

Substantial Amendment to 2015-2019 Consolidated Plan May 21, 2018

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Agenda



- What is the Consolidated Plan?
- What is considered a “substantial amendment”?
- Why do we need an amendment?
- What’s the outcome?

Consolidated Plan



- 5-year plan
- Needs Assessment
- Housing Market Analysis
- Strategic Plan
- 2015 Action Plan



FY 2015-2019 Five-Year Consolidated Plan

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FY 2015 Annual Action Plan

Prepared By: City of Colorado Springs and
Mullin & Lonergan Associates, Inc.

MAY 2015

Revised 7/21/2015
Approved by HUD 8/17/2015

Substantial Amendment



Citizen Participation Plan

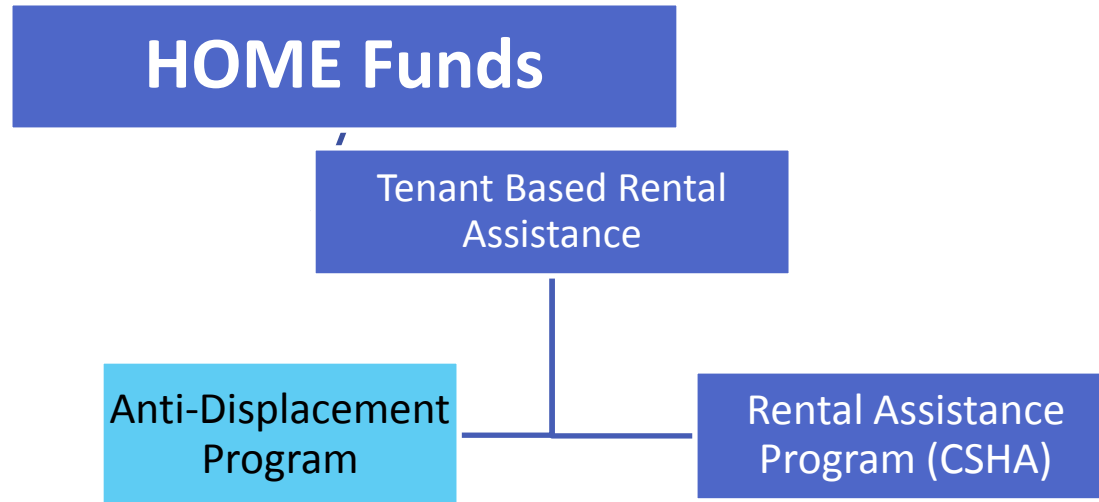
Prepared by:

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Adopted May 2015
Updated February 2017

- Funding changes by at least 20%
- Changes in projects, beneficiaries, or persons served
- Delete/add projects
- 30 day comment period
- Council approval

Cause for change



TBRA Project	Original	Addition
Program	Rental Assistance	Anti-Displacement
Beneficiary type	Homeless	Non-Homeless
Households served (2018)	15	10

Community Need



\$77,700

Colorado Springs
2018 Median Family Income

\$37,200

Colorado Springs
2016 Median Renter Household Income

42%

Percent of all Colorado Springs households who rent*

24%

Percent of Colorado Springs renters who are **severely cost burdened** (spend more than **50%** of their income on housing)*

49%

Percent of Colorado Springs renters who are **cost burdened** (spend more than **30%** of their income on housing)*

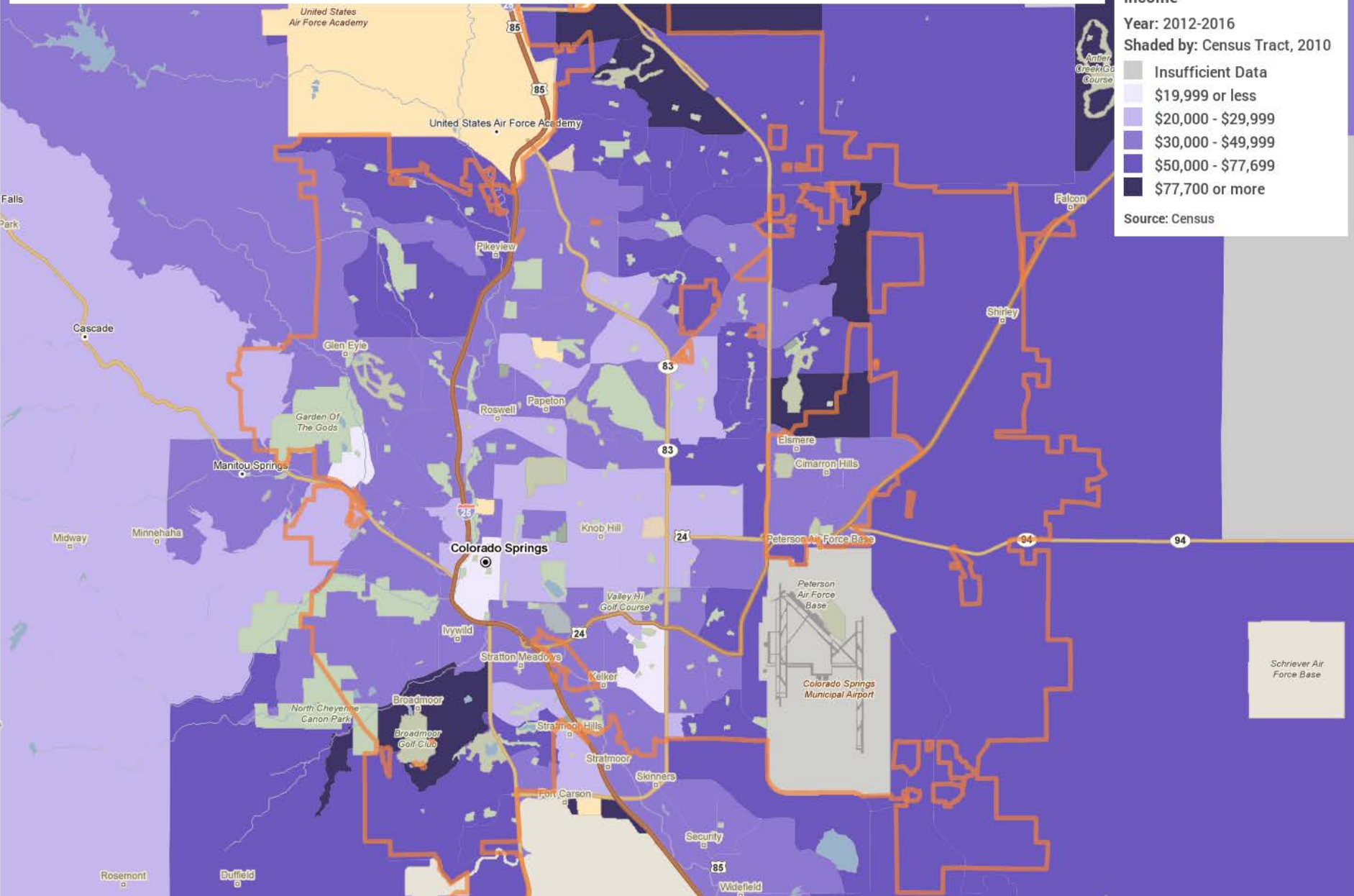
*2016 American Community Survey estimates

Estimated typical (median) income of a renter occupied household between 2012-2016.

Median Renter Occupied Income
Year: 2012-2016
Shaded by: Census Tract, 2010

- Insufficient Data
- \$19,999 or less
- \$20,000 - \$29,999
- \$30,000 - \$49,999
- \$50,000 - \$77,699
- \$77,700 or more

Source: Census

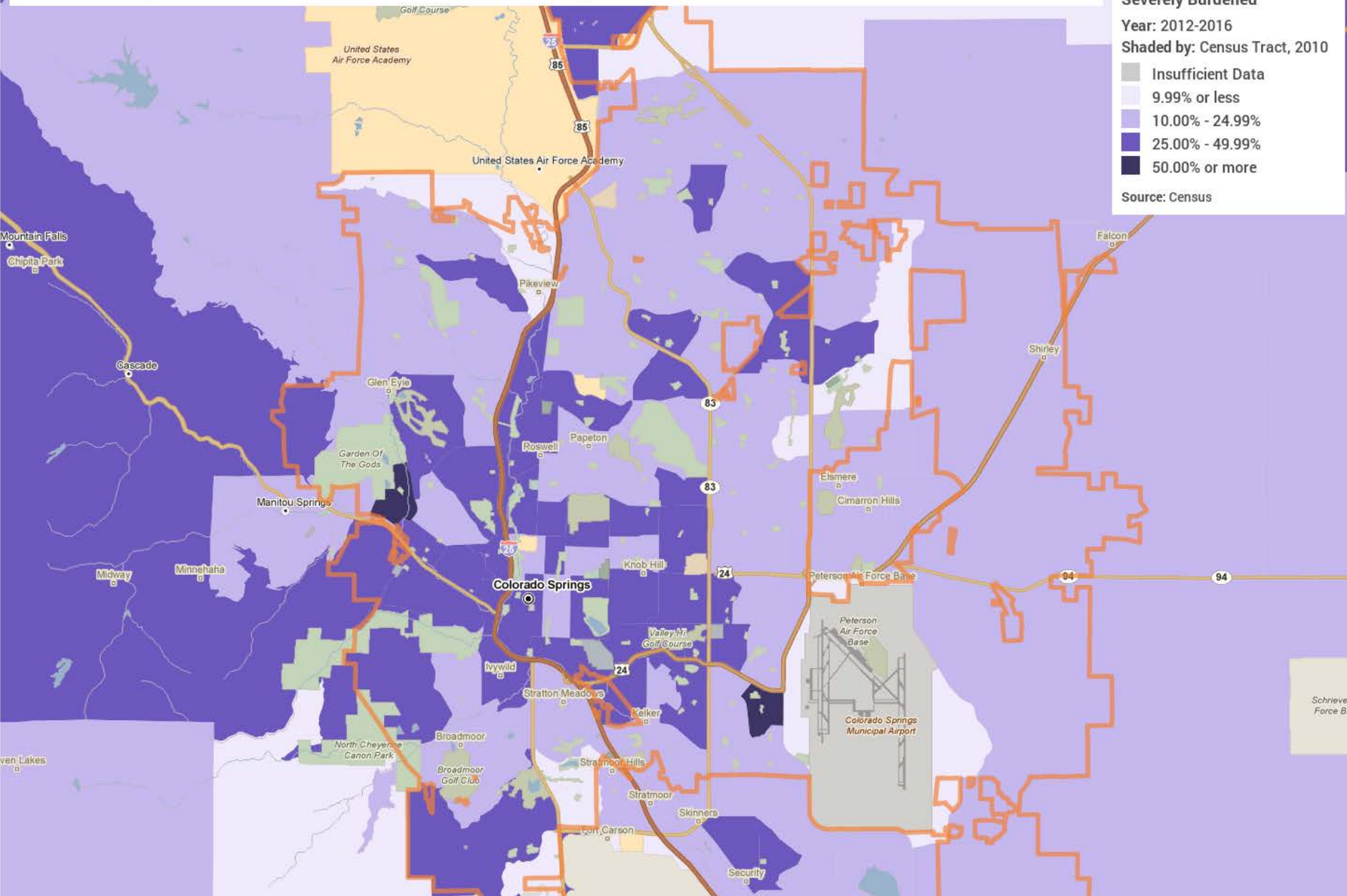


Estimated percent of all renters who are severely cost burdened between 2012-2016.

Percent of Renters who are Severely Burdened
Year: 2012-2016
Shaded by: Census Tract, 2010

- Insufficient Data
- 9.99% or less
- 10.00% - 24.99%
- 25.00% - 49.99%
- 50.00% or more

Source: Census



Community Need



1. Housing

- Rents are up and vacancy rates are down

2. Housing

- The shelter system is operating at capacity

3. Housing

- Low-rent apartments are in poor condition

4. Housing

- **Involuntary displacement is a growing concern**

Summary of public comments from January 22, 2018 presentation to Council regarding 2018 Action Plan

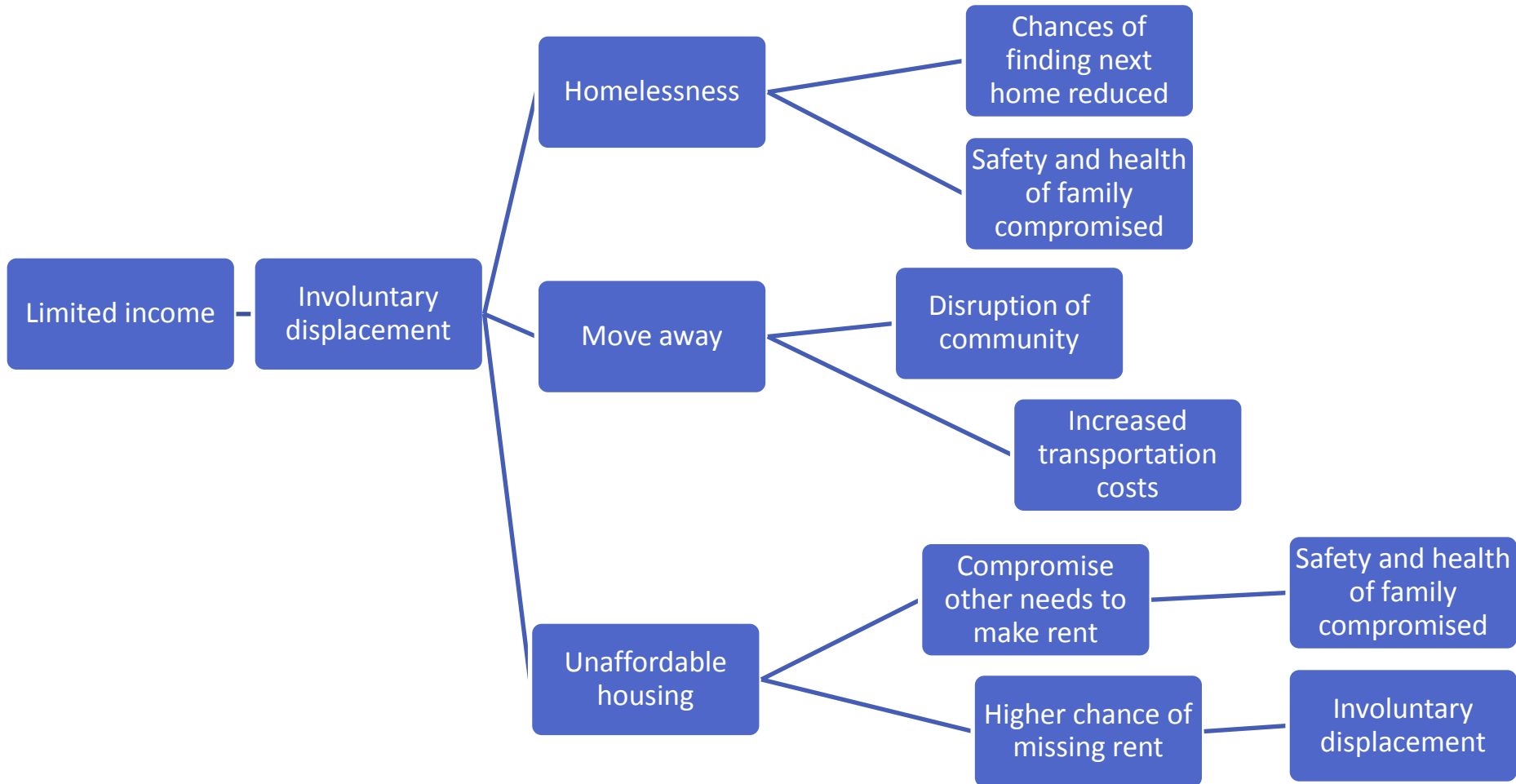
Program Focus



- Voluntary vs. involuntary
 - Involuntary: Eviction, closures, rent hikes, natural disasters
- Subsidized vs. market rate housing
 - Market rate: grey area between affordable and untenable
 - More people are eligible for housing assistance than those who receive it
- Vulnerable populations
 - Seniors, disabled, households with children

- Displacement mitigation programs
 - State of New Jersey, Post-Sandy statewide disaster recovery (CDBG)
 - City of Seattle, rental assistance for 6,500 low-income households over 7 years (local housing tax levy)
 - City of Dallas, rental assistance for displaced tenants (HOME TBRA)

Providing stability



Initial Goals



Keep people housed

- # of households served

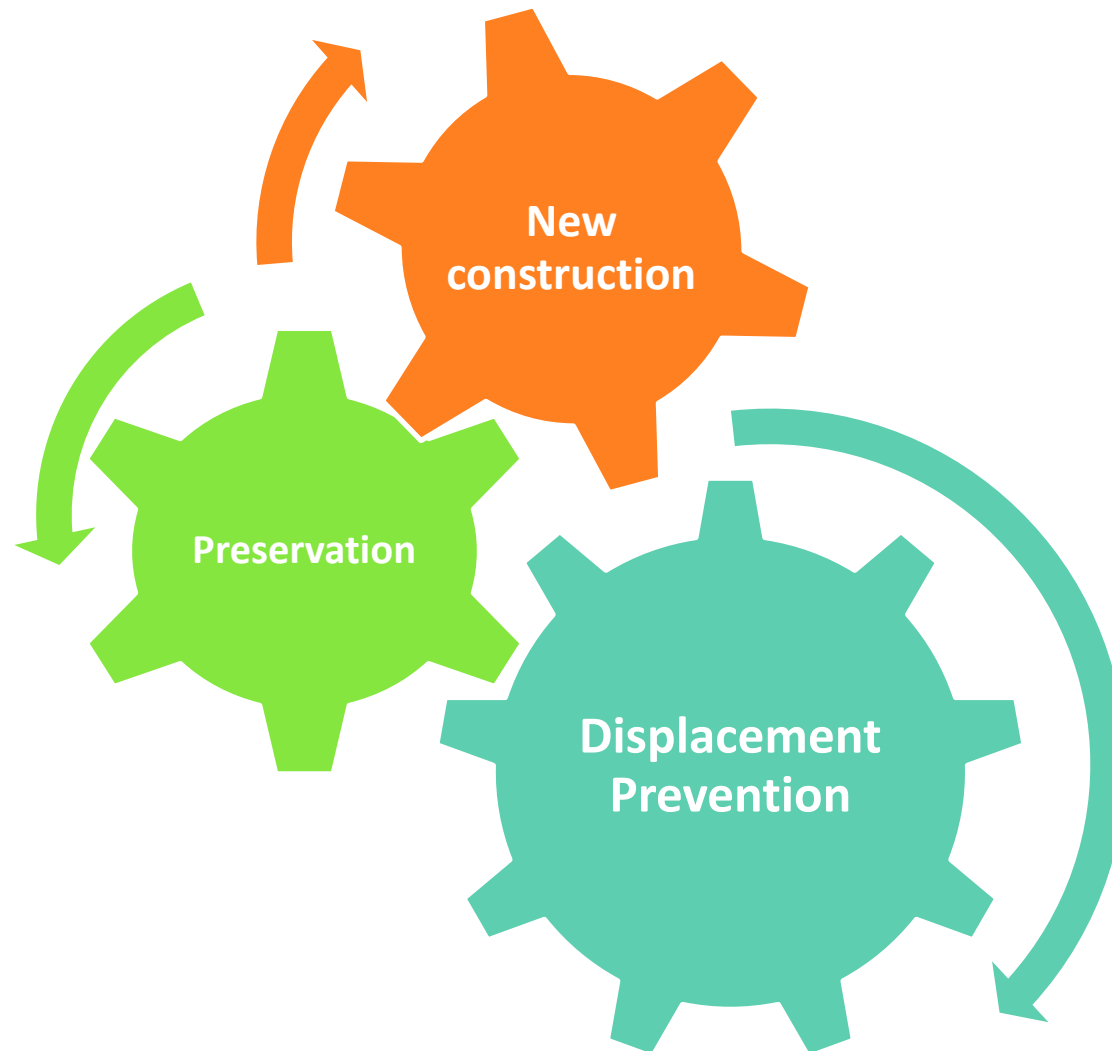
Keep communities intact

- Distance moved (change in ZIP codes)

Keep transitions short

- Length of time on assistance

Housing Strategy



PY 2018 Confirmed Funding



2018 Allocation: \$4.7 Million

ESG (\$243k)

New Tenant Based
Rental Assistance
(TBRA) program
(\$50,000)

HOME (\$1.5 M)

CDBG (\$3 M)

+ Program Income
\$1.7 million



Timeline



Activity	Date
30 Day Comment Period	April 27-May 29
Amendment Introduction to Council	May 21, 2018
Summarize Public Comments	May 29-30, 2018
Approve resolution to submit amendment	June 12, 2018
Submit substantial amendment notice to HUD	June 15, 2018
Launch program	Late summer 2018

More Information



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