



## Board Summary Report

---

**File #:** 24-429

**Agenda Date:** 8/6/2024

**Agenda #:** 5.f.

---

**To:** Board of County Commissioners

**Through:** Katherine Smith, Director, Community Resources Department

**Prepared By:**

Jeremy Fink, Community Development Administrator, Community Resources Department

**Subject:**

2024 Annual Action Plan - Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME)

**Purpose and Request:**

This business meeting is being held to formally approve the funding recommendations for Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) projects for 2024 grant year funding, as well as authorize the submission of the 2024 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) for their review and approval. The Board of County Commissioners (BOCC) reviewed the funding recommendations and Annual Action Plan, presented by Community Development Housing and Homeless Services (CDHHS) staff, during a study session on July 2, 2024, and instructed staff to schedule the item for consent agenda during a business meeting.

**Background and Discussion:** The BOCC was presented funding recommendations for CDBG and HOME projects utilizing 2024 grant year funds, as described below, during a study session on July 2, 2024, and advised staff to schedule the 2024 Annual Action Plan approval for consent agenda. The narrative below is a copy of the background and discussion portion of the Board Summary Report (BSR) presented to the BOCC during the July 2, 2024, study session, without any changes.

The Arapahoe County CDBG and HOME programs started in 1992 and now operate as an Urban County Consortium, which consists of Deer Trail, Englewood, Glendale, Greenwood Village, Littleton and Sheridan. As an entitlement community, Arapahoe County receives CDBG funds annually from HUD on a formula basis related to our population and demographics, particularly low-to-moderate income residents. In addition to administering the County CDBG Program, Arapahoe County CDHHS staff also administers the City of Centennial's CDBG funds. Centennial is designated as a separate entitlement community.

The 2024 CDBG applications were released in May 2024 and were due by June 7, 2024. A total of 23 applications were received requesting \$3,783,580 in assistance. Applications were reviewed, scored and ranked by CDHHS staff based on an evaluation matrix that includes components such as reasonable quantifiable goals, measurable community impact, addressing an unmet need, serving low-to-moderate income residents, cost reasonableness and effectiveness, leveraged funds, organizational resources and efficacy, SMART goals, staff experience, past performance, community support and consistency with County goals and priorities, specifically the Consolidated Plan.

Each of the six participating Urban County jurisdictions receive a portion of the CDBG award as a set-aside allocation, and the municipalities are provided the opportunity to direct their allocation to specific projects or defer to the county recommendations for community-wide projects. The set-aside amounts for participating jurisdictions include the following allocations: Deer Trail - \$10,000; Englewood - \$135,000; Glendale - \$20,000; Greenwood Village - \$10,000; Littleton - \$135,000; Sheridan - \$22,500. For 2024 allocations, only Englewood and Littleton requested the use of their set-aside allocation to specific projects. Deer Trail, Glendale, Greenwood Village and Sheridan did not submit applications and/or requests for the use of their set-aside allocations.

The CDBG program has spending limits for Administrative Costs (20%) and Public Service Projects (15%), which cannot be exceeded. The HOME program has a spending limit for Administrative Costs (10%) and a Community Housing Development Organization (CHDO) reserve (15%), which cannot be exceeded. Based on these restrictions, only 15% of the total CDBG award from HUD may be spent on Public Service Projects, plus 15% of the prior year program income. Only 20% of the total CDBG award from HUD may be spent on Administrative costs. Based on our agreement with the City of Centennial, a maximum of 18% of the City of Centennial award may be spent on Administrative costs, as opposed to the 20% deducted from the County CDBG award. The remaining balance after deducting Administrative costs and Public Service projects is available for Public Facility and Public Infrastructure projects, which includes Community Based Development Organization (CBDO)- Housing projects (applies to Centennial and County programs).

Based on the aforementioned program details and restrictions, the 2024 funding recommendations are based on the following funding scenario:

**2024 CDBG and HOME Awards:**

**Centennial CDBG Award - \$331,928**

Centennial CDBG Administration - \$59,747

Centennial CDBG Public Services - \$49,789

Centennial CDBG Public Facilities/Public Infrastructure/Housing - \$222,392

**County CDBG Award - \$1,043,056**

County CDBG Administration - \$208,611

County CDBG Public Services - \$156,458

County CDBG Public Facilities/Public Infrastructure/Housing - \$677,987

**County HOME Award - \$617,268.07**

County HOME Administration - \$61,726.80

County HOME CHDO Reserve - \$92,590.21

County HOME Projects - \$462,951.06 + \$180,000 (Recaptured IU Account) = \$642,951.06

**Centennial CDBG Recommendations:**

**1. Centennial Public Infrastructure/Public Facility/Housing Activity \***

**Proposed Recommendation: South Metro Housing Options - Montview Flats**

*Funding Recommendations - \$325,000 (\$222,391.76 - 2024) + \$8,000 Indirect/Environmental*

Project will create 50 new units of affordable housing in Downtown Littleton, exclusively available to households earning between 30% and 70% adjusted median income (AMI). The target population for this project includes individuals and families struggling to afford housing in the current market, including working families, single parents, elderly individuals, and people with disabilities, all of whom need stable and affordable housing. The new affordable housing development will be equipped with modern amenities and communal spaces, including a community room, playground and green spaces.

**2. Centennial Public Service Activity \***

*Funding Recommendation- \$49,789*

Requested amount will be utilized for an upcoming public service projects within the City of Centennial. Once a project is identified by City of Centennial staff, CDHHS staff will review the public service project budget and present a specific recommendation to the board for approval.

**\*Please note:** CDHHS staff is recommending broad approval for projects supported/funded with City of Centennial entitlement funds under the basic eligible project activity categories of public services and public infrastructure/public facilities/housing. The proposed project recommendations for City of Centennial funds were provided to Centennial staff for consideration but have not been formally requested or approved by City Council. Therefore, should Council approve different projects or amounts, updates will be provided to the BOCC.

**County CDBG Recommendations:**

**1. City of Englewood - Energy Efficient Englewood (E3)**

*Funding Recommendation - \$125,000 + \$2,700 Indirect/Environmental*

Project will provide grants to low- and moderate-income City of Englewood homeowners for energy efficiency upgrades that would minimize their annual energy costs and contribute to the overall efficiency and sustainability of the homes. The grants are capped at \$10,000 and require a 20% match from the homeowner (s).

**2. Family Tree - GOALS Roof Replacement**

*Funding Recommendation - \$125,000 + \$2,700 Indirect/Environmental*

Project will replace the roof on the Evergreen building, one of four buildings, on the Generational Opportunity to Achieve Long-Term Success (GOALS) campus, which is a multigenerational residential/shelter program for families experiencing homelessness. The GOALS campus serves approximately 100 individuals, including 37 adults and 63 children, and responds to over 300 crisis/helpline calls.

**3. Innovative Housing Concepts (IHC) - Simon Center Improvements**

*Funding Recommendation - \$177,986.40 + \$3,700 Indirect/Environmental*

Project will support fire panel and elevator upgrades to the Simon Center building owned and operated by Innovative Housing Concepts (formerly Englewood Housing Authority). The Simon Center building is a seven-story residential building, providing subsidized housing to 104 extremely-low and low-income seniors and disabled adults. Improvements to the existing fire panel are needed in order to complete needed elevator improvements, which are critical for providing safe access to residential units.

**4. Integrated Family Community Services (IFCS) - ADA Facility Improvements**

*Funding Recommendation - \$250,000 + \$2,700 Indirect/Environmental*

Project will support accessibility improvements to the main entrance and foyer at the IFCS facility in Englewood, which will create an ADA accessible entrance/exit and connection to the parking lot and surrounding facility. Over the last four years the IFCS facility has seen a nearly 1,000% increase in demand for their services, serving over 23,000 County residents annually. The significant growth in numbers has created a strong demand for facility improvements that provide safe access to all clients regardless of their mobility.

**5. Colorado Center for the Blind - Services for Blind Older Adults**

*Funding Recommendation - \$30,000*

Project will support the Older Adults program serving an estimated 86 Arapahoe County residents with a variety of supportive services that meet the organization's mission of empowering blind individuals to overcome stereotypes and challenges associated with blindness, giving them the confidence and skills to

maintain and improve their independence and self-sufficiency. The supportive services include, but aren't limited to, daily living skills and safe meals preparation techniques, teaching alternative navigation skills and use of a long cane, accessible technology (smartphones, computers, tablets), braille instruction, home safety and security, adaptive health maintenance, and social engagement activities.

## **6. Doctors Care - Health Insurance Initiative**

*Funding Recommendation - \$30,000*

Project will support efforts to enroll Arapahoe County residents in affordable health care through Medicaid enrollment, ensuring a path toward long-term wellness. As a certified assistant site for Health First Colorado (Colorado's Medicaid program), Doctor's Care staff will support uninsured individuals with health care education, enrollment and navigation education and services at no cost to clients, helping individuals make educated decisions regarding their health insurance.

## **7. Family Tree - House of Hope Staffing**

*Funding Recommendation - \$30,000*

Project will partially support the staffing costs of the House of Hope Shelter in Englewood, which provides safe shelter and supportive services to women with children experiencing homelessness. CDBG funds will be used to maintain one partial case manager to assist families experiencing homelessness with services aimed at transitioning to economic independence and housing stability.

## **8. HAAT Force - Severe Weather Motel Voucher Program**

*Funding Recommendation - \$40,000*

Project will provide voucher based emergency housing during severe cold and/or wet weather for unhoused individuals for whom other shelter options (particularly congregate shelter) are untenable due to pregnancy, physical disability, age, being a family with children, having a service animal, or other vulnerability. HAAT Force's program is specifically designed to meet the unique needs of the aforementioned populations and will help to address their unmet needs and limited options for emergency housing during severe weather.

## **9. Project Angel Heart - Home-Delivered Meals**

*Funding Recommendations - \$30,000*

Project will support home-delivered, medically tailored meals to improve the health and quality of life of food-insecure, critically ill Arapahoe County and City of Centennial residents. Project Angel Heart provides individually tailored meals, delivered by volunteers that alleviate hunger and improve the physical, financial, and emotional health of vulnerable community members, helping to increase their self-sufficiency and ability to remain independent in their own home.

Unfortunately, based on limited funds and the aforementioned funding recommendations, the following

applications were not recommended for 2024 funding:

**AllHealth Network - Voucher Administration**

*Request: \$71,500*

Project Type: Public Service

Request to support staffing and administration costs to facilitate, and manage if approved/received, an application to the State of Colorado for additional housing vouchers.

**Archway Investment Corporation - Arapahoe Green Townhomes Rehabilitation**

*Request: \$500,000*

Project Type: Housing Rehabilitation

Request for substantial rehabilitation to the Arapahoe Greens Townhomes, including relocation of existing residents. The facility was constructed in 2002 and offers 60 affordable units in unincorporated Arapahoe County, housing 246 individuals.

**Aurora Arapahoe Battered Women's Shelter - Emergency Shelter Programs**

*Request: \$125,000*

Project Type: Public Service

Request for supportive services assistance, including case management, housing navigation, referrals etc... for clients receiving shelter and services at Gateway Shelter in Aurora.

**Brothers Redevelopment, Inc. - Paint-A-Thon**

*Request: \$50,000*

Project Type: Housing Rehabilitation

Request to assist the Paint-A-Thon program, which provides exterior painting and minor associated exterior repairs and/or landscaping for income qualified homeowners.

**Brother's Redevelopment, Inc. - Owner Occupied Home Repair**

*Request: \$192,000*

Project Type: Housing Rehabilitation

Request to support the Home Modification and Repair (HMR) program, which provides minor home rehabilitation to income qualified households with an emphasis on health and safety repairs, accessibility

improvements, and emergency repairs.

### **Colorado Center for the Blind - Training Center Safety and Security Upgrades**

*Request: \$60,000*

Project Type: Public Facility

Request to support safety and security upgrades at the organization's facility in Littleton, including new exterior doors, keyless/buzz-in entry and additional interior/exterior cameras.

### **Movement 5280 - ADA Renovations**

*Request: \$288,000*

Project Type: Public Facility

Request to support building renovations to further increase service capacity and care for unhoused clients, including rehabilitation required to become an inclement weather shelter, including bathroom/shower renovations, installation of an elevator and minor accessibility improvements.

### **Movement 5280 - Public Service Assistance**

*Request: \$43,000*

Project Type: Public Service

Request to support programmatic administration costs, including the Shelter Manager and Project Associate to support the organization's efforts to empower unhoused individuals to become self-sufficient.

### **Severe Weather Shelter Network - Homeless Shelter**

*Request: \$127,500*

Project Type: Public Service

Request to support the costs of operating a cold weather emergency congregate shelter in Englewood, which operates during specific inclement weather and assists with necessary transportation and resource navigation services.

### **STRIDE (Metro Community Provider Network) - STRIDE Mobile Health**

*Request: \$50,000*

Project Type: Public Service

Request to support their Mobile Health Unit and Street Medicine Team to increase healthcare accessibility, particularly for those facing homelessness, and provide services like first aid, wound care, acute illness

treatment.

### **Sunshine Home Share - Home Sharing**

*Request: \$30,000*

Project Type: Public Service

Request to support staffing and administration of their Home Sharing program, which connects older adults with an extra room in their home with adults who need affordable housing. Funding would support staff capacity for marketing, outreach, monitoring and oversight of home providers and seekers.

### **WeeCare (Upwards) - BOOST**

*Request: \$150,000*

Project Type: Public Service

Request to support the BOOST program that connects families with home-based childcare businesses, classified as micro-enterprises, and provide technical assistance to the business owners to expand their capacity and opportunities.

### **County HOME Recommendations:**

#### **1. Community Housing Development Organization (CHDO) Set-Aside**

*Funding Recommendation - \$92,590.21*

Participating Jurisdictions in the HOME program are required to set aside a minimum of 15% of their HOME allocations for housing development activities in which qualified CHDOs are the owners, developers and/or sponsors of the housing. Grovewood Community Development, Inc., formerly Community Housing Development Association, is Arapahoe County's CHDO and the required HOME-CHDO Set-Aside will be used to facilitate an affordable housing development project by Grovewood Development Association.

#### **2. Multi-Family Affordable Housing Development Project**

*Funding Recommendation - \$462,951.05*

Requested amount will be utilized for an upcoming multi-family affordable housing development project within Arapahoe County and will be made in coordination with the State Low-Income Housing Tax Credit (LIHTC) applications and awards, as well as Private Activity Bond (PAB) awards. Once a project is identified, CDHHS staff will review the development project budget and underwriting and present a specific recommendation to the board for approval.

#### **3. Grovewood Development - The Stables**



*Funding Recommendation - \$180,000 of Recaptured HOME Funds*

Project is a 4.79 acre in-fill development project in Aurora on E. Exposition Avenue. The proposed development will include 120+ units of affordable housing for households earning between 30% and 80% AMI and will include one, two, three and four-bedroom units. This project was awarded \$2 Million in County ARPA funds under the Affordable Housing Development Grant (AHDG) program and is also supported by the City of Aurora utilizing a combination of HOME/CDBG/PAB funds.

**Alternatives:** The BOCC may recommend an alternative distribution of CDBG and/or HOME funds.

**Fiscal Impact:** The CDBG and HOME programs are entitlement programs awarded and distributed by the U.S. Department of Housing and Urban Development. Therefore, the allocation of these funds will not impact Arapahoe County general funds.

**Alignment with Strategic Plan:**

- Be fiscally sustainable
- Provide essential and mandated service
- Be community focused