307	47%
Black/African-American	244	37%
American Indian/Alaska Native	77	12%
Other multi-racial	18	3%
Asian	5	1%
Native Hawaiian/Pacific Islander	2	0%
<b>Ethnicity – Hispanic</b>		34%
<b>Household Situation</b>		
Single Individuals	194	28%
Families	449	67%
Youth Headed Household	33	5%
<b>Where Last Night Spent (Combined)</b>		
Transitional housing	169	25%
Hotel/Motel	148	22%
Emergency Shelter	132	20%
Staying with family or friends	122	18%
Outside anywhere	46	7%
Treatment facility (hospital, substance abuse, psychiatric)	24	4%
Jail, prison, or juvenile detention	18	3%
Other	17	3%
<b>Types of Disability</b>	<b>222 of 676</b>	<b>33%</b>
Physical disability	48	22%
Serious mental illness	72	32%
Substance abuse	64	29%
Co-occurring disorders	25	11%
Developmental disability	11	5%
HIV/AIDS and related diseases	2	1%
<b>Reasons contributing to homelessness (selected)</b>		
Lost job/couldn't find work	168	25%
Unable to pay rent/mortgage/couldn't pay utilities	186+50=236	35%
Alcohol/substance abuse	61	9%
Relationship problems/family break-up/death in family	108+1=109	16%
Mental illness	48	7%
Asked to leave	76	11%
Family or personal illness/medical expenses	58+32=90	13%
Domestic violence	63	9%
Discharged from jail/prison	30+17=47	7%
Legal problems	33	5%
Bad Credit	55	8%

**At risk of homelessness.**

<sup>15</sup> Metro Denver Homeless Initiative, 2009 Point-in-Time Count.

Note: Multiple reasons contributing to homelessness could be selected and exceed 100%.

While 676 persons were identified as homeless in Arapahoe County from the MDHI survey, many more can be considered at risk of becoming homeless. According to the 2009 Housing Needs Assessment prepared by BBC Research and Consulting, in 2006 58,539 persons in the County were living in poverty. In addition, there were 32,418 *severely* cost burdened, paying 50% or more of their incomes for housing costs, in Arapahoe County in 2007. These populations represent those persons most at risk for homelessness in the future.

**Homelessness and foreclosure.**

In 2007, Arapahoe County had 13,556 *severely* cost burdened households with a mortgage. These are the households most at risk for foreclosure and possible homelessness, although foreclosure has, in recent times, affected all income brackets. It is the combination of low income and cost-burdened with a mortgage, however that creates a strong risk profile.

**HOMELESS INVENTORY**

**SuperNOFA funds**

No SuperNOFA funds have been awarded directly to Arapahoe County. However, MDHI has provided the County a break-down of how SuperNOFA funds have benefited the County. Exhibit 7 shows transitional and permanent housing services made available with \$131,326 in 2007 SuperNOFA funds:

Exhibit 7. SuperNOFA Funded Transitional and Permanent Housing Beds<sup>16</sup>

<b>SuperNOFA funded housing beds (includes Aurora)</b>	<b>Number of beds</b>
<b>Transitional housing</b>	
Family Tree, Inc.	5
Interfaith	19
Colorado Coalition for the Homeless	60
Mile High Ministry	75
COMITIS	18
<b>Subtotal of transitional beds</b>	<b>177</b>
<b>Permanent Housing</b>	
Arapahoe/Douglas Mental Health Network (ADMHN)	21
Aurora Mental Health (AuMH)	25
Forest Manor	34
Lima Street	15
<b>Subtotal of permanent beds</b>	<b>95</b>
<b>Total housing beds</b>	<b>272</b>

**Federal Emergency Management Agency (FEMA) funds**

FEMA funds are distributed to non-profits in Arapahoe County for emergency food and shelter. In 2008, local non-profits received \$161,000 (January to December) in FEMA funding to serve Arapahoe County residents, which included:

- Catholic Charities
- Jewish Family Services (FEMA coordinator)
- Colorado Health Network
- Family Tree, Inc.
- Food Bank of the Rockies

<sup>16</sup> Arapahoe County Consolidated Annual Performance Review, dated 9/1/2009

- Gateway Battered Women's Services
- Inter-Faith Community Services
- Project Angel Heart
- Salvation Army

Due to congressional budget reductions, the FEMA funds were reduced by \$138,804 from the 2007 amount of \$299,804<sup>17</sup>.

### **General County funds**

Arapahoe County provides direct funding to non profits for their operating costs through the "Aid to Agencies" fund totaling \$1,546,500 as described in the "Anti-Poverty Strategy" in Section I.V.B.

Arapahoe County's Human Services Department is a key agency in providing assistance to homeless families. Along with providing direct benefits, such as Temporary Aid to Needy Families (TANF), food stamps (SNAP), Medicaid/Medicare, and Social Security and Social Security Disability (SSI/SSDI), this Department provides emergency rental assistance, in the form of utility assistance, \$150 towards rental assistance, and motel vouchers, using the County's General Assistance (GA) fund. Families with children and elderly or disabled residents are eligible and the County distributed \$82,895 in aid in 2009.

Additionally, the Community Resources Department's Arapahoe Douglas Works! (ADWorks!) provides limited rental assistance services for clients seeking employment and receiving case management, totaling \$28,091.<sup>18</sup> These programs, totaling \$110,986, do not use CDBG or HOME funding and are not administered through HCDS, but provide a much needed service in the County.

### **American Recovery and Reinvestment Act (ARRA) funds**

As part of the American Recovery and Reinvestment Act (ARRA) of 2009, the County received one direct and one indirect allocation of one-time emergency service funding, as well as direct, one-time CDBG funding for creating/retaining jobs.

**CSBG:** The County directly received approximately \$615,000 in Community Service Block Grant (CSBG) funding. \$500,000 of the CSBG funding has been allocated to ADWorks! for job training, including wrap-around emergency services such as rental assistance, for the eligible job trainees. ADWorks! has 74 job trainees in the pipeline. The County's Human Services Department is receiving the remaining \$115,000 for additional General Assistance funds, described above. Since September of 2009, 30 unduplicated individuals have received \$22,142 in assistance, for an average of \$738<sup>19</sup>

**HPRP:** The 2009 ARRA also provided funding for short to medium term housing assistance through a program called the Homeless Prevention and Rapid Re-housing Program (HPRP). HPRP funding can provide rental assistance, utility assistance, motel vouchers, and other related housing assistance for emergency to medium term (up to 3 months, then up to 18 months with renewals) for low income residents (50% of the Area Median Income).

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<sup>17</sup> Jewish Family Services phone conversion, February 2009

<sup>18</sup> Arapahoe County Consolidated Annual Performance Review, dated 9/1/2009

<sup>19</sup> Linda Haley, Senior Resources Division Manager, 2/10/2011

The City of Aurora received a direct allocation of \$1 million, while the Urban County did not receive an allocation from HUD. Rather, HUD allocated the Colorado Division of Housing (CDOH) funding for other jurisdictions. In turn, CDOH set-aside \$4.3 million for the Metro Area Continuum of Care (CoC). Colorado Coalition for the Homeless (CCH) was awarded the RFP to administer and distribute this \$4.3 million to the metro area. \$900,000 has been directed to Arapahoe County. Of this \$900,000, approximately 75% is for financial assistance to prevent homelessness, while 25% is for relocation and stabilization services, including case management, for those who are recently homeless.

Family Tree is acting as the lead agency for the Arapahoe County HPRP funding. HCDS and Human Services have worked with Family Tree to provide temporary, part-time office space in the Arapahoe Plaza building at 1690 W. Littleton Boulevard, Littleton, CO 80120 for case assessment/intake.

CCH was also successful in obtaining a State allocation of TANF funds to augment HPRP funds. With this funding, CCH will be able to supplement the amounts from the HPRP grant with additional TANF funds.

**CDBG-R:** The 2009 ARRA provided one-time CDBG-R funding to create/retain jobs by improving infrastructure and promoting energy efficiency. The County is using a portion of CDBG-R to improve energy efficiency for three agency's facilities that help homeless, or those at risk of homelessness: Family Tree's House of Hope, Gateway Battered Women's Services Shelter, and a Developmental Pathways group home.

#### **CDBG, HOME and other County projects and services**

The County has funded projects that assist in the Continuum of Care using CDBG, HOME and other county funds, including: ARTS, Colorado Coalition for the Homeless, COMITIS, Family Tree's House of Hope, Gateway Battered Women's Services, Interfaith Hospitality Network, Third Way Center, Arapahoe/Douglas Mental Health Network, Developmental Pathways, Arapahoe House, and others.

**ARTS:** The State of Colorado - Department of Human Services, and the Addiction Research and Treatment Services (ARTS) program (University of Colorado) work to improve the quality of life and productivity of individuals and families affected by substance abuse, dependence, and co-occurring mental health disorders through the application of scientifically supported prevention, education and treatment services. ARTS has residential facilities in Denver on the Fort Logan campus, just across the City of Sheridan border. Approximately 30-35% of the residents in these facilities are from Arapahoe County (non-Aurora). County CDBG is currently funding installation of a fire sprinkler system and life safety improvements at Peer I, a therapeutic community residential treatment program for men. The Arapahoe County Community Corrections Board supports 32 beds at Peer 1. For 2011, ARTS has applied for similar life safety improvements at the PEER I program. The County proposes to fund this request as a Reserve project.

**CCH:** The Colorado Coalition for the Homeless (CCH) operates a facility in unincorporated Arapahoe County, near Sheridan, that houses transitional homeless and low to moderate income persons with 25 units, called Renaissance at Loretto Heights. The Arapahoe County Commissioners donated the land for this 75-unit mixed income facility. Inter-Faith Task Force, a non profit agency, provides case management services. Also, the Coalition does house some transitional homeless in Rocky Mountain Housing Development Corporation's (RMHDC) Arapahoe Green Townhomes in unincorporated Arapahoe County.

**COMITIS:** Arapahoe County and the City of Centennial provided CDBG funding to COMITIS Crisis Center, which provides crisis prevention and emergency shelter. The combined CDBG funding of \$127,000 allowed COMITIS to install a fire sprinkler system in their new facility on the old Fitzsimons Military Hospital Base. Although located in the City of Aurora and Adams County, COMITIS' new crisis center has been one of the County's priorities, as it is a cross-jurisdictional, regional facility. Now operated in partnership with the Mile High Council, at full capacity, the facility will provide 48 beds.

**Family Tree:** Family Tree's House of Hope was purchased with a CDBG grant from Arapahoe County, the City of Centennial, and State of Colorado funds. The facility had been discussed for a long time and was on the wish list of many agencies in the County. The funding has provided the ability to serve 159 clients over the year in this shelter facility, providing a total of 7,757 shelter nights. House of Hope provides 30 beds. The County continues to fund the House of Hope staff with CDBG monies. 2007 CDBG funding provided a new hot water heater to the facility. 2008 CDBG funding was used to improve the rear exit with a handicapped ramp and the rear storage/deck structure, as well as exterior and interior painting. CDBG funding for the 2009 grant year was used to replace the facility's flooring, and American Recovery and Reinvestment Act (ARRA) CDBG-R funding was used to install a swamp cooler and provide energy efficiency improvements. For 2010, the City of Centennial will fund renovation of the facility's kitchen with CDBG. In 2011, the entry way will be repaired.

**Gateway Battered Women's Services:** The Gateway Battered Women's Services Shelter in Western Arapahoe County houses approximately 100 people per year. These families are fleeing domestic violence, and yet the shelter must turn away families because of insufficient capacity. Possibly these women and children can stay in motels, or with relatives or friends for a while, but if not, they will likely live on the street or return to the battering situation. Past Centennial CDBG funding accomplished exterior and interior painting, handicapped ramps, gutters, lighting improvements, and flooring replacement for the residential facility. Energy efficiency improvements have been made to the facility using ARRA CDBG-R funding. In 2011, funding will be used to replace an existing 6 ft. wood fence on the west and south side of the facility and replace it with a concrete masonry wall, as well as install an automatic opener with remote access.

**Interfaith Hospitality Network:** Interfaith Hospitality Network of Greater Denver incorporated and began serving homeless families in November of 1997. They provide vital services for homeless families in the Denver Metro area including Arapahoe County. Using a unique model of partnership with the faith community, they shelter homeless families for up to 90 days and provide them with targeted and effective services so that they will become self sufficient. The target population is families who have at least one child under the age of 18, the family may consist of a single parent of either gender, married or unmarried couples, or grandparents with custody of their grandchild. In 2010, the County funded the purchase of 17 rollaway beds and bedding to replace worn and broken beds purchased with CDBG funding in 2001. In 2011, Interfaith will use funding to create a new part-time case management position that will assist families prior to moving out of the program and follow up.

**Third Way Center:** Third Way Center operates the only licensed treatment program for teen mothers and their babies in the Denver metro area. This program resides in the City of Englewood. The house functions as a highly supervised “group home” type setting with 24 hour supervision, five masters level therapists and five bachelors level mental health workers, in addition to “floating staff members” that include: drug and alcohol treatment staff, a full-time M.D., a full-time nurse practitioner, clinical supervisors, vocational education coordinators and a licensed clinical psychologist. The County awarded CDBG funds to Third Way in 2007 to replace the flooring in the 7,600 square foot facility. Unexpended CDBG funding from previous years funded the removal of a tree and replacement of a patio is being funded in 2010. In 2011, the project is a reserve project but if funds become available they will renovate the facility to come into compliance with code issues by renovating three bathrooms, as well as improving the kitchen, replacing windows, and removing a swamp cooler.

**ADMHN:** The Arapahoe/Douglas Mental Health Network (ADMHN) has several facilities and programs in the Urban County that provide care for the chronically mentally ill.

- ADMHN opened two facilities funded in part by CDBG in 2005, the Bridge House and Santa Fe House, which provide 32 beds for special needs housing. Bridge House is a short-term treatment facility that is used for transitioning recently released hospital patients back into their homes, or as a preventative measure to keep clients from requiring hospitalization. Santa Fe House provides long-term residential care and independent living skills for up to 16 persons at any time.
- The Star Clubhouse provides vocational training to residential program graduates.
- The Sycamore Street Center provides outpatient services, including case management, a day center for non-residential patients, and a medication-only program for clients that are able to otherwise live independently.
- ADMHN has applied for 2011 CDBG funding to rehabilitate an office at 2200 West Berry Avenue, adjacent to the Sycamore Street Center. The County is recommending funding the proposed project will install a small commercial kitchen, a fire/carbon monoxide alarm system, and a controlled access security system in ADMHN’s new building. The commercial kitchen will enable clients with severe mental illness to practice independent living skills and learn transferable job skills, while the controlled access security system will ensure safety.
- ADMHN operates a two-story Child and Family Clinic at 61 West Davies Street in Littleton.
- ADMHN also owns two single family homes that each house three persons. Currently, \$198,000+ in CDBG funding is being used to improve these group homes, including finishing the basements, thus expanding capacity of each home to six people. These clients would be on the verge of homelessness without this housing and services.
- ADMHN also provides clients with 103 Section 8 housing vouchers and 20 Shelter Plus Care Rental Assistance documents from the Colorado Department of Human Services<sup>20</sup>.
- ADMHN is a member of the Community Housing Development Association (CHDA), which is a Community Housing Development Organization (CHDO). A minimum of 20% of CHDA’s units are set aside for clients of the three member organizations which are ADMNH, Developmental Pathways, and Arapahoe House. ADMHN estimates an unmet need of 150 units.
- County staff has been working with ADMHN to create a Mental Health Court. The Mental Health Court diverts mentally ill felons from prisons into supportive housing. HCDS staff has participated on the Mental Health Court Housing Subcommittee.
- The Board of County Commissioners directed the Colorado Division of Housing (CDOH) to award \$900,000 in State Neighborhood Stabilization Program (NSP) funding to ADMHN, in partnership with the Community Housing Development Association (CHDA).

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<sup>20</sup> Arapahoe Douglas Mental Health Network

- In 2010, ADMHN/CHDA finished rehabilitation of the Aspen Leaf Apartments, a 12-unit multi family property in central Aurora that provides housing for ADMHN clients whose incomes do not exceed 50% AMI.

**Developmental Pathways:** Developmental Pathways, Inc. (DP) has facilities both in Aurora and the Urban County. According to the Housing Colorado! 2008 Housing Colorado Facts Book, a recent study by the Consortium for Citizens with Disabilities reports that in 2006, individuals receiving Supplemental Security Insurance (SSI) payments of \$628 are unable to afford even a 1-bedroom apartment at the state Fair Market Rent of \$681. This organization provides transitional and permanent housing for developmentally disabled individuals. This group is a prime example of true special needs, homeless population, as the average homeless shelter cannot provide the supervision or the physical accessibility needed to care for them.

Developmental Pathways provides supportive housing for 370 County residents and has a lengthy waiting list of 232 persons. Supportive housing for individuals with special needs is a necessary component of the housing inventory, and one that requires significant public subsidy in order to be developed and maintained. Developmental Pathways was awarded County HOME funds to purchase and rehabilitate two single family homes in Centennial for use as group homes for the developmentally disabled. Each house is now a permanent home to 6 residents as well as an onsite caregiver. The County also awarded ARRA CDBG-R funding to provide energy efficiency improvements to another Developmental Pathways group home on Caley Street in Centennial. Developmental Pathways is also a member of CHDA, and clients have access to CHDA's housing developments.

**Arapahoe House:** Arapahoe House is a non profit agency that provides treatment for individuals and families affected by substance abuse. Professionals assist drug and alcohol addicted individuals in a controlled environment. Provided services include detoxification, residential care, day care and outpatient treatment. In 2006, Arapahoe House received CDBG funds for the replacement of two HVAC units at the Berry Avenue facility, greatly increasing the habitability of the facility. CDBG funds are currently being used to improve the Berry Avenue facility's childcare center. Bathroom improvements at Berry Avenue will be funded as a 2009 Reserve project using unexpended CDBG funding from previous years. For 2010, the County will fund Arapahoe House's request to finish the Berry Avenue facility's basement in order provide a separate floor to their Women's Short Term Intensive Residential Remediation Treatment (STIRRRT) program, while also expanding bed capacity by 2 families and 4 individuals.

Arapahoe House has 72 Section 8 vouchers. Arapahoe House is a member of CHDA, and clients have access to CHDA's housing developments. Arapahoe House has a waitlist of 45 units.

**CHDO's:** The County has funded four Community Housing Development Organizations (CHDO) HOME projects, as previously noted: Willow Street, Lara Lea, Presidential Arms, and Arapahoe Green Townhomes, which set aside units for specific populations. Willow Street is run by Community Housing Development Association, Inc. (CHDA), a partnership of the three above agencies (ADMHN, Developmental Pathways, and Arapahoe House) serving their special needs population, and sets aside 20% of the units (15-16) for their clients. CHDA added to its special needs housing inventory in 2005 by acquiring the existing 38-unit Lara Lea Apartments in Littleton and in 2008 with the 33 unit Presidential Arms in Englewood and set aside 20% of the units for persons with special needs that might otherwise be homeless. CHDA's set-aside approximately 30 special needs units. Arapahoe Green is run by Rocky Mountain Housing Development Corporation, Inc. (RMHDC) and provides 20% of the units (18-19) for transitional housing to homeless families. 2008 CDBG funding was used to improve Arapahoe Green by installing a multi purpose recreational area.

**Public Housing Authorities:** The Littleton, Englewood, Sheridan, and Arapahoe County Housing Authorities prevent homelessness through the provision of public housing and Section 8 rental assistance. The County has helped fund improvements to facilities as previously discussed.

**Other support services:** When money gets tight, many households must make a difficult decision between paying for housing or food. The County supports several Meals on Wheels programs, food banks, and other food and emergency assistance programs through CDBG.

Centennial continues to provide CDBG funding to a local Meals on Wheels for the elderly and disabled residents which served 293 persons. The county funded the Senior Hub's Rural Meals on Wheels program; 79 elderly and/or disabled rural clients have been served. Although the persons are not homeless, the funds they do not have to spend for food does help them pay their rent or keep them in their homes.

Additionally, the county has continuously funded Project Angel Heart's Meal Delivery Program; typically they provide home delivered meals to approximately 83 persons living with HIV/AIDS, cancer, or other life threatening illnesses. 2008 CDBG funding was used to assist Project Angel Heart's acquisition of a larger facility.

The county has also funded several food banks over the years, including: 1) Covenant Cupboard's Food Pantry in Greenwood Village which provided emergency food and toiletries. The City of Centennial funded a new HVAC system for their facility in 2010; 2) The Salvation Army's food bank in Englewood which provides food and supplies; and 3) Improvements to Wellspring Anglican Church's food bank in Englewood which provides food and hot meals.

Community Housing Services, Inc. (CHS) provides landlord/tenant counseling, general housing referrals, counseling and case management. They field several thousand phone calls from Arapahoe County residents each year seeking affordable housing options and those who are homeless. Brothers Redevelopment Inc. (BRI) provides foreclosure prevention counseling and reverse mortgage counseling.

Finally, as previously noted, the county continues to fund Catholic Charities' emergency assistance program which provides rental and other emergency assistance to approximately 1,050 residents.

In addition to CDBG supported food banks, the County administers the Emergency Food Assistance Program (TEFAP). The program receives support from the U.S. Department of Agriculture and is administered through the Community Resources Department, Colorado State University (CSU) Cooperative Extension Division. TEFAP provides commodities to both individuals and organizations that prepare meals for needy people. In 2011, Arapahoe County TEFAP is proposing to act as a single source purchaser and distributor for the food banks. Arapahoe County TEFAP will use CDBG funds to purchase food such as fresh and frozen fruits, dairy, vegetables, and meat that supplement the USDA commodities. Arapahoe County TEFAP will then distribute the fresh/frozen food along with the commodities to the food banks.

The City and County of Denver is the lead agency for funding through the Housing Opportunities for Persons with AIDS (HOPWA) Programs. The County has signed an intergovernmental agreement with the City of Denver to provide these services through the Denver Eligible Metropolitan Statistical Area (EMSA). Arapahoe County supports the use of existing County housing assistance for AIDS patients, but currently has no specific plans to develop a housing facility for this special population.

Many other organizations exist in the Denver metro area to serve homeless persons or individuals threatened by homelessness from Arapahoe County. Some of those organizations are:

Alternatives Pregnancy Center  
Brandon Center  
Bridgeway  
Central Presbyterian Homeless Services  
Denver Catholic Worker House  
Denver Emergency Housing Coalition  
Denver Indian Center  
Denver Rescue Mission  
Denver Urban Ministries  
The Gathering Place  
Interfaith Community Services  
Sacred Heart House  
Safehouse for Battered Women  
St. Francis Chapel  
St. Vincent de Paul  
Samaritan House  
Servicios de la Raza  
Urban Peak

## **Emergency Shelter Grants (ESG)**

Arapahoe County does not participate in this program.

## **Community Development**

Arapahoe County has entered into an intergovernmental agreement (IGA) to administer CDBG funds for the City of Centennial. The Centennial City Council and Arapahoe County Board of County Commissioners have selected the following projects to be funded in 2011. The major obstacle to meeting underserved needs is insufficient CDBG funding.

According to the requirements indicated in the Department of Housing and Urban Development's (HUD) "Notice of Outcome Performance Measurement System for Community Planning and Development Formula Block Grant Programs," published March 7, 2006 and the "Consolidated Plan Revisions and Updates: Final Rule," published February 9, 2006 and effective March 13, 2006, the Annual Plan includes Performance Measures.

The Performance Measures include the designation of Objectives and Outcomes to each activity. The activities meet one of three Objectives: 1) Creating Suitable Living Environments, 2) Providing Decent Housing, or 3) Creating Economic Opportunities. Each activity is also coupled with one of three Outcomes: 1) Availability/ Accessibility, 2) Affordability, or 3) Sustainability. The identified Objectives and Outcomes combine to form outcome statements, which will help the County, as well as the Department of Housing and Urban Development, illustrate the valuable impact of block grants in our community.

According to the Performance Measurement Table below, each activity has been identified with an Objective and an Outcome. In the activity summary below, the Performance Objectives and Outcomes have been identified by codes.

### PERFORMANCE MEASURE TABLE

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

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## **CDBG County Public Services:**

- *Arapahoe Community College Child Development Center –Child Care Services - \$8,160-Balance of Funds*

The Arapahoe Community College Child Development Center offers child care stipends to low-income ACC student-parents who reside in Arapahoe County.

Objective and Outcome: Providing Economic Opportunity; Increasing Affordability (EO-2).

Goal: assist 4 persons to gain access to services within the 2011 program year.

*Five Year Consolidated Plan Priority - High*

- *Arapahoe County TEFAP – Fresh and Frozen Food \$26,619 Balance of Funds*

Provides emergency food to low income persons in need. Arapahoe County TEFAP will act as a single source purchaser and distributor for the food banks. Arapahoe County TEFAP will use CDBG funds to purchase food such as fresh and frozen fruits, dairy, vegetables, and meat that supplement the USDA commodities

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

Goal: assist 2,600 persons to gain access to services within the 2011 program year.

*Five Year Consolidated Plan Goal – 800 persons every year for a total of 4,000 persons over the 2009-2013 period (food banks – emergency needs, also see Presbyterian Church of the Covenant to meet this goal)*

*Five Year Consolidated Plan Priority - High*

- *Brothers Redevelopment, Inc (BRI) – Foreclosure Prevention and Reverse Mortgage Counseling - \$10,000*

Provides foreclosure prevention and reverse mortgage counseling to eligible residents to provide additional resources for the development or retention of homeownership in the County.

Objective and Outcome: Providing Decent Housing; Increasing Availability and/or Accessibility (DH-1).

Goal: assist 45 persons to gain access to services within the 2011 program year.

*Five Year Consolidated Plan Goal – 20 persons every year for a total of 100 persons over the 2009-2013 period (foreclosure counseling)*

*Five Year Consolidated Plan Priority - High*

- *Catholic Charities and Community Services Aurora Community Assistance Center – Emergency Assistance Program- \$15,000*

Provides emergency rental assistance to Arapahoe County residents.

Objective and Outcome: Providing Decent Housing; Increasing Availability and/or Accessibility (DH-1).

Goal: assist 700 persons to gain access to services within the 2011 program year.

*Five Year Consolidated Plan Goal – 50 persons every year for a total of 250 persons over the 2009-2013 period (subsistence payments)*

*Five Year Consolidated Plan Priority - High*

- *City of Englewood & Family Tree, Inc. – House of Hope Staffing - \$22,500*

Funding for staff salaries at the homeless shelter for women and children.

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

Goal: assist 180 persons to gain access to services within the 2011 program year.

*Five Year Consolidated Plan Goal – 100 persons every year for a total of 500 persons over the 2009-2013 period (homeless services, also see Interfaith Hospitality Network to meet this goal)*

*Five Year Consolidated Plan Priority - High*

- *Community Housing Services, Inc – Housing Questions Answered - \$7,500*

Provides access to landlord/tenant counseling and affordable housing information to Arapahoe County residents.

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (DH-1).

Goal: assist 300 persons to gain access to services within the 2011 program year.

*Five Year Consolidated Plan Goal – 295 persons for three of the five years for a total of 885 persons over the 2009-2013 period (landlord/tenant counseling)*

*Five Year Consolidated Plan Priority - Medium*

- *City of Littleton & Doctor's Care – Integrated Health Care Initiative - \$22,500*

Access to Doctor's Care mental health care for Littleton residents.

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

Goal: assist 20 persons to gain access to services within the 2011 program year.

*Five Year Consolidated Plan Goal – 20 persons every year for a total of 100 persons over the 2009-2013 period (mental health services)*

*Five Year Consolidated Plan Priority - High*

- *Doctor's Care – Pediatric Services – \$15,000 Balance of Funds*

Provides pediatric health care services including sick and well visits for uninsured and underinsured residents of Arapahoe County under age 18.

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

Goal: assist 89 persons to gain access to services within the 2011 program year.

*Five Year Consolidated Plan Goal – 200 persons every year for a total of 1,000 persons over the 2009-2013 period (health services, also see Project Angel Heart to meet this goal)*

*Five Year Consolidated Plan Priority - High*

- *Interfaith Hospitality Network of Greater Denver – Homeless Family Services - \$7,500*

Provides shelter for homeless families through a network of organizations within Arapahoe County.

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

Goal: assist 40 persons to gain access to services within the 2011 program year.

*Five Year Consolidated Plan Goal – 100 persons every year for a total of 500 persons over the 2009-2013 period (homeless services, also see House of Hope to meet this goal)*

*Five Year Consolidated Plan Priority - High*

- *Presbyterian Church of the Covenant – Covenant Cupboard Food Pantry- \$7,500*

Provides emergency food to low income persons in need.

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

Goal: assist 1000 persons to gain access to services within the 2011 program year.

*Five Year Consolidated Plan Goal – 800 persons every year for a total of 4,000 persons over the 2009-2013 period (food banks – emergency needs, also see Salvation Army to meet this goal)*

*Five Year Consolidated Plan Priority - High*

- *The Salvation Army, Englewood – Emergency Housing Assistance - \$15,000*

Provides emergency rental assistance to low income persons in need.

Objective and Outcome: Creating Suitable Living Environments; Increasing Sustainability (SL-3).

Goal: assist 338 persons to gain access to services within the 2011 program year.

*Five Year Consolidated Plan Goal – 50 persons every year for a total of 250 persons over the 2009-2013 period*

*Five Year Consolidated Plan Priority - High*

- *The Senior Hub – Rural Meals on Wheels – \$15,500*

Provides five frozen meals to seniors and disabled persons in Eastern Arapahoe County on a weekly basis.

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

Goal: assist 79 persons to gain access to services within the 2011 program year.

*Five Year Consolidated Plan Goal – 300 persons every year for a total of 1,500 persons over the 2009-2013 period (senior services, also see Town of Littleton Cares Meals on Wheels to meet this goal)*

*Five Year Consolidated Plan Priority - High*

#### **CDBG County Public Facilities/Infrastructure:**

- *Arapahoe County Public Works -Sidewalk Replacement- \$134,500 Balance of Funds*

Sidewalk Replacement for ADA compliance the sidewalk is located on Vassar Avenue, north of Yale Avenue, into the cul-de-sac.

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

Goal: increase the availability of suitable living environments by improving sidewalks serving a total of 146 persons with special needs within the 2011 program year.

*Five Year Consolidated Plan Goal – 1 facility/infrastructure every year for a total of 5 facilities/infrastructure improvements over the 2009-2013 period (sidewalks)*

*Five Year Consolidated Plan Priority – High*

- *Arapahoe/Douglas Mental Health Network (ADMHN) – 2200 W. Berry Office Remodel - \$75,000.*

Improvements to an office building to provide adult outpatient services for low to moderate income persons with mental illness.

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

Goal: increase the availability of suitable living environments by improving one public facility serving a total of 1,265 persons with special needs within the 2011 program year.

*Five Year Consolidated Plan Goal – 3 facilities in 2009, 1 in 2010, and 1 in 2013 for a total of 5 facility improvements over the 2009-2013 period*

*Five Year Consolidated Plan Priority - High*

- *Addiction Research and Treatment Services (ARTS) & State of Colorado – Life Safety Improvements to PEER I, Men In Residential Behavioral Health at 3702/3712 West Princeton Circle – RESERVE \$65,000.*

Improvements to a residential treatment facility for low income persons with mental illness and/or prior substance abuse.

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

Goal: increase the availability of suitable living environments by improving one public facility serving 20 individuals within substance abuse treatment in the 2011 program year.

*Five Year Consolidated Plan Goal – 1 facility in 2009, and 1 in 2013 for a total of 2 facility improvements over the 2009-2013 period (substance abuse treatment facilities)*

*Five Year Consolidated Plan Priority - High*

- *City of Littleton – North Neighborhood Sidewalks – \$127,500*

Replace selected sidewalks and curb ramps in a residential neighborhood in north Littleton. Proposed approximate blocks are: 5100-5600 S. Crocker, Windermere and Louthan Streets, 1600-1900 W. Crestline Drive, and Crestline and Prentice Avenues.

Objective and Outcome: Creating Suitable Living Environments; Sustainability (SL-3).

Goal: increase the sustainability of suitable living environments by improving public sidewalks in a low-moderate income area serving 603 persons within the 2011 program year.

*Five Year Consolidated Plan Goal – 1 facility/infrastructure every year for a total of 5 facilities/infrastructure improvements over the 2009-2013 period (sidewalks)*

*Five Year Consolidated Plan Priority – High*

- *House of Hope- Entry replacement \$27,000*

At the homeless shelter for women and children a new deck will be built on top of the existing porch to match the height needed to clear the threshold. The ramp will be modified to meet ADA slope requirements. The current storm/security door will be replaced with an automatic opener, push pad, and a left hinged door to allow unassisted wheelchair access.

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

Goal: assist 200 persons to gain access to services within the 2011 program year.

*Five Year Consolidated Plan Goal – 100 persons every year for a total of 500 persons over the 2009-2013 period (homeless facilities, also see Gateway Battered Women’s Shelter to meet this goal)*

*Five Year Consolidated Plan Priority - High*

- *Gateway Battered Women’s Services –Extended Stay Program Gate Replacement – \$16,000 Balance of Funds*

Improvements to an existing 6 ft. wood fence on the west and south side of the facility and replace it with a concrete masonry wall, as well as install an automatic opener with remote access. \$16,000. Englewood.

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

Goal: increase the availability of suitable living environments by improving one public facility serving 48 homeless persons within the 2011 program year.

*Five Year Consolidated Plan Goal – 1 facility in 2013 for a total of 1 facility improvement over the 2009-2013 period Homeless Facilities*

*Five Year Consolidated Plan Priority – High*

- *Littleton Housing Authority–Amity Plaza Fire Alarm Panel Replacement – \$135,973 Balance of Funds*

The Littleton Housing Authority is replacing and upgrading Amity Plaza’s fire alarm system and panel to meet code.

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

Goal: increase the availability of suitable living environments by improving one public facility serving 180 seniors within the 2011 program year.

*Five Year Consolidated Plan Priority – Medium*

- *The Salvation Army, Centennial/Englewood – Food Bank Renovation – RESERVE \$26,634*

A food bank improvement will expand the existing space and provide additional storage space for Centennial and Englewood operations. (Reserve \$ 26,634). Centennial/Englewood.

Objectives and Outcomes; Creating Suitable Living Environments; Sustainability (SL-3).

Goal: increase the availability and/or accessibility of suitable living environments by improving public facility serving approximately 3,729 persons within the 2011 program year.

*Five Year Consolidated Plan Goal – 1 facility in 2009, 1 in 2011, and 1 in 2013 for a total of 3 facility improvements over the 2009-2013 period (food banks)*

*Five Year Consolidated Plan Priority - High*

- *Third Way Center-Teen Mother's Home –Reserve \$34,504*

Improvements will renovate the facility to come into compliance with code issues by renovating three bathrooms, as well as improving the kitchen, replacing windows, removing a swamp cooler, and painting the non-brick exterior.

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

Goal: increase the availability of suitable living environments by improving one public facility serving 23 persons within the 2011 program year.

*Five Year Consolidated Plan Goal – 1 facility in 2013 for a total of 1 facility improvement over the 2009-2013 period Homeless Facilities*

*Five Year Consolidated Plan Priority – High*

*Town of Deer Trail – Fourth Avenue Street Supplemental Paving – \$10,000*

Objective and Outcome: Creating Suitable Living Environments; Sustainability (SL-3).

Goal: increase the sustainability of suitable living environments by improving public streets in a low-moderate income area serving 606 persons within the 2011 program year.

*Five Year Consolidated Plan Goal – 2 facility/infrastructure improvements for 2009, then 1 every year for a total of 6 facilities/infrastructure improvements over the 2009-2013 period (street improvements, also see City of Centennial to meet this goal)*

*Five Year Consolidated Plan Priority - High*

## **CDBG County Affordable Housing:**

- *City of Englewood – Energy Efficient Englewood (E3) - \$77,500*

Minor housing rehabilitation designed to improve the energy efficiency of homes by providing grants to low-moderate income homeowners in the City of Englewood.

Objective and Outcome: Providing Decent Housing; Sustainability (DH-3).

Goal: increase the sustainability of decent housing by providing rehabilitation grants to 9 households within the 2011 program year.

*Five Year Consolidated Plan Goal – 25 minor rehabilitations every year for a total of 125 over the 2009-2013 period (minor rehab, single family residential, also see Brothers Redevelopment and Rebuilding Together to meet this goal)*

*Five Year Consolidated Plan Priority - High*

- *City of Englewood – Housing Rehabilitation Program – \$50,000*

Major housing rehabilitation designed to improve life safety, accessibility, energy conservation, code problems and general property improvements by providing low interest loans to low-moderate income homeowners in the City of Englewood. \$50,000.

Objective and Outcome: Providing Decent Housing; Sustainability (DH-3).

Goal: increase the sustainability of decent housing by providing rehabilitation loans to 4 households within the 2011 program year.

*Five Year Consolidated Plan Goal – 12 major rehabilitations every year for a total of 60 over the 2009-2013 period (major rehab, single family residential, also see LHA and LHA'S Centennial rehab programs to meet this goal)*

*Five Year Consolidated Plan Priority - High*

- *Brothers Redevelopment, Inc. and the City of Sheridan (\$50,000) – Help for Homes*

Free minor housing rehabilitation program for low-moderate income elderly and/or disabled residents in the City of Sheridan

Objective and Outcome: Providing Decent Housing; Sustainability (DH-3).

Goal: increase the sustainability of decent housing by providing rehabilitation grants to 14 households within the 2011 program year.

*Five Year Consolidated Plan Goal – 25 minor rehabilitations every year for a total of 125 over the 2009-2013 period (minor rehab, single family residential, also see City of Englewood and Rebuilding Together to meet this goal)*

*Five Year Consolidated Plan Priority – High*

- *Englewood Housing Authority-Furnace Replacement for family Duplex Units-Reserve \$35,000*

The Englewood Housing Authority is proposing to replace the furnaces with Energy Star rated, very high (96%) efficiency furnaces in 10 public housing duplex units built in 1982.

Objective and Outcome: Providing Decent Housing; Sustainability (DH-3).

Goal: increase the sustainability of decent housing by providing rehabilitation grants to 10 households within the 2011 program year.

*Five Year Consolidated Plan Goal – 25 minor rehabilitations every year for a total of 125 over the 2009-2013 period*

*Five Year Consolidated Plan Priority – High*

- *Rebuilding Together – Homeowner Rehabilitation Program – Reserve \$35,000*

Free rehabilitation and handyman fix-up program for low income elderly and/or disabled residents throughout Arapahoe County.

Objective and Outcome: Providing Decent Housing; Availability and/or Accessibility (DH-1).

Goal: increase the availability and/or accessibility of decent housing by providing rehabilitation grants to 28 households within the 2011 program year.

*Five Year Consolidated Plan Goal – 25 minor rehabilitations every year for a total of 125 over the 2009-2013 period (minor rehab, single family residential, also see City of Englewood and Brothers Redevelopment to meet this goal)*

*Five Year Consolidated Plan Priority - High*

## **City of Centennial CDBG:**

### **Public Services:**

- *Arapahoe County Sheriff's Office – Colorado Life Trak – \$5,795*

Provides special tracking devices to people afflicted with memory impairing conditions such as Alzheimer's disease.

Objective and Outcome: Creating Suitable Living Environments; Availability and/or Accessibility (SL-1).

Goal: assist 43 persons to gain access to services within the 2011 program year.

*Five Year Consolidated Plan Goal – 45 persons every year for a total of 225 persons over the 2009-2013 period (handicapped services, also see Audio Information Network to meet this goal)*

*Five Year Consolidated Plan Priority - High*

- *Audio Information Network – Audio Services - \$13,000*

Provides audio information for the blind and visually impaired.

Objective and Outcome; Creating Suitable Living Environments; Availability and/or Accessibility (SL-1).

Goal: assist approximately 110 persons to gain access to services within the 2011 program year.

*Five Year Consolidated Plan Goal – 45 persons every year for a total of 225 persons over the 2009-2013 period (handicapped services, also see Sheriff's Office Colorado Life Trak to meet this goal)*

*Five Year Consolidated Plan Priority – High*

- *Project Angel Heart – Home Delivered Meals - \$10,000*

Preparation and delivery of nutritious meals to persons with life threatening illnesses.

Objective and Outcome: Creating Suitable Living Environments; Sustainability (SL-1).

Goal: assist 33 persons to gain access to services within the 2011 program year.

*Five Year Consolidated Plan Goal – 200 persons every year for a total of 1,000 persons over the 2010-2013 period*

*Five Year Consolidated Plan Priority - High*

- *Town of Littleton Cares, Inc. – Meals on Wheels Program – Balance of Funds for Centennial Public Service*

Provides hot noon meals to low income elderly residents.

Objective and Outcome; Creating Suitable Living Environments; Availability and/or Accessibility (SL-1).

Goal: assist approximately 250 persons to gain access to services within the 2011 program year.

*Five Year Consolidated Plan Goal – 300 persons every year for a total of 1,500 persons over the 2009-2013 period (senior services, also see Senior Hub's Rural Meals on Wheels to meet this goal)*

*Five Year Consolidated Plan Priority - High*

**Public Facilities/Infrastructure:**

- *City of Centennial – Vista Verde Neighborhood Infrastructure Improvements, Phase III – \$100,000*

Improvements to streets and sidewalks in the Vista Verde neighborhood in West Centennial. The area, census tract 56.25, block 1, the only area in Centennial with a sufficient concentration of low and moderate income residents to qualify for area benefit improvements.

Objectives and Outcomes; Creating Suitable Living Environments; Sustainability (SL-3).

Goal: increase the availability and/or accessibility of suitable living environments by improving public infrastructure serving approximately 1,295 persons within the 2011 program year.

*Five Year Consolidated Plan Goal – 2 facility/infrastructure improvements for 2009, then 1 every year for a total of 6 facilities/infrastructure improvements over the 2009-2013 period (street improvements, also see Town of Deer Trail to meet this goal)*

*Five Year Consolidated Plan Priority - High*

- *Colorado Center for the Blind – Fire Sprinkler Installation Phase I – \$100,000 Balance of Funds*

Improvements for fire and safety upgrades, including a phased fire sprinkler system to allow for expansion at the special needs facility.

Objective and Outcome: Creating Suitable Living Environments; Increasing Availability and/or Accessibility (SL-1).

Goal: increase the availability of suitable living environments by improving one public facility serving 1,500 persons with special needs within the 2011 program year.

*Five Year Consolidated Plan Goal – 1 facility in 2010, 1 in 2011, and 1 in 2013 for a total of 3 facility improvements over the 2010-2013 period (handicapped centers)*

*Five Year Consolidated Plan Priority - High*

- *Smoky Hill Vineyard - Food Bank - \$27,315*

Smoky Hill Vineyard- food bank improvements to increase space, improve shelving, and purchase refrigerator/freezer.

Objectives and Outcomes; Creating Suitable Living Environments; Sustainability (SL-3).

Goal: increase the availability and/or accessibility of suitable living environments by improving public facility serving approximately 115 persons within the 2011 program year.

*Five Year Consolidated Plan Goal – 1 facility in 2009, 1 in 2011, and 1 in 2013 for a total of 3 facility improvements over the 2009-2013 period (food banks)*

*Five Year Consolidated Plan Priority - High*

- *Presbyterian Church of the Covenant- Covenant Cupboard Food Bank - \$20,545*

Food bank upgrade to increase storage area space and purchase commercial freezer and refrigerator

Objectives and Outcomes; Creating Suitable Living Environments; Sustainability (SL-3).

Goal: increase the availability and/or accessibility of suitable living environments by improving public facility serving approximately 141 persons within the 2011 program year.

*Five Year Consolidated Plan Goal – 1 facility in 2009, 1 in 2011, and 1 in 2013 for a total of 3 facility improvements over the 2009-2013 period (food banks)*

*Five Year Consolidated Plan Priority - High*

**HOME Affordable Housing:**

**The following projects have already been approved and published in earlier Action Plans and are still active projects.**

- Ongoing: *Littleton Housing Authority, on behalf of the City of Centennial - Owner-Occupied Housing Rehabilitation Program*

Provides affordable loans for 6-8 single family homeowners that are at or below 80% of the area median income (AMI) based on their family size in the City of Centennial.

Objective and Outcome; Providing Decent Housing; Sustainability (DH-3).

Goal: maintaining the sustainability of decent housing by providing rehabilitation loans. This is an ongoing project; current funding may be exhausted during this grant period, at which point the Littleton Housing Authority will apply for additional funding.

*Five Year Consolidated Plan Goal – 12 major rehabilitations every year for a total of 60 over the 2009-2013 period (major rehab, single family residential, also see City of Englewood and LHA's Centennial rehab programs to meet this goal)*

*Five Year Consolidated Plan Priority - High*

- Ongoing: *Littleton Housing Authority - Owner-Occupied Housing Rehabilitation Program*

Provides affordable loans for 6-8 single family homeowners that are at or below 80% of the area median income (AMI) based on their family size in the City of Littleton.

Objective and Outcome; Providing Decent Housing; Sustainability (DH-3).

Goal: maintaining the sustainability of decent housing by providing rehabilitation loans. This is an ongoing project; current funding may be exhausted during this grant period, at which point the Littleton Housing Authority will apply for additional funding.

*Five Year Consolidated Plan Goal – 12 major rehabilitations every year for a total of 60 over the 2009-2013 period (major rehab, single family residential, also see City of Englewood and LHA's rehab programs to meet this goal)*

*Five Year Consolidated Plan Priority - High*

- Ongoing: *Colorado Housing Assistance Corporation (CHAC) – Arapahoe County First Time Homebuyer Program*

Funding for up to 20 low interest loans to income qualified Arapahoe County residents/workers for down payment assistance.

Objective and Outcome: Providing Decent Housing; Affordability (DH-2).

Goal: providing decent housing by making homeownership affordable to low and moderate income households. This is an ongoing project; current funding may be exhausted during this grant period, at which point CHAC will apply for additional funding.

*Five Year Consolidated Plan Goal – 12 loans every year for a total of 60 over the 2009 -2013 period (direct homeownership assistance)*

*Five Year Consolidated Plan Priority - Medium*

- Underway: *Habitat Community Housing Inc., a subsidiary of Habitat for Humanity of Metro Denver*

Land acquisition for the development of 8 homes site in the City of Englewood located at 2310 W. Harvard Ave.

Objective and Outcome; Providing Decent Housing; Affordability (DH-2).

Goal: Creating decent affordable housing by assisting with property acquisition costs.

*Five Year Consolidated Plan Goal – 2 units in 2009, 2 units in 2011, and 1 unit in 2013 for a total of 5 units over the 2009-2013 period (construction of housing, see other Habitat project to meet this goal)*

*Five Year Consolidated Plan Priority - Medium*

- Underway - *Habitat Community Housing Inc., a subsidiary of Habitat for Humanity of Metro Denver*

Land acquisition for the development of homes site at 1296 W. Quincy Ave., Englewood.

Objective and Outcome; Providing Decent Housing; Affordability (DH-2).

Goal: Creating decent affordable housing by assisting with property acquisition and/or infrastructure development costs.

*Five Year Consolidated Plan Goal – 2 units in 2009, 2 units in 2011, and 1 unit in 2013 for a total of 5 units over the 2009-2013 period (construction of housing, see other Habitat project to meet this goal)*

*Five Year Consolidated Plan Priority – Medium*

- Underway – *Community Housing Development Association (CHDA)*

Multi family acquisition and or rehabilitation of Regal Apartments, a twelve unit multi family residential apartment.

Objective and Outcome; Providing Decent Housing; Affordability (DH-2).

Goal: Creating decent affordable housing by assisting with property acquisition and/or rehabilitation costs.

*Five Year Consolidated Plan Goal – 56 units in 2009, 56 units in 2011, and 28 unit in 2013 for a total of 140 units over the 2009-2013 period (rehab, multi unit residential, see previous action plans to meet this goal)*

*Five Year Consolidated Plan Priority – High*

- Underway - *Aurora Housing Authority Village at Westerly Creek*

Construction of Housing

Objective and Outcome; Providing Decent Housing; Affordability (DH-2).

Goal: Creating decent affordable housing by assisting with property acquisition costs.

*Five Year Consolidated Plan Goal – 56 units in 2009, 56 units in 2011, and 28 unit in 2013 for a total of 140 units over the 2009-2013 period (rehab, multi unit residential, see previous action plans to meet this goal)*

*Five Year Consolidated Plan Priority – Medium*

- Proposed – *City of Englewood - Owner-Occupied Housing Rehabilitation Program (additional funding)*

Provides affordable loans for 6-8 single family homeowners that are at or below 80% of the area median income (AMI) based on their family size in the City of Englewood.

Objective and Outcome; Providing Decent Housing; Sustainability (DH-3).

Goal: maintaining the sustainability of decent housing by providing rehabilitation loans. This is an ongoing CDBG project; current CDBG funding is anticipated to be

exhausted during this grant period, at which point the city will apply for additional HOME funding.

*Five Year Consolidated Plan Goal – 12 major rehabilitations every year for a total of 60 over the 2009-2013 period (major rehab, single family residential, also see LHA’s and LHA’s Centennial rehab programs to meet this goal)*

*Five Year Consolidated Plan Priority - High*

## Anti-Poverty Strategy

**Living in poverty.** The poverty guidelines are established annually by the U.S. Department of Health and Human Services at the federal level and are updated annually. It is adjusted for household size but not by geographic area, except for Alaska and Hawaii.<sup>21</sup> In 2006, the poverty threshold for a family of four was about \$20,000 in annual wages. Currently in 2011, the poverty threshold for a family of four is \$22,050.

In 2006, 11% of the Arapahoe County population, or about 58,539 people, lived below the poverty threshold. The poverty rate is the highest for Arapahoe’s children: over one-third of those living in poverty are children, or an equivalent of about 20,620 children in 2006 which is 15% of the County’s children. Poverty rates are lowest for the County’s seniors. Exhibit 8. shows the percentage of Arapahoe County’s population living in poverty by age cohort.

**Exhibit 8.  
Population Living Below  
Poverty Level by Age,  
Arapahoe County, 2006**

Source:  
U.S. Census Bureau’s 2006 American  
Community Survey.

	Population	Percent
Under 5 years	6,577	11%
5 to 17 years	14,043	24%
18 to 24 years	7,961	14%
25 to 34 years	10,620	18%
35 to 44 years	7,060	12%
45 to 54 years	4,023	7%
55 to 64 years	4,168	7%
65 to 74 years	2,311	4%
75 years and over	1,776	3%
Total population below Poverty level	58,539	100%
Percent of population below poverty level	11%	

Since the 1990’s (1989 to 1999) —a decade when the poverty rate was stable in the County— poverty has almost doubled in the County in the 2000’s. The increase has occurred among the County’s children. Between 1990 and 2006, the number of children under the age of 5 in poverty more than doubled. The number of children in poverty between the ages of 5 to 17 also increased. In both 1990 and 2000, 7% of 5 to 17 year olds were in poverty. That increased in 2006 to 15%. The following exhibits show the number of persons living below poverty level and the corresponding percent of each age cohort that is below poverty for 1990, 2000 and 2006.

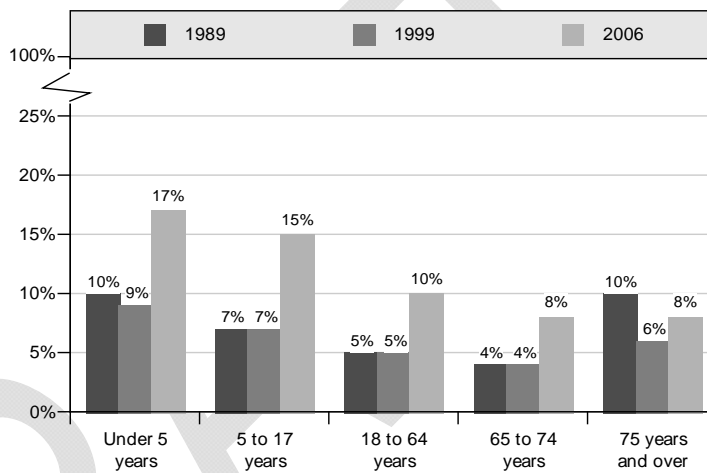
<sup>21</sup> Therefore, the poverty threshold in Manhattan, New York is the same as in Minot, North Dakota.

**Exhibit 9.  
Population Living Below Poverty Level by Age, Arapahoe County, 1990, 2000 and 2006**

	1989		1999		2006	
	<i>Below Poverty</i>	<i>Percent of Age Cohort</i>	<i>Below Poverty</i>	<i>Percent of Age Cohort</i>	<i>Below Poverty</i>	<i>Percent of Age Cohort</i>
Under 5 years	2,928	10%	2,880	9%	6,577	17%
5 to 17 years	5,262	7%	6,525	7%	14,043	15%
18 to 64 years	13,156	5%	16,531	5%	33,832	10%
65 to 74 years	761	4%	985	4%	2,311	8%
75 years and over	866	10%	1,066	6%	1,776	8%
Population below Poverty level	<u>22,973</u>	6%	<u>27,987</u>	6%	<u>58,539</u>	11%

Source: U.S. Census Bureau, 1990 Census, 2000 Census and 2006 American Community Survey.

**Exhibit 10.  
Percent of Population Living Below Poverty Level for Each Age Cohort, Arapahoe County, 1990, 2000 and 2006**



Source: U.S. Census Bureau, 1990 Census, 2000 Census and 2006 American Community Survey.

Exhibit 11 shows poverty rates by family type. Single female-headed households with children have the highest incidence of poverty; 32% of these households lived in poverty in 2006. Married couple households, with and without children, have the lowest poverty rates.

**Exhibit 11.  
Households Living  
Below Poverty Level  
by Household Type,  
Arapahoe County,  
2006**

Source:  
U.S. Census Bureau's 2006  
American Community Survey.

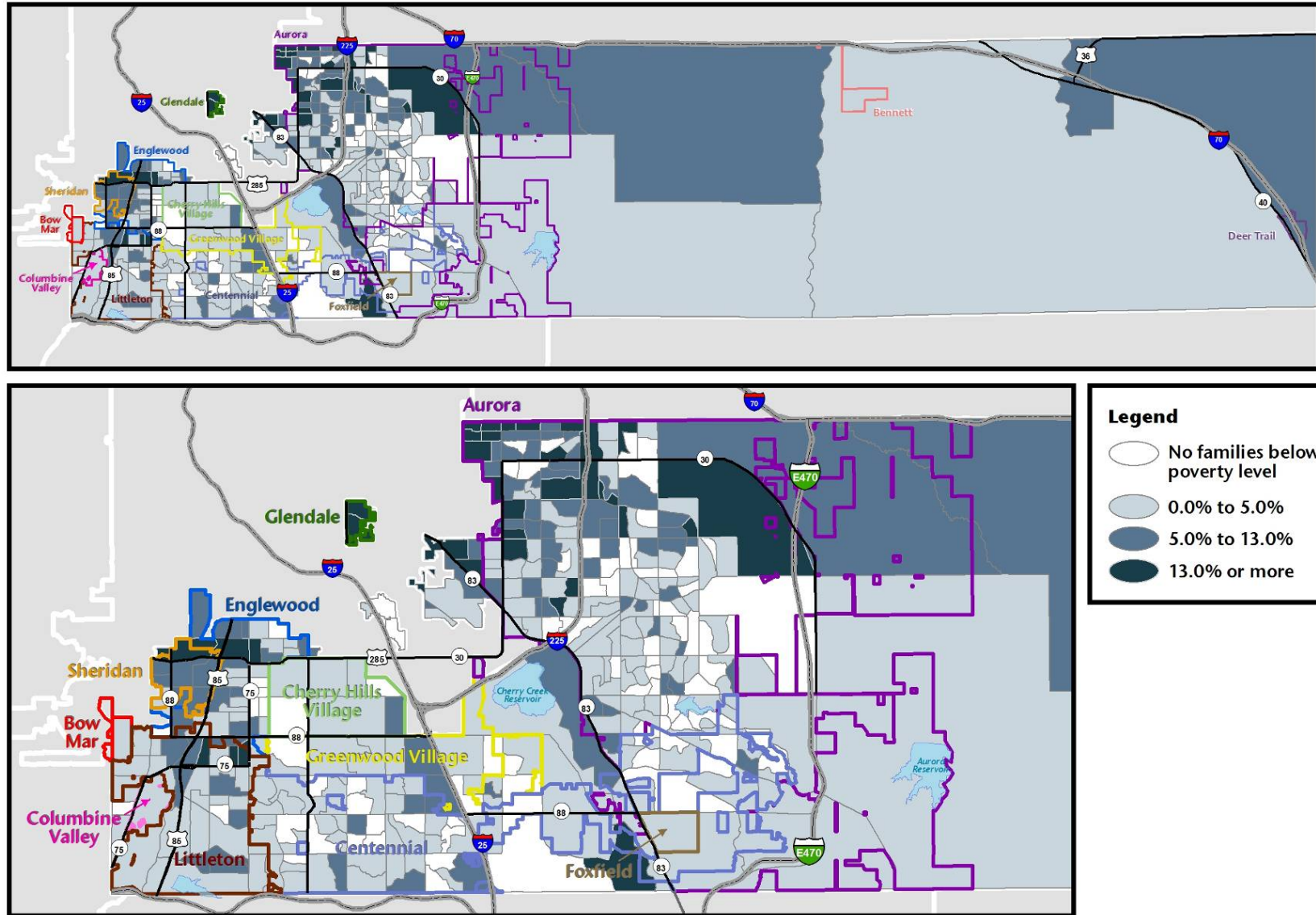
	Households	Percent of Type
Married couple	4,811	5%
With children	3,238	7%
Without children	1,573	3%
Male householder, no wife present	975	9%
With children	700	12%
Without children	275	6%
Female householder, no husband present	6,268	25%
With children	6,007	32%
Without children	261	4%
Nonfamily household	9,509	13%
Male householder	4,567	13%
Female householder	4,942	13%
Total households below poverty	21,563	10%

Arapahoe County houses a disproportionate percentage of the five-county population of persons in poverty. There were 274,372 people living below the poverty level in the five-county area in 2006. Approximately 21% or 58,539 people, of all persons living in poverty in the five-county area, resided in Arapahoe County compared with 11% of the Arapahoe County population overall.

Overall, the County's population increased by approximately 50,000 people between 2000 and 2006, while the number of people who were measured as living below the poverty level rose by over 30,000. Therefore, there was disproportionate growth in the number of persons in poverty (109% growth) compared to population growth (10% growth) overall.

Exhibit 12. shows the percentage of family households in poverty in Arapahoe County by block group, according to 2007 Claritas. In 2007, 37 block groups in Arapahoe County had family poverty rates of 13% and higher. These areas include Glendale, parts of Aurora, Sheridan, Englewood, and Littleton as well as in unincorporated Arapahoe County along its southern border near Parker Road. These block groups make up 10% of the block groups in the County.

**Exhibit 12.**  
**Percent of Families Living Below the Poverty Level by Block Group, Arapahoe County, 2007**



Source: Claritas, 2007 estimates.

Given the increase in poverty, the County will concentrate on three components essential to decreasing poverty within the Urban County; 1) self-sufficiency; 2) expansion of the economic base; and 3) affordable housing.

**Self-Sufficiency**

The County has a myriad of social service programs and has likewise shown its commitment to helping extremely low and low income residents better their lives and become self-sufficient.

In addition to funding provided through CDBG and HOME funded projects described in previous sections of the plan, Arapahoe County also provides direct funding to non profits for their operating costs through the "Aid to Agencies" fund totaling \$1,542,000 as follows:

<b>Agency</b>	<b>2011 Awarded</b>	<b>CDBG awards</b>
Metro Crisis Services	100,000	
Reach Out and Read Colorado	0	
Arapahoe County Council on Aging	3,000	
Arapahoe House	280,000	\$80,000 PF 2010; \$55,000 PF 2009 Reserve
Arapahoe/Douglas Mental Health Network	307,000	\$183,950 PF 2010; \$41,500 PF CBDG-R, \$75,000 PF 2011
Aurora Interchurch Task Force	50,000	
Aurora Mental Health Center	150,000	
Beacon Center	6,000	
COMITIS Crisis Center	68,000	
Doctors Care	13,000	\$45,000 PS 2010, \$37,500 PS 2011
Food Bank of the Rockies	20,000	
Gateway Battered Women's Services	345,000	\$29,500 PF CBDG-R
Interfaith Community Services	80,000	
Metro Community Provider Network	70,000	
Special Transit	10,000	
TLC Meals on Wheels	28,000	\$22,646 PS 2010 Cent; \$23,466 PS 2011 Cent
Tri-Valley Senior Citizens Association	12,000	
Unspecified funds available	4,500	

**1,546,500**

Many of these agencies battle the needs, and consequences, of poverty. Some agencies, such as COMITIS and Arapahoe House, have received CDBG funding in past years, although they are not receiving CDBG funds in 2011.

Additionally, Arapahoe County's Senior Resources Division of the Community Resources Department provides many services to low income seniors, including transportation, homemaker and chore services. Senior Resources receives a variety of funds, including Community Services Block Grant (CSBG) from the U.S. Department of Health and Human Services, and County General funds. In the 2009-2010 grant year, Senior Resources provided the following services<sup>22</sup>:

- Homemaker program: housecleaning services provided to 398 unduplicated individuals
- Transportation Services: provided 6,436 trips
- Chore Services: provided heavy chore services to 155 unduplicated individuals equaling 1,180 hours of services
- Healthier Living Education program: conducted one 6 week Healthier Living class and secured funding for 6 additional months of classes taught in low income senior housing

The Arapahoe County Human Services Department supports antipoverty activities through their major benefit programs, including: Temporary Aid to Needy Families (TANF), food assistance (SNAP), Low Income Energy Assistance program (LEAP), Social Security Insurance/Social Security Disability Insurance (SSI/SSDI) and Medicaid/Medicare. In 2009, the following agencies were supported by both Human Services and CDBG<sup>23</sup>:

- **Arapahoe/Douglas Mental Health Network (ADMHN):** Contract to provide therapy services to Child Welfare clients who are not receiving Medicaid (contract is fee for service, not to exceed \$14,400 per year).
- **Addictions Research and Treatment Services (ARTS), a program within the Department of Psychiatry of the University of Colorado Medical School:** Contract to provide substance abuse services to youth and their families (contract is fee for services, not to exceed \$435,470 per year). The contract is with Signal, a managed care organization, who contracts with ARTS to provide Child Welfare substance abuse treatment services for the County's clients.
- **Family Tree:** Human Services has two contracts with Family Tree : 1) House of Hope - to provide shelter care and self sufficiency services (fee for service, not to exceed \$204,000 per year); 2) Kinship/ Family Support - to work with relative caregivers to TANF and Child Welfare clients (fee for service, not to exceed \$550,000 per year)
- **Arapahoe House:** Provides residential treatment services to substance abusing parents and their children (contract is fee for service, not to exceed \$330,000). Arapahoe House also provides Child Welfare services through the Signal contract.

## Expansion of the Economic Base

Arapahoe County is committed to expanding the economic base of the community. This is accomplished through promotion of a diverse business community, viable wages and a skilled workforce.

Arapahoe County's business community has a very diverse and well-rounded profile. The majority of the businesses are service-oriented but that industry does not overwhelm the other important businesses of the community.

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<sup>22</sup> Arapahoe County Community Services Block Grant Advisory Council- 2010 Quarterly meeting minutes, 1/27/2010

<sup>23</sup> Carla Finch, Deputy Director, Arapahoe County Department of Human Services. 303-636-1775

As illustrated in the 2000 Census, each of the Urban County jurisdictions has a slightly different economic picture. Sheridan, for example, has 17% of their city's business linked to retail, while Glendale has almost 19% in arts, entertainment, recreation, accomodation and food service; Littleton has a 16% share of industry coming from the education, health and social services sector. Each of the jurisdictions brings a portion of the total economic picture for the County, adding to the diversity and stabilization of the economic picture for the whole community.

Viable wages are needed to maintain a healthy economic base. Overall, the County's wage change between 1990 and the year 2000 was a positive 7.8%. This growth in wages is also reflected in the employment growth for the County, which was 1.9% in 1990 and 3.2% in 2000. However, the HNA found that wages have not kept up with the Consumer Price Index since 2000. To address this, the Southeast Business Partnership (SEPB), the South Metro Chamber of Commerce (SMCC), and the I-70 regional economic group (REAP), continue to pursue attracting industries and businesses that pay moderate to high wages.

Arapahoe County is also committed to the continued need for job skills enhancement programs, such as Arapahoe/Douglas Works! (AD Works!). AD Works! maintains a close relationship with the business community and aids the unemployed in enhancing skills required by local businesses. The County provides support, through CDBG, for the Colorado Center for the Blind. The Center not only provides training for lifeskills, but also job skills. The Randolph-Sheppard Act was initiated in 1936 to allow blind entrepreneurs the first opportunity to bid and acquire vending and food service location at state and federal buildings. The Center trains students, in their state of the art kitchen, to take advantage of the employment opportunities allowed by the Randolph Sheppard Act.

### ***Affordable Housing***

The HCDS Division advocates for affordable housing wherever possible. The HCDS Division encourages developers to build housing for the low income market, in the belief that everyone should have the opportunity to live close to where they work and that a sustainable community must provide a full spectrum of housing. Funding for the First Time Homebuyer program, available throughout the Urban County, is provided with Arapahoe County HOME funds. Housing rehabilitation is funded with both CDBG and HOME funds. County Private Activity Bonds (PAB) and Low Income Housing Tax Credits (LIHTC) have also been used to preserve affordable housing in our community.

The local transitional shelter for women and children, House of Hope, has a 90-day possible stay with mandatory counseling, which aids their clients in breaking the cycle of poverty where they often find themselves trapped.

Finally, HCDS continues to coordinate with public and private agencies to produce and preserve affordable housing as described in the housing component of the plan.

### **ANTIPOVERTY STRATEGY FOR FAMILIES**

Although the percentage of families in poverty had decreased in every jurisdiction during the last planning period of 2004-2008, they have since increased, and in some areas quite dramatically. This picture indicates that the County's programs and philosophy of poverty reduction worked to some degree, but could not keep up with national economic trends and federal budget fluctuations for core antipoverty programs and human service benefits.

The poverty data has shown a dramatic increase in the number of children in poverty. Children under the age of 18 comprise 35% of those in poverty compared to only 7% of those 65 and older, as previously described.

Given this finding, the County has placed higher rental housing goals for small and large related families, compared to the elderly and all other populations. The County has also placed high priority on facilities and services that will address the needs of families with children, such as pediatric health care, abused and neglected children facilities and services, and child care centers described in the Community Development section of the plan.

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## **NON-HOMELESS SPECIAL NEEDS HOUSING**

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### **Special Populations**

According to the data available from the 2000 Census, Deer Trail, Englewood and Sheridan have the highest number of persons with disabilities as a percentage of their total populations. This could cause difficulties for these municipalities as their smaller, lower income populations are less able to fund the rehabilitation necessary to provide accessibility for disabled citizens. There was a significant increase in the disabled population between 1990 and 2000 for all ages and jurisdictions, but most specifically for the under age 64 population.

Other special needs populations are being served by local non profit agencies such as Arapahoe/Douglas Mental Health Network (ADMHN), Developmental Pathways, Arapahoe House, Child Advocacy and Resource Center and Adventures in Change.

### **Project Needs by Category**

- Elderly persons. HUD's CHAS<sup>24</sup> data estimated that there were at least 1,300 elderly renters with housing problems in 2000. In the 2009 Housing Needs Assessment, BBC estimates that this need will increase to at least 1,600 by 2013. In addition, there were 1,068 elderly owners with housing needs in 2000; this will increase to 1,300 by 2013.

The County currently has 1,800 beds in nursing facilities and 1,300 beds in assisted living facilities to serve frail elderly. The County's public housing authorities provide 655 units that are targeted to elderly (some also are targeted to persons with disabilities). Most elderly will need assistance with home repairs, accessibility improvements and home and yard maintenance as they age, in addition to affordable rental units with some supportive services (e.g., check ins by health care workers).

- Persons with disabilities. In 2006, 53,087 people residing in Arapahoe County—or 11% of the County's population—had some type of disability. There are 76 beds in the County specifically targeted to persons with developmental disabilities, as well as 294 other units administered by Developmental Pathways, and 3,100 beds in assisted living and skilled nursing facilities, meaning that most persons with disabilities live on their own or with caregivers.
- Persons with substance abuse and/or mental health issues. There are 68 beds in the County that are targeted to persons who need residential treatment. The number of persons with substance abuse problems and that have housing needs is unknown. However, from the homeless count and survey conducted in January 2009, at least 64 persons who were homeless had substance abuse problems. The January 2009 homeless count found 72 persons with mental illnesses, and an additional 25 persons with co-occurring disorders (substance abuse and mental illness), totaling 161 for all disorders.

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<sup>24</sup> Comprehensive Housing Affordability Strategy data prepared by HUD.

Even with these very low estimates, there is a gap between beds and individuals, which is likely to grow in the future. Arapahoe House has a waitlist of 45 persons with substance abuse issues and Arapahoe/Douglas Mental Health Network (ADMHN) estimates an unmet need of 150 units for persons with mental illnesses.

- Public housing residents. Public housing residents are currently well served by the public housing authorities; it is those on the waiting list who are not. As the PHA residents age, however, there may be increased needs for supportive services and accessibility improvements.
- Victims of domestic violence. It is unknown how many victims of domestic violence in the County need housing. There is very limited transitional housing in the County and this was listed as a top need in the public outreach conducted for this Plan. Gateway Battered Women's Services serves 100 persons a year at their Englewood facility.
- Families on wait lists. The families on public housing authority wait lists are currently captured in the needs for extremely low income renters. These families will continue to be cost burdened and/or live in substandard housing unless the County receives additional vouchers or deeply subsidized housing is built.

### ***Disabled Persons***

According to the data available from the 2000 Census, Deer Trail, Englewood and Sheridan have the highest number of persons with disabilities as a percentage of their total populations. This could cause difficulties for these municipalities as their smaller, lower income populations will be unable to support the public or private rehabilitation necessary to aid accessibility for these disabled citizens. There was a significant increase in the disabled population between 1990 and 2000 for all ages and municipalities, but most specifically for the under age 64 population.

The growth in the number of persons with disabilities has been phenomenal over the last two census periods, with the unincorporated areas staying fairly steady, but Englewood and Sheridan increasing by about five times. This growth is primarily a result of the Census changing their method of collecting disability information from the 1990 Census to the 2000 Census:

- The 2000 questions changed significantly from the 1990 questions. New 2000 questions cover the major life activities of seeing and hearing and the ability to perform physical and mental tasks.
- These questions collect data on the disability status of children 5 years and over, as well as adults. The 1990 questions collected data only for persons 15 years and over.<sup>25</sup>

Arapahoe County and the participating municipalities have utilized CDBG and other funds to provide better public access to disabled persons in the area. Arapahoe County has provided many sidewalk ramps and accessible entrances to all County buildings. The Cities of Littleton, Englewood, Glendale and Sheridan have all provided sidewalk ramps in their respective cities, while Sheridan and Deer Trail have improved accessibility to the city administration building and the Town Hall, respectively. Centennial has begun to install audible pedestrian crosswalks at high use intersections in their community, as requested by blind citizens.

These types of projects will continue to be completed in the County as the rights of public accessibility are important and also with the aging population, the disabled population is increasing.

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<sup>25</sup> From the U.S. Census website, accessed 3/19/09.

<http://www.census.gov/population/www/cen2000/90vs00/index.html>

Developmental Pathways and Jewish Family Services are currently addressing the need for assisted housing for persons with disabilities. Developmental Pathways receives funds from an Arapahoe County mil levy assessed to aid in providing services to the developmentally disabled.

The County assisted Developmental Pathways with the acquisition of two single family homes in the City of Centennial. The two homes, purchased with HOME funds, have been rehabilitated and are now permanent housing for 12 developmentally disabled adults. The newly rehabilitated homes are energy efficient, fully accessible, durable, and comfortable. Developmental Pathways is also receiving CDBG-R funding this year to provide energy efficiency improvements to an existing group home in Centennial.

Jewish Family Services has received CDBG funds to rehabilitate a group home for the developmentally disabled. In 2006, the kitchen was remodeled, and other interior improvements made, with CDBG funds, and in 2007 the heating system was addressed.

Additionally, Community Housing Development Association (CHDA), working with Developmental Pathways and two other non profits, Arapahoe/Douglas Mental Health Network and Arapahoe House, provides permanent special needs housing at Willow Street, Lara Lea, and Presidential Arms Apartments.

Rebuilding Together specializes in rehabilitation and handyman fix-up for elderly and disabled residents, including the installation of handrails, grab bars, and ramps. Additional assistance is being provided through homeowner rehabilitation funds (Littleton, Englewood, Centennial), which may be used by qualifying homeowners to improve accessibility for disabled family members. The County and City of Centennial have supported Rebuilding Together every year since 2006.

For 2011, Brothers Redevelopment, Inc. and the City of Sheridan will begin a "Help for Homes" program to provide free minor housing rehabilitation program for low-moderate income elderly and/or disabled residents in the City of Sheridan. The goal is increase the sustainability of decent housing by providing grants to 14 households

Rocky Mountain Stroke Association (RMSA) serves stroke survivors and their families through rehabilitation services. Through an amendment to the 2009 Action Plan, the County will fund the purchase of a partial weight-bearing gait therapy device to further expand the physical rehabilitation options for low and moderate income disabled adult stroke survivors in Arapahoe County. The partial weight-bearing gait therapy device will enable the licensed and trained therapist on RMSA staff to use locomotor treadmill training with partial body weight support, using a treadmill outfitted with a harness to assist in patient rehabilitation.

Over the past decade, the City of Centennial and the County have funded many physical improvements to the Colorado Center for the Blind (CCB). CCB provides training to blind persons so they can be self-sufficient, contributing members of the community. The program is unique in that they teach basic and advanced skills of adaptation to blindness. They have blind instructors teaching blind students.

Further assistance in terms of housing, job training, and medical assistance is needed by this population.

Many of the agencies that provide housing for special needs in our community also provide housing for the homeless.

### ***Other Special Needs Populations***

The Arapahoe/Douglas Mental Health Network is always exploring possible future housing projects to add to its constantly expanding range of services. They opened the Bridge House and the Santa Fe

House in 2005 and work with CHDA for permanent housing at Willow Street, Lara Lea apartments, and Presidential Arms, all three HOME supported projects.

The State's Addiction Research and Treatment Services (ARTS) program and Arapahoe House, as previously described, also explore possible future housing and service opportunities as well.

The County continues to fund Doctors Care's Integrated Health Care Initiative, a program that provides 188 hours of mental health services to 20 City of Littleton residents.

The Third Way Center provides residential treatment for teenage mothers, and their babies, who suffer from mental health problems. The Center works off the Continuum of Care model, and works to promote young mothers to self-sufficiency and competent parenting. CDBG public facility dollars were used in 2007 to replace splintering flooring in this facility, increasing safety and sanitation, and 2009 dollars are being used to remove a tree and replace a patio that is displacing the facility's foundation.

Victims of child abuse and neglect in Arapahoe County are cared for by the Child Advocacy and Family Resource Center, Inc. (SungateKids.) The Center offers a safe, family oriented environment for the evaluation, assessment, and medical evaluation of abused children. The County has found this to be a facility whose needs increase yearly and has allocated CDBG funds to this agency in the past. The County proposes this year to help fund the interior build out of SungateKid's new, expanded facility in Greenwood Village.

Families First is dedicated to reducing child abuse by increasing parental support and education. They have a Children's Home Treatment Center which is a residential facility for severely abused children, as well as a neighboring Family Center that provides programs and services to promote effective parenting, strengthening families, and preventing child abuse and neglect. They operate a statewide 24-hour bilingual call center, and teach parenting classes at a variety of donated sites throughout the community. The County proposes to fund replacement of the Children's Home retaining wall as a 2010 Reserve project.

Family Advocacy, Education, Support, Inc. (FACES) provides families with home visitation services, which will include (as appropriate) family assessment, in-home counseling, case management, intervention for children, and advocacy services. FACES received public service CDBG dollars in the past.

Teen-aged drug and alcohol abusers and abused teens in Arapahoe County receive treatment from Adventures in Change, a residential school/treatment center. The on-site school serves day students that have been expelled from area public school systems.

AMEND (Abusive Men Exploring New Directions) provides treatment to abusive men, as well as those affected by the abuse. AMEND's Advocacy Services Program provides initial outreach, ongoing support, 24-hour crisis intervention availability, safety planning, education on domestic violence victims' rights, community referrals, information on the criminal justice system and victim's compensation, information on their partners' perpetrator treatment, general advocacy, and termination contact. 2010 CDBG funded salaries.

## **Housing Opportunities for People with AIDS**

Arapahoe County does not receive direct HOPWA funding. The City and County of Denver is the lead agency for funding through the Housing Opportunities for Persons with AIDS (HOPWA) programs. The County has signed an intergovernmental agreement with the City of Denver to provide these services through the Denver Metropolitan Statistical area. Arapahoe County supports the use of existing County

housing assistance for AIDS patients, but currently has no specific plans to develop a housing facility for this special population.

The following information was published in the City and County of Denver 2009 Action Plan: <sup>26</sup>

HOPWA will assist households affected by HIV/AIDS with direct rental and mortgage assistance for the purpose of creating decent affordable housing. Funding will also assist very low income women living with HIV/AIDS with new or improved access to affordable independent living through case management, supportive services, and homeless programs.

New or improved access to independent living through in-home health care services will also be provided to persons living with HIV/AIDS.

- Adams County Housing Authority: Funds will provide administrative support and housing opportunities to four households affected by HIV/AIDS living in Adams County.
- Colorado AIDS Project (CAP): Funding will provide facility/project based and tenant based rental assistance, move-in deposit assistance, short term rent/mortgage and/or utility assistance, eviction prevention, housing coordination, intensive case management and other supportive services to households affected by HIV/AIDS.
- Empowerment Program: Funds will provide case management and other supportive services to individuals who are living with HIV/AIDS and may also be involved in the criminal justice system, homeless, suffering from mental illness, and/or struggling with substance abuse issues.
- HIV/AIDS Rental Housing Development Fund: Five (5) new housing units will be created to provide affordable rental housing for households affected by HIV/AIDS for the purpose of creating decent affordable housing.
- Visiting Nurse Association (VNA): Funds will provide in-home health care and nursing services and support to individuals living with HIV/AIDS. In addition, VNA manages a day shelter (Hope Program) that provides meals, access to health services, access to a shower, and other supplies such as soap, toothpaste, etc.

**Organization and service area:** The City and County of Denver is expected to receive approximately \$1,400,000 in HOPWA funding for program year 2011. Denver's Division of Business and Housing Services (BHS) administers the HOPWA program for the Denver Eligible Metropolitan Statistical Area (EMSA) and other nearby counties. These include the City and County of Denver and Broomfield, Adams, Arapahoe, Clear Creek, Douglas, Elbert, Gilpin, Jefferson, and Park counties. The HOPWA grant is one of the primary resources used for funding activities which benefit persons with HIV/AIDS in the Denver area.

The following housing activities are planned for 2011:

- Long-term Rental Assistance, including Tenant Based and Project Based Rental Assistance

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<sup>26</sup> City and County of Denver 2009 Action Plan, accessed online 2/11/2010

- Short-term Rent/Mortgage and Utility (STRMU) assistance
- Supportive Services and homeless prevention

Business and Housing Services (BHS) has a HOPWA Administrator who will coordinate HOPWA funds and programs. The HOPWA Task Force Committee acts in an advisory capacity for all HOPWA funding.<sup>27</sup>

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Existing HOPWA funds are leveraged with Ryan White funds, which are used to support case management.

Despite the successes, the high cost of construction in the metro Denver area continues to hamper the development of new housing units for HIV/AIDS households. No housing projects or community residences were acquired or constructed in 2008. Plans to create access to five new units are on track for completion by 2012.

The City's HOPWA Administrator serves as the facilitator of the HOPWA Task Force Committee, which provides recommendations regarding City's HOPWA program. Committee members include Ryan White staff, housing developers, project sponsor staff, HIV/AIDS case management agencies and participants in the community. Although progress is being made, the number of homeless and newly diagnosed HIV/AIDS clients in Denver continues to rise. Moreover, people of color and women continue to have disproportionately higher infection rates.

The Business and Housing Services Team plans to continue its evaluation and assessment of the HOPWA program in 2011.<sup>28</sup>

## **Specific HOPWA Objectives**

N/A

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<sup>27</sup> City and County of Denver 2009 Action Plan, pages 52-55

<sup>28</sup> City and County of Denver 2011 Action Plan, pages 36-39

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