



# COLORADO SPRINGS

OLYMPIC CITY USA

## 2024 Annual Action Plan



Prepared by the Housing & Community Vitality Department for the use of federal formula block grant funds through the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grant (ESG) Program.

Program year: April 1, 2024 - March 31, 2025

Please note: the Annual Action Plan is presented in a format prescribed by the U.S. Department of Housing and Urban Development. Data and narrative are entered into a federal database system called the Integrated Disbursement and Information System (IDIS) using a template with questions that align with the CDBG, HOME, ESG and Consolidated Plan program regulations. This report is prepared with the template for that data entry process.

If you have any questions about this plan, please do not hesitate to contact the Housing and Community Vitality Department at 719-385-5912 or [cityhousingandcommunityvitality@coloradosprings.gov](mailto:cityhousingandcommunityvitality@coloradosprings.gov). Thank you for your interest and time spent reviewing this report.

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# Executive Summary

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

### 1. Introduction

The City of Colorado Springs receives funding on an annual basis allocated by Congress and administered through the U.S. Department of Housing and Urban Development (HUD) to create strong, sustainable, inclusive communities and quality affordable homes for all.

The Annual Action Plan (AAP) provides a summary of the actions, activities, and the specific federal and non-federal resources that will be used during the program year (April 1, 2024 – March 31, 2025) to address the priority needs and specific goals identified by the Consolidated Plan. It is required by statute and helps ensure accountability and transparency for use of these taxpayer funds. This Annual Action Plan covers the fifth year of the 2020-2024 Consolidated Plan, and results are reported annually in the CAPER (Consolidated Annual Performance and Evaluation Report).

The City's Housing and Community Vitality Department is the lead agency responsible for preparing the Annual Action Plan and administering these funds, which come through the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) programs. (The Housing and Community Vitality Department is frequently identified throughout the plan as 'the Department' or HCVD, formerly known as the Community Development Division, or CDD.) The Annual Action Plan details how the City plans to invest its resources to meet its ongoing affordable housing, community development, and public service needs during the City program year, April 1 through March 31.

The City's new Mayor Yemi Mobolade was elected in 2023 and he identified housing and homelessness among his top priorities. He elevated the Community Development Division to a department, naming it the Housing and Community Vitality Department (HCVD). He established several early initiatives including recruiting Solutions Teams composed of community leaders, including a Housing Solutions Team and Homelessness Solutions Team. While working to develop priorities for the next City Strategic Plan to be released in 2024, the Mayor's early initiatives include creating a revised homelessness response plan and greater public reporting on City housing efforts.

In 2024, the City plans to continue its work providing decent and affordable housing, suitable living environments, and vital public services to improve the lives of its citizens – especially low- to moderate-income households and special needs communities such as the elderly, people experiencing homelessness, and persons with a disability.

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

Affordability continues to be the largest housing problem in Colorado Springs. Wage growth continues to lag behind the high growth in housing costs in recent years; Colorado Springs' median home price is \$450,000 with the average rent for a 2 BR apartment at \$1,490. Thirty-two percent of residents in El Paso County pay more than 30% of their income on housing, with 15% paying more than half. The Needs Assessment for the City's 2020-2024 Consolidated Plan, which informs the goals of this Annual Action Plan, examined household incomes, housing costs and availability, and housing conditions such as overcrowding, insecurity and homelessness. It found that housing cost burden is an issue for many families and households in the community, especially low- and moderate-income households. Economic impacts of the pandemic as well as dramatic housing cost increases are exacerbating these issues for our most vulnerable residents. Partner agencies providing services are seeing an increase in the number of residents at risk of and experiencing housing instability.

The City of Colorado Springs developed a strategic plan for utilizing HUD funds based on the analysis of the data presented in the 2020-2024 Consolidated Plan as well as the community participation and stakeholder consultation process. Through these efforts, the City identified five (5) priority needs and associated goals to address those needs within the funding guidelines.

The priority needs are:

1. Improved Public Infrastructure & Facilities
2. Increased Supply of Affordable Housing
3. Public Services & Quality of Life Improvements
4. Neighborhood Economic Development Opportunities
5. Homeless Housing & Supportive Services

The goals to address those needs are:

- 1A. Expand Public Infrastructure

- 1B. Improve Public Infrastructure Capacity
- 1C. Improve Access to Public Facilities
- 2A. Provide Owner Occupied Housing Rehab
- 2B. Increase Homeownership Opportunities
- 2C. Increase Affordable Rental Housing Options
- 3A. Provide Supportive Services for Special Needs
- 3B. Provide Vital Services for LMI Households
- 4A. Direct Assistance to For-Profit Businesses
- 5A. Provide Homelessness Prevention and Rapid Re-Housing Assistance
- 5B. Provide Assistance for Street Outreach and Homeless Shelters

To meet these goals, the City will partner with multiple public and private agencies to fund targeted activities described in this plan. Some examples include:

1. Provide financial support and development incentives to create and preserve affordable housing.
2. Engage local nonprofit rehabilitation experts to make homes safe and accessible for low income disabled and senior residents.
3. Offer grants to fund local eligible nonprofit agencies to keep vulnerable residents housed or place those experiencing homelessness into stable housing. This may include investing in street outreach, improving data reporting and analysis, and distributing rental assistance funds.
4. Apply for Section 108 borrowing authority to support construction of a new senior center.
5. Continue implementing strategies in the HomeCOS housing plan and meeting or exceeding the City's goal under Colorado's Proposition 123 to increase the City's affordable housing stock by 758 units each year for three years.

2024 Areas of Focus:

- 1) Develop and implement strategies to leverage new funding for housing and shelter, including:
  - Proposition 123 approved by voters that dedicates tax revenue to affordable housing programs,
  - HOME-ARP funds, utilizing the allocation plan approved by HUD in 2022
  - Section 108 Loan Program
  - Collaborate with local service providers to identify funding and provide emergency shelter for people unable to access current facilities due to medical and mobility support needs.

- 2) Explore solutions to lack of staff capacity among local agencies creating barriers to funding certain services, such as rental assistance programs and housing navigation positions.
- 3) Fair Housing planning
- 4) Prepare for the 2025-2029 Consolidated Plan.

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

In 2023 the Housing and Community Vitality Department continued working with community partners to coordinate resources, maintain vital services and leverage funding to help our most vulnerable community members. In addition, the Department made progress toward achieving outcomes for the fourth year of the 2020-2024 Consolidated Plan. 2023 Public Services funds were awarded for:

- Eviction prevention
- Emergency shelter services
- Groceries for a food pantry
- Behavioral specialist for a youth diversion program
- Digital literacy and employment training for recently incarcerated

Notable activities from other programs include:

- With support from the City, the Salvation Army converted to serving families, filling a gap left by the previous closure of other shelters serving families.
- Continued partnership with Catholic Charities to administer the second round of Emergency Rental Assistance funds. The ERAP funds will be fully exhausted by the end of the 2023 program year.
- Utilized the City's new development fee offset program and a sales tax rebate program to incentivize development of affordable housing.
- The City approved its the first permanent supportive housing development for youth, which incorporates cutting edge trauma-informed design principles. It began construction this year.
- In April 2022, the City of Colorado Springs joined the House America Challenge. The City's initiative included the joint announcement of a 1st ever collaboration between the City of Colorado Springs Community Development Division, the Colorado Springs Housing Authority, and the Pikes Peak Continuum of Care to achieve three principal goals: 1) Full utilization of an additional 101 Emergency Housing Vouchers; 2) Award of 150 units of permanent supportive housing through the Low-Income Housing Tax Credit program; 3) Creation of 50 additional shelter/housing opportunities for homeless families. Thanks to the collaboration between the City, the Colorado Springs Housing Authority, the Pikes Peak Continuum of Care, Homeward Pikes Peak, and Springs Rescue Mission, all 101 Emergency Housing Vouchers were fully utilized in September 2023. During the partnership period, from August 2021 to September 30, 2023,

CSHA and CHP collaborated with Homeward Pikes Peak and Springs Rescue Mission to assist identified households with documentation, housing search, removal of housing barriers, and case management. Upon completion, all 101 vouchers were successfully allocated, benefiting a total of 43 households with children, 36 individuals, 10 veterans, and 12 youth (ages 18-24). We are grateful for the collaboration and work completed by Homeward Pikes Peak and Springs Rescue Mission. Homeward Pikes Peak assisted 65% of the households while Springs Rescue Mission assisted the other 35%; thanks to these great organizations 101 formerly homeless individuals and families have found safe and secure housing.

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

Public engagement is essential to understand what people are experiencing, learn what our residents care about, and effectively meet the needs of our residents. To this end, the Department follows the City's Citizen Participation Plan (CPP), which provides for and encourages public participation and consultation. It emphasizes involvement by residents and the organizations and agencies that serve low/moderate income (LMI) persons in the planning and implementation of community development and housing programs. As the need for emergency public health measures in response to Covid-19 has declined, the City resumed in-person meetings while continuing to offer virtual access, maintaining the increased accessibility that provides.

To develop this plan, we held two public hearings that allowed both digital and in person participation, for which we provided public notice through our paper of record and through several digital outlets including social media, City website, targeted email outreach and the Department's email newsletter. To seek comment on the plan draft, we provided public notice of the comment period and upcoming public hearing using the same methods. All contents on the City's website are available in 104 languages. Email notices were sent in English and Spanish. Free language interpretation and accessibility support are offered in promotional materials for the public hearings.

To hear from peer agencies and organizations, we held several other meetings to discuss current conditions and operations, client and organizational needs, outreach efforts and planned projects. We seek mutually supportive ties with partner organizations when goals and target audiences intersect or complement one another.

## **Citizen Participation Outreach**

See AP-15 Citizen Participation for more details about the citizen participation process and engagement efforts undertaken by the Housing and Community Vitality Department.

### **5. Summary of public comments**

During the two public meetings in October 2023, attendees expressed concerns about the growing need for rental assistance and that existing sources are inaccessible to many who need it. It was noted the community lacks emergency shelter for people needing medical help or support for activities of daily living. Advocates said there is a huge need for and very little existing shelter for victims of domestic violence. Comments made during the upcoming public comment period and public hearing will be added here.

Documentation of citizen participation will be attached as an appendix to the final plan.

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

No comments or views were rejected or not accepted.

### **7. Summary**

N/A

## The Process

### PR-05 Lead & Responsible Agencies – 91.200(b)

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	COLORADO SPRINGS	Housing and Community Vitality Department (HCVD)
HOME Administrator	COLORADO SPRINGS	Housing and Community Vitality Department (HCVD)
ESG Administrator	COLORADO SPRINGS	Housing and Community Vitality Department (HCVD)

Table 1 – Responsible Agencies

#### Narrative (optional)

The City of Colorado Springs, through the Housing and Community Vitality Department, is the lead agency responsible for preparing the Annual Action Plan and for administration of the CDBG, HOME and ESG programs.

#### Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Colorado Springs Housing and Community Vitality Department conducted several meetings with peer agencies, service providers, city departments, and neighborhood leaders to maximize input from, and coordination with, a large cross-section of stakeholders. This input was instrumental in developing the planned activities for program year 2024.

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

Since the COVID-19 pandemic the Housing and Community Vitality Department has maintained an increased level of ongoing coordination between the City and the region's public and private health and housing providers. Though acute impacts of the pandemic have lessened, the continued sharp rise in the cost of rental housing has meant continuing urgent need for housing assistance.

In 2023, and our consultations for the 2024 program year focused on coordinating with community partners to best leverage resources.

1. Emergency response - The Department convened monthly meetings with shelter providers and the El Paso County Health Department as the Covid isolation shelter, City Hope, closed in January 2023. The monthly shelter meetings continued through the Spring while the Salvation Army shelter for families completed the second phase of their remodel to ensure that families can stay together in a private room. In May, the Salvation Army shelter relaunched as the Salvation Army Family Hope Center. In June, the monthly shelter meetings transitioned to include Street Outreach Providers as well as shelter and health department officials. This change has increased the collaboration between shelters and street outreach; each group has learned more about each other’s processes and policies. It has been

beneficial for both provider groups to hear directly from the health department to prevent future outbreaks of communicable diseases such as shigella and COVID.

2. Local housing authorities – The Colorado Springs Housing Authority (CSHA) is a member of the Pikes Peak Continuum of Care (PPCoC) governing board. The City’s Chief Housing Officer, who leads the Housing and Community Vitality, meets with CSHA’s Executive Director and key staff regularly to discuss joint priorities and programs. The El Paso County Housing Authority (EPCHA) is a 5-member governing body appointed by the El Paso County Board of County Commissioners. EPCHA is best described as a finance agency, not a traditional PHA. The City’s Chief Housing officer is a member of the EPCHA governing body which meets monthly. EPCHA administers a housing trust fund, oversees issues of private activity bonds (PAB), and provides modest grants for rural human service agencies.
3. Private nonprofit housing providers – The City’s homelessness prevention and response coordinator is an ex-officio member of the Pikes Peak Continuum of Care (PPCoC) governing board. The board includes private, governmental, mental health, and human service agencies, and meets monthly. Thanks to the data gathered and shared by this entity, the City prioritizes funding housing assistance programs that pair direct assistance with wraparound services. We recognize the value of housing as a health indicator and of health services as a key to maintain housing stability. As service providers continue to be impacted by COVID-19 including but not limited to staffing shortages, a tight rental market, and landlords fearful of financial loss and less willing to accept housing vouchers and rental assistance, the Department continues intensive coordination with service providers to address these challenges.

**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.**

The City’s Homelessness Prevention and Response Coordinator is an ex officio member of the PPCoC governing board and acts as a liaison for City interests and Housing and Community Vitality collaborative efforts. Homeless Management Information System (HMIS) data helps the City and CoC determine effectiveness of initiatives and strategies and identify gaps in service by population. Housing and Community Vitality takes this information into account when deciding priority populations, facility needs, and project management procedures.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area 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**

Housing and Community Vitality manages federal ESG funds, while the CoC is the collaborative applicant for federal CoC funds and manages state ESG funds. Both entities award these funds competitively to service providers in the region. The City collaborates with the CoC administrative staff to determine the awarding of funding.

The strategy for spending ESG funding is generally dictated by the program parameters and the fact that ESG covers activities other sources do not. The City typically makes its funding available for all five components of the ESG program. It directs its full 60% cap of entitlement ESG funds for shelter operations and street outreach, to help local low-barrier shelters because those activities are not eligible for CoC funds. The remaining 40% is divided between rapid rehousing, homelessness prevention, and HMIS.

Rapid rehousing is valued by the members of the PPCoC, as it is a critical tool in diversion, exiting shelter, and connecting people to stable, permanent housing. Homelessness prevention is a valuable piece of ESG funding as it is not currently funded by CoC grant dollars. However, it remains the hardest program for service providers to run because of the high administrative barriers that make it hard to serve those who are truly at risk of homelessness. Lastly, support for HMIS remains a regional priority because of the value the community (and HUD) place on data quality and outcome reporting.

HCVD took part in reviewing and providing feedback on the CoC Strategic Plan and supports a shared model for collaboration and data informed decisions that will be carried forward into 2024. There remain gaps in permanent supportive housing and services for families with children and households scoring extremely high on the vulnerability index (usually indicating substantial medical, mental health, or other supportive service

needs). Family shelter, rapid rehousing, and permanent supportive housing continue to be high-priority projects for 2024, with support for housing navigation a critical need in the tightening housing market.

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

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

1	<b>Agency/Group/Organization</b>	El Paso County Economic Development
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment 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>	El Paso County Economic Development manages county CDBG funds and a Housing Trust Fund. City HCVD staff meets quarterly to share information about program activities, funding priorities, potential cooperative efforts, shared subrecipients, data tools and fair housing planning.
2	<b>Agency/Group/Organization</b>	Colorado Springs Housing Authority (CSHA)
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs 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>	CSHA is the local public housing authority (PHA). The City’s Chief Housing Officer meets regularly with the CSHA Executive Director to discuss public housing needs, housing affordability in the region, and alignment of upcoming projects and activities across HCVD and CSHA programs. Shared priorities and desired outcomes include housing extremely low-income households, increasing the supply of affordable and accessible rental housing, and effectively leveraging HUD funds with other finance tools such as the Low-Income Housing Tax Credit (LIHTC) program. HCVD will continue to support CSHA in leveraging tax-credit financing as well as HOME and CDBG funds from the City of Colorado Springs and encouraging CSHA resident participation.
3	<b>Agency/Group/Organization</b>	El Paso County Public Health
	<b>Agency/Group/Organization Type</b>	Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children, Non-Homeless Special Needs, Other
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCVD staff met with the EPC Public Health's planner to discuss how and when they conduct a Community Health Assessment (CHA) and their Community Health Improvement Plan (CHIP), with particular emphasis on how they intersect with housing. The new CHA will be available soon. Anticipated outcomes include City staff participation in the Healthy Community Collaborative (HCC) that meets monthly. Staff will incorporate the CHA and other plans and assessments into needs analysis for prioritization of HUD funds.
4	<b>Agency/Group/Organization</b>	Colorado Legal Services, The Justice Center
	<b>Agency/Group/Organization Type</b>	Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Other: Fair Housing, Housing stability

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussed eviction prevention resources, current eviction trends, volunteer and staff capacity, eviction and fund projections, and legal agency needs.
5	<b>Agency/Group/Organization</b>	CONO
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment 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>	In 2022 CONO launched a neighborhood leadership development program throughout the city. HCVD staff participates in CONO's leadership development program for neighborhood leaders and meets with leadership of CONO to share information about neighborhood support, especially for under-resourced neighborhoods.
6	<b>Agency/Group/Organization</b>	Pikes Peak Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization
	<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 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>	HCVD’s Homelessness and Response Coordinator serves as an ex-officio member of the PPCoC board and HCVD staff and PPCoC administrators work closely on using HMIS data to evaluate outcomes of ESG-funded activities. Outcomes include improved homelessness prevention through shared understanding of the services landscape.
7	<b>Agency/Group/Organization</b>	Community Development Advisory Committee
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Other
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Community Development Advisory Committee was established in 2023 to advise the Mayor and Housing and Community Vitality Department on priority funding areas for the Annual Action Plan. Members are community leaders and advocates from across the city who leverage their networks to better inform City staff, to get the word out about the City’s work, and to increase citizen participation in the City’s work on housing and community development.
8	<b>Agency/Group/Organization</b>	City of Colorado Springs Office of Innovation
	<b>Agency/Group/Organization Type</b>	Other government - Local,
	<b>What section of the Plan was addressed by Consultation?</b>	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>	Consulted the Office to update on federal broadband support programs that serve qualifying low-income households and the potential funding shortfalls they are expected to face (Affordable Connectivity Program projected to run out of funds; need to put more emphasis on Lifeline program to help offset low-income household impact). The anticipated outcome is digital equity for low-income households.

9	<b>Agency/Group/Organization</b>	Coalition for Homelessness Advocates & Providers (CHAP)
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	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>	HCVD staff periodically attend meetings of the Coalition for Homelessness Advocates & Providers, including one to hear from local school districts' Title 1 and McKinney-Vento staff about activities to serve students experiencing homelessness. Anticipated outcomes include better connecting students and families in need with HMIS and service providers. Their experiences reinforced the high need and lack of housing options for families experiencing homelessness.
10	<b>Agency/Group/Organization</b>	Innovations in Aging Collaborative
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<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>	HCVD staff attended and presented at Innovations in Aging Collaborative's Age Friendly Summit. The Innovations in Aging Collaborative (IIAC) is currently leading a project to make El Paso County more age friendly. HCVD staff works with the collaborative to address the growing problem of senior housing displacement resulting from rapidly increasing rents.

11	<b>Agency/Group/Organization</b>	Community Housing Affordability Task Force (CHAT)
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment, 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>	The Chief Housing Officer attends monthly meetings with the Housing Affordability Task Force, a group including leaders of nonprofit and for-profit housing developers and economic development groups. Anticipated outcomes are increased support for development of affordable housing through advocacy, incentive programs, public private partnerships.

12	<b>Agency/Group/Organization</b>	The Justice Center, PPLD, Brothers Redevelopment, Colorado Legal Services
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Other
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCVD staff meets with these partner agencies who collaborate on eviction prevention efforts through tenant legal education to discuss continuing need and impact of the collaboration. These educational programs will continue into 2023.
13	<b>Agency/Group/Organization</b>	Public Works and Parks Departments
	<b>Agency/Group/Organization Type</b>	Other government - Local,
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless, Other,

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>HCVD staff participate in ad hoc meetings about major initiatives and public projects that affect homelessness and low-income neighborhoods such as railroad realignment project, trail usage and park usage. Meetings keep HCVD staff up to date on community needs and options for leveraging HUD funds for greater impacta</p> <p>In 2023, the Parks Department hired Park Rangers to patrol trails, complete repairs, and ensure they are safe and in good use for the community. The Rangers attend the monthly Street Outreach and Shelter meetings as they interact with both housed and unhoused residents. These meetings provide them with support and education regarding services and interactions with people experiencing homelessness.</p>
<p><b>Agency/Group/Organization</b></p>	<p>Pikes Peak United Way 2-1-1</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Regional organization,</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homeless Needs - Families with children, Non-Homeless Special Needs,</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>City HCVD staff met with PPUW 211 manager, CEO and Programs Manager to learn what emerging needs they are seeing through 211 calls. Summary and data were provided and will be incorporated into needs analysis for prioritization of HUD funds.</p>
<p><b>Agency/Group/Organization</b></p>	<p>Age Friendly Housing Workgroup</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Other government - County,</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment,</p>

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCVD staff attended this workgroup meeting and heard the need for rental assistance and more information on renters rights and evictions.
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14	<b>Agency/Group/Organization</b>	Comprehensive Planning
	<b>Agency/Group/Organization Type</b>	Other government - Local,
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless, Other,
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Department staff connected with neighborhood planners to increase understanding of the plans and advocate how those plans can include resources for unhoused residents. As the City's homelessness prevention staff move forward with updating the City's homelessness response plan, they will meet with neighborhood and long range planning for input.
15	<b>Agency/Group/Organization</b>	Mayor's Housing Solutions Team
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders,
	<b>What section of the Plan was addressed by Consultation?</b>	Other,
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the</b>	Four meetings to collect community feedback on strategic initiatives related to affordable housing, for profit and nonprofit stakeholders.

	<b>consultation or areas for improved coordination?</b>	
	<b>Agency/Group/Organization</b>	<b>Pikes Peak Housing Network Leadership Council</b>
	<b>Agency/Group/Organization Type</b>	Planning 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>	PPHN's mission is to foster innovative and collaborative solutions that advance housing affordability, access, and production. The City's Chief Housing Officer serves on the leadership council to share information and facilitate coordination as needed.
	<b>Agency/Group/Organization</b>	Southeast Economic Vitality Regional Leadership Group
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders,
	<b>What section of the Plan was addressed by Consultation?</b>	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>	HCVD staff consulted with this neighborhood leaders collaborative on housing and economic development opportunities for Southeast Colorado Springs. Anticipated outcomes are improvements and potential projects for future support.
	<b>Agency/Group/Organization</b>	Colorado Municipal League Statewide Housing Policy Gathering
	<b>Agency/Group/Organization Type</b>	Regional organization,
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment,

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>HCVD staff engaged with other cities around housing and explored common issues facing cities.</p>
<p><b>Agency/Group/Organization</b></p>	<p>COSIloveYou</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Other,</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Other,</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Staff attend local leadership gathering with faith-based, business, government and philanthropy leaders to explore ways to collaborate on community issues such as housing homelessness and mental health.</p>
<p><b>Agency/Group/Organization</b></p>	<p>Comprehensive Planning</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Other government - Local,</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homelessness Strategy, Other</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Community Development Division staff attended meetings kicking off the neighborhood planning process for the Greater Westside, which includes several LMI neighborhoods. Staff will participate in the process in 2023 to help address needs of those neighborhoods.</p>
<p><b>Agency/Group/Organization</b></p>	<p>Neighborhood Services, Homeless Outreach Program (HOP), Police Department Homeless Outreach Team (HOT)</p>

	<b>Agency/Group/Organization Type</b>	Services-homeless,
	<b>What section of the Plan was addressed by Consultation?</b>	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>	The City's Homelessness Prevention and Response Coordinator meets with the Fire Department's Homeless Outreach Program (HOP) and Homeless Outreach Team (HOT) teams monthly, often having weekly conversations about needs and especially difficult cases where persons/families experiencing homelessness are not able to obtain shelter.
	<b>Agency/Group/Organization</b>	Pikes Peak Real Estate Foundation
	<b>Agency/Group/Organization Type</b>	Other,
	<b>What section of the Plan was addressed by Consultation?</b>	Other
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCVD staff coordinate on an ongoing basis to strategize around land banking and affordable housing development, attracting state funding, and collaborating to leverage these funds .
	<b>Agency/Group/Organization</b>	Pikes Peak Elder Abuse Meeting
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons,
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy, Non-Homeless Special Needs,
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the</b>	City's Homelessness Prevention and Response Coordinator attends the monthly collaborative meetings to understand unique challenges and resources for the fastest rising subpopulation of seniors. Additionally, she provides updates on services for seniors experiencing homelessness.

	<b>consultation or areas for improved coordination?</b>	
	<b>Agency/Group/Organization</b>	Springs Rescue Mission
	<b>Agency/Group/Organization Type</b>	Services-homeless,
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy, 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>	Staff communicates daily regarding shelter bed utilization, meets monthly to discuss challenges and successes.
	<b>Agency/Group/Organization</b>	Street Outreach and Shelter Roundtable
	<b>Agency/Group/Organization Type</b>	Services-homeless,
	<b>What section of the Plan was addressed by Consultation?</b>	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>	SRM, The Place, CHP, El Paso County Health, Family Promise, HOPE COS, HOP, HOT, City Park Rangers, and Code Enforcement from City and El Paso County - bed utilization, coordination of street outreach and shelters, topics of concern, public health issues, outbreaks, closures, trends in homeless population.
	<b>Agency/Group/Organization</b>	El Paso County Housing Authority
	<b>Agency/Group/Organization Type</b>	Other government - County,

<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>	The Chief Housing Officer is a member of the board and attends monthly meetings to advise on regional affordable housing solutions and use of Housing Trust Fund monies to support affordable housing development in the Pikes Peak region.
<b>Agency/Group/Organization</b>	City Senior Center Project Task Force (HCVD, Deputy Chief of Staff, CFO, Real Estate Services, YMCA, External Consultants)
<b>Agency/Group/Organization Type</b>	Other government - Local,
<b>What section of the Plan was addressed by Consultation?</b>	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>	HCVD staff participated throughout PY2023 in monthly meetings to finalize design, financing including Section 108, and hiring a general contractor to keep momentum with the development of the new Colorado Springs Senior Center.
<b>Agency/Group/Organization</b>	Community Health Partnership, Kaiser Permanente
<b>Agency/Group/Organization Type</b>	Services-Health,
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment, Homelessness Strategy,
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the</b>	Flex fund progress to close gaps in housing services

	<b>consultation or areas for improved coordination?</b>	
	<b>Agency/Group/Organization</b>	CHAP - Coalition for Homelessness Advocates & Providers
	<b>Agency/Group/Organization Type</b>	Services-homeless,
	<b>What section of the Plan was addressed by Consultation?</b>	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>	Monthly meeting of service providers and advocates, includes presentations of local efforts and opportunities to connect individuals and families experiencing housing instability to services. Outcomes are greater awareness of the services and needs, potential for greater coordination, City communications of resources.
	<b>Agency/Group/Organization</b>	Brothers Redevelopment
	<b>Agency/Group/Organization Type</b>	Services - Housing,
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment, 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>	Held consultation with Brothers to hear about needs of LMI households in Colorado Springs under the home repair program. Continual need exists for these populations and waiting lists are present. CO Housing Connects provided data on how many calls they received from their hotline from Sept 2022-23.
	<b>Agency/Group/Organization</b>	Solid Rock Community Development Corporation
	<b>Agency/Group/Organization Type</b>	Other,

<b>What section of the Plan was addressed by Consultation?</b>	Economic Development, Anti-poverty Strategy, 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>	HCVD staff met with Solid Rock staff to learn about economic and social needs in Southeast Colorado Springs, which included food security/availability, workforce development for young adults, rental assistance, arts/cultural institutions development, transportation/transit needs, and mental health resources.
<b>Agency/Group/Organization</b>	Broadband Services Infrastructure, Colorado Springs Utilities, City Office of Innovation
<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers,
<b>What section of the Plan was addressed by Consultation?</b>	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>	Staff attended Smart Cities one day conference covering topics including federal broadband policy discussions impacting the Affordable Connectivity Program (ACP) and the likely funding shortfall impacting households in 2024, regarding monthly subsidy. Met with other city departments to explain the importance of notifying impacted subscribers by updating City webpages on the ACP. Also listened to Colorado Springs Utilities partnership on leasing broadband fiber network with Ting and their plan on offering free ACP to eligible subscribers in their service area.
<b>Agency/Group/Organization</b>	Pikes Peak Office of Emergency Management
<b>Agency/Group/Organization Type</b>	Agency - Emergency Management,

<b>What section of the Plan was addressed by Consultation?</b>	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>	Homelessness Prevention and Response Team attended a collaborative meeting with partner agencies and the Pikes Peak Office of Emergency Management to discuss processes for notifications and transportation for people experiencing homelessness during extreme weather events.
<b>Agency/Group/Organization</b>	Family Solutions Collaborative
<b>Agency/Group/Organization Type</b>	Services-Children,
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment, 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>	Sharing of specific needs and services for families with children under the age of 18 experiencing housing instability and homelessness. FSC created a systems map that defines and illustrates how families can experience paths from thriving to instability, homelessness, and the paths to returning to thriving, as well as how they can cycle between them.
<b>Agency/Group/Organization</b>	Medical Acuity Collaborative
<b>Agency/Group/Organization Type</b>	Services-homeless,
<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless, Homelessness Strategy,
<b>Briefly describe how the Agency/Group/Organization was consulted.</b>	HCVD staff facilitates a community collaboration to address the gaps in shelter, services and housing for persons and families experiencing homelessness who are not able to obtain shelter and housing due to mental/behavioral health (including

<p><b>What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>substance abuse), chronic health conditions and disabilities, senior specific needs of aging, and medical conditions requiring help with activities of daily living.</p>
<p><b>Agency/Group/Organization</b></p>	<p>Homelessness and Mental Health Summit, Peak Vista Community Health Centers</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Health,</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Non-Homeless Special Needs, Anti-poverty Strategy,</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>In coordination with the Mayor's focus on mental health services, the Department coordinated with Peak Vista Community Health Centers to host a presentation on the intersections of mental health and homelessness and a panel discussion with frontline workers from street outreach, McKinney Vento liaisons, and a nurse.</p>
<p><b>Agency/Group/Organization</b></p>	<p>The Resource Exchange</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Persons with Disabilities,</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Non-Homeless Special Needs,</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Staff attended the Annual Legislative Town Hall on Disabilities hosted by The Resource Exchange. Conversations with service providers and individuals with developmental disabilities (IDD's). Outcomes are increased knowledge and potential for coordination of funding for housing and service needs of individuals with developmental disabilities (IDD's) and their unique struggles in navigating and obtaining affordable/accessible housing. People with IDD's may also have physical or mental disabilities, which increases their rank and category of need. Providers described significant challenges in placing their clients in safe, accessible, and affordable housing.</p>

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

HCVD staff did not engage with any Community Development Financial Institutions in preparation for the Annual Action Plan. While there are no Colorado Springs-based or El Paso County-based CDFIs, there are CDFIs elsewhere in the state and in other Mountain West states. HCVD staff has explored the creation of a CDFI in Colorado Springs in collaboration with the Pikes Peak Real Estate Foundation, however, there are no plans to move forward at this time.

**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?
2021 PPCoC 3-Year Strategic Plan	Community Health Partnership	Outlines regional strategy to prevent and end homelessness.
PlanCOS	City of Colorado Springs	This strategic plan and the City Strategic Plan are designed to complement each other and contain the same goals and strategies, specifically around arresting decline in targeted neighborhoods and supporting affordable housing with access to transit.
HomeCOS: Colorado Springs 2020 Affordable and Attainable Housing Plan	City of Colorado Springs	Ongoing planning effort targets strategies to ease housing development for the low- and very low-income groups

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Colorado Springs HOME-ARP Allocation Plan	City of Colorado Springs	This plan directly addresses our affordable housing and homelessness response by identifying how we will spend our additional HOME funds allocated from the American Rescue Plan.
2019 Homelessness Initiative	City of Colorado Springs	The Initiative goals were developed by City homelessness prevention and response coordinator and vetted by public. Outreach expansion goal aligns with HCVD funding eligibility.
Mill Street Neighborhood Plan	City of Colorado Springs	2019 plan to strengthen historic downtown neighborhood by increasing economic, cultural, and physical resilience. CDBG and HOME-friendly strategies to prevent displacement and improve neighborhood conditions.
2022 CAPER and 2023 Annual Plan	City of Colorado Springs	These federal documents were considered in order to assess progress, long-term strategic planning, and future goals in light of past efforts
Colorado Springs School District Facilities Master Plan	Colorado Springs School District 11	This document identifies school campuses in the city in need of major repairs. The Division is using this document and guidance from D11 leaders as a focal point to initiate neighborhood-scale improvements in LMI areas.
2023 Fair Housing Trends Report	NFHA	Colorado Springs housing trends often follow national trends. This report will help the Community Development team provide relevant education and resources to groups disproportionately affected by fair housing barriers on a local level.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Southeast Strong (in process) + Health Equity Assessment	City of Colorado Springs Comprehensive Planning	This neighborhood plan is currently in the works under the leadership of the Comprehensive Planning Division. It covers southeast Colorado Springs and identifies key infrastructure and community development recommendations that Community Development can support in implementation.
Out of Reach Report	National Low Income Housing Coalition	This report provides timely data by state on housing costs, housing barriers, tenant experiences, policy trends and ideas from the nation’s leading housing advocacy group. These annual reports help staff prioritize housing program types, communicate goals and outcomes, and learn about federal policy advocacy.
Connect COS and Platte Ave. Corridor Study	City of Colorado Springs Public Works	This plan is the first city-wide multimodal transportation planning effort in two decades. It assesses Colorado Spring’s current transportation system and develops recommendations for ensuring an efficient, accessible, safe and well-connected network for people who drive, walk, bike, and take public transit. Platte Ave. is the first priority corridor identified in ConnectCOS.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2023-2024 Qualified Allocation Plan	Colorado Housing Finance Authority	The Qualified Allocation Plan lays out the priorities and requirements for projects seeking tax credits. This document helps HCVD staff guide local developers in preparing high quality, competitive projects for consideration and helps us set similar goals for our own underwriting processes to eliminate redundant requests.

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

**Narrative (optional)**

This year consultations were conducted through a mix of in person, virtual and hybrid formats. The increase in in-person conversations this year has allowed for more substantive interaction, while virtual formats can provide greater access to some residents and partner organizations. The Department will continue to utilize hybrid formats to the extent possible to gain the greatest participation.

## **AP-12 Participation – 91.105, 91.200(c)**

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

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

Staff reviews non-English language demographic trends annually to ensure accuracy of the CPP. The CPP is available on the Housing and Community Vitality Department (HCVD) website at <https://coloradosprings.gov/HousingCommunityVitality> and at the Housing and Community Vitality Department office located at 30 S. Nevada Avenue, Suite 701, 80903.

Before drafting the Annual Action Plan, the Housing and Community Vitality Department (HCVD) conducted two hybrid (virtual and in person) public hearings to obtain feedback and solicit input into the needs of the community and this Annual Action Plan (AAP). The meetings provided an introduction and explanation of the 2024 AAP purpose, the process and the schedule for its completion. The presentations provided an opportunity for questions and comments. Public notice was published in the paper of record The Gazette October 2, 2023 for meetings held October 17 & 18. Meeting notices were sent out in English and Spanish to 470+ community partners and residents through the Department's email list and shared on the City's website. The notices included offering language interpretation without charge upon request, the meeting presentation slides were posted to the City's website and shared via email. Citizens were also invited to send in comments by email via the website and by phone.

In 2023 the Mayor appointed a new Community Development Advisory Committee to advise on priority funding areas for the Housing and Community Vitality Department's Annual Action Plan. Membership includes broad representation from across the city with subject matter expertise on a range of topics, including mental/behavioral health, addiction, housing finance, marginalized and/or underserved populations. This group was briefed and provided input in their publicly noticed meeting in November and will weigh in again at their January meeting.

The draft 2024 Annual Action Plan is being made available for public review and comment from December 18, 2023 to January 17, 2024 and presented for comment and input at a hybrid (virtual and in person) public hearing on January 3, 2024. Notice of the availability of the draft plan and the opportunity to comment on it were advertised in the paper of record The Gazette on November 30, 2023, by email and on the City's website. The draft is available on the City's website at <https://coloradosprings.gov/HousingCommunityVitality> and physical copies are being made available at the following locations Monday through Friday during normal business hours: Housing and Community Vitality Department Office (Suite 701) and Office of the City Clerk (Suite 101), 30 S. Nevada Ave.; City Hall, 107 N. Nevada Ave.; Penrose Library, 20 N. Cascade; 21st Century Library, 1175 Chapel Hills Dr.; Hillside Community Center, 925 S. Institute St.; Westside Community Center, 1628 W. Bijou St.; Meadows Park Community Center, 1943 S. El Paso Ave.; and Deerfield Hills Community Center, 4290 Deerfield Hills Rd.

Any individual, group, or agency may submit written comments on the draft 2024 Annual Action Plan to the City of Colorado Springs Housing and Community Vitality Department, or by phone, or email. All comments received on or before January 17, 2024 will be considered by the City of Colorado Springs Community Development Division.

The following table summarizes comments received during and after public notice of the first public hearings. The final draft will include those received during the 30-day comment period and during the second public hearing.

### **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 Hearings	Non-targeted/broad community	<p>The Housing and Community Vitality Department held two hybrid (virtual and in person) hearings on Wednesday 10/17, 6-7 p.m. and Thursday 10/18, 1-2 p.m. at the City Administration Building, to hear from the public and advocates about community development needs and to gather input on the plan. 14 people signed in in-person and 31 attended online (including 5 staff)</p>	<p>Comments included a growing need for rental assistance and that existing source are inaccessible to many who need it. It was noted the community lacks emergency shelter for people needing medical help or support for activities of</p>	<p>All comments from the public were welcome. The Department removes personally identifying information for comments received.</p>	<p><a href="https://coloradosprings.gov/project/2024-action-plan-housing-and-community-vitality">https://coloradosprings.gov/project/2024-action-plan-housing-and-community-vitality</a></p>

				daily living. Advocates said there is a huge need for and very little existing shelter for victims of domestic violence.		
2	Public Comment Period	Non-targeted/broad community	The draft 2023 Annual Action Plan is being made available for public review and comment from December 18, 2023 to January 17, 2024 on the City website at <a href="https://coloradosprings.gov/HousingCommunityVitality">https://coloradosprings.gov/HousingCommunityVitality</a> and copies are made available at the following locations Monday through Friday during normal business hours: Housing and Community Vitality Department Office (Suite 701) and Office of the City Clerk (Suite 101), 30 S. Nevada Ave.; City Hall, 107 N. Nevada Ave.; Penrose Library, 20 N. Cascade; 21st Century Library, 1175 Chapel Hills Dr.; Hillside Community Center, 925 S. Institute	All members of the public are welcome. Any comments received during the public comment period will be added here at the end of the comment period	All comments from the public were accepted.	<a href="https://coloradosprings.gov/HousingCommunityVitality">https://coloradosprings.gov/HousingCommunityVitality</a>

			St.; Westside Community Center, 1628 W. Bijou St.; Meadows Park Community Center, 1943 S. El Paso Ave.; and Deerfield Hills Community Center, 4290 Deerfield Hills Rd.			
3	Public Hearings	Non-targeted/broad community	The Community Development Division will hold a virtual hearing on Wednesday January 3, 2024 from 6:00PM to 7:00PM at the City Administration Building and accessible virtually on the internet to inform the public about efforts in the plan and gather feedback on the draft plan.	Comments received will be recorded here after the hearing.		

**Table 4 – Citizen Participation Outreach**

## Annual Action Plan

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

#### Introduction

Federal resources: The City of Colorado Springs receives funding through the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) programs. At the time of publication of the draft 2024 Annual Action Plan for public comment, the City of Colorado Springs had not been notified by HUD of the amount of funding to be allocated to the City for the 2024 program year.

The Department is budgeting for an increase of 3% in the three grant program allocations. The baseline funding amounts identified throughout this plan are estimates based on the City's 2023 funding allocations for each entitlement program and current indications of federal budget priorities. The Department plans to decrease or increase the program budgets on a pro rata basis when the final allocation is made.

**Please note:** CARES Act (CDBG-CV and ESG-CV) grant funding planning is tracked through our 2020 Annual Action Plan per HUD guidance and does not appear in this plan. Also, per HUD guidance, HOME funding resources through the American Rescue Plan Act (referred to as HOME-ARP) are reported in our 2021 Annual Action Plan. However, activities planned in 2024 are described here. Those previous plans are available on the City's website at <https://coloradosprings.gov/community-development/page/community-development-action-plan> Please contact staff at [cityhousingandcommunityvitality@coloradosprings.gov](mailto:cityhousingandcommunityvitality@coloradosprings.gov) with any questions about the status of projects funded by these special funds.

While the AR-15 and AR-20 only include 2024 funding resources, other sections of this action plan describe all related program activities planned regardless of funding source or allocation year.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3 of the ConPlan				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$3,174,629	\$200,000	0	\$3,374,629	\$3,374,629	Remainder of ConPlan is for program year 2024. Prior year PI will go toward all eligible CDBG projects.
CDBG Section 108	public - federal	Public Improvements: Colorado Springs Senior Center	\$6,000,000	0	0	\$6,000,000	-	Once approved, this amount will be authorized as a line of credit to be drawn as needed in PY2024

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3 of the ConPlan				Expected Amount Available Remainder 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	\$1,828,734	\$300,000	0	\$2,128,734	\$2,128,734	Remainder of ConPlan is for program year 2024.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$274,544	0	0	\$274,544	\$274,544	Remainder of ConPlan is for program year 2024.

**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 City will use federal block grant funding, HUD CDBG Section 108 Loan Guarantee program funds, program income, City general funds, private activity bonds, and other incentive programs to address the objectives identified in this plan. High-impact projects with the potential for public-private partnerships will be prioritized to leverage additional resources, such as state and federal tax credits for local development.

**Section 108 Loan Guarantee**

Receipt of Section 108 Loan Guarantee funds are subject to HUD’s approval of an application by the City of Colorado Springs, followed by the approval of Colorado Springs City Council to confirm details of the loan closing. Contingent on successful completion of both actions, the City would be able to draw Section 108 loan funds for the sole purpose of redeveloping the Golf Acres Plaza and constructing the new Colorado Springs Senior Center. The City will pledge a portion of CDBG entitlement funds to service the loan by making annual principal and interest payments. Depending on the total amount of Section 108 loan funds advanced in program year 2024 (and subsequent years) and provided the interest rate and payments within loan closing documents (to be determined), the forecasted annual payment range is \$200,000 to \$500,000.

**Other leveraged funds**

All grant applicants across all programs who use our new platform, Neighborly, must show the full project breakdown, including those costs not included in the grant request. Nonprofit housing and service providers rely on many sources of revenue for their operations. Most projects are made possible with some mix of federal grants, other public grants, private donations, and regular operating funds.

### **Private Activity Bonds**

The City's Private Activity Bond capacity is set aside for affordable housing development each year – revenue generated from issuer fees will be utilized within the Affordable and Attainable Rental Multi-Family Rebate Program to rebate qualified development review fees.

### **Required match**

Colorado Springs complies with federal matching requirements for both HOME and ESG funds. HOME match is satisfied on an annual basis, while ESG match is required at the time of each individual award. Colorado Springs currently carries over a balance of \$2,852,667.23 as HOME match credit from previous years to apply towards PY2023 HOME match liability. Each HOME dollar we spend is matched 25% for projects within the program year, including new construction of multifamily projects, acquisition and rehab projects, and homeownership programs.

ESG funds are matched by subrecipient funds. Nonprofits are asked to show how they will meet the 1:1 match requirement during the application phase. The Division monitors match expenditures throughout the life of the project and will withhold final reimbursements until the full match has been spent and documented. The Department will award projects with the assistance of the Pikes Peak CoC administrators to ensure ESG funds are leveraged most effectively with funds the CoC receives from HUD.

### **Low-Income Housing Tax Credits**

Federal Low-Income Housing Tax Credits (LIHTC), which are allocated at the state level by the Colorado Housing Finance Authority (CHFA), have proven to be a highly effective method of increasing the supply of affordable housing. The City's strategy for coordinating LIHTC development into its affordable housing supply for low and moderate-income families is to provide technical assistance on an as-needed basis through the Community Development Division. The requirements for HOME financing mirror many of the Colorado Housing Finance Authority's requirements, creating a natural additional source of support for successful LIHTC applicants with projects in Colorado Springs.

### **Development Fee Rebate Program**

Lastly, the Division launched the Affordable and Attainable Multi-Family Rental Fee Rebate program in partnership with Colorado Springs Utilities (CSU) to incentivize affordable housing development. The fee rebate program is funded with sustainable revenue from private activity bond issuer fees, Colorado Springs Utilities contributions, State grants, and philanthropic contributions.

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

The majority of publicly owned land within the jurisdiction is dedicated to specific purposes such as parks, stormwater facilities, transportation rights-of-way, and other municipal needs. City departments overseeing those lands are made aware of and invited to apply for these funds to address accessibility and availability for special needs populations or residents of low-income neighborhoods.

**Discussion**

N/A

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## AP-20 Annual Goals and Objectives

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A. Expand Public Infrastructure	2020	2024	Non-Housing Community Development	Citywide	Expand/Improve Public Infrastructure & Facilities	CDBG: \$265,149.42  CDBG Section 108: \$6,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
2	1B. Improve Public Infrastructure Capacity	2020	2024	Non-Housing Community Development	Citywide	Expand/Improve Public Infrastructure & Facilities	CDBG: \$265,149.42	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
3	1C. Improve Access to Public Facilities	2020	2024	Non-Housing Community Development	Citywide	Expand/Improve Public Infrastructure & Facilities	CDBG: \$265,149.42	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
4	2A. Provide for Owner Occupied Housing Rehab	2020	2024	Affordable Housing	Citywide	Preserve & Develop Affordable Housing	CDBG: \$640,075.20	Homeowner Housing Rehabilitated: 60 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	2B. Increase Homeownership Opportunities	2020	2024	Affordable Housing	Citywide	Preserve & Develop Affordable Housing	CDBG: \$600,000  HOME: \$182,873.41	Homeowner Housing Added: 5 Household Housing Units Direct Financial Assistance to Homebuyers: 8 Households Assisted
6	2C. Increase Affordable Rental Housing Options	2020	2024	Affordable Housing	Citywide	Preserve & Develop Affordable Housing	CDBG: \$640,075.20  HOME: \$1,915,860.69	Rental units constructed: 127 Household Housing Unit Rental units rehabilitated: 78 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 21 Households Assisted
7	3A. Provide Supportive Services for Special Needs	2020	2024	Homeless Non-Homeless Special Needs	Citywide	Public Services & Quality of Life Improvements	CDBG: \$349,515.14	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	3B. Provide Vital Services for LMI Households	2020	2024	Non-Housing Community Development	Citywide	Public Services & Quality of Life Improvements	CDBG: \$349,515.14	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
9	4A. Direct Assistance to For-Profit Businesses	2020	2024	Non-Housing Community Development	Citywide	Economic Development Opportunities	CDBG: \$0.00	Businesses assisted: 0 Businesses Assisted
10	5A. Provide Homeless Rapid Re-Housing Assistance	2020	2024	Homeless	Citywide	Homeless Housing & Supportive Services	ESG: \$48,045.28	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted Homelessness Prevention: 20 Persons Assisted
11	5B. Provide Assistance to Homeless Shelters	2020	2024	Homeless	Citywide	Homeless Housing & Supportive Services	ESG: \$226,499.16	Homeless Person Overnight Shelter: 3500 Persons Assisted

Table 6 – Goals Summary

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)**

Using 2024 HOME and CDBG funds and program income, the City expects to support projects that will produce the following outcomes:

Homeowner Housing Rehabilitated: 60 Household Housing Units  
 Homeowner Housing Added: 5 Household Housing Units  
 Direct Financial Assistance to Homebuyers: 8 Households Assisted

Rental units constructed: 305 Household Housing Units

Rental units rehabilitated: 80 Household Housing Units  
 Tenant-based rental assistance / Rapid Rehousing: 24 Households Assisted

Staff also expects to allocate a portion of its CDBG Public Services funds to providers who support housing stability. Details of that competitive process will be determined in early 2024.

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	1A. Expand Public Infrastructure
	<b>Goal Description</b>	The City will expand public infrastructure capacity in low-to-moderate income neighborhoods throughout the City. We will accomplish this by inviting our city departments and local nonprofits to bring forward projects that align with our priorities of public health and neighborhood stability. Given the number of imminent projects coming out of the City slated to serve LMI neighborhoods and special needs populations, it is unlikely these infrastructure funds will be awarded via NOFA.
<b>2</b>	<b>Goal Name</b>	1B. Improve Public Infrastructure Capacity
	<b>Goal Description</b>	The City will allocate funding to improve existing infrastructure capacity by making needed investments in existing infrastructure. We will accomplish this by inviting our city departments and local profits to bring forward projects that align with our priorities. Given the number of imminent projects coming out of the City slated to serve LMI neighborhoods and special needs populations, it is unlikely these infrastructure funds will be awarded via NOFA.
<b>3</b>	<b>Goal Name</b>	1C. Improve Access to Public Facilities
	<b>Goal Description</b>	The City will allocate funding to improve access to facilities such as community centers, senior centers, parks, libraries, as well as public facilities owned by partner nonprofit organizations.

4	<b>Goal Name</b>	2A. Provide for Owner Occupied Housing Rehab
	<b>Goal Description</b>	The City will allocate funding to provide for much needed repairs to the City's aging housing stock. This shall include but is not limited to owner-occupied housing rehabilitation to address emergency repairs, weatherization, or accessibility improvements.
5	<b>Goal Name</b>	2B. Increase Homeownership Opportunities
	<b>Goal Description</b>	The City will allocate funding for down payment assistance via three different housing organizations serving first time homebuyers to increase affordable housing opportunities for low- to moderate-income homebuyers.
6	<b>Goal Name</b>	2C. Increase Affordable Rental Housing Options
	<b>Goal Description</b>	The City will allocate funding to provide for acquisition, rehabilitation or new construction of affordable housing units. Additionally, the City will allocate funding for rental assistance for low-income and special needs populations, such as people exiting homelessness, providing match funding for projects awarded tax credits, state grant funding, and/or HOME-ARP funding. For more details on housing activities, see AP-38.
7	<b>Goal Name</b>	3A. Provide Supportive Services for Special Needs
	<b>Goal Description</b>	The City will allocate funding for supportive services directed towards special needs population, specifically for seniors and persons or families experiencing homelessness, through its annual competitive application process in first quarter of 2024. We anticipate awarding funds to organizations to carry out housing-related services for many special needs households in 2024. However, we listed '0' households under the "Low/Moderate Income Housing Benefit" indicator because these beneficiaries will qualify under LMC standards.
8	<b>Goal Name</b>	3B. Provide Vital Services for LMI Households
	<b>Goal Description</b>	The City will provide funding through a mix of direct awards and a competitive application process for services and programs that primarily benefit low-income individuals or families. Funding priorities will remain closely tied to housing and family stability, and services that help households affected by the pandemic with essential needs. We estimate a minimum of 2,500 LMI beneficiaries of these 2024 funds. We also anticipate awarding funds to organizations to carry out housing-related services to help many LMI households in 2023. However, we listed '0' households under the "Low/Moderate Income Housing Benefit" indicator because these beneficiaries will qualify under LMC standards.

9	<b>Goal Name</b>	4A. Direct Assistance to For-Profit Businesses
	<b>Goal Description</b>	This goal, to provide small grants to microenterprises, has been met in previous program years. In response to overwhelming community demand for more housing resources, the City will shift PY 2024 funds that would have gone to CDBG Economic Development to affordable housing activities.
10	<b>Goal Name</b>	5A. Provide Homeless Rapid Re-Housing Assistance
	<b>Goal Description</b>	The City will provide funding for homelessness prevention and rapid re-housing programs to minimize the time individuals or families experience homelessness as well as to reduce the number of persons experiencing homelessness in Colorado Springs.
11	<b>Goal Name</b>	5B. Provide Assistance to Homeless Shelters
	<b>Goal Description</b>	The City will provide funding to support homeless shelter operations and facility improvements for eligible organizations as needed. The Division will directly award funds to shelter providers in 2024.

**3B. AP-35 Projects – 91.220(d)**

**Introduction**

The following projects have been identified for funding during the 2024 program year. At the time of publication of the draft 2024 Annual Action Plan for public comment, the City of Colorado Springs has not been notified by HUD of the amount of funding to be allocated to the City for the 2024 program year. The Department budgeted for a 3% increase over 2023 allocations for each entitlement grant. The following projects have been allocated a percentage of each grant funding source (CDBG, HOME or ESG). The actual funding amounts were updated on a pro rata basis with the final allocation numbers.

**Projects**

#	Project Name
1	CDBG: Administration (20%)
2	CDBG: Housing Programs (50%)
3	CDBG: Public Facilities & Infrastructure (15%)
4	CDBG: Public Services (15%)
5	CDBG: Economic Development (0%)
6	HOME: Administration (10%)
7	HOME: CHDO Reserves (15%)
8	HOME: Non-CHDO Development Activities (60%)
9	HOME: Homebuyer Assistance Program (5%)
10	HOME: TBRA (10%)
11	ESG: Homeless Housing and Services

**Table 7 - Project Information**

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

The priorities here are largely the result of the community needs that emerged through the data analysis, community participation, and stakeholder consultations of the 2020-2024 Consolidated Plan process. Through these efforts, the City identified five (5) priority needs and associated goals to address those needs. All activities selected for funding must address the identified goals and priority needs.

Priority activities center around several key initiatives:

- Leveraging entitlement funds to complement historic state investments in transformative affordable housing and homeless services
- Meeting the City’s affordable housing production commitment to the state of Colorado’s

Proposition 123 program.

- Addressing gaps in emergency shelter and street outreach services
- Construction of the new Colorado Springs Senior Center
- Address the economic distress felt by many residents due to the expiration of several federal poverty-alleviating programs such as the child tax credit, reduction of SNAP purchasing power, the wind-down of the Emergency Rental Assistance Program (ERAP)
- Continue implementing neighborhood and area plans

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## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG: Administration (20%)
	<b>Target Area</b>	
	<b>Goals Supported</b>	1A. Expand Public Infrastructure 1B. Improve Public Infrastructure Capacity 1C. Improve Access to Public Facilities 2A. Provide for Owner Occupied Housing Rehab 3A. Provide Supportive Services for Special Needs 3B. Provide Vital Services for LMI Households 4A. Direct Assistance to For-Profit Businesses
	<b>Needs Addressed</b>	Expand/Improve Public Infrastructure & Facilities Preserve & Develop Affordable Housing Public Services & Quality of Life Improvements Economic Development Opportunities
	<b>Funding</b>	CDBG: \$634,925, Program Income: \$40,000
	<b>Description</b>	Administration of the CDBG Program for the City of Colorado Springs throughout the 2024 program year. This will include staff salaries, consulting and other technical assistance services as well as program planning efforts. These administrative efforts support the successful completion of all other CDBG funded projects and activities. Administrative funding is capped, by HUD regulations, at no more than 20% of the annual CDBG allocation. CDBG Program Income is an estimate, is allocated evenly among CDBG projects, and will not be committed until income is realized.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Admin efforts affect all beneficiaries of the program: all will be low-to-moderate income and the majority will fall into special needs category during the 2023 program year.
	<b>Location Description</b>	Citywide administration of the CDBG program.
	<b>Planned Activities</b>	Staff salaries, planning, general admin
2	<b>Project Name</b>	CDBG: Housing Programs 50%)
	<b>Target Area</b>	

	<b>Goals Supported</b>	2A. Provide for Owner Occupied Housing Rehab 2B. Increase Homeownership Opportunities 2C. Increase Affordable Rental Housing Options
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	\$1,687,314.00 (CDBG: \$1,647,314, Program Income: \$40,000)
	<b>Description</b>	The City will utilize 50% of its annual CDBG allocation plus its program income to support a variety of programs, including owner-occupied housing rehabilitation, and multifamily rehabilitation, to support low-income homeowners and renters throughout the City. Eligible CDBG homeownership activities could also be considered in PY2024.  CDBG Program Income is an estimate, is allocated evenly among CDBG projects, and will not be committed until income is realized.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	153 LMI households will benefit from these programs during the 2024 program year.
	<b>Location Description</b>	Citywide CDBG housing programs.
	<b>Planned Activities</b>	Owner-occupied housing rehab, multifamily rehabilitation of rental properties, homeownership activities.
<b>3</b>	<b>Project Name</b>	<b>CDBG: Public Facilities &amp; Infrastructure (15%)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	1A. Expand Public Infrastructure 1B. Improve Public Infrastructure Capacity 1C. Improve Access to Public Facilities
	<b>Needs Addressed</b>	Expand/Improve Public Infrastructure & Facilities
	<b>Funding</b>	CDBG: \$466,194.00  Program Income: \$40,000; Section 108: \$6,000,000

	<b>Description</b>	The City will utilize 15% of its annual CDBG allocation for expansion and improvements to public facilities and infrastructure investments. CDBG Program Income is an estimate, is allocated evenly among CDBG projects, and will not be committed until income is realized.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7,500 Persons Assisted
	<b>Location Description</b>	Low to moderate income neighborhoods throughout the City.
	<b>Planned Activities</b>	Identified projects include redevelopment of the Golf Acres Plaza and new construction of the City-owned Senior Center. The City plans to apply to the Section 108 loan guarantee program in late PY 2023 and has dedicated public facilities funds to be used for loan servicing payments.
<b>4</b>	<b>Project Name</b>	<b>CDBG: Public Services (15%)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	3A. Provide Supportive Services for Special Needs 3B. Provide Vital Services for LMI Households
	<b>Needs Addressed</b>	Public Services & Quality of Life Improvements
	<b>Funding</b>	CDBG: \$466,194; Program Income: \$40,000
	<b>Description</b>	The City of Colorado Springs will continue to provide support for local service providers with a focus on services for special needs populations including homeless services and services for seniors. Public services are typically offered by nonprofit partners of the City. The City is limited by CDBG regulations to utilizing up to 15% of the annual allocation and program income for Public Services activities. CDBG Program Income is an estimate, is allocated evenly among CDBG projects, and will not be committed until income is realized.
	<b>Target Date</b>	3/31/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted
	<b>Location Description</b>	Citywide public services for those in need of household stabilization services (food insecurity, housing insecurity, health needs, counseling, etc.), experiencing homelessness, or at risk of becoming homeless, as well as seniors.
	<b>Planned Activities</b>	At this time the Division has identified homeless services as a top priority in order to address critical gaps identified in our HOME-ARP plan (2021 AAP Amendment). Housing stability projects will also be eligible. The Division will publish a Notice of Funding Availability (NOFA) in March 2024 to award Public Services funds on catalytic or pilot projects that serve vulnerable populations.
5	<b>Project Name</b>	<b>CDBG: Economic Development (0%)</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	4A. Direct Assistance to For-Profit Businesses
	<b>Needs Addressed</b>	Economic Development Opportunities
	<b>Funding</b>	CDBG: \$0, Program Income: \$0
	<b>Description</b>	The City will not allocate any of the 2024 CDBG allocation to economic development activity. The City achieved its 5-year goal during PY2021 and 2022 through its collaboration with Exponential Impact on supporting W/MBE and veteran microenterprises. Funds will be redirected to a combination of eligible affordable housing activities under CDBG Affordable Housing.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	0 businesses supported
	<b>Location Description</b>	N/A

	<b>Planned Activities</b>	There will be no economic development activities funded with PY2024 allocation, however the city may provide prior year funding to support an eligible economic development activity should the need arise.
6	<b>Project Name</b>	<b>HOME: Administration (10%)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	2B. Increase Homeownership Opportunities 2C. Increase Affordable Rental Housing Options
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	HOME: \$182,873
	<b>Description</b>	The City will utilize 10% of the annual HOME allocation for administrative expenses including staff salaries, planning efforts as well as consulting and technical assistance efforts.
	<b>Target Date</b>	3/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide administration of the HOME program.
<b>Planned Activities</b>	General administrative expenses including staff salaries, planning efforts as well as consulting and technical assistance efforts	
7	<b>Project Name</b>	<b>HOME: CHDO Reserves (15%)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	2B. Increase Homeownership Opportunities 2C. Increase Affordable Rental Housing Options
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	HOME: \$274,310 Program income: \$150,000

	<b>Description</b>	HCVD is budgeting 15% of the annual HOME allocation for eligible Community Housing Development Organizations (CHDOs), plus some program income. Funds will increase capacity within CHDO development organizations and assist in developing affordable housing throughout the City.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Households to benefit include underserved groups such as minority and single head of household populations.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Funding in this category will support affordable housing opportunities for low-to-moderate income households throughout the City and support capacity building for local CHDO organizations (Pikes Peak Habitat for Humanity and Greccio Housing Inc). Activities may include development opportunities or operating expenses.
<b>8</b>	<b>Project Name</b>	<b>HOME: Non-CHDO Development Activities (65%)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	2C. Increase Affordable Rental Housing Options
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	HOME: \$1,188,677 Program Income: \$150,000
	<b>Description</b>	The City will allocate 65% of the annual HOME allocation plus some program income for affordable housing development projects to be completed by non-CHDO developers. This may include the acquisition, rehabilitation, or new construction of affordable housing for rental opportunities. Program Income is as estimate and will not be committed until the income is realized.
	<b>Target Date</b>	3/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units constructed: 305 Household Housing Units  These developments will offer a combination of 1, 2, and 3 bedroom units, with a focus on working households and families who earn between 0%-70% Area Median Income (AMI).

	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	HCVD is anticipating three new multifamily properties in central and southeast Colorado Springs to complete construction and lease up by the end of PY 2024, providing safe, stable, and affordable housing to 305 households. There are more projects in various phases of development that will receive support this program year but will not lease up until following years.
9	<b>Project Name</b>	<b>HOME: Homebuyer Assistance Program (0%)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	2B. Increase Homeownership Opportunities
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	HOME: \$0; Program Income: \$0
	<b>Description</b>	All HOME-funded Homeownership programs have been paused since October 2023 and the department is currently receiving technical assistance from HUD’s Office of Affordable Housing Programs on how to best structure and operate HOME Homeownership activities. In the event concerns are resolved and other program considerations allow, the Department may reinstate HOME homeownership programs, where applicable.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	See description above.
	<b>Location Description</b>	Citywide based on participant eligibility.
	<b>Planned Activities</b>	See narrative in Description above.
10	<b>Project Name</b>	<b>HOME: TBRA (10%)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	2C. Increase Affordable Rental Housing Options
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	HOME: \$182,873

	<b>Description</b>	The City will allocate 10% of the annual HOME allocation for Tenant Based Rental Assistance (TBRA). The program will be administered by subrecipients, including the Colorado Springs Housing Authority and Silver Key Senior Services. Eligible program participants will receive direct rental assistance which will allow them to identify a home of their choosing anywhere in the City.
	<b>Target Date</b>	3/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 15 extremely low-income households will benefit from this program during the 2024 program year.
	<b>Location Description</b>	Citywide based on participant eligibility.
	<b>Planned Activities</b>	Tenant Based Rental Assistance in partnership with subrecipients.
<b>11</b>	<b>Project Name</b>	<b>ESG: Homeless Housing and Services</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	5A. Provide Homeless Rapid Re-Housing Assistance 5B. Provide Assistance to Homeless Shelters
	<b>Needs Addressed</b>	Homeless Housing & Supportive Services
	<b>Funding</b>	ESG: \$266,548
	<b>Description</b>	The City will allocate the annual ESG allocation as follows: 7.5% for general administrative expenses, 60% for homeless shelter operational support and street outreach, 15% for supporting the Homeless Management Information System (HMIS) if requested - a database system required for all ESG funded agencies, and the balance of 17.5% will be utilized for rapid re-housing and homelessness prevention programs.
	<b>Target Date</b>	3/31/2024

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>An estimated 1,500 extremely low-income individuals or families experiencing homelessness, or at risk of becoming homeless, shall benefit from the shelter programs during the 2024 program year.</p> <p>Our two biggest shelter providers did not apply for ESG funds in 2023. We anticipate providing shelter funds for a new emergency warming shelter that coordinates with Springs Rescue Mission during dangerous weather conditions to serve individuals and families that cannot obtain shelter there due to medical acuity and/or repeated violations. The new emergency shelter can accommodate up to 240 people at a time. We will continue to provide ESG funds to The Place who offers shelter for youth experiencing homelessness.</p> <p>We anticipate that 10 households consisting of 16 children and 10 adults, for a total of 26 individuals, will receive Rapid Rehousing with ESG funds.</p>
<p><b>Location Description</b></p>	<p>Citywide</p>
<p><b>Planned Activities</b></p>	<p>The Department will publish a Notice of Funding Availability (NOFA) in March 2024 to solicit applications for ESG projects that serve populations at risk of and experiencing homelessness. We plan on using all 5 program components and splitting up activities as follows:</p> <p>General Program Administration = 7.5% maximum;  Shelter Operations and Street Outreach = 60% maximum;  Homeless Management Information System =15%;  Rapid Re-housing &amp; Homelessness Prevention Programs =17.5%</p>

## **AP-50 Geographic Distribution – 91.220(f)**

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

According to 2019 ACS data, 118 census tracts (44% of all tracts) in the City are CDBG eligible, meaning over half of the residents in each of those tracts make 80% or below area median income (AMI). These tracts exist in all areas of the city, but dominate the central, eastern, and southern areas. There are 52 tracts in which over 20% of the population lives in poverty. One Census tract is designated a Racial/Ethnic Concentration of Poverty (R/ECAP) by HUD, meaning that its non-white population is over 50% and its poverty rate is either 1) higher than 40% or 2) more than three times the average poverty rate of tracts in the metropolitan area (it meets the 2nd). While there are not many R/ECAPs, the data in our Consolidated Plan shows that minority groups in Colorado Springs do experience disproportionately higher rates of housing instability and poverty.

Because eligible neighborhoods and vulnerable populations are geographically dispersed in Colorado Springs, the City allocates funds based on other factors that include analysis of neighborhood/populations needs, level of existing coordination and investment, affordable housing needs, and the strengths and merits of applications for competitively awarded funds. The City's overall budget and strategic initiatives are also factored into funding decisions to leverage other resources for shared priorities. Whenever beneficial, the City seeks to combine block grant funds with City General Funds, capital improvement funds, or other financing of affordable housing projects.

HCVD staff partners with their colleagues in all City departments and with local leaders, such as City Council members, Council boards and commissions, faith leaders, service providers, student groups, and neighborhood advocates to identify areas with urgent needs and to make immediate investments to increase accessibility, improve health and housing outcomes, and, especially urgent in the context of the pandemic, maintain housing stability for those at risk of losing their homes.

When awarding funds, Division staff does not make neighborhood location a required criterion for service providers serving income-eligible clients. However, it is a consideration dependent on neighborhood conditions and needs and the applicant organization's ability to demonstrate inclusivity and anti-discriminatory practices in marketing, staffing, programming, and outcomes for Colorado

Springs' most vulnerable populations.

### Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

In accordance with the 2020-2024 Consolidated Plan, the Department does not have geographic target areas.

In 2024, the Department will continue to rely on a competitive, citywide process for grant funds, prioritizing those that serve the most vulnerable populations, demonstrate project readiness, and promise high-impact outcomes. Our policies and procedures in receiving applications for funds, such as the underwriting process for housing projects, the external application review committees for CDBG and ESG projects, the citizen participation opportunities, et cetera, all work together to make sure we do not inequitably favor one neighborhood or part of the city over others. We also work extensively – and continue to build more institutional relationships – with the City's Planning Department, Colorado Springs Utilities, and other entities to ensure that our projects complement other public and private initiatives in high-needs areas, maximizing neighborhood benefits.

### Discussion

N/A

## AP-55 Affordable Housing – 91.220(g)

### Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	12
Non-Homeless	438
Special-Needs	30
Total	480

Table 9 - One Year Goals for Affordable Housing by Support Requirement

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	24
The Production of New Units	311
Rehab of Existing Units	140
Acquisition of Existing Units	5
Total	480

**Table 10 - One Year Goals for Affordable Housing by Support Type**

## Discussion

The goals outlined in the above tables are specific to HUD-defined programs and are meant to guide the allocation of HUD funds to support community-wide efforts to address homelessness, promote housing stability for low-income households, increase the supply of affordable and accessible housing for disabled populations, and support first-time low-income homebuyers.

HCVD’s programs support an overall City-wide goal to increase the supply of affordable housing in our community by an average of 758 units each year. This goal is established by the city’s commitment to accessing state funds made available by Proposition 123 and will be met by many community partners, not all utilizing HUD funding.

In the coming year, the Department expects three highly anticipated HUD-supported projects to begin leasing up.

- The Village at Solid Rock is a 77-unit affordable housing project for families located on a parcel of land bifurcated from the adjacent Church. This project serves as a precedent for the Colorado Springs faith community on the success religious institutions can have donating excess land owned by the organization to provide housing for the community.
- Panorama Heights is a 133-unit affordable housing project for families and individuals, located five miles southeast of downtown near the major intersection of Academy and Fountain Boulevards. The completed project will include a 4-story mid-rise, green space, and structured parking. Notably, this project has set aside 13 of its 30% AMI units for homeless veterans, who will be selected from the community’s Coordinated Entry list.
- Sumner House is a 95-unit affordable housing project targeted to workforce households. The project will be located just south of downtown Colorado Springs off South Wahsatch Ave and Fountain Blvd, and will include arrange of unit sizes, from studios to two-bedroom units.

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## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Colorado Springs Housing Authority (CSHA) is funded by HUD's Office of Public and Indian Housing. CSHA receives an annual budget from HUD of approximately \$27M. CSHA funds are separate from the grant funds received from HUD each year by the City of Colorado Springs, though many of the projects and activities are similar. CSHA funds are used for rental assistance, CSHA operating expenses, and capital improvements to CSHA's portfolio of public housing. CSHA owns 706 units of public and senior housing and manages an additional 813 units of affordable rental housing through partnerships with private landlords. CSHA administers an annual allocation of rental assistance vouchers provided through the Section 8 Housing Choice Voucher Program. The vouchers help 2,313 low-income households keep up with rising rents across the community. CSHA's rental assistance voucher program is consistently over-subscribed, an indication of persistent rental housing un-affordability across the region. Since the Low-Income Housing Tax Credit (LIHTC) program was founded, CSHA has participated as a special limited partner in the development of approximately 3,059 affordable rental units. CSHA also administers a Tenant-Based Rental Assistance (TBRA) Program with funds from the HOME Investment Partnership Program managed by the City of Colorado Springs' Housing and Community Vitality Department.

In 2024, CSHA plans to carry out a broad range of affordable housing activities utilizing its annual formula grant from HUD to leverage tax-credit financing as well as HOME funds from the City of Colorado Springs.

CSHA is unique in its mission to provide housing for extremely low-income households in the region. Approximately 80% of CSHA's voucher recipients, and 79% of residents of CSHA's conventional public housing are extremely low-income (making 30% or less of the area median income). In addition, approximately 48% of CSHA's voucher recipients, and 52% of CSHA's conventional public housing residents are disabled. Approximately 1/3 (31%) of CSHA's voucher recipients and conventional public housing residents are low-income seniors. In addition, the needs assessment conducted for the City's 2020-2024 Consolidated Plan showed working families make up another significant percentage of households served by CSHA. Even with rental assistance, many of these families struggle to secure safe, decent housing in the current market.

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

In 2024, HCVD will provide ongoing funding for a Tenant-Based Rental Assistance (TBRA) program administered by CSHA. The program prioritizes housing for extremely low-income individuals exiting homelessness. CSHA is an active participant in the community's Coordinated Entry System, in which

local service agencies gather to prioritize clients with the greatest needs, making the TBRA program a vital bridge between homelessness and housing. CSHA has asked that this agreement expire so that staff can focus on CSHA's own voucher administration. In 2024, HCVD will seek a new TBRA administrator to serve households exiting homelessness.

HCVD recognizes the unique role CSHA plays in addressing housing affordability in the region. CSHA's long-time presence and standing in the community provide stability in a volatile housing market. CSHA's consistent focus on, and prioritization of, the housing needs of extremely low-income households represents an ongoing commitment to housing the most vulnerable. In 2024, HCVD will maintain an active collaboration with CSHA to increase development of affordable rental units serving very low- and extremely low-income households. HCVD is anticipating a gap funding request for HOME funds in the recently awarded Homewood Point II tax credit project. Through the development phases of this project HCVD will actively facilitate approval of necessary land entitlements by acting as a liaison between CSHA and the City's Planning Department. These actions are consistent with HomeCOS, the City's affordable and attainable housing plan released in Spring 2020.

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

In prior years, CSHA administered a home buyer program designed to promote home ownership in low- to moderate-income households. The program provided homebuyer education and counseling with down payment assistance consisting of subsidies from the Colorado Division of Housing and the Federal Home Loan Bank of Topeka, an FHA lender. Due to reduced funding for program administration, CSHA decided several years ago to no longer offer a homebuyer program. HCVD has partnered with the Rocky Mountain Community Land Trust (RMCLT) and Pikes Peak Habitat for Humanity (PPHFH) to administer similar programs. HCVD has encouraged RMCLT and PPFH to include public housing residents in its outreach and marketing efforts.

CSHA encourages its residents to become more involved in management of the public housing portfolio through the Resident Advisory Board (RAB). RAB is open to all CSHA residents. It is currently made up of four to five residents who set the agenda and convene other tenants to discuss housing and neighborhood issues. CSHA Board meetings are publicly noticed and open to tenants and members of the general public, providing opportunities to raise resident concerns for discussion and to share

management decisions with the community at large.

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

The CSHA is not designated as troubled.

**Discussion**

N/A

DRAFT

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

### **Introduction**

The Department will continue to support the City’s Homelessness Prevention and Response Coordinator in maintaining programs established through the City’s 2019 Homelessness Initiative and in addressing critical gaps in the local homeless service landscape. The Homelessness Prevention and Response Team is reviewing the impact of the 2019 Homelessness Initiatives and is creating new homelessness initiatives for 2025. They will consult with an internal City team, City planners, the PPCoC, partner agencies, including the new Homeless Union for feedback and improvements. After the consultations, the team will consult the general community, and then submit to the Mayor and City Council for final approval. Once they receive City Council’s approval, they will publish and begin the work of the new initiatives.

Though not a direct service provider, the City of Colorado Springs engages with the Pikes Peak Continuum of Care (PPCoC), business leaders, policymakers, and service providers in our shared goal of making homelessness in the Pikes Peak region brief, rare, and non-recurring. The Department of Housing and Community Vitality and the PPCoC Governing Board collaborate on project awards to ensure the highest priorities are funded first and that the projects and programs complement each other, and do not leave out any critical eligible services.

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

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

- Utilize remaining funds from 2023 ESG award to bolster 2024 efforts to do coordination and outreach to people experiencing homelessness and providers.
- Continue to support and to build on the successful Homeless Outreach Program (HOP) in collaboration with the Colorado Springs Fire Department, which provides paramedic and behavioral health worker outreach to people experiencing homelessness. City Council voted to financially support the HOP with \$200,000 from the City’s General Fund. This will ensure that this program continues to thrive.
- Improve support for families experiencing homelessness by working with key organizations in siting and planning for a low-barrier family shelter using HOME-ARP funds and, if awarded, state Transformational Homeless Services grant.
- Centering the voices of those experiencing homelessness and program outcome data to create a broader understanding among the public and local officials of the scope and character of the

homelessness, in coordination with the new formed Homeless Union, PPCoC and utilizing the HelpCOS web portal.

- Continue to support and expand the successful Homeless Outreach Court program through collaboration with Colorado Springs Fire Department's Homeless Outreach Program, Colorado Springs Police Department's Homeless Outreach Team, City Probation, City Prosecution, and City Judges.
- Work to expand the WorkCOS homeless work program to other City Departments such as Information Technology and increase to 12 participants. This program has provided paid employment in the City's Public Works department for individuals experiencing homelessness. In 2023, six participants moved into their own apartments and have remained stable.
- Maintain HomeCOS goals to prioritize funds for housing projects serving very low- and extremely low-income households, incentivize more landlords to accept housing vouchers and to reduce unjust evictions.
- Work with local medical centers, shelters, outreach providers, mental health facilities, and other stakeholders to lay the groundwork for shelter services that can accommodate individuals and families with high medical acuity needs that prevent them from receiving shelter in congregate shelter settings. This group will create a pilot program to support and fill the gap for households with high medical acuity needs. The goal is to have the pilot program started in 2025.

The City met all five goals of the 2019 Colorado Springs Homeless Initiative. In 2023, the Homelessness Prevention and Response Coordinator began formulating new goals and consulting with stakeholders for feedback and improvement. The plan will be presented to City Council in 2024.

The City's Homelessness Prevention and Response Coordinator will continue meeting with first responders to increase collaboration for street outreach services to quickly connect unsheltered residents to shelter, health services, food, and other critical services, including housing.

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

The City's Homelessness Prevention and Response Coordinator will attend a variety of community

meetings such as Faith Table of Colorado Springs, Family Services Collaboration, and the CoC's Housing Navigation meeting to listen to community members to continue to create a more responsive and proactive approach to the needs and concerns all communities, both housed and unhoused.

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

The City and its partners will build on the significant progress made in addressing the shelter needs for Colorado Springs since the last Consolidated Plan.

Springs Rescue Mission, the City's first low-barrier shelter, offers up to 450 beds year-round for adult men and women. In 2023, Salvation Army renovated its shelter to create individual rooms that can accommodate families by keeping parents and children together. Still, there remains a lack of adequate low barrier shelter space for families with children and a lack of transitional housing for placement out of shelter. The City is committed to supporting a new family shelter facility to serve Colorado Springs from the planning period through construction and operation. Hope COS is a new street outreach provider that began providing additional emergency shelter on extremely cold days and nights. Thus far in 2023, they provided emergency shelter five times, ensuring an additional 240 individuals were safe from the risk of frostbite and death from the cold.

In 2024 and through the remainder of this current Consolidated Plan, the City's federal funds will continue to support programs to provide decent and safe living environments for people experiencing homelessness and those at risk of becoming homeless, through:

- Using ESG funds for low barrier emergency shelter operations, shelter expansion and rehabilitation
- Using CDBG funds for transitional housing rehabilitation and homeless supportive services
- Using HOME funds to support development of permanent supportive housing, rental assistance, and relocation assistance for people exiting homelessness through tenant based rental assistance.
- Using ESG funds for rapid re-housing programs, complete with case management, for up to two years
- Using ESG funds for homelessness prevention programs
- Using Treasury Emergency Rental Assistance Program funds to assist people experiencing homelessness and at risk of homelessness to obtain or maintain stable housing
- Using HOME-ARP funds to begin RFQ process to solicit development plans for non-congregant

shelter, supportive housing and other rental housing

- Identifying and addressing gaps across the shelter landscape for people who need support with medical needs or daily living activities
- Encouraging partners to apply for State Transformational Homelessness grants

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

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

The City supports organizations that offer supportive services such as counseling and case management to help individuals experiencing homelessness make the transition from shelter to safe and stable housing via ESG and CDBG funds. These are made available annually through a competitive grant application process. The City will work to establish relationships with the local school districts' McKinney-Vento liaisons to explore effective ways of reaching students experiencing homelessness and their families and extending services often concentrated downtown directly to the school communities.

The City provides administrative assistance to the PPCoC through collaboration efforts to maintain a reliable data system (HMIS) and robust coordinated entry process. The City works with the CoC to encourage all grant recipients to enter accurate and timely data into the HMIS system. Encouraging subrecipients to input accurate data into HMIS helps to ensure clients experiencing homelessness and receiving services, are given seamless care that best identifies and coordinates housing and supportive services. Competitive CoC and ESG funds will be awarded only to agencies that participate in HMIS and the coordinated entry process. Performance, via various metrics like successful exits to housing and housing stability, will be evaluated annually as part of the application process.

The City will continue to prioritize the creation of affordable housing for the most vulnerable, including those experiencing homelessness and extremely low-income households. We will accomplish this by:

- Facilitating collaboration between service providers and developers to apply for Low Income Housing Tax Credits (LIHTC) funding for permanent supportive housing for residents with

chronic conditions that would otherwise be homeless.

- Assisting our local nonprofits and affordable housing developers with incentives, match funds, and strategic support in their applications to the State of Colorado's HB 1377 and 1304 Transformational Grant programs designed to create housing for those experiencing homelessness.
- Continuing the City's commitment to the House America: An All-Hands-on-Deck Effort to Address the Nation's Homelessness Crisis; the City has worked closely with the Colorado Springs Housing Authority to achieve the full utilization of 101 Emergency Housing Vouchers by September 2023. We continue these efforts by supporting 100 new units of permanent supportive housing by mid-2025 and creating additional shelter/housing opportunities for 50 families by the end of 2025.
- Encouraging affordable housing projects to serve very low-income populations through the scoring rubric of our Utility Fee Rebate Program.

**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.**

Eviction and displacement prevention is more urgent than ever now the eviction moratoria have expired, and rents keep rising. Stable housing is not only key to slowing the spread of infectious disease during a pandemic, but also a key indicator of long-term health. The Division devoted much of its CDBG-CV and ESG-CV funding to housing stability activities like rental assistance and case management. Even with unprecedented funding from the CARES Act and the U.S. Treasury, it is increasingly harder to get and keep very low-income people, especially those exiting institutional care, housed. The following are some barriers that many HCVD subrecipients and beneficiaries experience:

- Even with source of income discrimination laws in place, rental applications now require other financial documentation that screen out LMI households, such as:
  - Cash on hand requirements, e.g., evidence of over 3 months' rent on hand
  - Credit score minimums
- Renter's insurance requirements
- Refusal to accept applicants with prior evictions
- Refusal to cooperate with rental assistance programs
- Lack of affordable ADA accessible units
- Lack of permanent supportive housing for people with chronic conditions
- Service provider staff turnover

Community Health Partnership, administrator of the Pikes Peak Continuum of Care, was a critical player in identifying the full scale of barriers like these. In 2022 they launched their flex fund, funded by Kaiser Permanente, to great success and are currently looking for ways to sustain this fund. These funds cover all the things that the City's ESG and CDBG funds cannot fund with entitlement funds. In 2023, CHP received a Transformational Homelessness Response Grant to expand diversion services through flexible funding. The HPR Team will collaborate with them to increase diversion in our community and prevent homelessness and rapidly move people into housing.

The Division will continue to serve this population by prioritizing housing stability activities with 2024 CDBG funds. We will also continue to fund Homelessness Prevention and Rapid Rehousing activities with 2024 ESG funds. The applications for these funds opened in March 2023.

Division staff spent the majority of 2022 trying to create a local program and portal for our second allocation of Emergency Rental Assistance Program (ERAP) fund from the U.S. Treasury. After collaborating with the State of Colorado on the first round in 2021, the Division is now partnering with the Colorado Springs office of Catholic Charities to continue this program for low-income tenants living in the city limits.

Even in the face of this unprecedented year of supplemental housing assistance, the need outpaces the resources in many ways that this funding cannot address. We chose Catholic Charities as a partner for their approach to their work with clients. We hope that these funds and the case management Catholic

Charities staff provides create a longer lasting impact than the months of rent covered.

In November 2023, the 4<sup>th</sup> Judicial district of El Paso County launched the Court Assisted Recovery for Eviction (CARE) Program which includes eviction mediation between tenants and landlords, case management for households that have been evicted to assist them in understanding the process and providing resources to prevent them from experiencing homelessness. The Homeless Prevention and Outreach Coordinator will offer support to the court with brainstorming and connecting to providers.

**Discussion**

N/A

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

### **Introduction:**

The City has seen the growth of affordable housing advocacy groups convening, gathering data, providing research and information, and engaging residents in dialogue and direct action. These groups are targeting the housing issue from a variety of angles, such as local ordinances, board and commission representation, state advocacy, development incentive tools, and anti-NIMBY (Not In My Backyard) sentiment. These groups, while operating outside of local government, generally complement the work Housing and Community Vitality can undertake and create positive momentum for more local tools to make *both* more affordable housing and housing more affordable.

### **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**

2024 will be the fifth year implementing the City’s affordable and attainable housing plan (HomeCOS) and with further progress planned. The department plans to carry out the following actions in 2024 to increase access to affordable housing:

- Begin implementation of select recommendations from Mayor Mobolade’s 2023 Housing Solutions Team, a cross-sector team of housing professionals assembled by the mayor to reach consensus on a handful of high-impact ideas to increase the supply of low- and middle-income housing.
- Continue to support the “Rapid Response” designation by the Economic Development Department for affordable housing projects, allowing for expedited review and approval of land use applications and building permits. The Rapid Response service is valuable in that it reduces the time it generally takes for plans to move through the approval process.
- Continue to advocate for affordable housing-friendly land use policies and monitor the success of reduced barriers included within the City’s new land use code RetoolCOS.
- Continue to administer the Multi-Family Affordable and Attainable Rental Housing Fee Rebate program established in 2022, rebating development review fees and utility infrastructure fees for affordable and attainable multi-family housing developments. The size of the rebate is based on competitive scoring that rewards meeting community needs such as more units accessible to people with disabilities, more units serving the lowest income renters, and units with greater

energy efficiency. Allocation of private activity bond issuance fees and contributions from Colorado Springs Utilities will continue to provide viability for this program year over year.

- Continue to partner with the City of Colorado Springs Sales Tax office, who administer refunds of city sales and use taxes paid towards the construction of affordable housing projects.
- Continue to advocate for affordable housing through public forums.
- Continue to collaborate with Colorado Spring Utilities on program creation and policy updates that align with State priorities for grant affordable housing grant funding.
- Continue collaborations with state and local nonprofits to educate residents through events and multimedia tenant guides to housing quality standards, Fair Housing, reasonable accommodations, and renter rights.
  - Create new opportunities for Fair Housing programming by collaborating with local realtors, LGBTQIA leaders, educators, and faith groups
- Maintain and improve the redesigned Housing and Community Vitality website to improve accessibility of information for affordable housing developers, service providers, policy makers and residents seeking housing resources.
- Provide continuously updated Renter Rights Guide as a free download on the City's website.
- Work with rental assistance recipients and multi-family developers on affirmative marketing strategies.
- Prevent unjust evictions by supporting access to free legal counsel for low-income tenants by supporting Colorado Legal Services. Wrongful evictions disproportionately affect minorities, families with children, the elderly, and people with disabilities. By supporting this program for low-income residents with a wrongful eviction, we are affirmatively furthering fair housing goals and protecting vulnerable communities from barriers to fair housing.
- Work with the Planning + Neighborhood Services Department on an annexation plan (AnnexCOS) that incentivizes or enables more affordable housing.
- Embark on a new Fair Housing plan with a qualified consultant.

**Discussion:**

N/A

## AP-85 Other Actions – 91.220(k)

### Introduction:

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

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

1. **Technology** - The Housing and Community Vitality Department will continue utilizing the digital tools for outreach and engagement we learned during the pandemic shutdown that have increased accessibility and convenience for resident engagement, including for those needing closed captioning, language interpretation, and accessibility by cell phone. Since 2022 our public meetings have been hybrid (with in person and virtual participation options) and participation has increased. Staff will continue to work with our City Communications Department and Office of Accessibility on inclusive participatory practices, including creating accessible documents.
2. **Relationships** - This year, the Department will continue and maintain collaborative relationships with other departments/organizations that were established in the last few years, such as:
  - City's Long Range Planning Division, by providing staff support on the two ongoing area plans for multiple low-income neighborhoods in Southeast and Westside Colorado Springs.
  - Family Services Collaboration, a group of local nonprofit organizations working together to improve services, coordinate engagement and advocate for vulnerable families with children.
  - University of Colorado Denver and University of Colorado at Colorado Springs for increased collaboration on housing, homelessness, and community development research.
  - El Paso County Public Health and Colorado Department of Public Health and Environment, for public health initiatives and updates to promote health equity among vulnerable populations.
  - Kaiser Permanente, health provider and funder of catalytic programs in the service of affordable housing policy change
  - The City's Homelessness Prevention and Response Coordinator will meet with the newly formed Homeless Union to develop positive relationships, improve understanding of homelessness, and invite their ideas for solutions to incorporate into future plans to address homelessness.
  - State legislators to discuss housing and land use policies.
  - Local philanthropies to help them understand affordable housing finance and homelessness gaps.
  - State funding agencies, who provide competitive grant funding for key City housing initiatives.
  - Neighborhood leaders and residents, who provide valuable feedback on local housing and land

use policies, as well as neighborhood-level needs.

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

Developing and maintaining an adequate supply of affordable housing continues to be a high priority need in the community. Addressing substandard conditions in the existing affordable housing stock is critical to achieving this goal. Since launching HomeCOS, the city's comprehensive affordable and attainable housing plan, HCVD has worked extensively with local partners to implement it.

In 2024, HCVD plans to take the following actions:

- Continue to administer housing rehabilitation programs for very low- and extremely low-income households that address the service life of key building components such as sewer and water lines, hot water heaters, furnaces, and electrical systems. Failure of these building systems is often costly and can lead to housing instability.
- Monitor the successes of the new land use policies in RetoolCOS, adopted in 2023, that allow for multiple housing types in as many areas of the city as possible.
- Monitor multifamily buildings whose affordability periods expire soon and pursue strategies to extend affordability and prevent displacement.
- Explore opportunities to introduce CDBG funded homeownership programs and opportunities to the community.
- Implement a multi-year agreement with a local non-profit to rehabilitate their existing multi-family housing inventory, in need of significant repairs.
- Continue issuance of Private Activity Bonds (PABs) for affordable housing financing.
- Continue to collaborate with the City Planning Department to provide private developers with information intended to minimize involuntary displacement of low- to moderate-income households.
- Provide funding for acquisition/rehabilitation projects to increase the number of affordable rental units.
- Provide gap funding for new construction projects to increase the number of affordable rental units.
- Explore innovative building solutions to expedite the delivery and quantity of affordable housing units within the community.
- Deploy the Department's HOME-ARP funds allocated from the 2021 American Rescue Plan, to plan and build non-congregate family shelter and affordable rental housing. One goal in 2024 will be to find other sources of funding to incentive and assist eligible shelter operators in creating new non-congregate shelter.
- HOME TBRA – the City will continue its pilot senior displacement program with Silver Key, which

uses TBRA funds to help senior renters keep or obtain affordable rental housing.

- The Department plans to explore opportunities to engage the state of Colorado’s Middle Income Housing Authority in local projects, to provide for a spectrum of affordable housing and address the needs of the growing share of households who earn greater than 80% AMI but are still unable to afford housing.
- Work with the Planning + Neighborhood Services Department on an annexation plan (AnnexCOS) that incentivizes or enables more affordable housing.
- Embark on a new Fair Housing plan with a qualified consultant.
- Create and implement an anti-displacement toolkit to be piloted in five core neighborhoods.
- Carry out a comprehensive assessment of housing need through real-time data and inclusion of middle-income housing gaps.
- Ease the process of building an accessory dwelling unit for homeowners by simplifying the approvals, permitting, financing, and design. The City received a grant from the State of Colorado to create a user-friendly guideline and pursue approval-ready designs.

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

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

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

Our CDBG, ESG, and HOME funds will continue to target our most vulnerable households – seniors, individuals with disabilities, and very low-income households – via the following programs in 2024:

- CDBG Public Services – Successful applicants for these funds will prioritize wraparound services and case management to help clients increase income and/or achieve housing stability.
- CDBG Affordable Housing – rehabilitate homes of low-income homeowners to improve health outcomes and prevent displacement; assist in rehabilitating existing multifamily housing, in partnership with a local non-profit, to preserve it as affordable housing and ensure the

continued safety of its residents.

- ESG – Successful applicants for Homelessness Prevention and Rapid Rehousing funds will prioritize wraparound services and case management to help clients increase income to create housing stability.
- HOME Affordable Housing – gap financing for development of multi-family rental projects serving very low- and extremely low-income households.
- The WorkCOS program employs individuals who are living in shelters or transitional housing. Currently, the City employs two teams of four individuals. The WorkCOS team performs median maintenance clean ups. This program provides the opportunity to become permanently employed by the City of Colorado Springs with a living wage and benefits. Thus far 3 individuals have been hired for permanent positions, many others have found sustainable work thanks to this program. In 2023, 6 Work COS participants moved into their own housing! Work COS is working to expand to other departments in 2024, such as IT and Fleet Services.
- Council of Neighbors and Organizations’ (CONO) Neighborhood University – HCVD contributes to training and information sharing for this program that develops leadership and empowerment among residents to advocate for neighborhood solutions. Encourage local housing providers to participate in CHFA’s Rent Reporting for Credit pilot program.
- Support of grassroots economic development projects

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

HCVD is continually building institutional structure by improving collaboration between City Departments, monitoring the capacity of community agencies to address community needs, building relationships to learn how the City’s resources can help, providing annual training opportunities for staff, and developing and offering technical assistance to its partner agencies in the community. In 2024, HCVD plans to take the following actions:

- Actively participate in the land use review process and act as a liaison between affordable housing development team and land use review staff to resolve issues in a timely manner.
- Develop impact studies to relate the economic and social impact of the projects HCVD funds.
- Update Public Facilities and Infrastructure application to include the Land Use Review team to ensure compliance with City code.
- Offer at least one HUD approved training opportunity for each HCVD staff member.
- Offer more application workshops and technical assistance for subrecipient staff on compliance with HUD regulations and reporting requirements.
- Use monitoring to engage subrecipients on improvements to program delivery, policy documents, and best practices.
- Provide subrecipient resources on the City’s website.
- Continue cooperation between the Economic Development, Public Works, and Parks,

Recreation, and Cultural Services Departments.

- Participate in fair housing coordination.
  - Create fact sheets on local accomplishments for state and federal representatives.
  - Collaborate with local agencies including the local hospital systems to address the need for high medical need shelter beds.
  - Work with local agencies to create a safe parking program to assist individuals and families living in their vehicles to obtain housing while increasing public safety by removing them from parking in streets or in encampments.
  - Work closely with the City Attorney's Office to update and modify all subrecipient and developer agreements to meet any new federal, state, and/or local requirements.
  - Update our policies and procedures.
  - Demonstrate the City's ability to leverage HUD entitlement funds for a \$6 million line of credit through the Section 108 Loan Guarantee Program. This will fill the capital financing gap for the reconstruction of our city's only Senior Center.
  - Track the landlord incentive fund established by Community Health Partnership, our Continuum of Care administrator, to help house individuals and families at the most risk of being denied housing from private landlords.
  - Council of Neighbors and Organizations' (CONO) Neighborhood University – HCVD contributes to training and information sharing for this program that develops leadership and empowerment among residents to advocate for neighborhood solutions.
- 
- Leverage funding to incentivize coordination and cross-training of housing navigators.
  - Collaborate with Housing Navigators Network to create a resource guide for landlords to address their concerns with renting to households with emergency housing vouchers, Section 8, and other assistance.
  - Leverage the data collected from the Mayor Listening Tour to inform community outreach and strategic deployment of funds.
  - Support the community's recovery following the domestic terrorism attack at Club Q with the Prism Community Collective – a resource center for Club Q survivors, the Colorado Springs LGBTQIA2+ community, and their loved ones can connect to each other and to resources designed specifically for them.
  - The new Mayor convened strategic leaders, Solutions Teams, in four focus areas (Safe Neighborhoods, Reliable Infrastructure, Economic Vitality, Affordable Housing) to engage organizations and community leaders in their area of expertise. The convergence of ideas and solutions inform the Mayor and City's new strategic plan.
  - Improve external technical assistance collateral for Subrecipient understanding of CDBG process and compliance requirements. Convene internal grant writing staff on a regular basis to collaborate on key community development funding opportunities that could benefit low-

income neighborhoods. Key departments include HCVD, Parks, Recreation and Cultural Services, Finance, and Planning.

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

Housing and Community Vitality staff is very connected to the community it serves. The Homelessness Prevention and Response Coordinator serves as ex officio board member of the Pikes Peak Continuum of Care. This representation promotes efficient use of resources to address high priority needs related to homelessness identified in the Consolidated Plan, while also educating HCVD staff on the frontline needs of service providers.

The City's Chief Housing Officer, who directs the Housing and Community Vitality Department, remains active on key local boards, such as the El Paso County Housing Authority and the Pikes Peak Housing Network (PPHN).

HCVD staff will remain connected to the Housing Navigator Network, run by Community Health Partnership, which convenes local landlords with local social workers to increase dialogue and reduce barriers to housing.

HCVD and the El Paso County Community Development Department will continue their quarterly meetings to review and coordinate the use of federal funds in the region and continue to check in monthly on private activity bond allocation and issuances.

The housing team and management in the Department serve as the main points of contact for affordable housing developers seeking public financing using local resources such as private activity bonds and HOME Investment Partnership funds. Typically, the funds are paired with low-income housing tax credits administered by the Colorado Housing Finance Authority (CHFA) to develop new multi-family affordable housing. The housing team, continue to be dedicated to the lifecycle management of affordable housing development, through both private and nonprofit partnerships.

This year, HCVD staff will work with local housing nonprofits and service providers to assess the landscape of rental assistance with the goal of simplifying access to rental and mortgage assistance for the community.

Department staff also remain active and participate in forums, panels, committees, and neighborhood meetings throughout the year to discuss grant funding, affordable housing, neighborhood needs, homelessness, infrastructure, etc. Examples of organizations we have collaborated with on such projects or events:

- Community Housing Affordability Task Force (CHAT)
- Pikes Peak Housing Network
- Colorado Springs Health Foundation
- Council of Neighbors and Organizations (CONO)
- RISE (Resilient, Inspired, Strong and Engaged) Coalition
- Solid Rock Community Development Corporation
- Colorado Springs Utilities
- Pikes Peak United Way
- Innovations in Aging
- The Independence Center
- Mill Street Neighborhood Association
- Hillside Neighborhood Advisory Team
- Colorado Housing Finance Authority
- Pikes Peak Library District
- The Justice Center
- Brothers Redevelopment
- Colorado Legal Services
- Leadership Pikes Peak
- Front Range CDBG Users Group
- Pikes Peak Area Agency on Aging
- Pikes Peak Library District
- Pikes Peak Office of Emergency Management
- El Paso County Public Health
- Colorado 4<sup>th</sup> Judicial District magistrate judge and staff

**Discussion:**

N/A

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

**Introduction:**

This section describes CDBG, HOME and ESG program specific requirements. The Department anticipates Program Income (PI) of \$200,000 from CDBG projects.

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

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

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

**Total Program Income:**

**Other CDBG Requirements**

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

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

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

Not applicable.

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

Introduction

All HOME-funded Homeownership programs have been paused since October 2023. The City of Colorado Springs Housing and Community Vitality Department is currently receiving technical assistance from HUD's Office of Affordable Housing Programs on how to best structure and operate HOME Homeownership activities. Following an anticipated resolution of concerns related to program design and administration in Program Year 2024, the City of Colorado Springs intends on reinstating HOME homeownership programs, where applicable as described below. Until approval from HUD is received, the Department will investigate the potential to conduct eligible homeownership activities funded by CDBG.

Single family home prices have steadily increased in Colorado Springs over the course of 2023, with an increase in average sales price from \$526,000 to \$554,000 and a median sales price increasing from \$453,000 to \$466,000, according to market data provided by the Pikes Peak Association of Realtors. Listings for single family homes in November of 2023 are consistent with the number of listings in the year previous, although the number of home sales are slightly less. Over the past four years, Colorado Springs has seen a peak of home sales in 2020 (15,961) and 2021 (16,716), followed by a decline in annual sales for 2022 (14,410) and 2023 year to date (10,967) (ppar.com).

Provided the historical price trends in Colorado Springs, the Department is opting to include resale provisions in each homebuyer transaction carried out by its subrecipients and/or developers (program partners) to preserve affordability. In Program Year 2024, the Department is considering funding three homebuyer programs with HOME. These program partners (either HUD subrecipients or developers) include, Rocky Mountain Community Land Trust (RMCLT), Pikes Peak Habitat for Humanity (PPHFH), and Elevation Land Trust (ELT). Per the terms of the funding agreements executed with each program partner, resale provisions are included in each transaction to ensure that if the property is sold voluntarily or involuntarily prior to the end of the period of affordability it will remain affordable to a subsequent low- to moderate-income homebuyer. All homebuyer programs that HCVD administers are eligible only to single-family residences that are owner-occupied by low- to moderate income households. Single-family residences include attached homes, such as condominiums and townhouse configurations. All homebuyers attend homebuyer counseling through RMCLT, the only HUD-approved homebuyer counselor in the region.

Program Eligibility, Solicitation, and Homebuyer Funding

All homebuyer programs supported by the Department provide a wide range of outreach through affirmative marketing plans to encourage eligible households to participate. Similarities and differences among the programs are as follows:

#### Rocky Mountain Community Land Trust (RMCLT)

- Households ranging from 30-80% AMI can apply on a first-come, first-served basis for homebuyers who meet all of the RMLCT criteria.
- Application packets are available on-line and at the RMLCT office.
- The RMCLT website <https://rmclt.org/become-a-homeowner/> provides an outline of the steps involved in the application review, RMCLT orientation, FAQ's, and housing counseling requirements.
- Under a land trust model, the applicant seeks a conventional mortgage for the value of the improvement (the home), while RMCLT purchases/retains title of the land in order to offset the total purchase price and enable affordable homeownership.

#### Pikes Peak Habitat for Humanity (PPHFH)

- Households ranging from 35-80% AMI can apply based on their need for affordable housing (unsafe, overcrowded, unhealthy, or unaffordable) during specified open application cycles. PPHFH does not retain a waiting list.
- Application packets are available online, at their office, and at the PPHFH Re-store.
- The PPHFH website <https://pikespeakhabitat.org/our-programs/homeownership/> has general program information, program qualification, and FAQ's.
- PPHFH is in a unique position as primary lender to control the principal and interest payments of the mortgage, enabling homeownership to households at lower AMI income ranges.

#### Elevation Land Trust (ELT)

- Initiated by \$25MM in philanthropic funding, ELT is a newly formed land trust in Colorado that works with several municipal governments to address affordable homeownership.
- This program year, the Department intends to partner with ELT for the first time in Colorado Springs.
- ELT provides the applicant 60 days to complete and submit an application for a \$25 fee, the application is available at <https://www.elevationclt.org/buy-a-home/>
- ELT operates under a land trust model similarly described for RMCLT.

#### Resale Provision Summary

The following is a summary of key aspects of the resale provision as it applies to activities carried out in Program Year 2024:

- The homeowner must notify the program partner of their intent to sell the property;
- The homeowner must allow the program partner the option of exercising a right of first refusal;
- The homeowner must provide the program partner with records substantiating eligible improvements made to the property during the owner's tenure;

- The homeowner must cooperate with the program partner to establish a maximum sales price for the property that is affordable to a prospective homebuyer making no more than 80% of the area median income;
- The homeowner must agree to sell the property to another low- to moderate-income homebuyer.

### Modest Housing

In order to ensure that housing purchased with HOME funds is modest and non-luxury, the Department is electing to use residential real estate data, available to the public by the El Paso County Assessor (<https://assessor.elpasoco.com/assessordata/>) to determine a maximum purchase price following HUD housing market survey guidelines for the HOME program. HUD requires a sample size of over 500 transactions for any 1-month period to establish a locally derived maximum value. During October 2023, a total of 668 single family home sales occurred within El Paso County, of these sales 563 were within the city limits and 105 were outside city limits. The median sales price recorded for all records is \$448,000, where 95% of the median sales price is \$425,600. HCVD will elect \$425,000 as an overall maximum purchase price for new and existing single-family residences in PY2024. At these higher maximum purchase prices, homebuyer programs will be required to dedicate additional subsidy to ensure sustainability and long-term affordability of ownership. Data substantiating the calculation of the maximum purchase price is available on request. For reference, the HOME Homeownership value limit established by HUD in June 2023 for the Colorado Springs Metropolitan Statistical Area is \$394,000 for a new or existing single-family home.

In order to determine that a property does not exceed the maximum purchase price, the Department directs its subrecipients to use one of two methods:

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

Applicable only to a land trust homebuyer model such as administered by the Rocky Mountain Community Land Trust or Elevation Land Trust, maximum purchase price will be determined by the value of the improvement only, exclusive of the land value. The value of the land is provided on the El Paso County Assessor's website. This approach is consistent with the legal instruments the homebuyer executes at closing, formalizing their ownership of the improvement and not the land.

### Fair Return on Investment

In order to ensure that the original HOME-assisted homebuyer receives a fair return on their investment at the time of the sale, program partners must follow the Department's guidelines required by HUD, for calculating the value of eligible improvements made to the property during the owner's tenure.

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

Maintenance items are not considered eligible home improvements. Maintenance items include roof

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

The Department provides program partners with an annual index derived from Pikes Peak Area Association of Realtors’ data to calculate the value of eligible home improvements based on the percentage increase or decrease in the local housing market each year. For program year 2024, the index is calculated as follows:

Take the October 2023 median home sales price of \$485,000 and subtract the October 2021 median home sales price of \$446,000 for a total appreciation of \$39,000. Divide the total appreciation by the median home sales price in October 2021 to arrive at a 8.74% appreciation rate from October 2021 to October 2023.

A table illustrating the calculation of the index stated above is provided below. Based on the number of years of ownership, the sum of the indices provides an overall appreciation rate.

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

<b>Fair Return Index - Pikes Peak Association of Realtors</b>			
<b>Year</b>	<b>Month</b>	<b>Median Sales Prices</b>	<b>Appreciation</b>
2021	October	\$ 446,000	
2023	October	\$ 485,000	\$ 39,000
		<b>% Change 2021-23</b>	<b>8.74%</b>
<b>(Appreciation divided by Oct. 2021 Median Sales)</b>			
<b>Source:</b> <a href="https://ppar.com/Documents/stats/MarketTrends/Prices.jpg">https://ppar.com/Documents/stats/MarketTrends/Prices.jpg</a> and <a href="https://livingcoloradosprings.com/market-conditions/">https://livingcoloradosprings.com/market-conditions/</a>			

<b>Homebuyer's Fair Return on Investment</b>	
Homebuyer's Down Payment	\$ 5,000.00
Added Value of Work (i.e. bathroom remodel)	\$10,000.00
Total Homeowner Investment	\$15,000.00
Fair Return on Investment (\$15,000 * 8.74%)	\$ 1,311.00

Current Single-Family Market Trends for First Time Homebuyers

Since last spring, at the time of the 2023 Annual Action Plan publication, interest rates have increased by an additional percentage point, with the average 30-year fixed mortgage rate at 7.00%. Where the Federal Reserve is expected to gradually decrease rates sometime in early- to-mid 2024, the timing and amount of rate decreases are uncertain. Where many perceivably inflated US housing markets experienced slight corrections in price during late 2022 and early 2023, the Colorado Springs housing market remained strong, evidenced by continually increasing sales prices. Both interest rates and increasing home prices in Colorado Springs work against low- to-moderate

first-time homebuyers who typically have an average credit rating and are likely to be approved for rates above those buyers who have an excellent credit rating.

As of mid-December 2023, a search on Realtor.com provided results of approximately 300 single family homes (including townhomes and condominiums) priced from \$250,000 to \$350,000. This price range, to be discussed further below, is a range that could be deemed affordable based the number of people in a household and their income level. One consideration is that single family housing stock under \$400k is increasingly in lower supply and may not be move-in ready, requiring rehabilitation. For attached single-family homes, such as townhomes or condominiums, price ranges from \$250,000 to \$325,000 are likely for PY2024, where traditional detached single-family residences at the lower range are becoming increasingly less common.

Provided the context of current and future interest rates and the demand for entry-level homes in Colorado Springs, the income range for eligible households is focused on 70%-80% AMI, who are most likely to be approved for a mortgage by a conventional lender. These AMI ranges are contrary to the pre-pandemic housing market, where local data for homebuyers indicated that some households earning 50-70% AMI may have the ability to become homeowners through one of the aforementioned partnering organizations.

Homebuyer transactions during Program Year 2024 will require deeper subsidies overall and may include participation from new programs available to first-time purchasers. For example, the PATH Grant with support from First Bank, The Colorado Health Foundation, and the Colorado Housing and Finance Authority, provides assistance up to \$15,000 to qualifying Black and African American households. Typically, subsidies come from a variety of sources, such as the City of Colorado Springs, State of Colorado Division of Housing, Federal Home Loan Bank, and the partnering organization. Across these funding sources, higher subsidies per homebuyer will be required to keep the payment affordable. From an underwriting standpoint, monthly payments may approach the higher 30% range of a household's income. The Department approves a monthly payment ratio range from 31-40% on a case-by case basis, consistent with HUD manual underwriting guidelines. In a conversation with one of our partnering organizations, they stated that a typical figure that local lenders approve is up to 38% of monthly income for housing. Where this is not optimal based on the definition of affordable housing capped at 30% of gross income, it is preferable to higher ranges of cost burdened households at the 50% of income range. Additionally, these homeownership programs create wealth building opportunity and avoid being subject to the turbulence of escalating rents in Colorado Springs.

#### Example Homebuyer Scenarios

**60% AMI:** At the 60% AMI level, homeownership has a narrow path, where 30% of the monthly income for a for a 4-person household has a mortgage payment limit of \$1,463/month. (Income limits for various AMI levels are provided annually by HUD.) The purchase of a home for \$275,000 with a combined total subsidy from all participating partners of \$90,000, results in a payment around \$1,500 a month. For a household at 60% AMI, a household size of 1-3 individuals has a payment range of \$1,025 to \$1,318 a month, making the \$275,000 purchase (including subsidies) infeasible. A household size of five at 60% could be feasible, though this household size is less common.

**70% AMI:** Provided the example and explanation above, three and four-person households at 70% AMI can afford payments up to \$1,536 and \$1,706, respectively. For the four-person household, this could enable a \$300,000 range purchase with a total combined subsidy from all participating partners of 30% or \$100,000.

*80% AMI:* The 80% AMI household with two to four individuals, has the most flexibility within participating programs and able to afford a monthly mortgage payment of \$1,560 to \$1,950 per month, representing 30% of monthly income. This range of payment coincides with a purchase price up to \$350,000, with all participating program partners subsidizing up to \$100,000 per transaction.

Overall, these scenarios indicate sustainable homeownership under a shared equity model for Program Year 2024. In comparison to renting, as of the second quarter of 2023 the Colorado Statewide Apartment Survey shows that the average 2-Bedroom apartment in Colorado Springs rents for \$1,480/month.

#### Continued Affordability

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

The land trust model programs that the Department intends on administering in Program Year 2024 represents a type of shared equity model, where the original subsidies of City and partnering organization can be recouped if the homeowner decides to sell the residence. Investopedia defines a shared equity mortgage *as an arrangement under which a lender and a borrower share ownership of a property. The borrower must occupy the property. When the property sells, the allocation of equity goes to each part, according to their equity contribution.* A shared equity models means that the City and the partnering organization can re-invest the appreciation earned, back into the home for subsequent homebuyers ensuring continued affordability.

Overall, the flexibility of HCVD's homebuyer programs are based on the ability to:

- Allocate a variable subsidy through underwriting, to be right-sized for an original sale or resale, and to ensure an affordable mortgage payment
- The ability to target various income/AMI tiers within the 70%-80% range
- Utilizing a local market survey to set a maximum HOME purchase value to consider a range of single-family properties

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

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

constructed housing, the default requirement is twenty years.

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

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

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

Not applicable.

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

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

See attached ESG Written Standards in the appendix or on the [Department’s website](#).

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

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

- Client entry begins with the subrecipient service provider
- Providers administer the housing survey (VI-SPDAT is the common assessment tool)
- Survey data is entered into HMIS and vulnerability score is generated
- Case conferencing (coordinated entry) is scheduled weekly (if a housing resource is available)

- Client lists pulled from HMIS based upon available housing resources (Different vulnerability scores are tied to different levels of housing resources. Housing resources are submitted by providers with the resource along with the eligibility for the specific resource.)
  - Client is matched with appropriate available resource
  - Client is located and further eligibility for available resource is verified by the subrecipient agency
  - If client remains eligible for resource, client is referred to the housing resource
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Community Development Division consults with the PPCoC, local nonprofit agencies whose services address homelessness, and the community to determine priorities for ESG funding. In 2024, ESG grant funds will be allocated as follows:

- A Notice of Funding Availability (NOFA) will be made available in March notifying agencies of the opening of the competitive grant application for ESG funds. Application materials and open office hours will accompany the application for agency applicants.
- After applications are received the next steps will be undertaken to determine award:
  - Internal HCVD application review: This will include eligibility review, base compliance, and risk assessment scoring.
  - External application review (composed of members of the community, persons with live experience of homelessness, PPCoC Staff, and HCVD staff): This will include online application scoring through Neighborly software platform, committee discussion and ranking, and final recommendations.
  - Final assessment of internal and external scores and comments to determine ESG grant awards. In addition to the above application review, respondents will be evaluated (both internally and externally) on their ability to adhere to the Written Standards for ESG assistance and the PPCoC Strategic Plan, past performance, and planned outcomes.
- Once final assessment and determinations are complete, all applicants will be notified of their approval or denial of their ESG grant application.
- Emergency Shelter Operations and Street Outreach: No more than 60% of the entitlement award will be allocated for emergency shelter operations and street outreach combined.
- Homeless Management Information Systems (HMIS): If requested, HMIS funds will be made available to Community Health Partnership, the HMIS administrator and sole source manager of the PPCoC HMIS, as designated by the PPCoC Governing Board.

- Rapid Rehousing/Homelessness Prevention: The balance of funds will be allocated for Rapid Rehousing and/or Homelessness Prevention activities.
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.

HCVD consults with the Pikes Peak Continuum of Care when considering policies and funding decisions regarding facilities and services funded under ESG or other funding sources targeting people experiencing homelessness. The PPCoC has added persons with lived experience of homelessness to the board. The City's Homelessness Prevention and Response team has prioritized obtaining feedback from persons with lived or living experiences of homelessness and engaging them to create new solutions.

The City's Homelessness Prevention and Response team is experienced with providing direct services for shelter, homeless prevention and rapid rehousing, and domestic violence in Colorado Springs. Through collaboration with other agencies, they work to create and improve programs that serve sheltered and unsheltered people experiencing homelessness. On a regular basis they ride with the CSFD HOP and CSPD HOT teams meeting unsheltered people where they are at, making referrals, and providing information and resources. This relationship makes the perspective of lived experience always present in ESG administrative decisions at all levels.

Staff from the PPCoC administrator organization will serve on the ESG application review committee. HCVD staff will include individuals with lived experience to serve on the external review committee.

5. Describe performance standards for evaluating ESG.

The Written Standards were adopted by the City and CoC in early 2017. The PPCoC has adopted their own Written Standards to include elements funded with CoC funds from HUD. The Department's priority has been to work with the CoC to monitor performance metrics and evaluate outcomes across all funding sources/agencies. The performance measures identified for all ESG subrecipients are:

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

## Appendix

All public input and documentation of citizen participation will be included in the appendix when the draft is submitted to HUD.

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