



2026 Annual Action Plan



Prepared by the Housing and Homeless Response Department (HHRD) 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, 2026 - March 31, 2027

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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 is an entitlement city, as designated by the U.S. Department of Housing and Urban Development (HUD) and receives the following federal formula grants: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and the Emergency Solutions Grants (ESG) annually to address the housing and community development needs for its residents. The Housing and Homeless Response Department (HHRD) is the lead department responsible for preparing the Consolidated Plan and for administration of the grant programs and annual grant funds. The City strives to provide safe, decent, and affordable housing; a suitable living environment; and economic opportunities, especially for low- to moderate-income households and special needs communities.

The Program Year (PY) 2026 Annual Action Plan (AAP) represents the second planning year of the 2025-2029 Consolidated Plan. The PY 2026 AAP, and subsequent AAPs, are a subset of the Strategic Plan addressing the overall goals of the plan for each program year of the five-year Consolidated Plan. PY 2026 begins on April 1, 2026 and ends on March 31, 2027.

The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, for preparing a Consolidated Plan and guiding the use of CDBG, HOME, and ESG funding based on applications to HUD. The Consolidated Plan details how the City plans to invest its resources to meet its ongoing affordable housing, community development, and public service needs during the five-year period. The City plans to provide decent and affordable housing, a suitable living environment, and vital public services to improve the lives of its citizens – especially low- to moderate-income (LMI) households and special needs communities such as people experiencing homelessness, the elderly and persons with a disability. The City does this in a variety of ways that include partnerships with public and private funders, both federal and local, as well as partnerships with corporations, nonprofits, and public institutions.

2. Summarize the objectives and outcomes identified in the Plan

Like many communities across the state of Colorado, affordability is by far the largest housing problem in Colorado Springs. Housing cost burden affects 67% of households earning less than \$75,000 in the community.

The City of Colorado Springs has developed its strategic plan based on an analysis of the data presented in the Consolidated Plan and the community participation and stakeholder consultation process. The City also recently completed a housing needs assessment in partnership with El Paso County government. Through these efforts, the City has identified six (6) priority needs and associated goals to address those needs. The priority needs are:

Priority Need: Preserve & Develop Affordable Housing

Goal: Develop and Preserve Affordable Housing

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. The City will also allocate funding to provide for acquisition, rehabilitation or new construction of affordable housing units. Finally, the City will allocate funding to provide down payment assistance to first time homebuyers to increase affordable housing opportunities for homebuyers. These activities may also include Community Housing Development Organization (CHDO) housing development activities for LMI households.

Goal: Provide Tenant-Based Rental Assistance (TBRA)

The City will allocate funding for rental assistance activities for LMI renters. These activities will be facilitated by the Colorado Springs Housing Authority (CSHA) and other housing providers.

Priority Need: Public Services

Goal: Provide Public Services for LMI & Special Needs

The City will provide funding for services that primarily benefit LMI individuals or families including but not limited to programs such as youth programs, fair housing promotion, alcohol and substance abuse treatment programs, and domestic violence assistance services, and other services as eligible under the CDBG program. The City will also allocate funding for supportive services directed towards special needs populations specifically for seniors and individuals or families experiencing homelessness.

Priority Need: Public Infrastructure & Facilities

Goal: Improve Public Facilities for Special Needs and LMI Populations

The City will improve and expand public facilities and infrastructure capacity in low-to-moderate income neighborhoods throughout the City. This may include but is not limited to improvements or expansion of public water & sewer, streets, sidewalks and stormwater management systems. The City may also allocate funding to improve access to public facilities including but not limited to community centers, parks, libraries, as well as public facilities owned by partner non-profit organizations.

Priority Need: Homeless Housing and Support Services

Goal: Make Homelessness Rare, Brief, and Non-Recurring

The City will provide funding to support homeless shelter operations and services for the homeless as needed. The City will also provide funding for homelessness prevention and rapid re-housing rental

assistance in an effort to minimize the time individuals or families experience homelessness as well as to reduce the number of persons experiencing homelessness in Colorado Springs. Funding will be provided to support data collection and managements of the Homeless Management Information Systems (HMIS) run by the Pikes Peak Continuum of Care (PPCoC).

Priority Need: Effective Admin and Planning

Goal: Provide Effective Admin & Planning

Effective program management of HUD grant programs will ensure transparency, efficiency, engagement with the public and partner agencies, and compliance with each respective grant and their regulations, and that programs meet their established objectives.

3. Evaluation of past performance

The City of Colorado Springs, in collaboration with public, private, and non-profit community housing providers and non-housing service agencies, has made significant contributions in providing safe, decent and affordable housing, improving public infrastructure, and delivering vital public services. Despite these achievements, challenges persist in addressing public facility improvements for special needs groups and in low- and moderate-income areas, continued supportive services for vulnerable residents, and expanding affordable housing options. These issues are reflected in the City’s Consolidated Plan and the most recent PY 2024 Consolidated Annual Performance and Evaluation Report (CAPER).

The CAPER provides an in-depth evaluation of progress toward the City’s five-year and one-year goals under HUD's CDBG, HOME, and ESG entitlement programs. Below is a summary of key accomplishments by priority area:

Homelessness

Colorado Springs' efforts to combat homelessness include the strategic use of ESG funds for emergency shelter operations and rapid rehousing. To date, 67 LMI households received tenant-based rental assistance, reaching 67% of the five-year strategic plan target. Additionally, 14,264 individuals were provided emergency shelter, reaching 95% of the strategic plan target. The City also met its five-year goals for homelessness prevention and emergency shelter services with 62 individuals served, or 124% of its target goal.

Housing

Colorado Springs' CDBG and HOME-funded programs have substantially addressed housing needs for low- and moderate-income (LMI) residents. The City successfully rehabilitated 281 homeowner housing units, achieving 112% of the five-year strategic plan target. For rental housing, 393 units were constructed, exceeding the five-year goal, while 147 rental units were rehabilitated, also surpassing the five-year

target. Tenant-based rental assistance supported 129 LMI households, achieving 172% of the five-year goal. Based on these accomplishments, the City has successfully met its long-term HUD grant funded housing goals, particularly for rehabilitation.

Public Facilities and Improvements

The City of Colorado Springs has made considerable progress in improving public facilities and infrastructure, with 35,144 individuals benefiting from public facility activities—an impressive 281% of the strategic plan target. The improvements to public infrastructure goal was also met with 13,962 individuals benefitting. The City remains focused on facilities that address special needs persons and those at-risk or experiencing homelessness. Based on these accomplishments, the City successfully met its 2020-2024 HUD grant funded goals for public facilities and infrastructure improvements.

Public Services:

The City continues to fund essential public services for LMI residents. There were 45,142 LMI people served, achieving 361% of the strategic plan target. For services targeting special needs persons, 11,087 people have been served, achieving 88% of the strategic plan target. Individuals benefited from vital services such as health, transportation, homelessness prevention and senior care.

4. Summary of Citizen Participation Process and consultation process

The Citizen Participation Plan (CPP) 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. 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). The City has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation in the 2026 AAP. The CPP provides guidance for public notices for the various stages of Consolidated Plan/Annual Action Plan development, public hearings, and the public review of the proposed plan. Details of the City's outreach efforts for the PY 2026 AAP are provided below:

PUBLIC HEARING: Residents were invited to attend:

Public Hearings for 2026 Action Plan Input
November 4, 2025
Session #1: 10:30-11:30 a.m.
Session #2: 6:00-7:00 p.m.
City Administration Building Rm. 102
30 S. Nevada Ave.
In person, by phone or online

Public Hearing on the Draft 2026 Annual Action Plan
Wednesday January 7, 2026
6:00 – 7:00 p.m.
City Administration Building Rm. 102
30 S. Nevada Ave.
In person, by phone or virtual

PUBLIC COMMENT PERIOD: The draft 2026 AAP was made available for public review and comment from **December 16, 2025-January 15, 2026** on the City’s website and at the following locations Monday through Friday during normal business hours: Housing and Homelessness Response Department office (Suite 701) and Office of the City Clerk (Suite 101), 30 S. Nevada Ave.;

Any individual, group, or agency may submit written comments on the draft to the Housing and Homelessness Response Department, or contact (719) 385-5912 or HousingAndHomelessnessResponse.SMB@coloradosprings.gov Comments should specify they are addressing the draft 2026 AAP.

Details of citizen participation outreach for the Consolidated Plan and PY 2026 AAP are also located in the AP-12.

5. Summary of public comments

All comments were received during Public Hearings. Comments included: more affordable housing is needed, people coming out of the justice system often can’t find employment and an affordable place to live, criminalization of homeless and poor people does not help, more housing support for victims of domestic violence is needed. Questions were asked about the Housing Needs Assessment, about evaluating efficacy of interventions we support, address qualitative impacts and not just quantitative, how the City addresses state legislation, and how we support new innovative efforts.

All comments and views will be accepted. No comments or views will be rejected or not accepted.

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

All comments and views will be accepted. No comments or views will be rejected or not accepted.

7. Summary

The PY 2026 AAP represents the second planning year of the 2025-2029 Consolidated Plan. The PY 2026 AAP, and subsequent AAPs, are a subset of the Strategic Plan addressing the overall goals of the plan for each program year of the five-year Consolidated Plan. PY 2026 begins on April 1, 2026 and ends on March 31, 2027. The goals in this plan were derived from an analysis of the housing market and data trends of the City as well as a comprehensive citizen participation process.

Executive Order Compliance

The City of Colorado Springs agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government payment decisions for purposes of section 3729(b)(4) of title 31, United States Code. The City will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

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 Homeless Response Department (HHRD) |
| HOME Administrator | COLORADO SPRINGS | Housing and Homeless Response Department (HHRD) |
| ESG Administrator | COLORADO SPRINGS | Housing and Homeless Response Department (HHRD) |

Table 1 – Responsible Agencies

Narrative (optional)

The City of Colorado Springs, through the Housing and Homeless Response Department (HHRD), is the lead agency responsible for preparing the PY 2026 AAP 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(l)

1. Introduction

The City of Colorado Springs Housing and Homeless Response Department (HHRD) conducted 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 the PY 2026 Annual Action Plan (AAP).

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(l))

The HHRD staff and other City officials and department staff meet regularly with a broad cross-section of assisted housing providers and private and governmental health, mental health and service agencies (See table 2 below).

Our consultations for the Annual Action Plan focused on coordinating with community partners to best leverage resources.

1. Emergency response - This includes monthly meetings with shelter providers, the Colorado Springs Fire Department, Colorado Springs Police Department, and the Pikes Peak Regional Office of Emergency Management.
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 Chief Housing Officer, who leads the City’s Housing and Homelessness Response Department, serves as a Housing Commissioner and meets with CSHA Executive Director and Board of Commissioners and 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 Housing Solutions Manager is a member of the El Paso County Housing Authority (EPCHA) governing body which meets monthly. EPCHA administers a housing trust fund, oversees Issuance of private activity bonds (PAB), and provides modest grants for rural human service agencies.
3. Private nonprofit housing providers - The City’s Chief Housing is a member of the Pikes Peak Continuum of Care (PPCoC) governing board and serves on the Executive Committee. The network of service providers includes private, governmental, mental health, and human service agencies.
4. Colorado Springs engaged in consultations with high-speed internet providers that serve low- and moderate-income households. These consultations aim to address the digital divide, ensuring that affordable internet access is integrated into the City’s broader efforts to enhance the quality of life for underserved populations.

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 Chief Housing and Homelessness Response Officer serves as a member of the PPCoC governing board and acts as a liaison for City interests and collaborative efforts with the HHRD. Data from the Homeless Management Information System (HMIS) aids the City and CoC in assessing the effectiveness of initiatives and strategies and in identifying service gaps by population. HHRD considers this information when prioritizing populations, determining facility needs, and managing projects.

PPCoC utilizes a Coordinated Entry (CE) system to assess the needs of those who are chronically homeless, families with children, veterans and their families and unaccompanied youth. CE, the primary referral system of the PPCoC, assesses, assigns, and links assistance of vulnerable homeless households to CoC-funded housing programs including permanent supportive housing, transitional housing, rapid re-housing, and other project-based housing vouchers. For more information on how to access CE, see link: <https://www.ppchp.org/homelessness/coordinated-entry-ce/#:~:text=Coordinated%20Entry%20is%20a%20program,other%20project%2Dbased%20housing%20vouchers>.

The PPCoC is in transition seeking a new lead agency to host the CoC functions. The City is participating on the transition committee and is committed to ensuring effective system leadership.

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

HHRD manages federal ESG funds, while the CoC is the collaborative applicant for federal CoC funds and manages state ESG funds. The HHRD staff communicates with the CoC staff to inform funding awards.

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/or street outreach. This year, the remaining 40% will likely go to HMIS.

Support for HMIS remains a regional priority because of the value the community (and HUD) place on data quality and outcome reporting. This is especially critical given the upcoming transition of the CoC administrative lead agency. 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.

HHRD takes part in CoC strategic planning and supports a shared model for collaboration and data informed decisions that will be carried forward into 2026. There are remaining 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 2026, 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

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| 1 | Agency/Group/Organization | COLORADO SPRINGS HOUSING AUTHORITY |
| | Agency/Group/Organization Type | PHA- Public Housing Agency Services - Housing Other government - Local |
| | What section of the Plan was addressed by Consultation? | Public Housing Needs Homelessness Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | HHRD and CSHA communicate regularly, HHRD’s Chief serves on the CSHA governing board and these consultations inform housing and community development needs, goals and objectives |
| 2 | Agency/Group/Organization | Pikes Peak Continuum of Care (PPCoC) |
| | Agency/Group/Organization Type | Services-homeless Regional organization Publicly Funded Institution/System of Care |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | HHRD staff communicate regularly with CoC staff and leadership. These consultations inform the housing and community development needs, goals and objectives in the plan. |
| 3 | Agency/Group/Organization | Community Development Advisory Committee (CDAC) |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy, Anti-poverty Strategy, |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | CDAC members are appointed by the Mayor and meet monthly with HHRD staff. This group provides guidance and analysis of overall strategy and recommends the Annual Action Plan to City Council. |

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| 4 | Agency/Group/Organization | The Justice Center, PPLD, Brothers Redevelopment, Colorado Legal Services, Community Economic Defense |
| | Agency/Group/Organization Type | Service-Fair Housing |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs, Housing Need Assessment Anti-poverty Strategy, |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | HHRD collaborates with these agencies to produce quarterly public education events on renter rights for tenants and landlords |
| 5 | Agency/Group/Organization | Public Works and Parks Departments |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | HHRD meets regularly with Public Works and Parks leadership on community development on the neighborhood and community development needs throughout the City. |
| 6 | Agency/Group/Organization | Pikes Peak United Way, 2-1-1 |
| | Agency/Group/Organization Type | Regional organization |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | HHRD meets and communicates with PPUW staff and leadership to share information about community needs, 211 call data, and coordination on City goals for maintaining the institutional delivery structure. |
| 7 | Agency/Group/Organization | Pikes Peak Housing Network (PPHN) |
| | Agency/Group/Organization Type | Business and Civic Leaders, |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment, |

| | | |
|----|--|---|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City's Chief Housing Officer serves on the PPHN Leadership Council. Anticipated outcomes are more coordinated resource use. |
| | Agency/Group/Organization Type | Business and Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Affordable Housing |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The agency meets regularly with HHRD, and consulted on the housing and community development needs through the City's citizen participation process. |
| 8 | Agency/Group/Organization | COSIloveYou |
| | Agency/Group/Organization Type | Faith Based Organization |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The agency is engaged with the HHRD and the Community Development Advisory Committee, and works with the Mayor to activate faith communities to help address community needs, including the downtown Clean & Safe street outreach and ambassador program. |
| 9 | Agency/Group/Organization | Fire Department Homeless Outreach Program (HOP) |
| | Agency/Group/Organization Type | Services-homeless |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The agency consults regularly with the HHRD, through the City's internal Homelessness Solutions Team. These consultations inform the housing and community development needs, goals and objectives in the plan. |
| 10 | Agency/Group/Organization | Colorado Springs Police Department Homeless Outreach Team (HOT) |
| | Agency/Group/Organization Type | Services-homeless |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy |

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| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The department meets regularly with HHRD, including through the City’s internal Homelessness Solutions Team. |
| 11 | Agency/Group/Organization | Springs Rescue Mission |
| | Agency/Group/Organization Type | Services-homeless |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Homeless Needs - Chronically homeless |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The agency meets with HHRD to consult on emergency shelter capacity and data reporting. These consultations inform the housing and community development needs, goals and objectives in the plan. |
| 12 | Agency/Group/Organization | El Paso County Housing Authority |
| | Agency/Group/Organization Type | Other government – County PHA |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | El Paso County Housing Authority is best described as a finance agency. HHRD’s Housing Solutions Manager is a member of the board and consults on housing needs. These consultations inform the housing and community development needs, goals and objectives in the plan. |
| 13 | Agency/Group/Organization | Brothers Redevelopment Inc. |
| | Agency/Group/Organization Type | Services - Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The agency meets regularly with HHRD, and consulted on the housing and community development needs through the City citizen participation process. These consultations inform the housing and community development needs, goals and objectives in the plan. |

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| 14 | Agency/Group/Organization | Solid Rock Community Development Corporation |
| | Agency/Group/Organization Type | Community Development |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Economic Development Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The agency is engaged with the HHRD, and consulted on the housing and community development needs. |
| 15 | Agency/Group/Organization | Ting Internet, Colorado Springs Utilities |
| | Agency/Group/Organization Type | Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide |
| | What section of the Plan was addressed by Consultation? | Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | HHRD staff met with Ting staff and consulted on broadband access. The City Council serves as the Board of Colorado Springs Utilities and represents the needs of residents in utilities policy. These consultations inform the housing and community development needs, goals and objectives in the plan. |
| 16 | Agency/Group/Organization | Pikes Peak Office of Emergency Management |
| | Agency/Group/Organization Type | Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | HHRD participates with PPOEM on coordinating Severe Cold Weather Emergency Shelters protocols and assessing the needs for available shelter beds. |

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

The HHRD did not intentionally avoid consultation with any agency types. Comments from all agency types were welcome and taken into consideration.

Currently, there are no Colorado Springs-based or El Paso County-based Community Development Financial Institutions (CDFI). HHRD 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? |
|---|--------------------------|--|
| Continuum of Care | ChangeLine | PPCoC plans and leads coordination of the housing and supportive services system for homeless individuals and families in the Pikes Peak region. As a network of stakeholder groups, the PPCoC works with members of the CoC to identify and meet community needs for ending homelessness in the region. The goals of the CoC align with the goals of the City Strategic Plan. |
| City of Colorado Springs Strategic Plan and Strategic Doing | City of Colorado Springs | The City's Strategic Plan and Strategic Doing are the framework under which the housing, homelessness and community development strategic plan are situated. They complement each other and contain the same goals and strategies, specifically around vibrant and engaged neighborhoods and supporting housing choice for all and providing residents with access to transit and amenities. |
| PlanCOS | City of Colorado Springs | PlanCOS is the City's comprehensive plan. This strategic plan and PlanCOS are designed to complement each other and contain many of the same goals and strategies, specifically around vibrant neighborhoods. |
| 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. |
| 2024 CAPER | 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 |

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|--|--|
| Southeast Strong + 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 HHRD 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. |
| 2024-2025 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 HHRD 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. |
| 2025 Homelessness Response Action Plan | City of Colorado Springs | The plan provides actions and a comprehensive approach to addressing the most pressing issues in the City, including: Enforcement and Cleanup; Street Outreach and Shelter; Homelessness Prevention; Employment; Housing and Supportive Services; and Collaboration. |
| 2025 Regional Housing Needs Assessment | City of Colorado Springs | The Housing Needs Assessment is a regional effort led by the City of Colorado Springs to provide a clear picture of the housing supply, challenges, and needs across El Paso County. The data collected through the Assessment will provide valuable insight into housing trends and will serve as a tool for making data-driven decisions to address housing needs effectively. |
| 2025 Homeless Solutions Team Summary | City of Colorado Springs | This summary provides proposed solutions designed for feasible execution, external collaborations and partnerships, and appropriate support from the City. The summary outlines a strategy and roles in tackling homelessness, while also considering intersecting and competing priorities. |

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|------------------------------------|--|
| CSHA 2025 Annual PHA Plan | Colorado Springs Housing Authority | The Annual PHA Plan provides information on the operations, programs, and services of the PHA. The plan includes the PHA mission, goals and objectives for serving the needs of low-income families in Colorado Springs. |
| PPCoC Community Standards of Care | Pikes Peak Continuum of Care | The Standards of Care supports the efforts of the CoC by offering a framework for service providers in the regional homelessness system to work together, collectively serving the needs of homeless individuals and families. The Standards of Care represent the norms of service delivery for the entire community and serves as a guide to the network of resources specifically targeted to address homelessness in the region. |
| Community Health Improvement Plan 2024-28 | El Paso County Public Health | A Community Health Improvement Plan (CHIP) is a long-term, systematic effort to address issues identified by the Community Health Assessment (CHA). Leading health issues identified in the CHA, implemented in the CHIP are Housing Stability, Barriers to Accessing Health Care, Suicide, and Drug overdose. |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

HHRD works closely with other public entities such as the PPCoC on homeless initiatives in the greater area and the CSHA on affordable housing and publicly supported housing in Colorado Springs. Coordination with other City departments include the Public Works Department and Comprehensive Planning. HRR works with the Colorado Department of Local Affairs, Division of Housing and Colorado Housing Finance Agency in allocating and leveraging resources to increase the supply of affordable housing.

Consultations are conducted through a mix of in person, virtual and hybrid formats. In-person meetings allow for more substantive interaction, while virtual formats can provide greater access to some residents and partner organizations. HHRD 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 HHRD website at <https://coloradosprings.gov/community-development/page/citizen-participation-plan> and at the HHRD office located at 30 S. Nevada Avenue, Suite 701, 80903.

The following table summarizes the City’s citizen participation outreach efforts.

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 |
|------------|-----------------------|------------------------------|---|---|--|---|
| 1 | Public Hearing | Non-targeted/broad community | A public Input Sessions was held on November 4, 2025 at 10:30 AM. The meeting could be attended in person at City Administration Building Room 102 30 S. Nevada Ave., Colorado Springs, CO 80903 or online via MSFT Teams, or by telephone. 15 people attended. | Comments included: more affordable housing is needed, people coming out of the justice system often can't find employment and an affordable place to live, criminalization of homeless and poor people does not help. | All comments were accepted. | https://coloradosprings.gov/2026AnnualActionPlan |
| 2 | Public Hearing | Non-targeted/broad community | A public Input Sessions was held on November 4, 2025 at 6:00 PM. The meeting could be attended in person at City Administration Building Room 102 30 S. Nevada Ave., Colorado Springs, CO 80903 or online via MSFT Teams. 3 people attended. | Comments included: more affordable housing is needed, more housing support for victims of domestic violence is needed. | All comments were accepted. | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL |
|------------|-----------------------|------------------------------|---|--|--|-----|
| 3 | Public Comment Period | Non-targeted/broad community | The draft 2026 AAP is being made available for public review and comment from December 16, 2025 to January 15, 2026 on the City’s website and at the following locations Monday through Friday during normal business hours: Housing and Homelessness Response Department office (Suite 701) and Office of the City Clerk (Suite 101), 30 S. Nevada Ave.; City Hall, 107 N. Nevada Ave.; | No formal public comments were received that directly referenced the 2026 AAP. | All comments were accepted. | |
| 4 | Public Hearing | Non-targeted/broad community | A public hearing was held on the Draft 2026 Annual Action Plan on Wednesday, January 7, 2026 from 6:00 to 7:00 p.m. in the City Administration Building Rm. 102, 30 S. Nevada Ave. and online via MSFT Teams. 44 people attended (21 attended online, 22 in person and 1 by phone). | Questions about the Housing Needs Assessment, about evaluating efficacy of interventions we support, address qualitative impacts and not just quantitative, how the City addresses state legislation, and how we support new innovative efforts. | All comments were accepted. | |

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Colorado Springs receives annual funds from three federal formula grant programs: the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME), and the Emergency Solutions Grants (ESG) programs. These grants support community development, affordable housing, and homelessness programs. Additionally, the City expects to generate \$200,000 for CDBG and \$100,000 for HOME housing programs as program income. The PY 2026 AAP is the second year of the 2025-2029 Consolidated Plan, and the City plans to receive similar allocation amounts each year during the remainder of the Consolidated Plan.

NOTE: At the time of publication of the draft 2026 Annual Action Plan, the City of Colorado Springs had not been notified by HUD of the final allocation amounts. Anticipated resources included here are based on previous funding levels. The Department plans to decrease or increase the program budgets on a pro rata basis when the final allocation is made.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 2 | | | | 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 | 2,854,333.00 | 200,000.00 | 0.00 | 3,054,333.00 | 9,162,999.00 | PY 2026 is the second program year of the ConPlan. The funds expected for the remainder of ConPlan is 3x more years of the annual allocation and program income. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 2 | | | | 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 | 1,401,272.63 | 100,000.00 | 0.00 | 1,501,272.63 | 4,503,817.89 | PY 2026 is the second program year of the ConPlan. The funds expected for the remainder of ConPlan is 3x more years of the annual allocation and program income. |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 261,284.00 | 0.00 | 0.00 | 261,284.00 | 783,852.00 | PY 2026 is the second program year of the ConPlan. The funds expected for the remainder of ConPlan is 3x more years of the annual allocation. |

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 plans to use a combination of federal block grant funding, program income, City general funds, private activity bonds, and other incentive programs to achieve the goals outlined in this plan. Priority will be given to high-impact projects that have the potential for public-private partnerships, in order to attract additional resources such as state and federal tax credits for local development and Proposition 123 funds.

Other leveraged funds

All grant applicants across all programs who use our platform, Neighborly, must show the full project funding 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 \$8,220,463 as HOME match credit from previous years. 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 Department 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.

HOME-ARP Funds

The City's HOME-ARP funds are tied to the 2021 Annual Action Plan and follow the approved Allocation Plan. These funds will be used in coordination with the annual entitlement funds to meet the City's housing, homelessness and community development objectives.

See Discussion for: Low-Income Housing Tax Credits; Development Fee Rebate Program; and Sales Tax Rebate Program

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

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 Housing & Homelessness Response Department. 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

The City 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.

Sales Tax Rebate Program

Lastly, the City launched the Affordable Housing Sales Tax Rebate program to further incentivize affordable housing development. Effective August

8, 2022, the owner of a qualifying affordable housing project may be eligible for a refund of City of Colorado Springs taxes paid upon purchases of construction and building materials used explicitly in the project.

Annual Goals and Objectives

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 | Improve Public Facilities for Special Needs & LMI | 2025 | 2029 | Non-Housing Community Development | Citywide Low/Mod Eligible | Public Facilities & Infrastructure | CDBG: \$610,867.00 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted |
| 2 | Develop and Preserve Affordable Housing | 2025 | 2029 | Affordable Housing | Citywide Low/Mod Eligible | Increased Affordable Housing | CDBG: \$1,374,517.00 HOME: \$1,070,892.63 | Rental units constructed: 6 Household Housing Unit Rental units rehabilitated: 60 Household Housing Unit Homeowner Housing Rehabilitated: 30 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted |
| 3 | Provide Tenant-Based Rental Assistance | 2025 | 2029 | Affordable Housing | Citywide Low/Mod Eligible | Increased Affordable Housing | HOME: \$280,255.00 | Tenant-based rental assistance 13 Households Assisted |
| 4 | Provide Public Services for LMI & Special Needs | 2025 | 2029 | Homeless Non-Homeless Special Needs | Citywide Low/Mod Eligible | Public Services | CDBG: \$458,149.00 | Public service activities other than Low/Moderate Income Housing Benefit: 2625 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-----------------------------------|---------------------------|--|---|---|
| 5 | Make Homelessness Rare, Brief, and Non-Recurring | 2025 | 2029 | Homeless | Citywide Low/Mod Eligible | Homeless Housing & Supportive Services | ESG: \$241,688.00 | Homeless Person Street Outreach: 375 Persons Assisted |
| 6 | Provide Effective Admin & Planning | 2025 | 2029 | Non-Housing Community Development | Citywide Low/Mod Eligible | Effective Admin & Planning | CDBG: \$610,800.00 HOME: \$150,125.00 ESG: \$19,596.00 | Other: 1 Other |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | Improve Public Facilities for Special Needs & LMI |
| | Goal Description | The City will improve and expand public infrastructure capacity in low-to-moderate income neighborhoods throughout the City. This may include but is not limited to improvements or expansion of public water & sewer, streets, sidewalks and stormwater management systems. The City will also allocate funding to improve access to public facilities including but not limited to community centers, parks, libraries, as well as public facilities owned by partner non-profit organizations. |
| 2 | Goal Name | Develop and Preserve Affordable Housing |
| | Goal Description | The City will allocate funding to provide 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. The City will also allocate funding to provide for acquisition, rehabilitation or new construction of affordable housing units. These activities may also include CHDO housing development activities for LMI households. |

| | | |
|---|-------------------------|---|
| 3 | Goal Name | Provide Tenant-Based Rental Assistance |
| | Goal Description | The City will allocate funding for rental assistance activities for LMI renters. These activities will be facilitated by the CSHA and other housing providers. |
| 4 | Goal Name | Provide Public Services for LMI & Special Needs |
| | Goal Description | The City will provide funding for services that primarily benefit LMI individuals or families including but not limited to programs such as youth programs, fair housing promotion, alcohol and substance abuse treatment programs, and domestic violence assistance services, and other services as eligible under the CDBG program. The City will also allocate funding for supportive services directed towards special needs populations including seniors and individuals or families experiencing homelessness. |
| 5 | Goal Name | Make Homelessness Rare, Brief, and Non-Recurring |
| | Goal Description | The City will provide funding to support homeless shelter operations and services for the homeless as needed. The City will also provide funding for homeless prevention and rapid re-housing rental assistance in an effort to minimize the time individuals or families experience homelessness as well as to reduce the number of persons experiencing homelessness in Colorado Springs. Funding will be provided to support data collection and managements of the Homeless Management Information Systems (HMIS) run by the CoC. |
| 6 | Goal Name | Provide Effective Admin & Planning |
| | Goal Description | Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives. |

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects will be carried out in PY 2026 using CDBG, HOME, and ESG funding to address the priority needs and goals outlined in the 2025-2029 Consolidated Plan.

CDBG grant funds will be used for public facilities and infrastructure improvements, housing rehabilitation, public services, and program administration. Administrative costs cannot exceed 20% of the total grant allocation, and no more than 15% of the grant funds can be allocated toward public services.

HOME funds will be utilized to assist low- and moderate-income households with affordable housing opportunities, including new construction of affordable housing and rental assistance. Administrative costs are capped at 10%, and 15% of the total allocation must be reserved for Community Housing Development Organization (CHDO) affordable housing development activities.

ESG funds will address homeless needs, funding activities such as emergency shelters, street outreach, homeless prevention, and rapid rehousing rental activities to help individuals and families avoid homelessness. Under ESG guidelines, administrative costs are capped at 7.5%, and no more than 60% of the ESG grant may be allocated toward shelter and street outreach services.

Projects

| # | Project Name |
|---|--|
| 1 | CDBG: Administration (20%) |
| 2 | CDBG: Housing Programs (45%) |
| 3 | CDBG: Public Services (15%) |
| 4 | CDBG: Public Facilities & Infrastructure (20%) |
| 5 | HOME: Administration (10%) |
| 6 | HOME: CHDO Reserves (15%) |
| 7 | HOME: Non-CHDO Development Activities (55%) |
| 8 | HOME: TBRA (20%) |
| 9 | ESG26: Homeless Housing & Services |

Table 7 - Project Information

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

The City of Colorado Springs has developed its strategic plan based on an analysis of the data presented

in the Consolidated Plan and the community participation and stakeholder consultation process. Through these efforts, the City has identified six (6) priority needs and associated goals to address those needs. All projects selected for funding must address the housing and community development needs as identified in the Consolidated Plan's five-year Strategic Plan. The following needs are categorized by priority.

Public facilities and infrastructure improvements have been identified as a need in the City, specifically in low- and moderate-income areas, as well as providing direct assistance to those experiencing homelessness. Public improvements are addressed through CDBG funds and will only target low/mod areas as identified by HUD LMISD data.

The preservation of existing affordable housing units as well as the development of additional affordable housing, for both rental and homeownership opportunities, remains the highest priority in the City. Activities include rental housing construction, existing homeowner housing rehab, and other homeownership opportunities. These activities are carried out by the City, subrecipient housing providers, and Community Housing Development Organizations (CHDO).

Public services that provide basic needs and improve the quality of life for LMI residents are a priority. These activities are intended to help decrease housing instability and homelessness. This need exceeds the amount of funds available, as there is a 15% grant cap allocation for public services.

Homeless housing and supportive services that work to end homelessness in Colorado Springs is one of the highest priorities and this need is addressed through the ESG program. The City will fund programs that help with homeless prevention and rapid rehousing rental activities to help families avoid homelessness, as well as street outreach and emergency shelter services for persons experiencing a crisis. Other activities include data collection (HMIS) and administration of the program.

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

AP-38 Project Summary

Project Summary Information

| | | |
|---|--|---|
| 1 | Project Name | CDBG: Administration (20%) |
| | Target Area | Citywide Low/Mod Eligible |
| | Goals Supported | Provide Effective Admin & Planning |
| | Needs Addressed | Effective Admin & Planning |
| | Funding | CDBG: \$610,800.00 |
| | Description | Administration of the CDBG Program for the City of Colorado Springs throughout the 2026 program year. This will include staff salaries, consulting and other technical assistance services as well as program planning efforts. These administrative efforts support the successful completion of all other CDBG funded projects and activities. Administrative funding is capped by HUD regulations at no more than 20% of the annual CDBG allocation. |
| | Target Date | 3/31/2027 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A |
| | Location Description | Citywide administration of the CDBG program. |
| | Planned Activities | Planned activities include: Staff salaries, planning, general admin (21A). |
| 2 | Project Name | CDBG: Housing Programs (45%) |
| | Target Area | Citywide Low/Mod Eligible |
| | Goals Supported | Develop and Preserve Affordable Housing |
| | Needs Addressed | Increased Affordable Housing |
| | Funding | CDBG: \$1,374,517.00 |
| | Description | The City will utilize 45% of its annual CDBG allocation and \$200,000 in program income to support a variety of housing rehabilitation programs to support low-income homeowners and renters throughout the City. |
| | Target Date | 3/31/2027 |

| | | |
|----------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | Homeowner Housing Rehabilitated: 30 Household Housing Unit Multi-Family Rehabilitation: 60 Household Housing Unit |
| | Location Description | Citywide, eligible. |
| | Planned Activities | Planned activities include: Owner-occupied housing rehab (14A) Multi-Family housing rehab (14B) |
| 3 | Project Name | CDBG: Public Services (15%) |
| | Target Area | Citywide Low/Mod Eligible |
| | Goals Supported | Provide Public Services for LMI & Special Needs |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$458,149.00 |
| | Description | The City of Colorado Springs will continue to provide support for local service providers with a focus on services for special needs populations including homeless services and services for seniors. The City has identified homeless services as a top priority to address critical gaps in the service delivery system in the City. Housing stability projects that assist LMI and special needs groups such as the elderly will also be eligible. 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. |
| | Target Date | 3/31/2027 |
| | Estimate the number and type of families that will benefit from the proposed activities | Public service activities other than Low/Moderate Income Housing Benefit: 2625 Persons Assisted, including LMI and Special Needs Persons Assisted |
| | Location Description | Citywide, eligible. |
| | Planned Activities | Planned activities include: 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 (03T), as well as seniors (05A). The Department will identify previously successful partner agencies that meet City goals to award Public Services funds for projects that serve vulnerable populations. |

| | | |
|---------------------------|--|--|
| 4 | Project Name | CDBG: Public Facilities & Infrastructure (20%) |
| | Target Area | Citywide Low/Mod Eligible |
| | Goals Supported | Improve Public Facilities for Special Needs & LMI |
| | Needs Addressed | Public Facilities & Infrastructure |
| | Funding | CDBG: \$610,867.00 |
| | Description | The City will allocate annual CDBG funds to public facility and infrastructure improvements in low/mod areas throughout the City. |
| | Target Date | 3/31/2027 |
| | Estimate the number and type of families that will benefit from the proposed activities | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted |
| | Location Description | Citywide low/mod, eligible. |
| | Planned Activities | Planned activities include but are not limited to: Public facility improvements to homeless facilities (03C), neighborhood centers (03E), child care centers (03M) and park facilities (03F). |
| 5 | Project Name | HOME: Administration (10%) |
| | Target Area | Citywide Low/Mod Eligible |
| | Goals Supported | Provide Effective Admin & Planning |
| | Needs Addressed | Effective Admin & Planning |
| | Funding | HOME: \$150,125.00 |
| | Description | The City will utilize 10% of the annual HOME allocation for administrative expenses including staff salaries, planning efforts as well as consulting and technical assistance efforts. |
| | Target Date | 3/31/2027 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A |
| | Location Description | Citywide administration of the HOME program. |
| Planned Activities | General administrative expenses including staff salaries, planning efforts as well as consulting and technical assistance efforts. | |
| | Project Name | HOME: CHDO Reserves (15%) |

| | | |
|---|--|--|
| 6 | Target Area | Citywide Low/Mod Eligible |
| | Goals Supported | Develop and Preserve Affordable Housing |
| | Needs Addressed | Increased Affordable Housing |
| | Funding | HOME: \$210,192.00 |
| | Description | The City, as required by HUD, will set aside 15% of the annual HOME allocation for funding to be allocated to eligible Community Housing Development Organizations (CHDOs). Funds will increase capacity within CHDO development organizations and assist in developing affordable housing throughout the City. |
| | Target Date | 3/31/2027 |
| | Estimate the number and type of families that will benefit from the proposed activities | Rental units constructed: 3 Household Housing Units |
| | Location Description | Citywide, eligible. |
| | Planned Activities | 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. |
| 7 | Project Name | HOME: Non-CHDO Development Activities (55%) |
| | Target Area | Citywide Low/Mod Eligible |
| | Goals Supported | Develop and Preserve Affordable Housing |
| | Needs Addressed | Increased Affordable Housing |
| | Funding | HOME: \$860,700.63 |
| | Description | The City will allocate 55% of the annual HOME allocation and an estimated \$100,000 in program income for affordable housing development projects to be completed by non-CHDO developers. This may include the acquisition or new construction of affordable housing. |
| | Target Date | 3/31/2027 |
| | Estimate the number and type of families that will benefit from the proposed activities | Rental units constructed: 3 Household Housing Units Direct Financial Assistance to Homebuyers: 0 Household Housing Units |
| | Location Description | Citywide, eligible. |

| | | |
|----------|--|--|
| | Planned Activities | Planned activities include: Homebuyer assistance (currently paused by a HUD freeze). Rental housing development. There are more projects in various phases of development that will receive support this program year but will not lease up until following years. |
| 8 | Project Name | HOME: TBRA (20%) |
| | Target Area | Citywide Low/Mod Eligible |
| | Goals Supported | Provide Tenant-Based Rental Assistance |
| | Needs Addressed | Increased Affordable Housing |
| | Funding | HOME: \$280,255.00 |
| | Description | The City will allocate 20% of the annual HOME allocation for Tenant-Based Rental Assistance (TBRA). The program will be administered by subrecipients to be determined. Eligible program participants will receive direct rental assistance that will allow them to identify a home of their choosing anywhere in the City. |
| | Target Date | 3/31/2027 |
| | Estimate the number and type of families that will benefit from the proposed activities | Tenant-based rental assistance: 13 Households Assisted |
| | Location Description | Citywide, eligible. |
| | Planned Activities | Planned activities include: Tenant-Based Rental Assistance in partnership with subrecipients. |
| 9 | Project Name | ESG26: Homeless Housing & Services |
| | Target Area | Citywide Low/Mod Eligible |
| | Goals Supported | Make Homelessness Rare, Brief, and Non-Recurring |
| | Needs Addressed | Homeless Housing & Supportive Services |
| | Funding | ESG: \$261,284.00 |
| | Description | 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, and the balance will be utilized for supporting the Homeless Management Information System (HMIS) - a database system required for all ESG funded agencies. |
| | Target Date | 3/31/2027 |

| | |
|--|---|
| Estimate the number and type of families that will benefit from the proposed activities | Homeless Person Overnight Shelter: 375 Persons Assisted (ESG Street Outreach component) |
| Location Description | Citywide, eligible. |
| Planned Activities | Planned activities for ESG include: General Program Administration: 7.5% Shelter Operations & Street Outreach: ESG - 60% Homeless Management Information System: ESG - 32.5% |

AP-50 Geographic Distribution – 91.220(f)

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

The allocation of funds is primarily based on an analysis of neighborhood needs, affordable housing needs, the strengths of potential subrecipient agencies, and applications for competitively awarded funds. HHRD staff will coordinate with Economic Development to assist with any Opportunity Zone projects involving housing or public service uses. The allocation of funds is also considered within the context of the City’s overall budget. When beneficial, the City seeks to combine block grant funds with City General Funds, other funding sources, and public works initiatives, such as the 2C program.

Housing and Homelessness Response staff partners with various city departments and local leaders, including the Planning Department, Neighborhood Services, Parks, Recreation and Cultural Services Department, City boards and commissions, Colorado Springs Police Department and service providers to identify areas with critical needs. This helps in making immediate investments to arrest neighborhood decline and improve the quality of life. The focus is on neighborhoods in need of accessible, multimodal infrastructure, more employment opportunities, safety improvements, housing rehabilitation, new housing, and commercial improvements.

See Discussion for:

Concentration of LMI Households & Concentration of Minority Populations

Geographic Distribution

| Target Area | Percentage of Funds |
|---------------------------|----------------------------|
| Citywide Low/Mod Eligible | 100 |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As the City does not necessarily target projects by location, funds must be directed towards LMI individuals or low/mod areas, as well as special needs groups such as the homeless. The Department will prioritize allocation of grant funds for those that serve the most vulnerable populations, demonstrate project readiness, and promise high-impact outcomes. Our policies and procedures in awarding funds make sure we do not unfairly favor one neighborhood or part of the City over others. We also work extensively – and continue to build more institutional relationships – with Planning, Colorado Springs Utilities, and other entities to ensure that our projects complement other public and private initiatives in high-needs areas, maximizing neighborhood benefits.

CDBG funds may be eligible through direct services to individuals and households, or respectively as designated by HUD, low/mod clientele (LMC) and low/mod households (LMH). When activities target a

low/mod area (LMA), the eligibility of the area will be determined by HUD's Low Mod Income Summary Data (LMISD). HOME funds are provided to create affordable housing for eligible LMI households in the City. ESG funds are targeted to homeless individuals and families, and to services that prevent homelessness.

When the City has identified public facility or infrastructure improvement activities, the activities will primarily serve a community or neighborhood (LMA). These activities are said to have an "area-wide" benefit. Per HUD requirements, these areas must be within an eligible census block group tract, as defined by HUD-CDBG regulations. A low/mod block group tract is defined by HUD as an area that is primarily residential and where at least 51 percent of the residents are low- and moderate-income persons.

To determine census block group tracts, the City will be utilizing HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible tracts within the jurisdiction. The identified census block group tracts that are considered low-moderate income can be found on the HUD Exchange website at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

Discussion

Low Income & Minority Concentration

Low-Income Households

A household is considered low-income if it earns less than 80% of the area median income. A census tract has a concentration of low-income households if the tract's median household income is less than 80% of the area median household income. The City's area median income is \$79,026, and low income is estimated at \$63,221. The City has a concentration of low-income tracts primarily found surrounding the downtown areas of the City, and extending east towards the City Municipal Airport. (See the MA-50 in the Consolidated Plan for a map of the tracts that have a concentration of low-income households.)

Race/Ethnicity

For the purposes of this analysis, a concentration is any census tract where the racial or ethnic minority group makes up 10% more than the citywide average. The geographic concentration of minority groups that made up less than 1% of the citywide population were not reviewed as data samples were too small. Data was taken from the 2018-2022 ACS.

The citywide rate for Black, non-Hispanic persons is 5.6%, and a tract with a concentration would be 15.6% or more. There are seven (7) tracts with a concentration located in the southern part of the City: 08041003001, 08041002902, 08041005202, 08041006302, 08041006400, 08041006502, and

08041004009.

The citywide rate for Asian, non-Hispanic persons was 3.0%, and a tract with a concentration would be 13.0% or more. There is one tract with a concentration of Asian persons in the northern part of the City between Briargate Parkway and North Powers Blvd. (08041007104).

The citywide rate for Hispanic persons was 18.5%, and a tract with a concentration would be 28.5% or more. The majority of tracts with a concentration are situated between the City Municipal Airport and the downtown area, and bordered by East Platte Ave to the north and Lake Ave-Circle South Drive-Hancock Expressway to the south.

Affordable Housing

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 in PY 2026.

HHRD'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 aligns with the State of Colorado Proposition 123 requirements to maintain community eligibility for state funds made available by Proposition 123 and will be met by many community partners, not all utilizing HUD funding.

| One Year Goals for the Number of Households to be Supported | |
|--|-----|
| Homeless | 7 |
| Non-Homeless | 81 |
| Special-Needs | 21 |
| Total | 109 |

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

| One Year Goals for the Number of Households Supported Through | |
|--|-----|
| Rental Assistance | 13 |
| The Production of New Units | 6 |
| Rehab of Existing Units | 90 |
| Acquisition of Existing Units | 0 |
| Total | 109 |

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 annual entitlement HUD grant funds to support community-wide efforts to address homelessness, promote housing stability for low-income households, and increase the supply of affordable and accessible housing for disabled populations., and support first-time low-income homebuyers. Details of these housing goals are provided in the AP-20 Goals.

For PY 2026, these activities include the rehab of 30 housing units for LMI homeowners by Brothers Redevelopment; 60 housing units for LMI renters with Greccio Housing rehabilitation projects; and

Tenant Based Rental Assistance (TBRA) to an estimated 13 LMI renter households.

For specific goals utilizing HUD funds, the following estimates are provided below.

CDBG:

Homeowner Housing Rehabilitated: 30 Household Housing Unit

HOME:

Direct Financial Assistance to Homebuyers: 0 Household Housing Units (currently under HUD freeze)

Rental units constructed: 6 Household Housing Units

Renter Housing Rehabilitated: 60 Household Housing Units

Tenant-based rental assistance: 13 Households Assisted

HOME-ARP:

The City anticipates utilizing HOME-ARP funds for Tenant-based rental assistance.

City-wide Affordable Development Projects:

The Housing and Homelessness Response Department facilitates a variety of affordable housing developments, including many that do not receive HUD funds from the City. The City's overall development pipeline of projects being supported—regardless of funding source—as of mid-2025 includes:

Under Construction

- Artspace - 51 units, artist housing
- Bentley Commons - 192 units, workforce housing
- Sunrise at Shiloh Mesa - 50 units, senior housing
- Village at Homewood Point II - 83 units, senior housing
- Wendy's Village - 40 units, teacher housing

Tax Credits Awarded/Financing In Process

- Bradley Ridge - 336 units, childcare center with 65 spots
- Jetwing Flats - 68 units, workforce housing
- Royal Pine - 232 units, workforce housing
- Family Life Services - 10 units, transitional housing moms and kids

AP-60 Public Housing – 91.220(h)

Introduction

The Colorado Springs Housing Authority (CSHA) is the largest provider of affordable housing in Colorado Springs. It owns 706 units of federally funded public and senior housing and administers approximately 2,313 additional units through the federal Housing Choice Voucher Program. Additionally, CSHA operates over 800 units of locally funded affordable housing that are not included in its public housing portfolio and is involved with around 1,481 units through special limited tax credit partnerships.

CSHA will continue to manage the Section 8 Housing Choice Voucher Program for all of El Paso County, except for the City of Fountain. Notably, demand for larger units—particularly two- and three-bedroom units—indicates that the supply is drastically insufficient to meet current needs.

The CSHA allocates part of its capital fund budget for modernizing units in its portfolio to comply with ADA specifications, ensuring adherence to its Section 504 obligations. The CSHA is committed to considering the needs of individuals and families with disabilities and will make reasonable accommodations as necessary. The City’s Chief Housing and Homelessness Response Officer serves on the CSHA Board of Commissioners, which is a new appointment to align CSHA and City housing goals to benefit the community.

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

The City will continue support of CSHA’s 9% Low Income Housing Tax Credit development, Village at Homewood Point II. It is supported by City HOME funds and construction began in 2025. The CSHA continues to explore acquisition opportunities for land and pre-existing developments.

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

The CHSA encourages public housing residents to become more actively involved with management through the Resident Advisory Board (RAB). RAB is open to all CSHA residents and currently consists of 6 to 7 members who drive the agenda and gather input from other tenants to discuss housing and neighborhood issues. The CSHA supports residents in implementing projects that enhance their properties (neighborhoods), such as security initiatives, and access to resources. Additionally, the CSHA Board holds open meetings that are accessible to tenants and the general public, providing opportunities to introduce issues for discussion and share business operation decisions.

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, and is a “High Performer”.

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

Introduction

Preventing and ending homelessness remains a top priority for the City of Colorado Springs. In November 2024, the City adopted its **Homelessness Response Action Plan**, establishing coordinated strategies to reduce homelessness through improved system performance, increased housing options, and strengthened outreach and service delivery. Priorities for the upcoming program year include:

- Reducing unsheltered homelessness;
- Advancing public safety and maintaining accessible public spaces;
- Expanding access to treatment and recovery services;
- Strengthening the effectiveness and coordination of the Pikes Peak Continuum of Care (CoC).

The City’s Chief Housing and Homelessness Response Officer leads implementation in close partnership with the CoC. This coordination ensures that actions are aligned with HUD priorities and guided by data from the Point-in-Time Count (PIT), Housing Inventory Count (HIC), System Performance Measures, and the City’s recent housing needs assessment. With support from the State of Colorado, the City is developing a Housing Action Plan to integrate these findings into long-range strategies for affordable and supportive housing.

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

1. Reaching Out to Homeless Persons (Especially Unsheltered Persons) and Assessing Their Individual Needs

Coordinated Entry (CE)

The Pikes Peak CoC operates a HUD-compliant Coordinated Entry system (24 CFR 578.7(a)(8)) that serves as the region’s primary mechanism for:

- Identifying and assessing individuals and families experiencing homelessness;
- Prioritizing households based on vulnerability;
- Referring participants to permanent supportive housing, rapid re-housing, transitional housing, and other project-based voucher programs.

CE ensures equitable access, standardized assessment, and efficient linkage to services across El Paso County. (See the AP-90 for a detail of this process.)

City Coordination

The City's Chief Housing and Homelessness Response Officer facilitates formal communication channels among service providers, first responders, healthcare partners, and City departments to ensure consistent outreach and to support system-wide coordination of care.

Street Outreach

ESG funds will continue to support street outreach teams that:

- Engage unsheltered individuals through regular, trauma-informed contact;
- Conduct CE assessments and make referrals to shelter and services;
- Connect individuals to behavioral health care and housing navigation;
- Provide targeted outreach to unaccompanied youth.

The CoC convenes quarterly membership meetings to review outreach trends, emerging needs, and coordination challenges, including participation from individuals with lived experience.

First-Responder Outreach

The City supports two multidisciplinary outreach teams:

- **Colorado Springs Fire Department's Homeless Outreach Program (HOP)**, which provides medical navigation, behavioral health linkage, and housing assessment for individuals with high-acuity needs;
- **Colorado Springs Police Department's Homeless Outreach Team (HOT)**, which responds to calls involving people experiencing homelessness and provides referrals while supporting community health and safety.

These teams expand capacity to identify unsheltered individuals and connect them to shelter, treatment, and permanent housing pathways.

2. Addressing the Emergency Shelter and Transitional Housing Needs of Homeless Persons

The City will use CDBG, ESG, HOME and HOME-ARP funds to support a system of emergency shelter and transitional housing, including:

- Operating and expanding emergency shelters;
- Rehabilitating shelter and transitional housing facilities;
- Supporting wrap-around services that facilitate exits to permanent housing;
- Providing Tenant-Based Rental Assistance and rapid re-housing;
- Supporting development of permanent supportive housing.

Shelter Strategy

To address short-term shelter needs, the City will focus on:

- Increasing capacity for medically fragile individuals, older adults, and people with disabilities;
- Expanding winter shelter beds;
- Reducing barriers to shelter entry;
- Strengthening CE-based prioritization to accelerate housing placements.

Current Capacity and Gaps

The most recent Point-in-Time (PIT) Count confirmed that existing shelter capacity is insufficient to meet community need. On January 26, 2025, at least 500 additional year-round emergency shelter or transitional housing beds would have been required to accommodate all individuals experiencing homelessness, with the greatest shortfall among single adults. The Salvation Army also reduced its number of family rooms from 31 to 25, further limiting capacity for families with children. In addition, The Place permanently closed its youth shelter, resulting in the loss of all dedicated emergency shelter beds for unaccompanied youth.

Current capacity includes:

- Springs Rescue Mission, which provides up to 450 low-barrier winter beds for single adults;
- Salvation Army Family Hope Center, which offers 25 family rooms in a semi-congregate setting with reduced admission barriers.

Despite these resources, significant gaps remain, particularly for families with children, unaccompanied youth, and households exiting emergency shelter. Transitional housing and permanent housing options also remain insufficient to meet demand, contributing to longer shelter stays and limited pathways to stable housing.

The City and the CoC will continue to pursue strategies to expand these critical housing pathways, with a focus on populations most affected by limited capacity.

3. 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 funds only those shelter providers that deliver housing-focused case management and transition planning. ESG and CDBG resources support navigation, counseling, and service coordination to reduce the length of time individuals and families experience homelessness.

Coordinated Entry and HMIS

The City uses ESG funds to maintain a high-quality Homeless Management Information System (HMIS) and CE system. Requirements for agencies receiving CoC or ESG funds include:

- Participation in HMIS;
- Use of CE for all housing placements;
- Annual performance review and monitoring.

These systems support seamless service delivery, data-driven decision-making, and efficient transition to permanent housing.

Priority Populations

Efforts will prioritize the housing needs of:

- Chronically homeless individuals;
- Families with children;
- Veterans and their families;
- Unaccompanied youth;
- Individuals at risk of long-term homelessness or repeated institutionalization.

4. 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.

Housing First and Low-Barrier Access

The PPCoC has adhered to a Housing First and low-barrier approach and is revisiting the approach in light of the recent Executive Order and CoC competition NOFO requirements. Generally, programs must permit entry regardless of income, substance use, criminal background, or domestic violence history, ensuring broad access to permanent housing. The PPCoC will be requesting that funded agencies create

service plans to ensure residents are provided adequate and appropriate wrap-around services to sustain permanent exits from homelessness.

Discharge Planning and Institutional Coordination

The CoC's Community Standards of Care require providers to maintain discharge policies that ensure continuity of care, including medical respite options for individuals exiting hospitals. The City is also expanding partnerships to support individuals exiting the correctional system to reduce recidivism and stabilize housing.

Housing Development and Preservation

The City will continue supporting partnerships among service providers and developers to pursue Low Income Housing Tax Credits (LIHTC) for permanent supportive housing targeted to households with chronic conditions. HOME, CDBG, and local funding will also be used to preserve existing affordable units and expand deeply affordable housing options.

Measurable Outcomes

The City and CoC will collaborate to establish shared performance metrics for evaluating progress in reducing and ending homelessness. Measures will reflect HUD guidance, local priorities, and system-level outcomes such as reducing unsheltered homelessness, improving housing placements, and strengthening system accessibility. Final metrics will be adopted jointly and used to guide program monitoring and investment decisions.

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

Introduction:

While public policies are designed to positively impact the needs of citizens within a jurisdiction, they can sometimes have unforeseen negative effects on certain aspects of the community, particularly affordable housing and residential investment. When public policies hinder affordable housing and residential investment, they create barriers to the development of affordable housing in the area. Affordable housing, along with both public and private residential investments, plays a crucial role in promoting fair housing within any community.

To identify these negative effects, the City assessed various public policies in its fair housing assessment and Consolidated Plan. The following have been identified as potential policy-related barriers to affordable housing.

1. Zoning Restrictions on Housing Types

- **Single-Family Zoning Limits Density:** A large portion of the city is zoned exclusively for single-family homes, restricting more affordable housing options like duplexes and small apartments. Rezoning for multi-family projects often faces delays or rejection due to neighborhood opposition, limiting new affordable housing supply.
- **Accessory Dwelling Unit (ADU) Restrictions:** Until recently, ADUs were banned in single-family zones unless integrated into the primary home. Detached ADUs required a separate approval process, discouraging their development as an affordable housing option.

2. Financial Barriers

- **Lack of Dedicated Local Funding:** While the Pikes Peak Real Estate Foundation provides some financial support for housing efforts, Colorado Springs does not have a city-administered affordable housing trust fund with dedicated local revenue sources. The City primarily relies on federal and state funds, along with limited fee and sales tax rebates, rather than direct local funding mechanisms to support affordable housing development.
- **High Development Fees:** Builders face significant costs from impact fees, including school, parks, and infrastructure fees, adding thousands of dollars per unit. While a rebate program exists, it is not broadly available, making affordable projects harder to finance.

3. Regulatory Inefficiencies and Development Delays

- **Complex Permitting and Approval Processes:** Many projects require discretionary approvals, including zone changes or conditional use permits, leading to delays and uncertainty that increase costs.
- **Limited Land Availability for Multi-Family Housing:** Strict zoning codes constrain buildable capacity, slowing the development of affordable units. Recent code updates aim to encourage

more housing types, but implementation is still in progress.

4. Other Policy-Related Barriers

- **Occupancy Limits:** Until recently, the city capped unrelated individuals living together at five per household, limiting affordable co-living arrangements.
- **Parking and Design Requirements:** Minimum parking mandates and strict building standards increase construction costs, making affordable housing development more expensive. While some reforms are under discussion, regulations still present financial and space constraints.

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

The following strategies to remove barriers to affordable housing were identified in the City's Analysis of Impediments. These strategies align with the goal in this plan to create affordable housing through new homeowner and renter housing development, rehabilitation of homeowner and renter housing, and provide affordable opportunities such homebuyer assistance and rental assistance.

Strategy #1: Prioritize and Incentivize Infill Development and Adaptive Reuse

Infill development enhances housing affordability by utilizing vacant or underused parcels. The Planning Department will collaborate with both for-profit and non-profit developers to provide timely information on infill properties and streamline development barriers. Adaptive reuse of commercial sites, which may be unviable, allows for conversion to mixed-use or housing. Engaging knowledgeable staff to facilitate this transformation can expedite the entitling and permitting process. Prioritizing infill is especially beneficial for church properties available for housing. Colorado Springs will continue to inform church leaders about housing needs and collaborate with the faith community to streamline development.

Strategy #2: Expand Financial Incentives

Colorado Springs is facing a housing shortage across all price points and for all income levels, with the most acute shortage affecting those at or below 80% of area median income (AMI). To promote homeownership and rental options for lower-income households, further cost reductions are necessary. The City plans to expand its fee rebate program beyond the current 80% AMI and below to encourage the development of 'Missing-Middle' housing for those earning 80% - 120% AMI as well.

Strategy #3: Improve Housing Accessibility for People with Disabilities

The City's recently released Regional Housing Needs Assessment identifies housing needs for disabled individuals and families. This information will guide the scoring criteria for development fee rebates as

well as the forthcoming Housing Action Plan. Additionally, the city will consider incorporating Universal Design principles into AnnexCOS, its future land annexation guidelines.

Strategy #4: Housing and Facilities for the Homeless Population

More attention should be focused on incentivizing facilities and housing specifically designed to meet the needs of homeless individuals and families. The homeless population includes a disproportionate number of minorities, the elderly, and individuals with disabilities. Expanding programs such as the fee rebate, sales tax refund, and Rapid Response to include treatment clinics, respite care facilities, and supportive housing for the homeless would further enhance fair housing choices.

Strategy #5: ADU Ordinance

The ADU ordinance has been revised in response to new state regulations. The new ordinance will allow ADUs within most single-family zoned neighborhoods. The City plans to create a toolkit to help residents with the ADU permitting process. By loosening restrictions to allow tiny homes and innovative housing models, the changes could enhance housing options for low-income households and protected classes.

Strategy #6: Increase Homeownership among Underserved Households

The City will continue to support the efforts of land trusts and Habitat for Humanity to increase opportunities for homeownership among low- and moderate-income households in Colorado Springs.

Strategy #7: Addressing Displacement of Low-Income Households

The City's homeownership rate is stable and aligns with national averages, but neighborhoods near the downtown core are shifting from predominantly owners to renters, especially where redevelopment is happening. The City aims to collaborate with residents and developers to mitigate the displacement of lower-income households, particularly vulnerable groups like the elderly and disabled.

AP-85 Other Actions – 91.220(k)

Introduction:

In accordance with the goals and objectives outlined in the 2025-2029 Consolidated Plan, HHRD will undertake the other actions described below in PY 2026.

Actions planned to address obstacles to meeting underserved needs

Digital access: The Housing and Homelessness Response Department will continue to leverage digital tools for outreach and engagement that enhance accessibility and convenience for resident engagement, particularly for individuals who require closed captioning, language interpretation, or easy access via cell phones. Our staff will continue collaborating with the City Communications Department and the Office of Accessibility to integrate participatory practices, which include creating accessible digital documents.

Collaborative Relationships: The Department will maintain and improve collaborative relationships with other departments and agencies to help identify and address obstacles to meeting underserved needs, such as:

- Other City departments including Planning, Parks, Recreation and Cultural Services, and the City's Long Range Planning Division to support vibrant neighborhoods.
- Family Solutions Collaborative, a group of local nonprofit organizations working together to improve services, coordinate engagement and advocate for vulnerable families with children.
- 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 collaborate with them on affordable housing finance and homelessness gaps.
- State funding agencies, who provide competitive grant funding for key City housing initiatives.
- Neighborhood leaders and residents provide valuable feedback on local housing and land use policies, as well as neighborhood-level needs.
- Severe and Extreme Winter Weather Sheltering Coordination Plan: Provide transportation and emergency shelter for unhoused population during for cold weather and extreme cold weather.

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.

In 2026, the Housing and Homelessness Response Department (HHRD) plans to take the following actions:

- Share and utilize the new regional housing needs assessment to improve the community-wide data-driven understanding of our housing needs and to develop a Housing Action Plan to address

the findings of the assessment.

- In partnership with the Planning Department, implement the Mayor’s strategic plan initiatives focused on Housing Solutions. These include:
 - Develop and implement a comprehensive housing strategy that refines the City’s approach to meeting the community’s needs.
 - Optimize processes and support land use practices to effectively address housing challenges.
 - Create toolkit to provide a clear understanding of the planning and permitting process required to develop an ADU
 - Complete Annex COS, the City’s updated annexation plan
 - Identify and secure funding for housing incentives, programs, and resources to support housing attainability
 - Leverage partnerships to implement housing solutions.
 - Assess housing partner landscape and identify capacity needs.
 - Promote the growth of local housing partners’ capacity through federal support and technical assistance.
 - Support innovative approaches to housing construction that adapt to evolving community needs.
 - Foster development and enhance neighborhood character to support household and neighborhood vitality.
 - Initiate 5-year update to PlanCOS and vibrant neighborhood chapter.
 - Complete Southeast Strong Neighborhood Plan and initiate Greater Westside Neighborhood planning process.
- 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 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.
- Explore opportunities to introduce CDBG funded homeownership programs and opportunities to the community.
- Continue to administer multi-year agreement with Greccio Housing to rehabilitate their existing multi-family housing inventory, in need of significant repairs.
- Continue issuance of Private Activity Bonds (PABs) for affordable housing financing, and update PAB scoring and allocation to meet new federal regulations.
- 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.

- Commit a portion of the Department’s HOME-ARP funds allocated from the 2021 American Rescue Plan, to plan and build affordable rental housing and provide rental assistance. In 2026 the City will explore amending the plan to meet evolving community needs and capacity.
- HOME and HOME-ARP TBRA – the City will select a new subrecipient to deploy Tenant Based Rental Assistance funds and expand the program to exit individuals from shelters to housing.

Actions planned to reduce lead-based paint hazards

The elimination of lead-based paint hazards in existing housing is an important part of HHRD’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. HHRD is compliant with the Lead Safe Housing Rule in all of its housing rehabilitation programs as well as affordable housing preservation, and plans for reduction are fully integrated into the City’s housing policies and programs. Housing rehabilitation contractors will continue to conduct lead-based paint testing for homes built prior to 1978 and will utilize applicable procedures for lead safe work practices and abatement. Households requesting assistance for homes that were constructed prior to 1978 are all tested for lead based paint. When a lead-based paint survey is conducted on a structure, clients receive a copy of the inspection summary that indicates if lead is present and provides a brief summary of the inspection.

HHRD’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, in combination with other resources, will continue to target our most vulnerable households – seniors, individuals with disabilities, and very low-income households – via the following programs:

- Implement the 2025 Homelessness Response Action Plan with the goal of reducing the number of people living on the streets. The Department will accomplish this by:
 - Facilitating improved coordination between internal homelessness response teams
 - Supplement basic needs services such as restroom availability and trash collection
 - Support housing-focused street outreach programs
 - Facilitate improved coordination between shelters and individuals with high medical acuity needs
 - Shelter Dashboard: Provide data on transportation and emergency shelter for unhoused individuals during cold weather events, increasing bed capacity, supporting staff training, and

- coordinating efforts among community partners to ensure a unified and effective response.
- Expand housing-focused street outreach programs
- Provide stabilization services for ELI and VLI households who are in housing
- Expand employment opportunities for those who are exiting homelessness
- Provide additional rapid rehousing, permanent supportive housing, and housing to serve ELI and VLI households.
- Conduct a comprehensive analysis of the proposed vehicular habitation ordinance to ensure it is equitable, enforceable, and includes compassionate response.
- Recovery Housing: Align with the 2025 CoC NOFO priorities by investing in substance use treatment beds and recovery housing to strengthen the housing and service continuum for individuals experiencing homelessness
- Clean & Safe Outdoor Spaces: Expand and enhance the Keep It Clean and Safe (KICAS) and Clean & Safe programs to improve public spaces while supporting unhoused individuals with dignity and services.
- Flanagan Park: Improve Flanagan Park to activate community use and ensure it is safe, accessible, and welcoming to all.
- CDBG Public Services: Successful subrecipients of 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.
- CDBG Facilities Recovery Housing: Align with the 2025 CoC NOFO priorities by investing in substance use treatment beds and recovery housing to strengthen the housing and service continuum for individuals experiencing homelessness
- ESG: Successful subrecipients of 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 at the City employs individuals who are living in shelters or transitional housing. 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.

Actions planned to develop institutional structure

HRRD 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 2026, HRRD 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.
- Offer at least one HUD approved training opportunity for each HHRD staff member.
- Offer workshops as needed 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, Police, Fire, and Parks, Recreation, and Cultural Services Departments.
- Participate in fair housing community collaboration.
- Update the City's Fair Housing Brochure.
- 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 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.
- Work with members of the City's Community Development Advisory Committee (CDAC) to inform strategy and improve engagement and information flow between the City and community.
- Provide technical assistance collateral for subrecipient and developer understanding of CDBG and HOME process and compliance requirements.
- Utilize Community Housing Development Organization (CHDO) funds to support capacity of community organizations developing affordable housing.
- Convene internal grant writing staff on a regular basis to collaborate on key community development funding opportunities that could benefit low-income residents and neighborhoods.

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

Housing and Homelessness Response staff will continue working with the City's internal Homelessness Solutions Team and coordinate among City departments including the CSPD's Homeless Outreach Team, the Fire Department's Homeless Outreach Project and Code Enforcement.

The Chief Housing and Homelessness Officer serves on the Pikes Peak Continuum of Care board. This representation promotes efficient use of resources to address high priority needs related to homelessness identified in the Consolidated Plan, while also educating HHRD staff on the frontline needs of service providers. In 2026 HHRD will closely participate in the transition planning to select a new administrative

lead agency for the Pikes Peak CoC.

In addition, the department will develop and launch a training series to build internal City staff capacity, empathy, and effectiveness in serving unhoused populations.

Staff also remains active on key local boards such as the Colorado Springs Housing Authority, the El Paso County Housing Authority and the Pikes Peak Housing Network (PPHN).

HHRD staff will remain connected to the Housing Navigator Network, run by the CoC, which convenes local landlords with local social workers to increase dialogue and reduce barriers to housing and to the Family Solutions Collaborative.

HHRD 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 HHRD 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 continues to be dedicated to the lifecycle management of affordable housing development, through both private and nonprofit partnerships.

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.

Program Specific Requirements

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

Introduction:

This section describes CDBG, HOME and ESG program specific requirements. HHRD 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 | 200,000 |
| 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: | 200,000 |

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(I)(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:

See Grantee Unique Appendices.

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:

All homeownership programs are currently on hold as per HUD since October 2023, and the City will reintroduce as soon as HUD provides guidance. The Department ensures that the partnering homebuyer organization and the individual homebuyers are required to comply with a designated period of affordability. 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. 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 Years

\$15,000 to \$40,000 / 10 Years

Over \$40,000 / 15 Years

New construction or acquisition of newly constructed housing / 20 Years

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

Not applicable.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The household must be homeless or at imminent risk of homelessness. For initial eligibility, the households must have an annual income, as defined in Section 6, of fifty percent (50%) or less of area median income (“AMI”) in effect at that time prior to receiving assistance. The household must (A) be referred by an agency that is a member of the Continuum of Care and (B) have been determined eligible by that agency based upon scores determined by the Vulnerability Index-Service Prioritization and Decision Assistance Tool (“VI-SPDAT”).

Participant must meet priority population definition and income qualifications. Priority population is defined as (A) senior head of household 55 years of age or older, (B) living in the city of Colorado Springs limits, (C) homeless, or at risk of homelessness or displacement. Displacement is defined as losing access to rental housing in the near and foreseeable future, if intervention doesn’t occur. Displacement could be due to but not limited to increase in rent, building being sold, loss of a benefit, loss of financial resources due to spouse death or legal separation, or loss of a job.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR

92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

In accordance with 24 CFR 92.253(d)(3), an owner of rental housing assisted with HOME funds must comply with the affirmative marketing requirements established by the City of Colorado Springs, which is the participating jurisdiction (PJ) pursuant to 24 CFR 92.351(a). The owner of the rental housing project must adopt and follow written tenant selection policies and criteria, which include that it may give a preference to a particular segment of the population if permitted in its written agreement with the City such as persons with a disability or other special needs. However, at this time there is no limit to eligibility or preference given to any particular segment of the population with rental housing projects funded by the City's HOME program funds. HOME funds must however target low- to moderate-income households.

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

1. 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.

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

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

Coordinated Entry (CE) Process – Summary

1. **Client Entry**

- Begins when accessing a service provider
- If the household meets the HUD definition of Literally Homeless then the agency will complete a housing assessment (currently the **VI-SPDAT**).
- A schedule of assessment agencies is available on PikesPeakCoC.org.

2. **Data Entry & Prioritization**

- The CES uses the VI-SPDAT, combined with CE program enrollment information, to prioritize households.
- Prioritization is based on vulnerability criteria established by the Coordinated Entry Advisory Committee.
- These priorities are reflected on the By-Name List (BNL).
- The BNL is the central tool for reviewing and matching households to available housing vacancies during case conferencing meetings.

3. **Case Conferencing**

- Case conferencing meetings occur:
 - **Bi-weekly** for Individuals/Families/Youth
 - **Weekly** for Veterans
- The BNL is pulled from HMIS and reviewed.
- Providers announce current vacancies and funding availability for their housing programs.

4. **Matching**

- Households on the BNL are sorted according to each program's eligibility and prioritization criteria.
- Clients are matched to the appropriate available housing resource.

5. **Eligibility Verification**

- The subrecipient agency locates the matched client and verifies eligibility for the specific housing resource.

6. Referral

- If eligibility is confirmed, the client is formally 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 Housing and Homelessness Response Department consults with the Pikes Peak Continuum of Care (CoC), local nonprofit agencies whose services address homelessness, and the community to determine priorities for ESG funding. In 2026, ESG grant funds will be allocated as follows:

- Local agencies with demonstrated capacity and alignment with the City's goals will be evaluated by staff for potential awards. This will include eligibility review, base compliance, and risk assessment scoring.
 - Selected agencies will provide detailed scope of services, financial commitments, matching requirement information, and other required compliance documentation.
 - Final assessment and determinations will include their ability to adhere to the Written Standards for ESG assistance and the CoC Strategic Plan, past performance, and planned outcomes. Once final assessment and determinations are complete, the City will execute contracts with subrecipients to ensure compliance.
 - 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): HMIS funds will be made available to the HMIS administrator and sole source manager of the CoC HMIS, as designated by the CoC 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.

HHRD 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 CoC has added persons with lived experience of homelessness to the board. The City's HHRD obtains input through the public engagement process and in meetings with the Homeless Union. The City's Community Development Advisory Committee, appointed by the Mayor to help make recommendation for the Annual Action Plan, is seeking new representation of people with lived experience with homelessness.

In the event the City solicits competitive applications for funds, staff and individuals with lived experience will be invited to participate.

5. Describe performance standards for evaluating ESG.

The City and CoC adopted Written Standards in 2017. The CoC has also adopted their own Written Standards to include elements funded with HUD CoC funds. HHRD'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