



**COLORADO**  
Department of Local Affairs

**2017-  
2018**

# Draft: Annual Action Plan



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*Strengthening Colorado Communities*



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# Executive Summary

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

### 1. Introduction

The State of Colorado receives annual grants from the Department of Housing and Urban Development (HUD). In order to receive those funds, the State is required to prepare and submit a 5-Year Consolidated Plan with Annual Action Plans. The Consolidated Plan covers the period from April 1, 2015 through March 31, 2020. This Annual Action Plan covers the third program year (2017-2018) of the 2015-2020 Consolidated Plan. By submitting this Plan, the State is applying for formula grants from five programs: the Community Development Block Program (CDBG), the HOME Investment Partnership program (HOME), the Emergency Solutions Grant program (ESG), Housing Trust Fund (HTF), and the Housing Opportunities for Persons with AIDS program (HOPWA). The Housing Trust Fund (HTF) is a new affordable housing production program that will complement existing Federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including homeless families.

The State's Department of Local Affairs (DOLA) is the lead agency in administering these funds, and will use them to further its mission of strengthening Colorado communities in ways that are consistent with the intent of the programs and that comply with the laws and regulations that govern them. The State of Colorado is committed to providing equal housing opportunity to all of its residents.

Within DOLA, the Division of Local Government (DLG) is the lead agency for administering CDBG funds. The Division of Housing (DOH) is the lead agency for the HOME, ESG, HTF, and HOPWA programs. The State of Colorado has also received and is overseeing the use of CDBG Disaster Recovery funds (CDBG-DR) to assist with the recovery of communities that were damaged or destroyed by the floods that occurred in September of 2013, and the wildfires.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Several of our plan goals address the objective of providing decent affordable housing: increasing the supply of affordable housing, preserving the supply of affordable housing, and improving the capacity of non-profit housing organizations. All three of these work to improve availability and accessibility of decent affordable housing through construction, and acquisition or renovation of physical housing units.

An overall increase in the supply of affordable housing benefits all residents of the state including people experiencing homelessness and people with special needs.

One plan goal, improving the affordability of housing, includes activities such as down payment assistance and rental assistance, in which the residents of the housing receive a subsidy to make existing housing affordable to them.

Six goals lead to improved sustainability of communities through the creation of suitable living environments – disaster recovery/urgent need, demolition, improving public infrastructure, community development and capital improvement, improving local government capacity, and homelessness prevention and alleviation. All of these enable communities to remain vibrant and livable.

An eighth goal, small business development, addresses the sustainability of communities through economic development, the lifeblood of any healthy community.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

For the 2016-2017 program year, we were successful in meeting most of our proposed goals for the year, and have continued to focus on ways in which we can continue to improve. Previous Action Plans, Consolidated Plans, and Consolidated Annual Performance Evaluations have shown our performance successes in greater detail. Utilizing data from past performances, we are able to more accurately choose our goals and projects based on funding allocation amounts as well as needs and priorities. Furthermore, every year we analyze the history for each project type, applications received, number of units produced, and the cost of each unit type. Finally, we consider the most recent available data on housing inventory and markets, the survey results, and the best use of funding to provide the greatest long-term benefit to those most in need.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

We have updated our Citizen Participation Plan in order to achieve more effective outreach and response opportunities and include new Affirmatively Furthering Fair Housing (AFFH) requirements as revised at 24 CFR 91.115. In addition, we increased our contact list for distribution of flyers announcing the availability of the draft Annual Action Plan online and holding of the public hearing.

Our improved contact list allowed for us to receive more than ten times the number of responses we have had in the past. This substantial increase provided us with more information from various types of agencies and produced a more effective consultation component to our plan. In addition, the revised

Citizen Participation Plan used the increased contact list to reach more citizens around the State requesting participation in reviewing our draft Annual Action Plan.

We followed the same improved process to allow citizen participation for the Housing Trust Fund (HTF) allocation plan.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

TBD

**6. Summary of comments or views not accepted and the reasons for not accepting them**

**7. Summary**

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**PR-05 Lead & Responsible Agencies - 91.300(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

Agency Role	Name	Department/Agency
Lead Agency	COLORADO	
CDBG Administrator	COLORADO	Department of Local Affairs/Div of Local Gov't
HOPWA Administrator	COLORADO	Department of Local Affairs/Div of Housing
HOME Administrator	COLORADO	Department of Local Affairs/Div of Housing
ESG Administrator	COLORADO	Department of Local Affairs/Div of Housing
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative**

The Department of Local Affairs (DOLA) is the lead agency for the application. Two Divisions of DOLA administer the HUD formula programs, coordinate administration and provide reporting for these HUD funds under the authority of the Executive Director. The lead agency for the CDBG program is the Division of Local Government (DLG), while the Division of Housing (DOH) is the lead agency for the HOME, ESG, HTF, and HOPWA programs.

**Consolidated Plan Public Contact Information**

Main Number: 303-864-7720 TDD/TTY Number: 303-864-7758 Media Inquiries: 303-864-7707 Advocate Line: 303-864-7709 (LOCAL); 800-536-5349 (TOLL-FREE)

## **AP-10 Consultation - 91.110, 91.300(b); 91.315(l)**

### **1. Introduction**

DOLA took advantage of three ongoing consultation processes to develop major elements of the Consolidated Plan. The first and largest consultation process involved development of the Disaster Recovery Action Plan for use of CDBG-DR funds . Another consultation process that occurred was done in conjunction with development of the PHA Agency Plan and involved public housing authorities and other organizations that receive housing choice vouchers from the State. These include a number of organizations that serve people with disabilities and those who would otherwise be homeless. The Division of Housing's Office of Homeless Initiatives (OHI) consults with all three Continua of Care in Colorado to coordinate the use of Emergency Solutions Grant and Continuum of Care funds. Additionally, for the consultation of this year's Annual Action Plan, we expanded our contacts list and were able to obtain substantially more responses than previous years.

### **Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies**

DOH facilitates interagency coordination of housing, health and social service activities of various public and private agencies by participating in the following efforts:

- Established OHI to focus on homeless issues.
- OHI administers the "State Housing Voucher Program," partnering with the Colorado Department of Human Services and statewide community mental health centers to administer 125 state-funded housing vouchers annually with supportive services for participants with mental health disorders experiencing homelessness.
- Established a "Housing Initiatives" program to coordinate and collaborate with multiple agencies across additional program areas, including Veterans' Housing, Renewable Energy, and other areas of interest.
- DOH leads the Second Chance Housing and Reentry Program (C-SCHARP) Core Team meetings monthly; an interagency group including the Colorado Department of Corrections and community mental health centers working to address the needs of adult ex-offenders with co-occurring mental health and substance abuse disorders.
- Intradepartmental CDBG Coordinating Group. DOLA created a cross-divisional work group to coordinate and integrate its use of CDBG funds.
- The Housing "Pipeline" which includes development staff from DOH, the Colorado Housing and Finance Authority (CHFA), USDA Rural Development, US Department of Housing and Urban Development (HUD) and Community Development Financial Institutions (CDFIs).
- Pathways Home Colorado Advisory Board is a State coordinating organization appointed by the Governor to direct the implementation of the state plan to end homelessness.

- Participation in Colorado's three Continua of Care: Metropolitan Denver Homeless Initiative, Homeward Pikes Peak and the The Colorado Balance of State.
- Housing Colorado, Inc. is a 501(c)(3) membership organization that facilitates workshops, meetings and educational opportunities for housing organizations.
- Colorado Chapter, National Association of Housing Redevelopment Organizations (NAHRO) is a state trade association for housing authorities and redevelopment agencies.
- As part of OHI, the Office of Homeless Youth Services, a program within the Division of Housing, will meet on a regular basis with statewide agencies to establish goals, objectives and to seek funding.

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

In all three CoCs across Colorado, OHI plays an active role to coordinate the CoC stakeholders across the state and to assist in strategies towards addressing the needs of homeless persons throughout each CoC. Specifically, the OHI staff members hold seats on CoC boards or committees, and provide technical assistance as needed to ensure full understanding of local, state and federal policies and best practices. OHI acts as a leader in centralizing statewide goals, data and progress.

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

**Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

In response to the changes made to HUD's Homeless Assistance Programs by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, and the ESG Interim Rule that followed, Colorado has greatly increased collaboration with its three Continua of Care (CoCs) in designing its ESG program and HMIS. In 2012, representatives of the CoCs met with DOH staff to draft an allocation plan and host initial discussions for performance standards, evaluating outcomes, projects, policies and procedures for activities assisted by ESG funds, and developing funding, policies and procedures for the administration and operation of HMIS. Since 2012, DOH's allocation of ESG funds for Homeless Prevention and Rapid Rehousing (HP/RR) activities are now allocated to each CoC for recommendations and selection of applicants within their continuum. This new process for allocating ESG funds has



increased regional collaboration and has led CoCs in Colorado to begin work towards a coordinated intake and assessment process to allocate their HP/RR funding to those in their communities with the highest level of need. Currently, the Denver Metro area CoC has the most advanced coordinated assessment system and anticipates incorporating HP/RR resources into the system in the coming year.

Coordination to assist people experiencing homelessness and prevent homelessness will be led by Colorado's CoCs. Active engagement and membership in the CoC is required to receive funding. The CoCs will further engage and coordinate resources to improve current programs and funding strategies; and provide ongoing training as procedures are refined.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

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**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Colorado Recovery Office
	<b>Agency/Group/Organization Type</b>	Disaster Recovery
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Disaster Recovery
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing meetings to create a disaster recovery action plan.
2	<b>Agency/Group/Organization</b>	Colorado PHA CO911
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via email to complete the PHA and special needs population portion. Expected outcome is improved coordination of housing choice voucher use.
3	<b>Agency/Group/Organization</b>	Small Business Development Centers
	<b>Agency/Group/Organization Type</b>	Statewide Economic Development NPO
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings to develop and carry out disaster recovery plan.

4	<b>Agency/Group/Organization</b>	Colorado Department of Public Health and Environment
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Disaster Recovery
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings to develop and carry out disaster recovery plan.
5	<b>Agency/Group/Organization</b>	Colorado Department of Agriculture
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Disaster Recovery
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings to develop and carry out disaster recovery plan.
6	<b>Agency/Group/Organization</b>	Federal Emergency Management Agency
	<b>Agency/Group/Organization Type</b>	Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Disaster Recovery
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings to develop and carry out disaster recovery plan.

7	<b>Agency/Group/Organization</b>	Arapahoe House, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PHA plan consultation
8	<b>Agency/Group/Organization</b>	ARAPAHOE DOUGLAS MENTAL HEALTH NETWORK
	<b>Agency/Group/Organization Type</b>	Housing Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PHA Plan consultation
9	<b>Agency/Group/Organization</b>	Atlantis
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PHA Plan consultation
10	<b>Agency/Group/Organization</b>	Aurora Mental Health Center
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PHA Plan consultation
11	<b>Agency/Group/Organization</b>	CENTER FOR DISABILITIES, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PHA Plan consultation
12	<b>Agency/Group/Organization</b>	Monte Vista Community Center Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PHA Plan consultation.
13	<b>Agency/Group/Organization</b>	Colorado Coalition for The Homeless
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PHA Plan consultation; consults with OHI as lead agency for the Balance of State and Metro Denver Housing Initiative Continuum of Care.
14	<b>Agency/Group/Organization</b>	Colorado Health Network
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Non-Homeless Special Needs HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PHA Plan consultation
15	<b>Agency/Group/Organization</b>	Community Reach Center, Inc.
	<b>Agency/Group/Organization Type</b>	PHA Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PHA Plan consultation
16	<b>Agency/Group/Organization</b>	CONNECTIONS FOR INDEPENDENT LIVING
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PHA Plan consultation
17	<b>Agency/Group/Organization</b>	DEVELOPMENTAL DISABILITIES CENTER
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PHA Plan consultation
18	<b>Agency/Group/Organization</b>	DEVELOPMENTAL PATHWAYS
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PHA Plan consultation
19	<b>Agency/Group/Organization</b>	Disabled Resource Services
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PHA Plan consultation
20	<b>Agency/Group/Organization</b>	Englewood Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PHA Plan consultation
21	<b>Agency/Group/Organization</b>	Garfield County Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PHA Plan consultation
22	<b>Agency/Group/Organization</b>	Family Promise of Greater Denver
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey consultation.
23	<b>Agency/Group/Organization</b>	ARAPAHOE COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey



24	<b>Agency/Group/Organization</b>	TOWN OF CAMPO
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
25	<b>Agency/Group/Organization</b>	CRIPPLE CREEK
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
26	<b>Agency/Group/Organization</b>	City of Colorado Springs
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
27	<b>Agency/Group/Organization</b>	LOVELAND
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
28	<b>Agency/Group/Organization</b>	Community Resources and Housing Development Corp
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
29	<b>Agency/Group/Organization</b>	LONGMONT HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
30	<b>Agency/Group/Organization</b>	Haven House of Montrose
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey

31	<b>Agency/Group/Organization</b>	TOWN OF ROCKVALE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
32	<b>Agency/Group/Organization</b>	DACONO, CITY OF
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
33	<b>Agency/Group/Organization</b>	CREEDE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
34	<b>Agency/Group/Organization</b>	TOWN OF VONA
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
35	<b>Agency/Group/Organization</b>	FAMILY TREE INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
36	<b>Agency/Group/Organization</b>	CITY OF ALAMOSA
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
37	<b>Agency/Group/Organization</b>	BENT COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
38	<b>Agency/Group/Organization</b>	JeffCo Action Center dba The Action Center
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
39	<b>Agency/Group/Organization</b>	SPRINGFIELD
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
40	<b>Agency/Group/Organization</b>	Town of Manzanola
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey

41	<b>Agency/Group/Organization</b>	POSADA, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
42	<b>Agency/Group/Organization</b>	SOUTHEAST COLORADO ENTERPRISE DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
43	<b>Agency/Group/Organization</b>	HELP FOR ABUSED PARTNERS
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Victims of domestic violence
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
44	<b>Agency/Group/Organization</b>	SAN JUAN COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
45	<b>Agency/Group/Organization</b>	TOWN OF CARBONDALE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
46	<b>Agency/Group/Organization</b>	Metro West Housing Solutions
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
47	<b>Agency/Group/Organization</b>	Advocates for Victims of Assault, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey

48	<b>Agency/Group/Organization</b>	LAS ANIMAS COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
49	<b>Agency/Group/Organization</b>	TOWN OF NUCLA
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
50	<b>Agency/Group/Organization</b>	LA JUNTA
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
51	<b>Agency/Group/Organization</b>	AURORA HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
52	<b>Agency/Group/Organization</b>	MEEKER
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
53	<b>Agency/Group/Organization</b>	SAN LUIS VALLEY HOUSING COALITION
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
54	<b>Agency/Group/Organization</b>	ESTES PARK HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
55	<b>Agency/Group/Organization</b>	Town of Mountain View
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
56	<b>Agency/Group/Organization</b>	CORTEZ
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
57	<b>Agency/Group/Organization</b>	La Puente Home
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
58	<b>Agency/Group/Organization</b>	CROOK
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
59	<b>Agency/Group/Organization</b>	SAGUACHE COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
60	<b>Agency/Group/Organization</b>	The City of Fountain
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
61	<b>Agency/Group/Organization</b>	ALTERNATIVES TO VIOLENCE INC.
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey

62	<b>Agency/Group/Organization</b>	MOUNTAIN VILLAGE, TOWN OF
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
63	<b>Agency/Group/Organization</b>	City of Woodland Park
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
64	<b>Agency/Group/Organization</b>	MORGAN COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
65	<b>Agency/Group/Organization</b>	Douglas County Housing Partnership
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
66	<b>Agency/Group/Organization</b>	TOWN OF HILLROSE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
67	<b>Agency/Group/Organization</b>	TOWN OF RED CLIFF
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
68	<b>Agency/Group/Organization</b>	VOLUNTEERS OF AMERICA
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
69	<b>Agency/Group/Organization</b>	HOMEWARDBOUND OF THE GRAND VALLEY, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
70	<b>Agency/Group/Organization</b>	CONEJOS COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
71	<b>Agency/Group/Organization</b>	Denver Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
72	<b>Agency/Group/Organization</b>	LIMON
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
73	<b>Agency/Group/Organization</b>	TOWN OF WINDSOR
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
74	<b>Agency/Group/Organization</b>	ARKANSAS VALLEY RESOURCE CENTER
	<b>Agency/Group/Organization Type</b>	Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Sexual Assault Victims
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
75	<b>Agency/Group/Organization</b>	Archway Housing and Services Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
76	<b>Agency/Group/Organization</b>	HUERFANO COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
77	<b>Agency/Group/Organization</b>	Family Crisis Services, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
78	<b>Agency/Group/Organization</b>	ST. FRANCIS CENTER
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
79	<b>Agency/Group/Organization</b>	Grand County Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey

80	<b>Agency/Group/Organization</b>	GROWING HOME, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
81	<b>Agency/Group/Organization</b>	ARVADA
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
82	<b>Agency/Group/Organization</b>	Loaves & Fishes
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey

83	<b>Agency/Group/Organization</b>	THE GATHERING PLACE A DROP IN CENTER FOR WOMEN
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
84	<b>Agency/Group/Organization</b>	ROCKY MOUNTAIN COMMUNITY LAND TRUST
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
85	<b>Agency/Group/Organization</b>	SAFEHOUSE PROGRESSIVE ALLIANCE FOR NONVIOLENCE, INC.
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
86	<b>Agency/Group/Organization</b>	LAFAYETTE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
87	<b>Agency/Group/Organization</b>	BOULDER COUNTY HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
88	<b>Agency/Group/Organization</b>	CUSTER COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
89	<b>Agency/Group/Organization</b>	KIOWA, TOWN OF
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey

90	<b>Agency/Group/Organization</b>	TOWN OF RIDGWAY
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
91	<b>Agency/Group/Organization</b>	CROWLEY COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
92	<b>Agency/Group/Organization</b>	Crisis Center
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
93	<b>Agency/Group/Organization</b>	LAMAR
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
94	<b>Agency/Group/Organization</b>	LARKSPUR
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
95	<b>Agency/Group/Organization</b>	GREELEY TRANSITIONAL HOUSE
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
96	<b>Agency/Group/Organization</b>	GILCREST
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey

97	<b>Agency/Group/Organization</b>	GREELEY CENTER FOR INDEPENDENCE
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
98	<b>Agency/Group/Organization</b>	Town of Calhan
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
99	<b>Agency/Group/Organization</b>	TOWN OF BAYFIELD
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
100	<b>Agency/Group/Organization</b>	ECKLEY
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
101	<b>Agency/Group/Organization</b>	WRAY, CITY OF
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
102	<b>Agency/Group/Organization</b>	ESTES PARK
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
103	<b>Agency/Group/Organization</b>	Safe Shelter of St. Vrain
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey



104	<b>Agency/Group/Organization</b>	OLNEY SPRINGS
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
105	<b>Agency/Group/Organization</b>	UPPER ARKANSAS AREA COUNCIL OF GOVERNMENTS
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
106	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY OF METRO DENVER
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
107	<b>Agency/Group/Organization</b>	City of Wheat Ridge
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
108	<b>Agency/Group/Organization</b>	City of Greenwood Village
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
109	<b>Agency/Group/Organization</b>	Community Housing Development Association (CHDA)
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
110	<b>Agency/Group/Organization</b>	Mental Health Center of Denver
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Mental Illness
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
111	<b>Agency/Group/Organization</b>	Housing Catalyst
	<b>Agency/Group/Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
112	<b>Agency/Group/Organization</b>	Colorado Cross Disability Coalition
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	persons with disabilities
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
113	<b>Agency/Group/Organization</b>	TOWN OF OAK CREEK
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey

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

All agency types were consulted

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Colorado Coalition for the Homeless	One of our highest priority goals is eliminating homelessness through coordination with our continua of care.
Colorado Division of Housing 1- and 5 Yr Plan	Colorado Division of Housing PHA CO911	The goals in the PHA plan primarily address housing Colorado's most vulnerable citizens, which very closely mirror the goals in our Strategic Plan.
Colorado Disaster Recovery Action Plan	Colorado Dept of Local Affairs/Colorado Recovery Office	The disaster recovery plan overlaps the Con Plan in the areas of housing stock, economic development, and public facilities, all of which were depleted by the floods of Sept 2013 and by major wildfires.
Colorado Housing and Finance Authority	LIHTC Qualified Allocation Plan	The QAP overlaps with the Con Plan in the area of affordable housing.

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

Our consultation process and increased outreach lead to a significant increase in the number of agencies we were able to consult with for this year's plan. We will continue to improve our processes on an annual basis.

**AP-12 Participation - 91.115, 91.300(c)**

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

DOLA revised the Citizen Participation Plan to include better outreach practices and encourage greater citizen participation. Notice of the draft being available for comment for 30 days and notice of the public hearing were sent via email to our extended contact list from the survey section of the plan. Additionally, the notice and draft were posted on our website. Contact information was provided via a flyer encouraging citizen participation comments by phone, email, or in person. Our goal for outreach is to provide information to as many organizations and individuals in the most effective ways in order to target all necessary populations.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community				
2	Internet Outreach	Non-targeted/broad community				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Flyer distributed to general public	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities				

Table 4 – Citizen Participation Outreach

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## Expected Resources

### AP-15 Expected Resources – 91.320(c)(1,2)

#### Introduction

DOLA receives a variety of Federal and State resources, including the HUD formula amounts shown below that help meet the State’s housing, community and economic development needs. DOLA links these resources together and combines them with funding from local jurisdictions and private sources to maximize cost efficiency and stretch the public dollar.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	8,517,211	100,000	7,000,000	15,617,211	17,034,422	Colorado Non-Entitlement Community Development Block grant allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	4,512,042	100,000	4,000,000	8,612,042	9,024,084	HOME Investment Partnership Non-Entitlement block grant allocation for Colorado.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	439,944	0	440,000	879,944	879,888	Housing Opportunities for Persons with AIDS balance of state block grant allocation for Colorado.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,961,546	0	1,800,000	3,761,546	3,923,092	Emergency Solutions Grants balance of state block grant allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Continuum of Care	public - federal	Short term or transitional housing facilities Supportive services Transitional housing Other	7,133,667	0	0	7,133,667	14,263,334	This is the amount awarded to DOH from the Competitive grant process.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - state	Housing	8,200,000	0	0	8,200,000	16,400,000	Created by the Colorado state treasury, the Housing Development Grant Fund (HDG) is administered by the Division of Housing (DOH). This fund consists of monies appropriated to the Colorado Affordable Housing Construction Grants Fund by the General Assembly. HDG provides funds for acquisition, rehabilitation, and new construction through a competitive application process to improve, preserve or expand the supply of affordable housing; to finance foreclosure prevention activities in Colorado, and to fund the acquisition of housing and economic data necessary to advise the State Housing Board on local housing conditions.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Housing Trust Fund	public - federal	Acquisition Admin and Planning Multifamily rental new construction Multifamily rental rehab	3,154,331	0	0	3,154,331	6,000,000	This is the first year HTF is available for use. 100 percent of the funds will be used for extremely low-income households.
Section 811	public - federal	Rental Assistance Supportive services	1,045,690	0	0	1,045,690	5,956,171	HUD funding for permanent affordable housing with supportive services for people with disabilities who have income less than 30% of the area median, to enable them to live independently rather than in institutional settings.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Supportive Housing Program	public - federal	Rental Assistance Supportive services	4,989,637	0	0	4,989,637	10,000,000	Fort Lyon Supportive Housing program is a federal program designed to promote the development of supportive housing and supportive services to assist homeless persons in transitioning from homelessness, and to promote the provision of supportive housing to enable homeless persons to live as independently as possible.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Economic Development Financial Assistance Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Permanent housing placement Public Improvements Rental Assistance Supportive services Other	0	0	0	0	0	The State is committed to supporting the full recovery of all communities impacted by flood and wildfire disasters. As part of the recovery effort the State leverages resources from federal, state, philanthropic and private resources. Community Development Block Grant-Disaster Recovery Program (CDBG-DR) awards to the State include \$62,800,000 (December 16th, 2013), \$199,300,000 (June 3rd, 2014), and \$58,246,000 (January 13, 2015), for a total \$320,346,000. Please see Geographic Area Served for details of the disaster declarations served by these funds.
				Annual Action Plan 2017			54	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Homebuyer assistance Multifamily rental new construction Multifamily rental rehab	20,564,550	0	0	20,564,550	61,000,000	Private Activity Bond Allocation: DOH has a Statewide Balance of \$20,564,550. These funds may be used for a variety of affordable housing and economic development purposes. While not a grant source, Private Activity Bonds provide tax exempt bonding authority to originate tax-exempt mortgages. For rental housing they also give projects access to 4% Low Income Housing Tax Credits.
Other	public - federal	Acquisition Homeowner rehab Multifamily rental rehab	60,000	0	0	60,000	840,000	NSP-1 Program Income: Program income generated by projects undertaken through NSP1 funding. May be used to acquire, rehabilitate, and/or redevelop properties that are foreclosed, abandoned, or vacant, in designated census tracts that were heavily impacted by foreclosures in the economic downturn



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Public Services	5,000,000	0	0	5,000,000	10,000,000	This program is federally funded from the Department of Health and Human Services to address poverty in Colorado. Dollars are distributed in a formula throughout Colorado to fund local needs to address poverty.
Other	public - federal	Rental Assistance	39,184,212	0	0	39,184,212	78,233,647	HCV Program: Funds received through HUD's Public and Indian Housing HCV program to provide rental subsidies.
Other	public - state	Acquisition Multifamily rental new construction Multifamily rental rehab New construction for ownership Overnight shelter	0	0	0	0	0	Colorado Housing Investment Fund: The State of Colorado received over \$50 million from the mortgage settlement with the 5 major banks, all custodial funds through the Attorney General's office, to be used for homeowner relief, foreclosure prevention and affordable housing. The Colorado Housing Investment Fund (CHIF) was created with part of those funds to address Colorado's need for affordable rental housing
Other	public - state	Housing	15,300,000	0	0	15,300,000	0	Marijuana Tax Cash Fund for affordable housing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Other	5,650,000	0	0	5,650,000	1,500,000	This is an annual allocation from the State's General Fund for grants to local governments in rural Colorado to improve economic development.
Other	public - state	Public Improvements Public Services Other	100,000	0	0	100,000	40,000	Energy and Mineral Impact Assistance Program: This is a community and economic development grant program that provides dollars via formula distribution and grants to Colorado local governments to address the impacts of oil, gas and mineral extraction activities in their communities. Funds come from the state severance tax. This program also funds a loan program for water and wastewater improvements and several initiatives including the Department's Main Street, Broadband, Best and Brightest Intern and University Technical.
Other	public - state	Rental Assistance	2,746,313	0	0	2,746,313	5,501,000	State Housing Choice Vouchers: Funds provided by the state for housing choice vouchers

Table 5 - Expected Resources – Priority Table

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

The Division of Housing matches HOME funds with state loan funds spent on HOME eligible activities, local funding used in HOME projects, foundation funds used in HOME projects, and other HOME-eligible match sources. The state loan funds include: Colorado Housing Investment Funds (CHIF), Housing Development Grants (HDG) and Housing Development Loan Funds (HDLF).

ESG applicants must make matching contributions in an amount that equals the amount of ESG funds awarded by DOH. The matching contributions must meet all requirements that apply to the ESG funds provided by HUD. In the event that a subrecipient is unable to meet its matching requirements due to a financial hardship, it may request, in writing, an exception to this rule, with explanation of amount, nature and cause of the hardship. DOH shall consider such requests on a case by case basis.

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

DOLA is not aware of any publically owned land or property that could be used to address needs identified in the plan.

**Discussion**

Private Activity Bonds are not funds to be awarded, but tax-exempt bonds that can be issued for specific purposes. The federal government grants annual allocations of this bonding authority to states.

DOH coordinates the use of LIHTC funds awarded by the Colorado Housing and Finance Authority (CHFA) through quarterly pipeline meetings and throughout the loan/grant underwriting process for each proposed project. Because DOH accepts applications for the types of projects that are LIHTC eligible monthly, we are able to accommodate CHFA's funding cycle. The quarterly "pipeline" meetings include members of development staff from DOH, Colorado Housing and Finance Authority (CHFA), Mile High Community Loan Fund, USDA Rural Development, and Department of Housing and Urban Development (HUD).

HTF is a new funding source for 2016, and will be used as a new affordable housing production program that will complement existing Federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including homeless families.

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Supply of Affordable Housing	2015	2020	Affordable Housing Homeless Non-Homeless Special Needs	State of Colorado	Additional Affordable Housing	CDBG: \$1,925,982 HOME: \$2,463,991 General Fund: \$2,050,000 Housing Trust Fund: \$2,000,000 Private Activity Bond Allocation: \$10,000,000	Rental units constructed: 510 Household Housing Unit Homeowner Housing Added: 60 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Disaster Recovery	2015	2019	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development Economic Development, Planning and Resiliency, Infrastructure	State of Colorado Flood Disaster Recovery Area	Additional Affordable Housing Community Development and Capital Improvements Economic Development Housing Rehabilitation Housing and Assistance for the Homeless Local Government Capacity Building Public Infrastructure Urgent Need/Disaster Recovery	CDBG-DR: \$140,000,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 183 Households Assisted Rental units constructed: 937 Household Housing Unit Homeowner Housing Added: 64 Household Housing Unit Homeowner Housing Rehabilitated: 149 Household Housing Unit Direct Financial Assistance to Homebuyers: 56 Households Assisted Jobs created/retained: 1024 Jobs Businesses assisted: 244 Businesses Assisted Buildings Demolished: 63 Buildings Other: 10 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Homelessness Prevention and Alleviation	2015	2020	Homeless	State of Colorado	Additional Affordable Housing and Assistance for the Homeless	HOME: \$822,518 ESG: \$1,815,205 Continuum of Care: \$7,133,667 General Fund: \$2,050,000 Housing Trust Fund: \$1,000,000 Marijuana Tax Cash Fund: \$15,300,000	Tenant-based rental assistance / Rapid Rehousing: 120 Households Assisted Homeless Person Overnight Shelter: 20000 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 5 Beds Homelessness Prevention: 1200 Persons Assisted Housing for Homeless added: 210 Household Housing Unit
4	Preserve Existing Affordable Housing	2015	2020	Affordable Housing	State of Colorado	Acquire and Preserve Affordable Housing Stock. Housing Rehabilitation	CDBG: \$516,240 HOME: \$1,028,148 General Fund: \$4,100,000 NSP-1 Program Income: \$60,000 Private Activity Bond Allocation: \$10,000,000	Rental units rehabilitated: 350 Household Housing Unit Homeowner Housing Rehabilitated: 140 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Improve Public Infrastructure	2015	2020	Non-Housing Community Development	State of Colorado	Public Infrastructure	CDBG: \$1,900,000 Energy and Mineral Impact Assistance Program: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3500 Persons Assisted Jobs created/retained: 18 Jobs
6	Improve Housing Affordability	2015	2020	Affordable Housing	State of Colorado	Additional Affordable Housing and Assistance for the Homeless	CDBG: \$973,689 HOPWA: \$439,944 HOME: \$2,000,000 Section 811: \$1,045,690 Supportive Housing Program: \$4,989,637 Community Living Colorado Housing Vouchers: \$1,750,500 HCV Program: \$39,184,212 Private Activity Bond Allocation: \$564,550 State Housing Choice Vouchers: \$995,813	Direct Financial Assistance to Homebuyers: 100 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 7000 Households Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Community Development and Capital Improvement	2015	2020	Non-Housing Community Development	State of Colorado	Community Development and Capital Improvements	CDBG: \$1,300,000 General Fund-Rural Economic Development: \$750,000 Limited Gaming Impact Program: \$4,900,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
8	Support Small Business Development	2015	2020	Non-Housing Community Development	State of Colorado	Economic Development	CDBG: \$8,500,000	Jobs created/retained: 781 Jobs
9	Affirmatively Further Fair Housing	2015	2020	All housing	State of Colorado	Affirmatively Further Fair Housing	CDBG: \$1,300	Other: 4 Other
10	Build Housing Non-Profit Capacity	2015	2020	Affordable Housing	State of Colorado	Housing Non-Profit Capacity Building	HOME: \$205,270	Other: 10 Other
11	Build Local Government Capacity	2015	2020	Non-Housing Community Development	State of Colorado	Local Government Capacity Building	CDBG: \$3,000 DPHS: \$5,000,000	Other: 10 Other
12	Demolition	2015	2020	Demolition of slum and blight	State of Colorado	Community Development and Capital Improvements	CDBG: \$200,000	Buildings Demolished: 10 Buildings

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Increase Supply of Affordable Housing
	<b>Goal Description</b>	The Division of Housing (DOH) will help to increase the affordable housing supply by providing funding for construction of both rental and ownership housing that is designated to be affordable to households and individuals whose income falls below 80% of the area median. DOH will maximize funding for housing affordable to families/households at the extremely-low and very-low income levels as much as possible and still make individual projects financially sustainable. Funding will come primarily from HOME Investment Partnership funds, but CDBG funds may be used to acquire property or to cover soft costs. Other primary funding resources will include the state Housing Development Grant fund and Housing Development Loan fund, as well as the Colorado Housing Investment Fund.
2	<b>Goal Name</b>	Disaster Recovery
	<b>Goal Description</b>	This funding from the additional CDBG Disaster Recovery grants would be used to provide housing to Coloradans displaced from their homes by disasters that occurred during the 2013 flood. Disaster recovery grants will also help provide funding to meet non-housing needs created by the floods such as repair or replacement of damaged infrastructure and assistance to impacted businesses. No specific set aside has been made from our regular CDBG allocation for this purpose, but it is high on the list of priorities for this year because it is urgent and expected to occupy significant staff time and effort.
3	<b>Goal Name</b>	Homelessness Prevention and Alleviation
	<b>Goal Description</b>	One of the primary goals in the coming year is to focus on increasing access to housing units (particularly for the chronically homeless, veterans, persons with disabilities, and youth) through the continuum of housing. The Office of Homeless Initiatives (OHI) team will work towards the production of new permanent supportive housing units by providing leadership and technical assistance to local partners on the housing development process and resources. In 2014, the OHI partnered with the Colorado Housing and Finance Authority and Enterprise Community Partners to launch the "Pathways Home Supportive Housing Toolkit," in which six communities participated in a permanent supportive housing capacity building workshop. Due to a number of interested partners statewide, the OHI will be continuing these toolkits. Not only will this work shorten the period of time that individuals and families experience homelessness, the OHI will also facilitate increased access to affordable housing units.

4	<b>Goal Name</b>	Preserve Existing Affordable Housing
	<b>Goal Description</b>	The Division of Housing (DOH) will provide funding for the acquisition and rehabilitation of affordable rental housing, especially to preserve existing affordable units as affordable, and to improve the condition of existing affordable housing stock. DOH will also fund single-family rehabilitation programs that provide low-cost loans to low/moderate income homeowners to keep their homes habitable.
5	<b>Goal Name</b>	Improve Public Infrastructure
	<b>Goal Description</b>	Help communities with the installation of public infrastructure items such as water system, sanitary sewer system and/or storm drainage system improvements that will either: 1.) remedy problems from the existing system(s) being under-sized, leaky, out of regulatory compliance or obsolete, benefiting over 51% low to moderate income persons living in the entire community or in the specific area where the improvements are made; or 2.) benefit start-up and/or expanding businesses in a community that create or retain jobs, at least 51% of which will be filled by persons of low to moderate income.
6	<b>Goal Name</b>	Improve Housing Affordability
	<b>Goal Description</b>	Activities associated with this goal reduce the cost of housing by rental assistance, down payment assistance or contributions to development costs that will ultimately reduce the cost to the consumer, such as subsidies for Habitat for Humanity housing or land trust housing.
7	<b>Goal Name</b>	Community Development and Capital Improvement
	<b>Goal Description</b>	Provide financial assistance to rural communities to implement community development and capital improvement activities. Includes acquisition of property (to be used for public facilities), and construction or reconstruction of public facilities that primarily benefit low/moderate income persons.
8	<b>Goal Name</b>	Support Small Business Development
	<b>Goal Description</b>	Provide assistance to small businesses to start or expand their operations, and partner with local banks to fill gaps in financing packages so that 51% of jobs created or retained are filled by persons of low to moderate income.
9	<b>Goal Name</b>	Affirmatively Further Fair Housing
	<b>Goal Description</b>	

10	<b>Goal Name</b>	Build Housing Non-Profit Capacity
	<b>Goal Description</b>	This goal includes CHDO operating funding for pre-development and capacity building, resulting in the production of housing units, down payment assistance loans or rehabilitation loans within two years.
11	<b>Goal Name</b>	Build Local Government Capacity
	<b>Goal Description</b>	Increase the capacity of local governments to administer federal grants that facilitate the development of sustainable communities through training classes offered by the Department of Local Affairs, Division of Local Government. Accomplishments will be measured by the number of local governments which participate in the training.
12	<b>Goal Name</b>	Demolition
	<b>Goal Description</b>	Demolition of slum and blight

**Table 7 – Goal Descriptions**

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## AP-25 Allocation Priorities – 91.320(d)

### Introduction

The table below represents an estimate of the percentage of each type of funding DOLA anticipates using for each of our goals. Actual awards and expenditures may differ from this since the methods of allocation are based on competitive processes.

### Funding Allocation Priorities

	Increase Supply of Affordable Housing (%)	Disaster Recovery (%)	Homelessness Prevention and Alleviation (%)	Preserve Existing Affordable Housing (%)	Improve Public Infrastructure (%)	Improve Housing Affordability (%)	Community Development and Capital Improvement (%)	Support Small Business Development (%)	Affirmatively Further Fair Housing (%)	Build Housing Non-Profit Capacity (%)	Build Local Government Capacity (%)
CDBG	15	0	0	10	23	0	17	20	1	0	
HOME	45	0	0	40	0	10	0	0	1	4	
HOPWA	0	0	0	0	0	100	0	0	0	0	
ESG	0	0	100	0	0	0	0	0	0	0	
Continuum of Care	0	0	100	0	0	0	0	0	0	0	
General Fund	50	0	0	50	0	0	0	0	0	0	
Housing Trust Fund	40	40	0	20	0	0	0	0	0	0	
Section 811	0	0	0	0	0	100	0	0	0	0	
Supportive Housing Program	0	0	100	0	0	0	0	0	0	0	
Other CDBG-DR	0	100	0	0	0	0	0	0	0	0	

Other Colorado Housing Investment Fund	50	0	0	50	0	0	0	0	0	0	0
Other Community Living Colorado Housing Vouchers	0	0	0	0	0	100	0	0	0	0	0
Other DPHS	0	0	0	0	0	0	0	0	0	0	1
Other Energy and Mineral Impact Assistance Program	0	0	0	0	100	0	0	0	0	0	0
Other General Fund-Rural Economic Development	0	0	0	0	25	0	25	25	0	0	0
Other HCV Program	0	0	0	0	0	100	0	0	0	0	0
Other Limited Gaming Impact Program	0	0	0	0	50	0	50	0	0	0	0

Other Marijuana Tax Cash Fund	25	0	25	25	0	25	0	0	0	0
Other NSP-1 Program Income	50	0	0	50	0	0	0	0	0	0
Other Private Activity Bond Allocation	75	0	0	25	0	0	0	0	0	0
Other State Housing Choice Vouchers	0	0	0	0	0	100	0	0	0	0

**Table 8 – Funding Allocation Priorities**

**Reason for Allocation Priorities**

Some allocations above are clear - for example, Emergency Solutions Grant funding is specifically for preventing homelessness and assisting and rehousing people experiencing homelessness. The exact allocation priorities of the other resources is very difficult to determine. It will depend on the types of projects for which DOLA receives applications and the specific features of a project will determine which funding source is most suitable. Supportive Housing is defined as affordable community-based housing that provides people with disabilities or special needs with links to supportive services.

HTF State Limited Beneficiaries or Preferences- § 91.320(k)(5)(vii)

The State will limit beneficiaries and/or give preferences to the following segments of the extremely low-income population:

- People with disabilities or other special needs (e.g. individuals/families exiting homelessness).

**How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated**

**Plan?**

Funding will be directed toward the projects that best fit each program’s statutory and regulatory requirements and meet the needs of local communities for economic development, public infrastructure, facilities and services, and housing for those least able to afford it.

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## AP-30 Methods of Distribution – 91.320(d)&(k)

### Introduction

Within the Colorado Department of Local Affairs, the Division of Housing administers the State of Colorado's allocation of HOME Investment Partnership (HOME), Emergency Solutions Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) funds, while the Division of Local Government is the lead agency administering Community Development Block Grant (CDBG) funds. The Department of Local Affairs splits its annual allocation of Non-Entitlement CDBG funds into 3 equal portions once funds are taken out for administration. Each portions represents Housing, Public Facilities or Economic Development. The Division of Housing administers CDBG Housing funds, the Division of Local Government administers CDBG Public Facility Funds and the Governor's Office of Economic Development and International Trade administers Economic Development CDBG Funds. Generally, if there are available funds in any one portion after a reasonable length of time, and there is a high demand in another area, these funds may be re-assigned in order to address the demands of the local communities. DOLA will distribute CDBG resources through a competitive process to eligible non-entitlement local governments through the divisions who administer these programs.

### Distribution Methods

**Table 9 - Distribution Methods by State Program**

<b>1</b>	<b>State Program Name:</b>	Economic Development
	<b>Funding Sources:</b>	CDBG
	<b>Describe the state program addressed by the Method of Distribution.</b>	The economic development use of CDBG funds is administered by the Governor's Office of Economic Development and International Trade (OEDIT), and receives a one-third share of Colorado's annual non-entitlement CDBG allocation. OEDIT will accept and consider business development proposals that involve providing financial assistance to private for-profit and non-profit businesses (except for financing for community development proposals) on a continuous basis. Such proposals include those that would provide funding through local or regional loan funds, infrastructure to benefit specific businesses, and feasibility/planning studies to benefit specific businesses.

**Describe all of the criteria that will be used to select applications and the relative importance of these criteria.**

Final funding decisions are made by the Governor's Financial Review Committee and applications are considered on a continual basis until all funds are awarded. Because housing, public facility and economic development projects are administered by separate divisions, the application review and award process is different for all. However, all CDBG applications are reviewed for the following: Applicant Eligibility, Eligible Activity, National Objective Eligibility, Priority within the Consolidated Plan, the project's benefit to low and moderate income persons or households, Demonstrated Need, Project Implementation and Sustainability, number and economic status of individuals affected by the need, Level of Urgency, project's Readiness to Go, and Management Capacity.

Other review criteria include:

- Consistency with local development strategies and coordination with other activities;
- Public and Private Commitments; value and the viability of those commitments; Level of local commitment; communities are strongly encouraged to take primary responsibility for resolving their public facilities problems. In specific projects, this may involve making financial commitments; adjusting development regulations, user rates and fees, and capital construction and maintenance programs; creating improvement districts; establishing development and redevelopment authorities; and generally sharing in or leveraging funds and management for development and redevelopment
- Management Capability - the ability of the local government submitting the proposal to administer the project as described either through their own staff or contractors.
- Budget - DOLA staff will compare administrative and other costs with those of other similar proposals. Are the proposed administration and overall project budgets adequate, reasonable and realistic given the project work plan?
- Statutory and Regulatory Compliance - Does the proposed project involve or result in residential displacement? Is there a plan to replace all low/moderate income housing demolished or converted, and to assist persons being relocated? Does the proposed project involve real property acquisition or relocation of any persons or businesses? Does it trigger Uniform Relocation Act requirements? Are cost and time requirement estimates reasonable? Are estimated labor wage costs reasonable? Is the project subject to Davis-Bacon prevailing wage requirements? Is the proposed project in a floodplain or geological hazard area, or does it affect cultural or historic resources? Are there other environmental considerations?

For economic development projects that involve grants or business loan funds or loan guarantees:

<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Additional information can be accessed through the website and Colorado's CDBG Guidebook also posted on the web.</p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Colorado Governor's Office of Economic Development and International Trade (OEDIT) will accept and consider business development proposals that involve providing financial assistance to private for-profit and non-profit businesses (except for financing for community development proposals) on a continuous basis. Such proposals include those that would provide:</p> <ul style="list-style-type: none"> <li>· Funding through local or regional loan funds</li> <li>· Infrastructure to benefit specific businesses and Feasibility/planning studies to benefit specific businesses.</li> </ul>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>There are no minimum or maximum grant size limits for economic development.</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>To the extent that CDBG funds are allocated and available, Colorado's rural local government priorities will be addressed, particularly those with low to moderate income populations. This method of distribution will provide economic opportunity to help create sustainable communities.</p>
<p><b>2 State Program Name:</b></p>	<p>Emergency Solutions Grants</p>

<b>Funding Sources:</b>	
<b>Describe the state program addressed by the Method of Distribution.</b>	Emergency Solutions Grants (ESG) funds provide grants by formula to States, metropolitan cities, urban counties and U.S. territories for eligible activities. The funds can be used to provide a wide range of services and supports under the five program components: street outreach, emergency shelter, rapid rehousing, homelessness prevention, and HMIS.
<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	The criteria used to select applications and the relative importance of these criteria can be found on the scoring sheets used as our method of distribution for this program. The questions listed on the scoring sheet include, but are not limited to: location, match requirement, existing agency's reporting history, application content, agency capacity, and HUD performance standards and outcomes.
<b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b>	

<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>The request for proposal is completed once per year and is listed in the Denver Post as well as the Division of Housing website to make its allocation available to the various agencies. Funds are awarded to state recipients using the scoring sheet system described above, followed by a review and recommendation of the Asset Manager, Deputy Director/Housing Programs Manager, and Director. Many of the applicants are continuing programs and agencies who Division of Housing has worked with in previous years.</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>The five funding categories used to allocate resources are street outreach, emergency shelter, rapid rehousing, homelessness prevention, and HMIS. Each of the five categories have corresponding ESG activities and eligible costs provided by U.S. Department of Housing and Urban Development. Resources are allocated among funding categories using the ESG program regulations, eligible costs, and program requirements.</p>

	<p><b>Describe threshold factors and grant size limits.</b></p>	<p>The exact funding amount provided for ESG varies each year. Once an amount is allocated to Division of Housing, the number and amount of grants to be awarded is determined. There is not a grant size limit, however our average grant size is approximately \$15,000 per grantee. Because many of our applicants are continuing programs from agencies we have worked with previously, most of the applications request the same or similar amounts as the years prior. We are able to adjust the threshold factors and grant size limits based on the number of returning and new applications we get each year compared to the funding provided.</p>
	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>Emergency Solutions Grant funds used to support emergency shelters create available suitable living environments for the homeless; those used for homelessness prevention help to provide affordability for decent affordable housing; funds used for rapid re-housing make decent affordable housing available or accessible.</p>
<p><b>3</b></p>	<p><b>State Program Name:</b></p>	<p>Homeownership Down Payment Assistance/Equity Sharing</p>
	<p><b>Funding Sources:</b></p>	<p>CDBG HOME General Fund</p>

<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>Funded with HOME, CDBG, or HDG Division of Housing (DOH) provides grant funds to regional housing organizations to provide down payment assistance loans to low and moderate-income families and administrative funding for program operation. These loans are set at a low interest rate and can be amortized or deferred depending upon the need of the family. When loan repayment is received, the housing agency places the payment into a revolving loan fund. The primary goals of the down payment assistance program are to:</p> <ul style="list-style-type: none"> <li>· Provide opportunities for low and moderate-income Coloradans to purchase their own homes;</li> <li>· Increase the number of homeowners in the regional housing organization's service area;</li> <li>· Create and maintain a regional revolving loan fund to assist future families with Down Payment Assistance;</li> <li>· Enhance neighborhoods and communities; and,</li> <li>· Provide stability for families and achieve lower foreclosure rates by requiring pre-homeownership counseling.</li> </ul> <p>Annual follow-up with families is highly recommended, as well as foreclosure prevention through pre-homeownership counseling.</p>
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<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Applications are accepted once per year. Review criteria may include, but are not limited to the following:</p> <ul style="list-style-type: none"> <li>· The need for the program;</li> <li>· Program sustainability;</li> <li>· Financial, administrative, and management capacity of the applicant;</li> <li>· Geographic coverage;</li> <li>· Applicant's past performance as a grantee of the state;</li> <li>· Application thresholds;</li> <li>· Administrative fees;</li> <li>· Cost effectiveness;</li> <li>· Cost containment guidance;</li> <li>· Cost ranges;</li> </ul> <p>·If applicable, program income fund balance.</p> <p>Regional field and program staff review each application and reach a consensus on a recommended level of funding based on underwriting. The Housing Development Specialist is responsible for underwriting the program to assess the need for funding. The Development Specialist prepares a Pro/Con document for each submitted application. The Pro/Con is designed to provide information in an objective format to assist staff and the State Housing Board in making a funding recommendation. The staff forwards the results of its review to the Executive Director of the Department of Local Affairs, who may consult with the State Housing Board or other advisory groups on the proposal. DOH accepts applications once a year for the competitive application cycle that allows for the direct comparison of programs to ensure funding goes to the applications with the best merits.</p>
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<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>All potential applicants are able to access application instructions, CDBG guidebook, Revolving Loan Fund Program Guidelines, and other state publications describing the application criteria on the Division of Housing website: <a href="https://www.colorado.gov/dola">https://www.colorado.gov/dola</a></p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Revolving Loan Fund or recycled HOME program income Homeownership Programs for single-family owner-occupied homes loan funds to the homeowner for down payment assistance. The funds are retained by the local agency operating the program and are re-lent to new homebuyers. Additional information can be found in the Revolving Loan Fund Program Guidelines.</p> <p>Recommendations on resource allocation among funding categories are determined following the application criteria reviews described above. An underwriting process reviews whether the program is feasible and necessary based on the type, location, and ability of the agency to carry out its proposal. Recommendations range from full funding, low to high partial funding, or no funding based on underwriting. Division of Housing determines which funding will be utilized for each project and program by following HUD and funding source regulations, and by availability of funds.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>Each proposed RLF or recycled HOME program income program is evaluated using the Division of Housing evaluation criteria which are detailed in its application instructions.</p> <p>There are no grant size limits for Homeownership DPA. However, in 2014 our average DPA award was \$200,000 with a total of \$2,000,000. Our awarded amounts ranged from \$32,000 to \$343,000. In 2015, our average award was \$150,000 with a total in federal funds awarded to DPA programs of \$730,000. Our award amounts ranged from \$24,000 to \$432,000. In general, 2 years maximum if PI is considered appropriate for RLF programs.</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>The outcome measures expected for this RLF program are improved affordability of decent housing</p>

4	<b>State Program Name:</b>	Housing Opportunities for Persons with AIDS (HOPWA)
	<b>Funding Sources:</b>	HOPWA
	<b>Describe the state program addressed by the Method of Distribution.</b>	The resources of the HOPWA program are granted to Colorado AIDS Project (CAP), an umbrella organization that serves the balance of state outside the Denver Metro Area. CAP distributes funds through its regional offices: Southern Colorado AIDS Project, Western Colorado AIDS Project and Northern Colorado AIDS Project. CAP also enters into a memorandum of understanding with Boulder County AIDS Project to provide tenant-based rental assistance and supportive services in Boulder County. Funds are allocation on the basis of the number of people living with HIV/AIDS in each catchment area as well as the ability to use the funds timely.
	<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	The critical criterion is the ability of the organization to effectively fund and provide services to people living with HIV/AIDS throughout the balance of state. Only one organization, Colorado AIDS Project, has this capacity.
	<b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b>	

<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>The Balance of State HOPWA program was designed in partnership with Colorado AIDS project, and there are no other organizations in the state capable of providing the same level of specialized services for people living with HIV/AIDS. CAP is a grassroots, community-based organization for serving people living with HIV/AIDS that existed prior to the creation of the HOPWA program. It is not, however, faith based.</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>As required by 24 CFR 574.300, 3% of the grant is allocated to the State's administrative costs; the remaining funds are granted to Colorado AIDS project. Under the regulations they may use up to 7% of the amount they receive for administrative costs. Remaining funds are distributed between rental assistance and supportive services and each regional office receives an amount consistent with the number of people living with HIV/AIDS in their service area with consideration to their ability to use the funds in a timely manner.</p>

	<p><b>Describe threshold factors and grant size limits.</b></p>	<p>The grant size is limited by the amount of funding available under each annual HOPWA allocation.</p>
	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>Decent affordable housing and supportive housing services will be made available/accessible to low-income persons living with HIV/AIDs in the State of Colorado outside of the Denver Metro Eligible Metropolitan Statistical Area (EMSA).</p>
5	<p><b>State Program Name:</b></p>	<p>Housing Trust Fund (HTF)</p>
	<p><b>Funding Sources:</b></p>	<p>Housing Trust Fund</p>
	<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>The Housing Trust Fund (HTF) is a new affordable housing production program that will complement existing Federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including homeless families.</p>

**Describe all of the criteria that will be used to select applications and the relative importance of these criteria.**

Threshold:

- Applicant's ability to obligate HTF funds
- Applicant's ability to undertake eligible activities in a timely manner

Remaining Priorities

- # Priority based upon geographic diversity
- # For rental housing, the extent to which the project has Federal, State or local project-based rental assistance so rents are affordable to extremely low-income families
- # For rental housing, the duration of the units' affordability period
- # 1: The merits of the application in meeting the State's priority housing needs (please describe)
- # The extent to which application makes use of non-federal funding sources
- Other (please describe). Please attach response if you need additional space.

Colorado will distribute HTF funds by selecting applications submitted by eligible recipients. 100 percent of the HTF funds will benefit extremely-low income households.

An applicant's ability to obligate HTF funds, undertake eligible activities in a timely manner, and own/manage/operate a HTF-assisted property in compliance with HUD regulations will be treated as threshold criteria. Another threshold criterion for Colorado's HTF funding will be the creation or preservation of permanent rental housing (transitional housing and shelters are not eligible).

Applications that fail to meet all of Colorado's threshold criteria (HTF threshold criteria above and other threshold criteria in Colorado's funding application) will not be considered for HTF funding. Applications that meet Colorado's threshold criteria will be prioritized for HTF funding based on the following criteria:

The first and second funding priorities will be given to applications that meet the State's priority housing needs by: 1) providing affordable, community-based supportive housing for people with disabilities or other special needs ("Supportive Housing"); or 2) including 30% AMI units in mixed-income developments that would be infeasible at 30% AMI rents but for HTF funding. The Supportive Housing priority (#1) aligns with Colorado's Priority Need for "Housing and Assistance for the Homeless". Supportive Housing projects should include Federal, State, or local project-based rental assistance to ensure the rents for HTF-assisted units are affordable to extremely low-income families. The 30% AMI units in mixed-income developments priority (#2) aligns with Colorado's Priority Needs for "Additional Affordable Housing" and "Acquire and Preserve Affordable Housing

<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>N/A</p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>N/A</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>N/A</p>



<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Recommendations on how resources will be allocated among funding categories are determined following the application reviews described above. An underwriting process reviews whether the program is feasible and necessary based on the type, location, and ability of the agency to carryout its proposal. Recommendations range from full funding, low to high partial funding, or no funding based on underwriting. Division of Housing determines which funding will be used for each project and program by following HUD and funding source regulations, and by availability of funds.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>The maximum per-unit development subsidy limit for housing assisted with HTF funds will be adjusted for the number of bedrooms and based upon the geographic location of the units. DOH uses the following criteria to evaluate each application. The cost ranges are a benchmark to assess whether a project is being built to modest standards or whether there are site conditions, market standards, or design considerations that necessitate higher or lower development costs. All development criteria that fall outside of the parameters of the various ranges must be explained.</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>The outcome measures expected as a result of the method of distribution is increased affordable housing and prevention/alleviation of homelessness. 100 percent of the funds will be used to serve extremely low-income households.</p>
<p><b>6 State Program Name:</b></p>	<p>ommunity Housing Development Organization Operating Grants</p>

<b>Funding Sources:</b>	HOME
<b>Describe the state program addressed by the Method of Distribution.</b>	Certified Community Housing Development Organizations (CHDOs) apply to the Division of Housing (DOH) once a year on September 1st for operating funds. Applications for pre-development loans are taken anytime during the year. Colorado DOH Development Specialists review the requests and simultaneously review documentation submitted to re-certify the agency as a CHDO.
<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	Agencies provide copies of their articles, bylaws, Board of Directors names and sector representing, staff bios, business plan, financial stats, letters of local funding match (for entitlement areas), and memorandum of understanding with DOH to begin construction on new development within 24 months. Developers also review CHDO's progress on previously identified projects.
<b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b>	

<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>CHDO operating funds are generally awarded to all agencies meeting the threshold requirements and demonstrating capacity to complete projects identified in their business plan. Agencies in rural areas without local contribution are prioritized based on staff review of need for funding.</p>

	<p><b>Describe threshold factors and grant size limits.</b></p>	<p>Successful completion of previously identified projects is required. A business plan identifying new development or acquisition activities is required. Because of the number of CHDOs requesting operating funds, grants are generally \$20,000-\$50,000 per agency.</p>
	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>DOH expects all CHDOs receiving operating funds to increase the number of affordable housing units through acquisition of existing market rate housing and restricting them to low/moderate income households or in creating new affordable units.</p>
7	<p><b>State Program Name:</b></p>	<p>Public Facilities</p>
	<p><b>Funding Sources:</b></p>	<p>CDBG</p>
	<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>This state program funds improvements in public infrastructure, such as water and sewer or drainage systems, and public facilities like day care centers or hospitals.</p>

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Final funding decisions are made by the Executive Director of the Colorado Department of Local Affairs with input from Division of Local Government Management and Regional staff. All CDBG applications are reviewed for the following: Applicant Eligibility, Eligible Activity, National Objective, Priority within the Consolidated Plan, the project's benefit to low and moderate income persons or households, Demonstrated Need, Project Implementation and Sustainability, number and economic status of individuals affected by the need, Level of Urgency, Project's Readiness to Go, and Management Capacity.</p> <p>Other review criteria include:</p> <ul style="list-style-type: none"> <li>· Consistency with local development strategies and coordination with other activities;</li> <li>· Public and Private Commitments; value and the viability of those commitments; Level of local commitment; communities are strongly encouraged to take primary responsibility for resolving their public facilities problems. In specific projects, this may involve making financial commitments; adjusting development regulations, user rates and fees, and capital construction and maintenance programs; creating improvement districts; establishing development and redevelopment authorities; and generally sharing in or leveraging funds and management for development and redevelopment</li> <li>· Management Capability - the ability of the local government submitting the proposal to administer the project as described either through their own staff or contractors.</li> <li>· Budget - DOLA staff will compare administrative and other costs with those of other similar proposals. Are the proposed administration and overall project budgets adequate, reasonable and realistic given the project work plan?</li> </ul> <p>Statutory and Regulatory Compliance - Does the proposed project involve or result in residential displacement? Is there a plan to replace all low/moderate income housing demolished or converted, and to assist persons being relocated? Does the proposed project involve real property acquisition or relocation of any persons or businesses? Does it trigger Uniform Relocation Act requirements? Are cost and time requirement estimates reasonable? Are estimated labor wage costs reasonable? Is the project subject to Davis-Bacon prevailing wage requirements? Is the proposed project in a floodplain or geological hazard area, or does it affect cultural or historic resources? Are there other environmental considerations?</p>
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<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>The State will continue a coordinated technical assistance program to assist communities with CDBG project management and project formulation and planning, particularly in coordination with State programs such as Impact grants, housing grants and loans, and economic development funds. The State will target special project management technical assistance to communities that have never administered a CDBG grant, and to those that have experienced or are experiencing difficulty in administering a CDBG grant. Project formulation and planning assistance will be targeted to communities that need more long-term technical assistance to prepare for CDBG or other State funding in the future, and that have committed to undertake overall development and maintenance planning and budgeting efforts.</p> <p>To provide consistent guidance to CDBG recipients, the Department of Local Affairs will have a CDBG staff specialist. State technical assistance may be in the form of personal contact with local government officials and staff, workshops, brokering assistance from private or local public sources, and documents and materials. Staff members have prepared a CDBG Guidebook that is available online at: <a href="http://www.dola.state.co.us/LGS/FA/cdbg.htm">www.dola.state.co.us/LGS/FA/cdbg.htm</a>.</p> <p>The Guidebook contains information on Project Start-up, Financial Management, Reporting, Environmental Review, Civil Rights, Acquisition, Relocation, Labor and Construction, Project Close-Out, and Monitoring. All sections are available in PDF or Word format. DOLA also gives this Guidebook to grantees in hard copy at the time of award.</p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	

<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>For public facilities or community development projects, there is no breakdown among funding categories. Funding is subject to local government’s applications and eligibility requirements.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>The department suggests that \$600,000 be considered the maximum grant guideline for public facility or community development projects, however, if a local government demonstrates a significant health and/or safety need and is unable to find other funding, the department may consider increasing this maximum. Applications are reviewed through funding cycles that are announced on the web and made known through state associations. Typically, only one cycle is held per year. Additional cycles may be announced if sufficient funds remain.</p>

	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>To the extent that CDBG funds are allocated and available, Colorado's rural local government priorities will be addressed, particularly those with low to moderate income populations.</p>
8	<p><b>State Program Name:</b></p>	<p>Single-Family Owner-Occupied Rehabilitation/Home Modification</p>
	<p><b>Funding Sources:</b></p>	<p>CDBG HOME General Fund</p>

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<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>Single-Family Owner-Occupied Rehabilitation (SFOO): Division of Housing (DOH) provides grant funds to regional housing organizations throughout the state to provide SFOO Housing Rehabilitation or emergency repair loans to low and moderate-income families. Similar to the Down Payment Assistance Program, these loans are set at a low interest rate and can be amortized or deferred depending upon the need of the family. When loan repayment is received, the housing agency places the payment into a revolving loan fund. These funds are then recycled back into the community to provide additional housing rehabilitation. The primary goals of the SFOO Rehab program are to:</p> <ul style="list-style-type: none"> <li>· Preserve, enhance, and maintain affordable housing stock through repair and renovation within the community;</li> <li>· Protect the health and safety of the occupants through the correction of housing hazards;</li> <li>· Assist homeowners in improving the condition of their homes;</li> <li>· Allow homeowners to stay in their homes and not be forced to move due to a lack of accessibility;</li> <li>· Assist homeowners to improve their home's energy efficiency;</li> <li>· Create and maintain regional revolving loan funds to assist with future housing rehabilitation projects; and</li> <li>· Develop and sustain a network of local contractors to complete housing repairs and renovations.</li> </ul>
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<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Applications are accepted once per year. Review criteria may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>· The need for the program;</li> <li>· Program sustainability;</li> <li>· Financial, administrative, and management capacity of the applicant;</li> <li>· Geographic coverage;</li> <li>· Applicant's past performance as a grantee of the state;</li> <li>· Application thresholds;</li> <li>· Administrative fees;</li> <li>· Cost effectiveness;</li> <li>· Cost containment guidance;</li> <li>· Cost ranges.</li> </ul> <p>Regional field and program staff review each application and reach a consensus on a recommended level of funding based on underwriting. The Housing Development Specialist is responsible for underwriting the program to assess the need for funding. The Development Specialist prepares a Pro/Con document for each submitted application. The Pro/Con is designed to provide information in an objective format to assist staff and the State Housing Board in making a funding recommendation. The staff forwards the results of its review to the Executive Director of the Department of Local Affairs, who may consult with the State Housing Board or other advisory groups on the proposal. The Division of Housing accepts applications once a year for the competitive application cycle that allows for the direct comparison of programs to ensure funding goes to the projects with the best merits.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>All potential applicants are able to access application instructions, CDBG guidebook, and other state publications describing the application criteria on the Division of Housing website: <a href="http://www.Colorado.gov/DOLA">www.Colorado.gov/DOLA</a>.</p>

<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Recommendations on how resources will be allocated among funding categories are determined following the application reviews described above. An underwriting process reviews whether the program is feasible and necessary based on the type, location, and ability of the agency to carryout its proposal. Recommendations range from full funding, low to high partial funding, or no funding based on underwriting. Division of Housing determines which funding will be used for each project and program by following HUD and funding source regulations, and by availability of funds.</p>

<p><b>Describe threshold factors and grant size limits.</b></p>	<p>Each proposed rehab program is evaluated using the Division of Housing evaluation criteria which are detailed in its application instructions.</p> <p>We do not have a threshold factors or grant size limits for SFOO. In 2014, our average awarded amount was \$226,689 with a range of \$39,000 and \$509,000. We awarded a total amount for SFOO of \$1,586,825. In 2015, our average awarded amount was \$273,000 with a range of \$93,000 to \$534,000. Our total amount awarded was \$2,000,000.</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>outcome of these rehab programs is expected to improve availability/accessibility of decent affordable housing that meets the needs of its occupants.</p>
<p>9 <b>State Program Name:</b></p>	<p>Tenant Based Rental Assistance</p>
<p><b>Funding Sources:</b></p>	<p>HOME</p>

<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>Tenant Based Rental Assistance (TBRA) is a HOME program supporting two Division of Housing (DOH) programs to assist:</p> <ol style="list-style-type: none"> <li>1. Homeless families in need of housing; and,</li> <li>2. Assist households moving from institutions.</li> </ol> <p>This program current assists homeless families identified by the Department of Education and individuals being released from institutions by:</p> <ul style="list-style-type: none"> <li>· Providing temporary housing assistance that allows participants to stabilize their lives;</li> <li>· Providing case management to assist participants in obtaining long term housing;</li> <li>· Stabilizing participants and helping them move past multiple issues in their lives including limited job skills and/or lack of problem solving ability, evictions and poor credit; and,</li> <li>· Providing opportunities with responsibility to participate</li> </ul> <p>Participants are expected to apply for Section 8 (rental assistance, or obtain an affordable unit, e.g. Low-Incomes Housing Tax Credit, other subsidized unit or other housing assistance);</p> <p>Participants are expected to work with a case manager and complete case management goals to secure long term housing.</p>
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<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Applications are accepted by the first of every month throughout the year. Review criteria may include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>· Project need;</li> <li>· Project sustainability;</li> <li>· Financial, administrative, and management capacity of the applicant;</li> <li>· Geographic coverage;</li> <li>· Applicant's past performance as a grantee of the state;</li> <li>· Cost effectiveness; and,</li> <li>· Cost containment guidance.</li> </ul> <p>Regional field and program staff review each application and reach a consensus on a recommended level of funding based on underwriting. The Housing Development Specialist is responsible for underwriting the program to assess the need for funding. The Development Specialist prepares a Pro/Con document for each submitted application. The Pro/Con is designed to provide information in an objective format to assist staff and the State Housing Board in making a funding recommendation. The staff forwards the results of its review to the Executive Director of the Department of Local Affairs, who may consult with the State Housing Board or other advisory groups on the proposal. The Division of Housing accepts applications monthly for this.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	

<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Recommendations on how resources will be allocated among funding categories are determined following the application reviews described above. An underwriting process reviews whether the program is feasible and necessary based on the type, location, and ability of the agency to carryout its proposal. Recommendations range from full funding, low to high partial funding, or no funding based on underwriting. Division of Housing determines which funding will be used for each project and program by following HUD and funding source regulations, and by availability of funds.</p>

<p><b>Describe threshold factors and grant size limits.</b></p>	<p>The working policy has always been a program size of no more than 30 families for TBRA grants. This translates into different funding amounts because each market has different rent characteristics. With the current RFA, CDOH has capped total funding available for TBRA programs to \$1MM in the first 12 months of a contract.</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>The outcome of these programs is expected to be improved affordability of decent housing.</p>

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## Discussion

All methods of distribution are designed to meet specific program requirements and to ensure the most effective use of the funds by incorporating competitive processes in the HOME, CDBG, HOPWA, ESG, and HTF distribution.

Starting in 2017 and on-going, the State will prioritize any CDBG or HOME Program Income funds held at the sub-grantee or sub-recipient level (i.e. local government or agency level) that may be returned to the State to be loaned or granted back to eligible projects or programs in that same jurisdiction or region. The State will analyze the balance of local level CDBG or HOME Program Income amounts to ensure appropriate funds for approximately 2-years of revolving loan fund volume. If excess CDBG or HOME Program Income is available, the State will develop a policy for re-capture of funds with a priority to fund eligible projects or programs in that same target area.

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## AP-35 Projects – (Optional)

### Introduction

Projects will be added throughout the program year. An amendment will be made to this Action Plan in March of 2018 to include all projects from 2017 program year.

#	Project Name

Table 10 – Project Information

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

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**AP-38 Project Summary**  
**Project Summary Information**

**Table 11 – Project Summary**

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**AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)**

**Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?**

No

**Available Grant Amounts**

N/A

**Acceptance process of applications**

N/A

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## **AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)**

**Will the state allow units of general local government to carry out community revitalization strategies?**

Yes

### **State’s Process and Criteria for approving local government revitalization strategies**

The State does not approve revitalization strategies for local governments. However, the State through DOLA, operates the Colorado Main Street program which works with communities throughout Colorado to revitalize their historic commercial districts. The Main Street approach is a nationally recognized, successful program in which communities apply a comprehensive approach to improving their districts, creating jobs, and building a stronger economic base, all while preserving the character of the community.

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## **AP-50 Geographic Distribution – 91.320(f)**

### **Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed**

The Department of Local Affairs distributes its funding using competitive applications processes for all funding other than HOPWA. This means that geographic distribution cannot be predicted, and will often be determined by the capacity of local governments and non-profits to carry out projects successfully and in compliance with program regulations. This may result in geographic distribution that is not consistent with geographic need.

In September 2013, Colorado suffered catastrophic flooding as a result of unprecedented rainfall across twenty-four counties in the State, of which 18 were Presidentially Declared Disaster Areas[1]. The floods impacted the entire social fabric of the State, causing major destruction to housing, businesses, and infrastructure. The Department of Local Affairs includes prioritization of these flood impacted areas in the use of all funding programs other than HOPWA, without exclusion of any projects on the basis of their location.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
State of Colorado	100
Flood Disaster Recovery Area	

**Table 12 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The Flood Disaster Recovery area will receive all of the CDBG-DR funding that has been awarded to the State. All other funding from the annual allocations of CDBG, HOME, HOPWA, ESG, and HTF will be used throughout the rest of the state.

### **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 24 CFR 91.320(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	835
Non-Homeless	8,030
Special-Needs	200
Total	9,065

Table 13 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	6,885
The Production of New Units	2,000
Rehab of Existing Units	150
Acquisition of Existing Units	30
Total	9,065

Table 14 - One Year Goals for Affordable Housing by Support Type

#### Discussion

## **AP-60 Public Housing - 24 CFR 91.320(j)**

### **Introduction**

Housing assistance provided by the Division of Housing (DOH) is funded by HUD. These federal funds are used in the administration of the Housing Choice Voucher program. DOH has jurisdiction to serve all 64 counties within the state.

The current rental assistance programs retain the number of vouchers formerly targeted to persons with special needs including those with developmental, mental health, substance abuse and/or physical disabilities. DOH partners with thousands of private landlords and approximately 50 community-based service providers across the State to combine housing assistance with supportive services. These providers include: mental health centers, centers for independent living, community center boards, and homeless service providers. The four-way partnership between DOH, the service agency, the property owner and the participant ensures an effective and efficient approach to providing housing and supportive services to some of Colorado's most vulnerable citizens.

Other Housing Choice Vouchers are also targeted to people most in need; however preferences are provided to a wide array of individuals including people experiencing homelessness, survivors of domestic violence, and other disenfranchised populations. DOH primarily partners with local housing authorities, many in rural areas, to administer these vouchers.

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

The State of Colorado Department of Local Affairs does not own or manage any public housing.

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

The State does not operate public housing and therefore does not plan resident initiatives. However, the State does encourage its partner organizations in their efforts to provide resident initiatives in their public housing properties.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Division of Housing PHA is not designated as troubled.

### **Discussion**

The Division of Housing (DOH), like all HUD-funded public housing authorities, is required to follow the Department of Housing and Urban Development's (HUD) program regulations. HUD clearly outlines participant obligations, program administration regulations, and required statutes for public housing authorities to follow. However, DOH has designed an approach to administering the very regulation-



intensive Housing Choice Voucher (HCV) Program that complies with HUD regulations while keeping the unique needs and successes of its participants as the primary goal.

DOH contracts/partners with 66 nonprofit disability providers, homeless providers and housing authorities across Colorado in addition to other community housing partners. Partnerships include 15 of Colorado's Community Mental Health Centers, all but two of the State's Community Center Boards, and many of the Independent Living Centers. Through these partnerships, each HCV participant is assigned an agency residential coordinator with whom they work directly to complete the required housing processes. In addition, most participants also have access to case management services to assist in other aspects of their lives. Most residential coordinators have experience and training working with persons with disabilities and/or special needs. This training brings a level of support that is unmatched at most public housing agencies. If a participant does not complete the necessary paperwork, or does not attend a scheduled meeting, the participant is not terminated but rather the residential coordinator reaches out to the participant, visiting their home if necessary.

DOH has also implemented alternatives to termination by considering all circumstances including an individual's disability and the role the disability may have played in the program violation. DOH only proceeds to immediate termination in the most extreme cases. In all other circumstances, DOH implements its termination process that involves conferences with program participants where the program violations are discussed and alternatives to termination are developed. The close relationship with DOH's agency partners often facilitates successful resolutions by bringing all interested parties to participate in a dialogue.

Additionally, DOH provides statewide training opportunities designed to assist both the public and private sector housing providers in working with persons with disabilities and other special needs populations. The trainings cover topics such as Fair Housing and are designed to educate the housing community on housing persons with disabilities.

## **AP-65 Homeless and Other Special Needs Activities – 91.320(h)**

### **Introduction**

In 2012, DOH created the Homeless Programs Team (HPT), now named the Office of Homeless Initiatives (OHI), in partnership with the Governor's Office made up of key personnel from DOH. OHI provides expertise on housing and services for people experiencing homelessness or at risk of homelessness. Specifically, OHI works towards solutions for all Coloradans unstably housed or homeless, including families with children, senior citizens, veterans, persons with disabilities, those who experience chronic homelessness and, through the Office of Homeless Youth Services, youth. OHI focuses exclusively on ending and preventing homelessness for Colorado's most vulnerable citizens. Activities carried out by OHI include the facilitation of partnerships to create more permanent supportive housing, management of Federal Supportive Housing Programs serving those with special needs and advising the Emergency Solutions Grant (ESG) allocation. OHI advises other DOH staff members and the DOH Director on the regional needs to address homelessness, makes funding recommendations for programs statewide and researches, analyzes and sets policies to address homelessness statewide.

The addition of HTF will increase our work with people experiencing homelessness and special needs population by allowing increased funding for extremely-low income individuals. Community-based supportive housing projects are a Colorado priority for the use of HTF funds.

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

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

OHI will continue to work closely with the Governor's office and other state agencies to continue to use data from the Vulnerability Index assessment tool in communities around the state to identify the most vulnerable individuals experiencing homelessness. With the information gleaned from the Vulnerability Index along with the annual HUD Point-in-Time survey data, the HPT makes funding and policy recommendations for new supportive housing and programmatic partnerships. An example of this in the coming year is increased community-based efforts for coordinated assessment and housing placement efforts for homeless Veterans in multiple communities throughout each CoC.

DOH works with community partners to assess the individual needs of program participants and works to fund housing placement services and a continuum of service-enriched housing from very intensive services, serving chronically homeless individuals for example, to less intensive "step up" supportive housing models with case management services available as needed.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

While OHI prioritizes permanent supportive housing, DOH also works to address emergency shelter and

transitional housing needs of homeless persons. Each community's needs for emergency and transitional housing are determined by the population that they serve, mainly through the survey data collected statewide. Many communities are in need of additional emergency shelters and transitional housing units. OHI will recommend funding, specifically through the ESG program, to shelters and transitional housing programs which aim to connect individuals experiencing homelessness to permanent housing as quickly as possible. DOH will continue awarding ESG funding to local HUD Continuum of Care organizations in order to give local organizations a greater ability to prioritize programs based upon their unique needs. Additionally, OHI advises DOH staff and Housing Development Specialists on emergency shelter and transitional housing projects that are appropriate for and in need of federal CDBG, HOME, and HTF funds in order to serve homeless individuals and families. Lastly, DOH has led a pilot project which converted a recently closed state prison, the Fort Lyon facility in Bent County, CO, into transitional housing. Specifically, the Fort Lyon Supportive Residential Community (Fort Lyon) combines many state, local, federal, and private resources (including mortgage settlement funds awarded to Colorado) to provide a place for chronically homeless individuals and veterans to transition from homelessness to permanent housing. For the past two years, Fort Lyon has provided stabilization and connection to recovery-oriented and health services for those experiencing chronic homelessness through intensive services and access to permanent housing upon exit.

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

One of the primary goals in the coming year for OHI is to continue to focus on increasing access to housing units (particularly for the chronically homeless, veterans, persons with disabilities, and youth) through the continuum of housing. This calls for collaboration and capacity building at the local level to help communities identify their service gaps and most vulnerable populations with the longest histories of homelessness. Also, OHI will work towards the production of new permanent supportive housing units by providing leadership and technical assistance to local partners on the housing development process and resources. Not only will this work shorten the period of time that individuals and families experience homelessness; the HPT will also facilitate increased access to affordable housing units. The team will accomplish this by working with new and existing projects to promote unit set-asides for targeted populations (e.g. chronically homeless, veterans, persons with disabilities, or youth) and recommend incentives for this such as project-based voucher allocations for projects dedicating units to priority populations.

A priority of the new HTF allocation will be dedicated for permanent rental housing and supportive housing projects serving homeless individuals. In addition, the primary goal of using HTF funds is to create units for extremely low-income individuals throughout Colorado. There is currently a shortfall of over 100,000 rental units for households earning less than \$20,000 per year. Although the initial \$3

million in HTF funding will not be sufficient for filling this gap, the continued efforts to create more housing options for extremely low-income households remains a top priority.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

DOH will continue to provide temporary homelessness prevention services and funding through the ESG grant. OHI is collaborating with numerous other agencies as part of the Pathways Home Colorado initiative to prevent homelessness by increasing the supply of affordable housing, improving access to mainstream benefits, improving access to education and employment opportunities, improving access to the supportive services needed by some populations to maintain housing. A copy of the Pathways Home Colorado document is attached to this AAP.

## **Discussion**

DOH is pleased to report the progress of OHI and our efforts as a State towards preventing and ending homelessness. We hope that our model of establishing OHI to provide leadership and focus specifically on housing for special needs populations is one that can be successfully replicated in other States and Regions.

The Office of Homeless Initiatives (OHI) supports the creation of cost-effective and humane interventions for highly vulnerable individuals and families experiencing homelessness. OHI has made significant progress in this endeavor through a number of efforts including the Pathways Home Supportive Housing Toolkit, a 5-month capacity-building curriculum that in combination with the Joint-Underwriting initiative with the Colorado Housing and Finance Authority, has led to the creation of 282 units of Permanent Supportive Housing in 2015, 246 units in 2016, and is expected to produce more than 430 new units over the next two years.

**AP-70 HOPWA Goals – 91.320(k)(4)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	65
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	65

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## **AP-75 Barriers to affordable housing – 91.320(i)**

### **Introduction**

The State's rapid development from the early 1990s to early 2000s made growth management issues a concern for State and local elected officials in Colorado and caused many communities to adopt policies that growth should "pay its own way." This resulted in sometimes complex impact fee structures. These growth-control policies and fees remain in place and continue to work against development of affordable housing.

Growth control policies can serve either as management tools controlling and directing appropriate development – or as regulatory barriers to prevent additional development. This is most apparent in housing development, which is affected by every tool a community might use to control growth. Tools include annexation and zoning policies, both in terms of the amount of land available for residential development and its density; subdivision design and engineering standards; impact fees for infrastructure and other public facilities; building codes; limits on the number of building permits allowed each year; and regulations to protect environmental and cultural resources.

The Division defines "regulatory barriers" as either deliberate or de facto actions that prohibit or discourage construction of affordable housing without reasons directly related to public health and safety. Additionally, a regulatory barrier can be a Federal, State, or local statute, ordinance, policy, custom, practice, or procedure that excessively increases the cost of new or rehabilitated housing, either by improperly restricting the location of housing, or by imposing unjustified restrictions on housing development with little or no demonstrated compensating assistance.

The problems created by regulatory barriers are compounded by the "not in my backyard" issues. The problem of finding suitable sites for affordable housing or community development projects continues to be a problem in Colorado. Many neighborhoods are unwilling to have mixed income rental units, housing for persons with special needs or senior housing. This lack of understanding and fear of affordable housing residents also hampers efforts to expand Colorado's affordable housing inventory

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

DOLA staff works with local governments and housing providers to increase their capacity to design, locate and provide infrastructure, economic development and new affordable housing projects. The Department supplements technical assistance with statewide training including capacity building activities for local governments, technical assistance to nonprofit organizations and classes such as the Developer's Toolkit, Hammering out the Deal, and application workshops for housing.

DOH provides technical assistance to local governments that want to modify land use regulations in order to encourage affordable housing development. During our application review process, the Division

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

The primary way the Division will provide technical assistance is through its ongoing discussions with local governments during project funding. The Division will also provide workshops for local government officials about regulatory barriers as requested.

### **Discussion**

Barriers to affordable housing are also barriers to fair housing in most instances. Specifically, since members of racial and ethnic minorities, women, and people with disabilities, protected under Fair Housing law, are disproportionately low-income, lack of affordable housing places greater burdens on them. Overcoming barriers to affordable housing is essential to providing fair housing opportunity for all.

HTF funding will be used to provide additional housing for the underserved population of extremely low-income individuals. In addition, these funds will be utilized with the continued prioritization of geographic diversity.

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## **AP-85 Other Actions – 91.320(j)**

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs**

Within the Division of Local Government, general areas of assistance to the underserved include, but are not limited to: budgeting, finance, general government administration, special district administration and elections, and water and wastewater management. In addition, technical assistance staff processes and assists with a number of required local government filings that are received by the Department of Local Affairs, and perform research functions for the state, local governments, and other interested individuals.

Technical Assistance Services include administrative, financial, and other assistance to local officials, staff, and citizens in the day-to-day operation of a local government. The Technical Assistance section delivers assistance through workshops, publications, individual consultations and on-line resources. The Division of Local Government provides professional assistance to local governments in many areas of financial management, including investment and cash management strategies, short and long term capital financing options, revenue development, expenditure control, and banking. Staff is available to provide financial trend analyses, a valuable tool in predicting future outcomes. The Division of Local Government offers an annual series of workshops usually at six to nine locations around the state on topics of current financial management interest.

Supplying safe drinking water and treating wastewater are two of the basic services local governments provide. Department staff can assist communities in addressing the range of water and wastewater problems they often face, from deteriorating distribution lines to inadequate budgeting and accounting practices. Department staff are available to analyze needs and develop goals, develop a capital improvement program, analyze rate structures for user and tap fees, coordinate with the Colorado Department of Public Health and Environment and other state and federal agencies, explore funding alternatives and identify plant operator training programs.

DOLA, through OEDIT, serves all rural counties with its Business Loan Funds. The Department reaches out to businesses by annually participating in at least five regional business finance forums throughout the state. The State advertises its infrastructure grants to municipal, county and economic development officials.

HTF funding will be used to create more units for the underserved population of extremely low-income individuals.

#### **Actions planned to foster and maintain affordable housing**

DOLA, through the Division of Housing, plans to take the following actions to foster and maintain affordable housing:

(1) promote the development of low-income units by providing HOME and/or CDBG resources to fill gaps on the housing development side of a project, while using project-based Section 8 Housing Choice



Vouchers to create revenue after completion;

(2) using Veterans Administration Supportive Housing vouchers (VASH) to assist veterans experiencing homelessness;

(3) creating an initiative that ensures linkage between housing and Medicaid, SAMHSA, TANF and other mainstream human service assistance;

(4) Working with key stakeholder groups to make progress toward recognizing and treating the long-term effects of addiction and alcoholism as a disabling condition;

(5) coordinating HEARTH ACT services with Continua of Care and local jurisdictions to ensure that it funds projects and programs to meet the greatest homeless needs.

When State revenues are sufficient DOH may receive Housing Development Grant funds. When available, these State funds are the most flexible of the Division's resources, and allow tailored community solutions to help ensure that the poorest families in Colorado have an increasing supply of rental units affordable to them. DOH expects to receive \$8,200,000 in Housing Development Grant funds for the State Fiscal Year that runs from July 1, 2016 through June 30, 2017. Additional funding that is used for affordable housing has become available over the past few years, such as the Colorado Housing Investment Fund (CHIF), which originated with mortgage settlement funds. DOH receives CHIF funding as custodial funds through the Attorney General's office to be used for homeowner relief, foreclosure prevention, and affordable housing.

The primary housing assistance program is the Housing Choice Voucher program (HCV). These funds are used in the administration of both the Housing Choice Voucher and Shelter Plus Care programs through DOH.

DOH will continue to coordinate its funding efforts with those of the Colorado Housing and Finance Authority (CHFA) and other funding agencies often coordinate their efforts to make affordable housing projects successful.

HTF funding will be awarded to organizations that will develop and restore units for extremely low-income individuals. The priorities of this new funding source include new construction and rehabilitation of affordable housing.

### **Actions planned to reduce lead-based paint hazards**

DOH works closely with subgrantees, contract agencies, and the Colorado Department of Public Health and Environment (CDPHE) to assure that the State's housing programs and projects comply with current requirements of Title X of the Community Development Act of 1992. Approximately 431,736 (+/-10%) homes in Colorado may contain lead based paint. DOH staff reviews each proposed housing project to ensure compliance Title X, based on the type of project, the type, amount, and duration of financial assistance, and the age of the property. In addition, DOH makes training and technical resources available to local housing providers and developers. DOH is implementing the following activities during the period of 2015–2020 to ensure statewide compliance with applicable lead-based paint regulations.

#### **1. Enhance Existing Partnerships**

DOH will assist public and private efforts to reduce lead-based paint hazards across the State through involvement in the Colorado Lead Coalition interagency work group, which develops and implements

strategies for statewide lead hazard reduction and education efforts. The Coalition includes the U.S. Environmental Protection Agency, Denver Health, the U.S. Department of Housing and Urban Development, the Colorado Department of Health and Environment and other agencies. DOH also provides technical assistance and support integration of the various services offered to lower-income households, including participation in current healthy home projects in the state. This includes the Colorado Healthy Homes Coalition (CHHC) that promotes the provision of comprehensive housing rehabilitation and household services to lower-income households. The CHHC works to maximize the interventions for each household in regard to their overall well-being by linking housing rehabilitation and weatherization services with medical care and hazard mitigation programs. DOH will continue to participate in the CHHC. DOH also supports the HUD Safe and Healthy Homes Investment Partnership certification program as a tool for program integration.

2. Provide Lead Hazard Information to Housing Providers, Local Officials and Assisted Households  
DOH provides all sub-grantees, contractors and local housing and service providers with the most current required publications for distribution to occupants of housing units assisted with Division funds. The DOH staff has a working knowledge of the Environmental Protection Agency (EPA) Renovation, Repair, and Painting Rule (RRP) that requires all rehabilitation contractors to be certified in lead-based paint procedures. DOH has processes in place to confirm that contractors compensated through DOH funded activities are properly RRP certified.

3. Enhance Existing Delivery System and Technical Capacity

DOH has increased its involvement in Colorado Department of Public Health and Environment's lead-based paint education activities and sponsored additional lead-safe work practice trainings around the State. DOH will continue to provide technical assistance about Title X requirements through web-based training, on-site visits, project underwriting and the distribution of best practice methods. DOH continues to search for funding opportunities to provide additional resources concerning lead-based paint and other home hazards, including funds from HUD's Office of Healthy Homes and Lead Hazard Control grants. DOH will coordinate applications for funding under the Lead Hazard Reduction Program – Healthy Homes Initiative on behalf of the entire State.

### **Actions planned to reduce the number of poverty-level families**

Employment:

The fundamental "antipoverty strategy" is a good job. Thus, the key element for lifting people out of poverty is creating and retaining jobs, helping people acquire the right skills to fill those jobs, and connecting the unemployed to jobs. The Office of Economic Development and International Trade (OEDIT) focuses on using CDBG funds for job creation. By helping provide businesses and local governments with the funding and infrastructure they need, OEDIT enables businesses to create and retain jobs.

HUD's formula grants to DOLA also contribute to creating and retaining jobs in Colorado, although that is not their primary purpose. The Divisions of Housing and Local Government are working to strengthen Section 3 performance in their use of federal funds to better create and retain jobs through their public facilities and housing projects.

### Housing and Supportive Services:

The Division of Housing works to lift people out of poverty by combining housing opportunities with the supportive services needed to achieve self-sufficiency. The Division funds transitional and permanent supportive housing development for people with special needs as well as the homeless and chronically homeless. Programs operated by our Public Housing Authority section include the Family Self-Sufficiency and Family Unification programs, Housing Choice Voucher special needs programs for people with disabilities, Homeless with Substance Abuse initiatives, Housing Choice Voucher Welfare-to-Work program, Project Access vouchers to assist younger persons with disabilities in moving from institutions into the community and Veterans Administration Supportive Housing vouchers that provide permanent housing to homeless veterans. The use of new HTF funds will also be utilized to serve this population by creating more units for extremely low-income and homeless individuals and households.

### **Actions planned to develop institutional structure**

The Department of Local Affairs works with local governments, private industry, and nonprofit organizations to tackle issues involved in providing affordable housing, and community and economic

development. The primary gaps remaining in the institutional structure in Colorado are:

#### Governmental Coordination:

**Problem:** Gaps in communications can affect the decision-making of an entire region and lead to inefficient land use or excessive burden on one locale.

**Solution:** The Department of Local Affairs (DOLA) is the one agency in Colorado that deals almost exclusively with local governments on all levels of its mission. DOH continues to increase the coordination and involvement of State and Federal agencies, public and private nonprofits and others in the leveraging of funding sources, the planning and delivery of housing-related services, and the development of special initiatives to increase and preserve affordable housing. The State's "Interagency Housing Pipeline" is composed of key agencies that include the DOH, Colorado Housing and Finance Authority, U.S. Department of Housing and Urban Development and U.S. Department of Agriculture, Rural Development. These bi-monthly meetings provide coordination around multiple agency rules, various funding sources and an annual targeting of specific priority areas of the State in order to address immediate housing needs. Colorado also consults and collaborates with its CoCs.

#### Capacity of Local Nonprofit Organizations and Housing Authorities:

**Problem:** Many nonprofits lack not only the funding to meet their community's housing demands, but also the staff expertise to expand or diversify existing services.

**Solution:** DOLA works with the Department of Human Services and special-needs providers to encourage partnerships between service providers and housing development agencies. These alliances are essential to increasing the supply of affordable, accessible housing for persons with special needs.

DOLA works to improve agency capacity through technical assistance, workshops, training and monitoring. These efforts encourage retention of existing housing and new production of housing units and the creation and expansion of projects and programs that meet community needs.

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

The Division of Housing takes the following actions and collaborates with the following organizations to enhance coordination between public and private housing and social service agencies:

- Established a “Housing Initiatives” program to coordinate and collaborate with multiple agencies across additional program areas, including Veterans’ Housing, Renewable Energy, and other areas of interest.
- Second Chance Housing and Prisoner Reentry Program (C-SCHARP) Task Force
- Intradepartmental CDBG Coordinating Group. DOLA created a cross-divisional work group to coordinate and integrate its use of CDBG funds.
- The Interagency Housing Pipeline which includes development staff from DOH, the Colorado Housing and Finance Authority (CHFA), the USDA Rural Development, US Department of Housing and Urban Development (HUD), and several Community Development Financial Institutions (CDFIs).
- Colorado and Community Interagency Council on Homelessness, a State coordinating organization appointed by the Governor to develop a strategic plan to end homelessness.
- Participates in Colorado’s three Continua of Care (CoC): Metropolitan Denver Homeless Initiative; Homeward Pikes Peak and the Balance of State.
- Housing Colorado, Inc., a 501(c)(3) membership organization that facilitates workshops, meetings and educational opportunities, as well as an annual conference for housing organizations and industry professionals.
- Colorado Chapter, National Association of Housing Redevelopment Organizations (NAHRO), a state trade association for housing authorities and redevelopment agencies.
- Colorado Foreclosure Task Force, a public-private task force in which the Division of Housing participates as an active member.
- Supportive Housing Program, a statewide housing authority whose oversight transferred to the Division of Housing as of July 1, 2011. DOH has established and will maintain Housing Advisory Housing Board.
- Examines linkages between HOME, CDBG and the HUD Section 8 Housing Choice Voucher Program. The purpose of the examination is to increase the supply of affordable housing for persons of limited income.
- DOH's OHI will focus on homeless issues.
- Office of Homeless Youth Services, a program within the Division of Housing, will meet on a regular basis with statewide agencies to establish goals, objectives and to seek funding.

## **Discussion**

Actions Planned to Affirmatively Further Fair Housing: DOH will continue to take opportunities to educate housing providers across the state on fair housing whenever possible. DOH will propose sessions at both the National Association of Housing and Redevelopment Officials Conference

and also with Housing Colorado Annual Conference. In addition, the Division has contracted with the Denver Metro Fair Housing Center to test for housing discrimination in the Disaster Recovery area and for discrimination against people with disabilities and people with children in the Denver Metro Area.

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## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

#### Introduction

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.320(k)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.320(k)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

HOME funding is not being used for any form of investment other than those identified in Section 92.205.

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

The State reviews applications for homeownership projects and programs to determine whether resale or recapture restrictions are best suited to each proposal. Generally, recapture is preferred, unless the applicant can demonstrate that they will be able to assist homebuyers with meeting resale requirements during the HOME affordability period. The state does not allow subrecipients to choose, but instead the state will favor recapture unless there is an ongoing relationship (e.g. or land trust model). Agencies must ensure ongoing compliance by using either a "Recapture" or "Resale" model. DOH and the agency must agree on which model to use before the program begins, and that choice must be reflected in the contract between DOH and the agency. Neither option prevents clients from selling their home, although Resale does restrict the sales price. Only DPA and For-Sale loans (not Rehab) have to be protected for the affordability period by a recorded "enforceable instrument." Programs using the Resale model must use a Beneficiary and Use Covenant. Programs using the Recapture model may use a Beneficiary and Use Covenant, or they may instead incorporate it into their loan documents – but only if the client is not allowed to fully pay off the loan before the affordability period expires. The agency must incorporate the following agreements into their loan agreements (Deed of Trust, Promissory Note or other documents):

- Key terms of the mortgage note
- Length of the affordability period
- Principle residency is required of the client throughout the affordability period. If a client fails to use the home as a principle residence, the remaining balance of their loan becomes due and payable.
- Loan payoff does not end the affordability period, but selling the home or losing it to foreclosure does end it, and releases any use covenant.
- DOH recommends that the agency seek legal advice about incorporating these provisions into their loan documents.

Subrecipient resale/recapture provisions are the same. Subrecipients are expected to demonstrate how they are able to assist homebuyers in meeting the resale requirements during the time DOH and the agency agree on which model will be used before the program begins and be reflected in the contract. Following the detailed requirements in the RLF guidelines and application will outline their ability to meet resale requirements as detailed in the resale guidelines below. DOH staff provides on-going technical assistance to agencies to maximize the use of the new grant and

program income funds used in revolving loan fund programs. DOH will monitor all agencies for compliance with these policies, as well as federal requirements, at least bi-annually. This review will include an evaluation of the agency's performance in meeting service provision goals, and compliance with local lending guidelines. Any changes to the resale/recapture requirements will include an amendment to the Annual Action Plan.

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

Recapture the HOME Investment and Create another Affordable Unit: HOME funds subject to recapture include any development subsidy or direct assistance to the homebuyer that reduced the purchase price from fair market value to an affordable price, or any down payment or subordinate financing provided on behalf of the low income purchaser. • The property may be sold during the affordability period with full or partial repayment of the HOME assistance. Recaptured funds must be used for more HOME-eligible activities. • Full Recapture, subject to net proceeds – the agency (or subgrantee) will recapture 100% of the funds if the client sells their home before the end of the affordability period, unless the client can demonstrate that the sale was an arms-length transaction and that net proceeds are not adequate to pay off 100% of the loan. • Net proceeds = Sales price – Senior debt repayment – Closing costs. Any excess net proceeds, after repayment of the DPA loan to the agency, may be kept by the client, unless their loan is structured with an equity ratio instead of an amortizing interest rate (for Shared Equity Programs).

Resale of the Existing Property to another Low-income Buyer: • The subsequent purchaser must be a low-income family (80% or less of area median income) that will use the property as its principal residence. • The sale of the property to the new low-income family must be at a price that allows for "fair return on investment, including any improvements" to the seller (the former homebuyer). • The former homebuyer's investment is defined as their down payment plus the value of any improvements they made to the house. For example, the homebuyer made a \$1,000 down payment to purchase an existing home. They also invested in a new kitchen that added \$5,000 to the value of the home. Their investment equals \$6,000. "Fair return" is defined as the percentage change in the value of the home, based on the percentage change in median home prices and documented by appraisals from the former homebuyer's purchase and the subsequent (new) homebuyer's purchase. • For example, the median sales price for the home's unit type (single family vs. condo; existing vs. new construction) and market area, according to the local Multiple Listing Service, was \$200,000 when the homebuyer purchased it. When they decide to sell, the same measure of median sales price indicates an increase of 2.5% to \$205,000. The seller must be allowed to sell the home for enough to recoup both their original investment (\$6,000) and a 2.5% fair return on that investment ( $\$6,000 \times 2.5\% = \$150$ ), a total of \$6,150. • NOTE: if median sales prices actually decline between sales, the seller may not receive a return on their investment. AND ALSO, • The property must be sold at a price that is affordable to a household at 75% to 80% of area median income that will pay not more than 30% of their income for principal and interest. • If the affordable sales price is not enough to allow the seller to realize a fair return on their investment, the State may provide



HOME funding to help a qualified buyer afford a sales price that does ensure a fair return. The new HOME funding would be provided through an existing State subgrantee.

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

The Division of Housing may use HOME funds to refinance existing debt on an eligible single-family, owner-occupied property when it uses HOME funds to rehabilitate the unit, if the refinancing will reduce overall housing costs for the owner and make the housing more affordable. The Division may also use HOME funds to refinance existing debt on multifamily rehabilitation, or new construction projects if refinancing is necessary for continued long-term affordability and is consistent with State-established guidelines. To qualify, the proposed project must meet one of the following criteria: • Rehabilitation is the primary eligible activity. This means that the amount of HOME funds for rehabilitation must equal or exceed the amount of HOME funds used to refinance existing debt on the property. The minimum ratio of rehabilitation costs to refinancing costs must be 1 to 1, or a minimum rehabilitation cost of \$5,000 per unit; or • A review of management practices should demonstrate that disinvestment in the property has not occurred, that the long-term needs of the project can be met, and that it is feasible to serve the targeted population over the proposed affordability period; or • The application must state whether the new investment is being made to maintain current affordable units, create additional affordable units, or both; or • The required period of affordability will be a minimum of 30 years; or • The State will accept applications for refinancing statewide; and, or • The State will not use HOME funds to refinance multifamily loans made or insured by any Federal program, including CDBG, unless additional affordable units will be income-restricted to low-income households or the affordability period is extended.

**Emergency Solutions Grant (ESG)**  
**Reference 24 CFR 91.320(k)(3)**

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

Please see attached ESG Standards and ESG Policies and Procedures.

DOLA-Division of Housing was approved by HUD to administer the 2016-17 ESG allocation on behalf of Adams County. These ESG funds help provide critical services for emergency shelter, homeless prevention, and rapid rehousing to Adams County residents as they work through times of crisis in their lives.

Per language of 576.301(d)(1) and (2) the intent of the “geographical area” is intended to mean that the funds would first go to the Adams County jurisdiction without the entitlement areas (Thornton

and Westminster). If DOH has any remaining funds from the first go round, then the funds could be advertised to Adams County including Thornton and Westminster and then if you have funds remaining after that then it could go the State geographical area.

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

Each of the three Continua of Care is at a different stage in the development of its coordinated assessment system, but each is working towards the development and implementation of a centralized system. The most robust and established system falls under the Denver Metro area Continuum of Care. That system currently serves chronically homeless individuals, veterans and youth, matching them to permanent supportive housing resources. In the coming year, the continuum aims to incorporate homeless families and rapid rehousing resources as well.

The El Paso County Continuum of Care system serves veterans, but aims to incorporate chronically homeless individuals in the coming year. The Balance of State Continuum of Care has begun piloting coordinated entry through two pilot programs in at least six communities. The Balance of State is receiving technical assistance from HUD and the DOH. DOH is intricately involved in the strategy, planning and implementation of each continuum's efforts.

The El Paso County Continuum of Care system serves veterans, but aims to incorporate chronically homeless individuals in the coming year. The Balance of State Continuum of Care has begun piloting coordinated entry through two pilot programs in at least six communities. The Balance of State is receiving technical assistance from HUD and the DOH. DOH is intricately involved in the strategy, planning and implementation of each continuum's efforts.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG Housing Assistance applications will be submitted to the Division of Housing whose internal staff will screen applications for threshold criteria and forward eligible applications to a scoring committee. The Program Manager will present funding recommendations to the Division Director, DOLA's Executive Director. DOLA's Executive Director will make the final funding decision.

#### THRESHOLD CRITERIA

- 501(c)(3) status or unit of general local government
  - Compliance with HMIS Participation
  - Dollar for dollar match requirement
  - Ability to meet certification of insurance requirement
- #### SCORING CRITERIA
- Years of experience in serving special needs population
  - Staff capacity and track record for serving special needs population
  - Staff capacity and track record

- Identify and document NEED for shelter and/or services
- Financial capacity
- Policies and procedures for assessing client needs
- Ability to conduct income determinations
- Ability to comply with grant requirements

SCORING CRITERIA • Years of experience in serving special needs population • Staff capacity and track record for serving special needs population • Staff capacity and track record • Identify and document NEED for shelter and/or services • Financial capacity • Policies and procedures for assessing client needs • Ability to conduct income determinations

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The ESG application scoring committee includes a homeless or formerly homeless individual among its seven members.

5. Describe performance standards for evaluating ESG.

Currently, the Division of Housing is relying on quarterly esnaps reports that capture unduplicated numbers of persons or households served as well as onsite monitoring performed by DOH staff members. In partnership with the Continua of Care, new written performance standards will be developed using the Consolidated plan, quarterly enaps report, Annual Action Plan and CAPER, as a guide to which performance standards will be recorded, tracked and produced in monthly or quarterly reports. General performance standards such as the unduplicated number of persons or households prevented from becoming homeless and the unduplicated number of persons or households assisted from emergency shelters/streets into permanent housing will be reported.

### **Boulder County Homeownership Value Limits**

In accordance with the procedures established at § 92.254(a) (2) (iii), Boulder County has determined 95 percent of the median area purchase price for single family housing. We are submitting these calculations as part of our 2017-2018 Annual Action Plan. The procedures established at § 92.254(a)(2)(iii) were met in the following ways: (A) The 95 percent of median area purchase price must be established in accordance with a market analysis that ensured that a sufficient number of recent housing sales are included in the survey. · Average sales per month were 312 with an average sales amount of \$58,306.55 (B) Sales must cover the requisite number of months based on volume: For 500 or more sales per month, a one- month reporting period; for 250 through 499 sales per month, a 2- month reporting period; for less than 250 sales per month, at

least a 2-month reporting period. The data must be listed in ascending order of sales price. Annual Action Plan 2016 102 OMB Control No: 2506-0117 (exp. 07/31/2015) The number of homes included in the data is 624 covering a time period of November 1, 2016-December 30, 2016 Data is listed in ascending order of sales prices. (C) The address of the listed properties must include the location within the participating jurisdiction. Lot, square, and subdivision data may be substituted for the street address. · Addresses are provided in the data for the jurisdiction we are seeking to increase the limit in. (D) The housing sales data must reflect all, or nearly all, of the onefamily house sales in the entire participating jurisdiction. · The data provided was provided by the Boulder County Assessors department. Data source attached (E) To determine the median, take the middle sale on the list if an odd number of sales, and if an even number, take the higher of the middle numbers and consider it the median. After identifying the median sales price, the amount should be multiplied by 0.95 to determine the 95 percent of the median area purchase price · The median income calculation was done with an excel formula within the spreadsheet, which came up to \$476,900.00 including all cities within the jurisdiction. 95% of that would be \$452,200 this would be our requested median sales price.

#### **Larimer County Home Homeownership Value Limits**

In accordance with the procedures established at § 92.254(a)(2)(iii), Larimer County has determined 95 percent of the median area purchase price for single family housing. We are submitting these calculations as part of our 2017-2018 Annual Action Plan.

The procedures established at § 92.254(a)(2)(iii) were met in the following ways:

(A) The 95 percent of median area purchase price must be established in accordance with a market analysis that ensured that a sufficient number of recent housing sales are included in the survey.

- Average sales per month were 64 with an average sales amount of \$260,58,942

(B) Sales must cover the requisite number of months based on volume: For 500 or more sales per month, a one- month reporting period; for 250 through 499 sales per month, a 2-month reporting period; for less than 250 sales per month, at least a 3-month reporting period. The data must be listed in ascending order of sales price.

- The number of homes included in the data is 1001 covering a time period of Jan. 2016 to April 2017.
- Data is listed in ascending order of sales prices.

(C) The address of the listed properties must include the location within the participating jurisdiction. Lot, square, and subdivision data may be substituted for the street address.

- Addresses are provided in the data for the jurisdiction we are seeking to increase the limit in.

(D) The housing sales data must reflect all, or nearly all, of the one- family house sales in the entire participating jurisdiction.

- The data provided was taken from the Larimer County website which includes all sales of single family residents during the time period listed above. Link to data source attached ([http://www.co.larimer.co.us/assessor/residential\\_sales.cfm](http://www.co.larimer.co.us/assessor/residential_sales.cfm).)

(E) To determine the median, take the middle sale on the list if an odd number of sales, and if an even number, take the higher of the middle numbers and consider it the median. After identifying the median sales price, the amount should be multiplied by 0.95 to determine the 95 percent of the median area purchase price.

- The median income calculation was done with an excel formula within the spreadsheet, which came up to \$372,297 including all cities within the jurisdiction. 95% of that would be \$353,682.00 this would be our requested median sales price.

## Discussion

"Housing Opportunities for Persons with AIDS (HOPWA)"

The State's method of selecting a sponsor is based on the sponsor's ability to provide comprehensive services to persons with HIV/AIDS statewide. Colorado Health Network (CHN) (dba Colorado AIDS Project) is a statewide entity with over three decades of providing a multitude of services to individuals with an HIV/AIDS diagnosis. Division of Housing selected CHN to be the grantee because of their specialization of services to persons with HIV/AIDS and because of their long standing success in service delivery.

HOPWA funding will help clients access housing, related supportive services and tenant based rental assistance. Funds will enable low-income Coloradans living with HIV/AIDS and their families to achieve housing stability, improved access to healthcare and medication, and reduce the risk of future homelessness.

The 2017-2018 goal is to assist 65 households with both rental assistance and supportive services. The State will retain 3% of its HOPWA grant for administration, the remainder will be granted to CHN which will use 7% for Admin and the remaining funds for rental assistance and supportive services.

DOLA has been working to improve the IDIS process for tracking program income held at the local level. We will create projects and activities to that better reflect PI and RL draws and receipts at an activity level. These changes should also provide HUD with a better indication of PI and RL held at the local level, and the overall activity of revolving loan funds throughout the state. Furthermore, as indicated in the methods of distribution, we plan to recapture funds held at the local level with inactive programs in order to redistribute those funds in a way that better serves those communities.

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**Attachments**

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## Grantee Unique Appendices

### DOLA/Division of Housing Performance Measures/Indicators

- Average cost per person receiving ESG assistance.
- Recipient expended all ESG funds within the established grant timeframe.
- Recipient met the deadline for submitting their signed grant agreement.
- Recipient met the deadline for submitting evidentiary documents.
- Recipient met the deadline for submitting performance reports.
- Recipient meets required standards for documentation of homelessness.
- Recipient complies with required record keeping methods.
- Recipient complies with the due process of terminating ESG funded assistance of participant.
- Amount of money leveraged.
- Does recipient have findings from previous compliance reviews?

### HUD PERFORMANCE STANDARDS

- Reduce the number of people who become homeless for the first time:
- Reduce the number of people who return to homelessness:
- Reduce the length of time of homelessness:



- Increase employment and income
- Thoroughness of the recipients in the geographic area in reaching homeless families and individuals.

**All ESG Grantee must comply with both CDOH Performance  
Measurements and HUD Performance Standards**

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## ESG Minimum Standards for Emergency Shelters

**Instructions:** Place a check mark in the correct column to indicate whether the property is approved or deficient with respect to each standard. A copy of this checklist should be placed in the shelter's files.

Approved	Deficient	Standard  (24 CFR part 576.403(b))
		<p>1. <i>Structure and materials:</i></p> <p>a. The shelter building is structurally sound to protect the residents from the elements and not pose any threat to the health and safety of the residents.</p> <p>b. Any renovation (including major rehabilitation and conversion) carried out with ESG assistance uses Energy Star and Water Sense products and appliances.</p>
		<p>2. <i>Access.</i> Where applicable, the shelter is accessible in accordance with:</p> <p>a. Section 504 of the Rehabilitation Act (29 U.S.C. 794) and implementing regulations at 24 CFR part 8;</p> <p>b. The Fair Housing Act (42 U.S.C. 3601 et seq.) and implementing regulations at 24 CFR part 100; and</p> <p>c. Title II of the Americans with Disabilities Act (42 U.S.C. 12131 et seq.) and 28 CFR part 35.</p>
		<p>3. <i>Space and security:</i> Except where the shelter is intended for day use only, the shelter provides each program participant in the shelter with an acceptable place to sleep and adequate space and security for themselves and their belongings.</p>
		<p>4. <i>Interior air quality:</i> Each room or space within the shelter has a natural or mechanical means of ventilation. The interior air is free of pollutants at a level that might threaten or harm the health of residents.</p>
		<p>5. <i>Water Supply:</i> The shelter's water supply is free of contamination.</p>
		<p>6. <i>Sanitary Facilities:</i> Each program participant in the shelter has access to sanitary facilities that are in proper operating condition, are private, and are adequate for personal cleanliness and the disposal of human waste.</p>
		<p>7. <i>Thermal environment:</i> The shelter has any necessary heating/cooling facilities in proper operating condition.</p>
		<p>8. <i>Illumination and electricity:</i></p> <p>a. The shelter has adequate natural or artificial illumination to permit normal indoor activities and support health and safety.</p> <p>b. There are sufficient electrical sources to permit the safe use of electrical appliances in the shelter.</p>
		<p>9. <i>Food preparation:</i> Food preparation areas, if any, contain suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner.</p>
		<p>10. <i>Sanitary conditions:</i> The shelter is maintained in a sanitary condition.</p>

		<p>11. <i>Fire safety:</i></p> <p>a. There is at least one working smoke detector in each occupied unit of the shelter. Where possible, smoke detectors are located near sleeping areas.</p> <p>b. All public areas of the shelter have at least one working smoke detector.</p> <p>c. The fire alarm system is designed for hearing-impaired residents.</p> <p>d. There is a second means of exiting the building in the event of fire or other emergency.</p>
		<p>12. If ESG funds were used for renovation or conversion, the shelter meets state or local government safety and sanitation standards, as applicable.</p>
		<p>13. Meets additional recipient/subrecipient standards (if any).</p>

## CERTIFICATION STATEMENT

I certify that I have evaluated the property located at the address below to the best of my ability and find the following:

- Property meets all of the above standards.
- Property does not meet all of the above standards.

ESG Recipient Name: \_\_\_\_\_

ESG Subrecipient Name (if applicable): \_\_\_\_\_

Emergency Shelter Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Evaluator Signature: \_\_\_\_\_ Date of review: \_\_\_\_\_

Evaluator Name: \_\_\_\_\_