
CITY OF COLORADO SPRINGS, CO

2025-2029 Consolidated Plan
Public Comment Draft
December 26, 2024



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Executive Summary

ES-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 (HHR) 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 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 households and special needs communities such as 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.

To receive these funds, the City is required to complete its 2025-2029 Consolidated Plan and first-year PY 2025 Annual Action Plan (AAP) as required by HUD. 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 first-year PY 2025 AAP, and subsequent AAPs, is a subset of the Strategic Plan addressing the overall goals of the plan for each program year of the five-year Consolidated Plan. PY 2025 begins on April 1, 2025 and ends on March 31, 2026.

The City of Colorado Springs is located in the east central part of Colorado about 70 miles south of Denver. As of 2022, the City has a population of 479,612. The City has been experiencing a steady population increase for the last several decades and saw a 18.7% increase from 2010 to 2022 (using the ACS 5-year Estimates, 403,983 to 479,612). The following Consolidated Plan will help assist the City's HHR to identify the priority needs of its citizens and develop goals to address these needs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Like many communities across the state of Colorado, affordability is by far the largest housing problem in Colorado Springs. As will be discussed in the Needs Assessment of this plan, housing cost burden is a big

issue for many families and households in the community, especially for low- and moderate-income households.

The City of Colorado Springs has developed its strategic plan based on an analysis of the data presented in this plan and the community participation and stakeholder consultation process. Through these efforts, the City has identified five (5) priority needs and associated goals to address those needs. The priority needs are:

Priority Need: Public Infrastructure & Facilities

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: Preserve & Develop Affordable Housing

Affordable Housing Development & Preservation

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 CHDO housing development activities for LMI households.

Tenant-Based Rental Assistance

The City will allocate funding for rental assistance activities for LMI renters. These activities will be facilitated by the CSHA and other housing providers.

Priority Need: Public Services

Public Services for LMI & Special Needs Populations

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 population specifically for seniors and individuals or families experiencing homelessness.

Priority Need: Homelessness Housing and Support Services

Addressing Homelessness

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.

Priority Need: Effective Admin & Planning

Effective Admin & Planning

Effective program management of HUD grant programs will ensure 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 2023 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, 10,830 individuals were provided emergency shelter, reaching 72% of the strategic plan target. The City is on track to meet its five-

year goals for homelessness prevention and emergency shelter services, although progress in rapid rehousing efforts may need further attention.

Housing:

Colorado Springs' CDBG and HOME-funded programs have substantially addressed housing needs for low- and moderate-income (LMI) residents. The City successfully rehabilitated 214 homeowner housing units, achieving 86% of the five-year strategic plan target. For rental housing, 385 units were constructed, exceeding the five-year goal, while 147 rental units were rehabilitated, also surpassing the five-year target. Tenant-based rental assistance 114 LMI households, achieving 152% of the five-year goal. Based on these accomplishments, the City has successfully met its long-term 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. Improvements to public infrastructure goal was also met with 13,962 individuals benefitting. The City also has a goal for public infrastructure expansion, but this goal will be reevaluated and may be combined with the public improvement goal in future Consolidated Plans. The City remains focused on facilities that address special needs persons and those at-risk or experiencing homelessness. Based on these accomplishments, the City has successfully met its long-term housing goals for public facilities and infrastructure improvements.

Public Services:

The City continues to fund essential public services for LMI residents. There were 44,081 LMI people have been served, achieving 352% of the strategic plan target. For services targeting special needs persons, 9,949 people have been served, achieving 80% of the strategic plan target. Individuals benefited from vital services such as health, transportation, homeless prevention and senior care. Given the substantial progress in public service delivery, the City is well ahead of its five-year goals for public services, ensuring strong support for its vulnerable populations.

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 Consolidated Plan and first-year 2025 AAP. The CPP provides guidance for public notices for the various stages of Consolidated Plan development, public hearings, and the public review of the proposed plan. Details of the City's outreach efforts are provided below:

PUBLIC HEARING: Residents are invited to attend:

Tuesday January 7, 2025, 1-2:00 PM

City Administration Building Room 102

30 S. Nevada Ave., Colorado Springs, CO 80903

Or, Join online with Teams at <https://bit.ly/Join-COS-ConPlan25-Jan7>

Meeting ID: 253 706 972 994, Passcode: gu3id24p

Or, Call in (audio only) by telephone to: (720) 617-3426

Phone Conference ID: 247 454 815#

PUBLIC COMMENT PERIOD: The draft Five-Year 2025-2029 Consolidated Plan, 2025 Annual Action Plan and Citizen Participation Plan will be available for public review and comment from **December 27, 2024 to January 27, 2025** on the City's website at <https://coloradosprings.gov/2025AnnualActionPlan> 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.; Penrose Library, 20 N. Cascade; 21st; Hillside Community Center, 925 S. Institute St.; and Westside Community Center, 1628 W. Bijou St., Colorado Springs, CO.

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 CityHousingAndCommunityVitality@coloradosprings.gov. Comments should specify they are addressing the draft Consolidated Plan, Annual Action Plan and, or Citizen Participation Plan. All comments received on or before January 27, 2025 will be considered by the Housing and Homelessness Response Department.

COMMUNITY & STAKEHOLDER INPUT:

PUBLIC MEETING: Public Input Sessions were held on November 20, 2024 at 6:00 PM and on November 21, 2024 at 1:00 PM. They could be attended in person at City Administration Building Room 102 30 S. Nevada Ave., Colorado Springs, CO 80903 or online via MSFT Teams.

Other key dates include:

- January 7, 2025 at 6:30-7:30 PM - Spanish language presentation and input.
- January 27, 2025 - City Council Work Session.
- February 11, 2025 - City Council Regular Session (vote)

Community Survey Link: The City held a community survey online to gather public input on the housing and community development priority needs in Colorado Springs. The link to the survey can be found at: <https://www.research.net/r/community-ColoradoSprings>

Stakeholder Survey Link: The City held a stakeholder survey online to gather public input on the housing and community development priority needs in Colorado Springs. The link to the survey can be found at: <https://www.research.net/r/stakeholder-ColoradoSprings>

Details of citizen participation outreach for the Consolidated Plan and PY 2025 AAP are also located in the PR-15.

5. Summary of public comments

PUBLIC COMMENT PERIOD: A summary of comments will be included after the comment period.

PUBLIC HEARING: A summary of comments will be included after the public hearing.

COMMUNITY & STAKEHOLDER SURVEYS: A summary of survey results will be included after the citizen participation process.

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

All comments or views accepted.

7. Summary

Primary data sources for the Consolidated Plan include 2008-2012 & 2018-2022 American Community Survey (ACS) 5-Year Estimates, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) data, Longitudinal Employer-Household Dynamics (LEHD), Homeless Management Information System (HMIS), 2023 Point in Time Count and Housing Inventory Chart, Inventory Management System/PIH Information Center (PIC), HUD Income Limits, HUD Fair Market Rents and HOME Rent Limits and other local data sources. Data for map analysis came from the 2018-2022 ACS. For more information about the above data sources, please see the appendix.

The Consolidated Plan is comprised of several sections, including an assessment of the current housing and community needs of the area, a section detailing the needs of homeless individuals, a description of the publicly supported housing needs, information on the citizen participation process, a Strategic Plan, and the PY 2025 Annual Action Plan (AAP). The Strategic Plan is an essential component of the Consolidated Plan, outlining the objectives and outcomes necessary to meet the identified needs. The PY 2025 AAP is the first of five annual action plans, which will detail how federal resources will be allocated each year to achieve the objectives identified in the Consolidated Plan. Additionally, each AAP will be evaluated to see the City's performance in meeting the Consolidated Plan's objectives. At the end of each program year, the City will complete a Consolidated Annual Performance and Evaluation Review (CAPER).

Not only are the priority needs in the City identified through the needs assessment and market analysis, but Colorado Springs also determines these needs through a citizen participation process, which includes engagement with community nonprofit organizations and with members of the community.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	COLORADO SPRINGS	Housing and Homeless Response Department (HHR)
HOME Administrator	COLORADO SPRINGS	Housing and Homeless Response Department (HHR)
ESG Administrator	COLORADO SPRINGS	Housing and Homeless Response Department (HHR)

Table 1 – Responsible Agencies

Narrative

The City of Colorado Springs, through the Housing and Homeless Response Department (HHR), is the lead agency responsible for preparing the 2025-2029 Consolidated Plan and for administration of the CDBG, HOME and ESG programs.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Colorado Springs Housing and Homeless Response Department (HHR) 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 Consolidated Plan and first year Annual Action Plan.

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 HHR 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 Consolidated Plan and first year 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, 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’s Chief Housing Officer, who leads the Housing and Homelessness Response Department, meets with CSHA’s Executive Director and key staff regularly to discuss joint priorities and programs. The El Paso County Housing Authority (EPCHA) is a 5-member governing body appointed by the El Paso County Board of County Commissioners. EPCHA is best described as a finance agency, not a traditional PHA. The City’s Chief Housing officer is a member of the EPCHA governing body which meets monthly. EPCHA administers a housing trust fund, oversees issues of private activity bonds (PAB), and provides modest grants for rural human service agencies.
3. Private nonprofit housing providers – The City’s homelessness prevention and response coordinator is an ex-officio member of the Pikes Peak Continuum of Care (PPCoC) governing board. The network of service providers include 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. The City recently awarded almost \$800,000 in digital equity grants to seven non-profits in Colorado Springs to help bridge the digital divide in the community

5. Colorado Springs will consult with several key agencies and organizations to address climate resilience and hazard mitigation in its planning efforts. The City will work closely with the Colorado Department of Public Health and Environment (CDPHE) to monitor air quality and develop pollution reduction strategies, which are critical as climate change impacts local environmental conditions. Furthermore, the Colorado Springs Utilities will play a central role in implementing measures to manage water resources and reduce greenhouse gas emissions. Finally, partnerships with the Colorado Division of Homeland Security and Emergency Management (DHSEM) will ensure that hazard mitigation plans account for climate change impacts and emergency preparedness, building resilience to natural disasters and extreme weather events across the community.

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

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

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 is 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>.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

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

The strategy for spending ESG funding is generally dictated by the program parameters and the fact that ESG covers activities other sources do not. The City typically makes its funding available for all five components of the ESG program. It directs its full 60% cap of entitlement ESG funds for shelter operations

and street outreach, to help local low-barrier shelters because those activities are not eligible for CoC funds. The remaining 40% is divided between rapid rehousing, homelessness prevention, and HMIS.

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

HHR took part in reviewing and providing feedback on the CoC Strategic Plan and supports a shared model for collaboration and data informed decisions that will be carried forward into 2024. There 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 2025, 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 jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	El Paso County Public Health
	Agency/Group/Organization Type	Health Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency meets regularly with HHR, and consulted on the housing and community development needs through the City citizen participation process.
2	Agency/Group/Organization	Colorado Springs Housing Authority
	Agency/Group/Organization Type	PHA Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The PHA meets regularly with HHR, and consulted on the housing and community development needs through the City citizen participation process.
3	Agency/Group/Organization	Colorado Legal Services, The Justice Center
	Agency/Group/Organization Type	Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Fair Housing, Housing stability
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is engaged with the HHR, and consulted on the housing and community development needs through the City citizen participation process.

4	Agency/Group/Organization	CONO
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is engaged with the HHR, and consulted on the housing and community development needs through the City citizen participation process.
5	Agency/Group/Organization	Pikes Peak Continuum of Care
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The CoC meets regularly with HHR, and consulted on the housing and community development needs through the City citizen participation process.
6	Agency/Group/Organization	Community Development Advisory Committee
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Other
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The committee meets regularly with HHR, and consulted on the housing and community development needs through the City citizen participation process.
7	Agency/Group/Organization	Coalition for Homelessness Advocates & Providers (CHAP)
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is engaged with the HHR, and consulted on the housing and community development needs through the City citizen participation process.
8	Agency/Group/Organization	Age-Friendly Housing Domain Committee
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is engaged with the HHR, and consulted on the housing and community development needs through the City citizen participation process.
9	Agency/Group/Organization	The Justice Center, PPLD, Brothers Redevelopment, Colorado Legal Services
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Other
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is engaged with the HHR, and consulted on the housing and community development needs through the City citizen participation process.
10	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 Other
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The department meets regularly with HHR, and consulted on the housing and community development needs through the City citizen participation process.

11	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency meets regularly with HHR, and consulted on the housing and community development needs through the City citizen participation process.
12	Agency/Group/Organization	Comprehensive Planning
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Other
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Department staff connected with neighborhood planners to increase understanding of the plans and advocate how those plans can include resources for unhoused residents. As the City's homelessness prevention staff move forward with updating the City's homelessness response plan, they will meet with neighborhood and long range planning for input.
13	Agency/Group/Organization	Pikes Peak Housing Network Leadership Council
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is engaged with the HHR, and consulted on the housing and community development needs through the City citizen participation process.
14	Agency/Group/Organization	Southeast Economic Vitality Regional Leadership Group
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency meets regularly with HHR, and consulted on the housing and community development needs through the City citizen participation process.
15	Agency/Group/Organization	COS I love You
	Agency/Group/Organization Type	Other
	What section of the Plan was addressed by Consultation?	Other
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is engaged with the HHR, and consulted on the housing and community development needs through the City citizen participation process.
16	Agency/Group/Organization	Homeless Outreach Program (HOP)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is engaged with the HHR, and consulted on the housing and community development needs through the City citizen participation process.
17	Agency/Group/Organization	Police Department Homeless Outreach Team (HOT)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The department meets regularly with HHR, and consulted on the housing and community development needs through the City citizen participation process.
18	Agency/Group/Organization	Springs Rescue Mission
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency meets regularly with HHR, and consulted on the housing and community development needs through the City citizen participation process.
19	Agency/Group/Organization	Street Outreach and Shelter Roundtable
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is engaged with the HHR, and consulted on the housing and community development needs through the City citizen participation process.
20	Agency/Group/Organization	El Paso County Housing Authority
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The PHA meets regularly with HHR, and consulted on the housing and community development needs through the City citizen participation process.
21	Agency/Group/Organization	Community Health Partnership
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency meets regularly with HHR, and consulted on the housing and community development needs through the City citizen participation process.
22	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency meets regularly with HHR, and consulted on the housing and community development needs through the City citizen participation process.
23	Agency/Group/Organization	Solid Rock Community Development Corporation
	Agency/Group/Organization Type	Other
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is engaged with the HHR, and consulted on the housing and community development needs through the City citizen participation process.
24	Agency/Group/Organization	Broadband Services Infrastructure, Colorado Springs Utilities, City Office of Innovation
	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The department meets regularly with HHR, and consulted on the housing and community development needs through the City citizen participation process.
25	Agency/Group/Organization	Pikes Peak Regional Office of Emergency Management
	Agency/Group/Organization Type	Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is engaged with the HHR, and consulted on the housing and community development needs through the City citizen participation process.
26	Agency/Group/Organization	Family Solutions Collaborative
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is engaged with the HHR, and consulted on the housing and community development needs through the City citizen participation process.
27	Agency/Group/Organization	Medical Acuity Collaborative
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is engaged with the HHR, and consulted on the housing and community development needs through the City citizen participation process.

Additional consultations include: Economic Development Department, Joint Initiatives for Youth and Families, Colorado Housing Connects, RISE Southeast, Navigators (evangelical faith leaders to discuss landholders to develop for affordable housing), Homelessness Solutions Team,

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

The HHR 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). HHR 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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Pikes Peak Continuum of Care	PPCoC plans and coordinates 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 to ending homelessness in the region. The goals of the CoC align with the goals of the City Strategic Plan.
PlanCOS	City of Colorado Springs	This strategic plan and the City Strategic Plan are designed to complement each other and contain the same goals and strategies, specifically around arresting decline in targeted neighborhoods and supporting affordable housing with access to transit.
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.
Mill Street Neighborhood Plan	City of Colorado Springs	2019 plan to strengthen historic downtown neighborhood by increasing economic, cultural, and physical resilience. CDBG and HOME-friendly strategies to prevent displacement and improve neighborhood conditions.
2023 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
2023 Fair Housing Trends Report	NFHA	Colorado Springs housing trends often follow national trends. This report will help the Community Development team provide relevant education and resources to groups disproportionately affected by fair housing barriers on a local level.
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 Community Development can support in implementation.

Out of Reach Report	National Low Income Housing Coalition	This report provides timely data by state on housing costs, housing barriers, tenant experiences, policy trends and ideas from the nations leading housing advocacy group. These annual reports help staff prioritize housing program types, communicate goals and outcomes, and learn about federal policy advocacy.
Connect COS (2023), Platte Avenue Corridor Study (2024), Missing Sidewalk Infill Program (2025-34)	City of Colorado Springs Public Works	These plans/initiatives have prioritized transportation and mobility improvements within LMI areas and are effective in benefiting households and individuals who walk, bike, roll, or use public transit. Collectively, they provide data driven approaches to prioritizing infrastructure improvements by recognizing demographic and socioeconomic conditions of planning areas within COS. Significant public engagement with community members of LMI and underserved populations were a component of these plans/initiatives.
2023-2024 Qualified Allocation Plan	Colorado Housing Finance Authority	The Qualified Allocation Plan lays out the priorities and requirements for projects seeking tax credits. This document helps HHR 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; Homeless Prevention; Employment; Housing and Supportive Services; and Collaboration.
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.
CSHA 2024 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

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

HHR 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. HHR will continue to utilize hybrid formats to the extent possible to gain the greatest participation.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

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 HHR website at <https://coloradosprings.gov/community-development/page/citizen-participation-plan> and at the HHR office located at 30 S. Nevada Avenue, Suite 701, 80903.

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

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 Input Meeting	Non-targeted/broad community	A public Input Sessions was held on November 20, 2024 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.	All comments were accepted. A summary of comments will be included at the end of the citizen participation process.	All comments will be accepted.	NA
2	Public Input Meeting	Non-targeted/broad community	A public Input Sessions was held on November 21, 2024 at 1:00 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.	All comments were accepted. A summary of comments will be included at the end of the citizen participation process.	All comments will be accepted.	NA
3	Public Input Meeting	Non-targeted/broad community	A Spanish language presentation and input will be held on Jan. 16, 2025; 6:30-7:30 p.m.	All comments will be accepted.	All comments will be accepted.	NA
4	City Council Meeting	Non-targeted/broad community City Council	A City Council Work Session presentation will be held on Jan. 27, 2025.	All comments will be accepted.	All comments will be accepted.	NA

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
5	Public Comment Period	Non-targeted/broad community	The draft Five-Year 2025-2029 Consolidated Plan, AAP and CPP will be available for public review and comment from December 27, 2024 to January 27, 2025 on the City's website at https://coloradosprings.gov/2025AnnualActionPlan and at the following locations M-F during normal business hours: HHR office (Suite 701) and Office of the City Clerk (Suite 101), 30 S. Nevada Ave.; City Hall, 107 N. Nevada Ave.; Penrose Library, 20 N. Cascade; 21st; Hillside Community Center, 925 S. Institute St.; and Westside Community Center, 1628 W. Bijou St., Colorado Springs, CO. Comments could be made at the HHR office, or contact (719) 385-5912 or CityHousingAndCommunityVitality@coloradosprings.gov.	All comments will be accepted.	All comments will be accepted.	See link
6	Public Hearing	Non-targeted/broad community	A public hearing will be held on Tuesday January 7, 2025, 1-2:00 PM at the City Administration Building Room 102, 30 S. Nevada Ave., Colorado Springs, CO 80903.	All comments will be accepted.	All comments will be accepted.	NA

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
7	City Council Meeting	Non-targeted/broad community City Council	A City Council Regular Session to vote for approval will be held on February 11, 2025.	All comments will be accepted.	All comments will be accepted.	NA
8	Online Survey	Non-targeted/broad community	The City is hosting a public survey online to gather citizen input on the housing and community development priority needs in Colorado Springs. The link to the survey can be found at: https://www.research.net/r/community-ColoradoSprings	A summary of survey results will be included after the citizen participation process.	All comments will be accepted.	See link
9	Online Survey	Non-targeted/broad community Stakeholder Nonprofit Organizations	The City is hosting a nonprofit stakeholder survey online to gather local agency and other local government input on the housing and community development priority needs in Colorado Springs. The link to the survey can be found at: https://www.research.net/r/stakeholder-ColoradoSprings	A summary of survey results will be included after the citizen participation process.	All comments will be accepted.	See link

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Colorado Springs has undergone significant changes since the last Consolidated Plan, marked by rapid population growth and economic shifts. As the population has grown, the demand for housing—particularly affordable housing—has increased substantially, while the supply has struggled to keep pace. This imbalance has placed enormous stress on housing affordability, with housing costs rising faster than incomes for many residents.

Housing cost burdens remain a dominant challenge, especially for lower-income households. Nearly half of homeowners and a substantial percentage of renters are cost-burdened, spending more than 30% of their income on housing. According to the 2025 Homelessness Response Action Plan, these affordability challenges are further compounded by disparities in income and housing stability among certain racial and ethnic groups. Geographic patterns show concentrated areas of low-income, cost-burdened households across the city, underscoring the need for targeted interventions.

Additionally, the city faces critical non-housing challenges, including homelessness, mental health issues, and gaps in public health infrastructure. Vulnerable populations such as seniors, veterans, and families with children are disproportionately affected by these challenges, as highlighted in the Homelessness Solutions Team Summary. The rising cost of rent and a lack of supportive housing options further exacerbate these issues. Collaborative initiatives, such as diversifying shelter options and improving service coordination, emphasize the need for a holistic approach to address these interconnected problems.

This section explores these challenges in greater detail, providing a foundation for strategies that address both immediate needs and long-term solutions to promote housing stability and economic opportunity in Colorado Springs.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

On a fundamental level, assessing the housing needs of a community is a matter of balancing supply and demand. However, understanding the various factors that influence supply and demand requires a more nuanced analysis. One critical factor is population growth, which leads to greater demand for housing. If housing construction does not keep pace with this demand, prices will inevitably rise. Between 2012 and 2022, the City of Colorado Springs saw a population increase in the number of residents rising from 417,534 to 479,612. The number of households grew in tandem, increasing from 165,892 to 193,149 households. According to the Common Sense Institute's report on Colorado Springs affordability "between 6,403 and 8,564 new housing permits are needed annually through 2028 to close the current housing supply deficit in Colorado Springs and meet the demands for future population growth."

Over this same period, the median household income rose by 45.4%, from \$54,351 to \$79,026. Despite this growth in median income, challenges remain. The poverty rate in Colorado Springs stands at 10.4%, which is approximately 2% below the national average. However, this figure masks significant disparities by race and ethnicity, which will be explored further in this report. Like many cities across the nation, Colorado Springs is grappling with rising housing costs, which have increased the proportion of households that are cost-burdened—those spending 30% or more of their income on housing. Although homeowners tend to fare better than renters, there are significant portions of both groups that require financial relief. Specifically, 46.8% of homeowners and 40.5% of renters are cost-burdened.

Achieving housing stability is a primary goal of the City's programs, including those funded by the Emergency Solutions Grant (ESG) Rapid Rehousing Program, the HOME Tenant-Based Rental Assistance (TBRA) Program, and CDBG Public Services. These initiatives assist a range of individuals, from those who are exiting homelessness to those who may never have been homeless but face severe housing cost burdens. When rental assistance is exhausted, the City encourages service providers to collaborate with local partners and connect beneficiaries to additional resources, even if those resources are not funded by the HOME or CDBG programs.

The data highlights that while Colorado Springs is experiencing robust growth, this growth has also intensified housing challenges, particularly for low-income families. Although the rise in median income signals positive economic growth, when housing costs increase at a faster rate than incomes, as detailed in the Housing Market Analysis, households are left in a more precarious financial position than before. This disparity between income growth and housing cost increases creates a significant pressure point within the local housing market, contributing to decreased housing affordability across the region.

Demographics	Base Year: 2012	Most Recent Year: 2022	% Change
Population	417,534	479,612	14.9%
Households	165,892	193,149	16.4%
Median Income	54,351	79,026	45.4%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2008-2012 ACS 5-Yr Estimates(Base Year), 2018-2022 ACS 5-Yr Estimates (Most Recent Year)

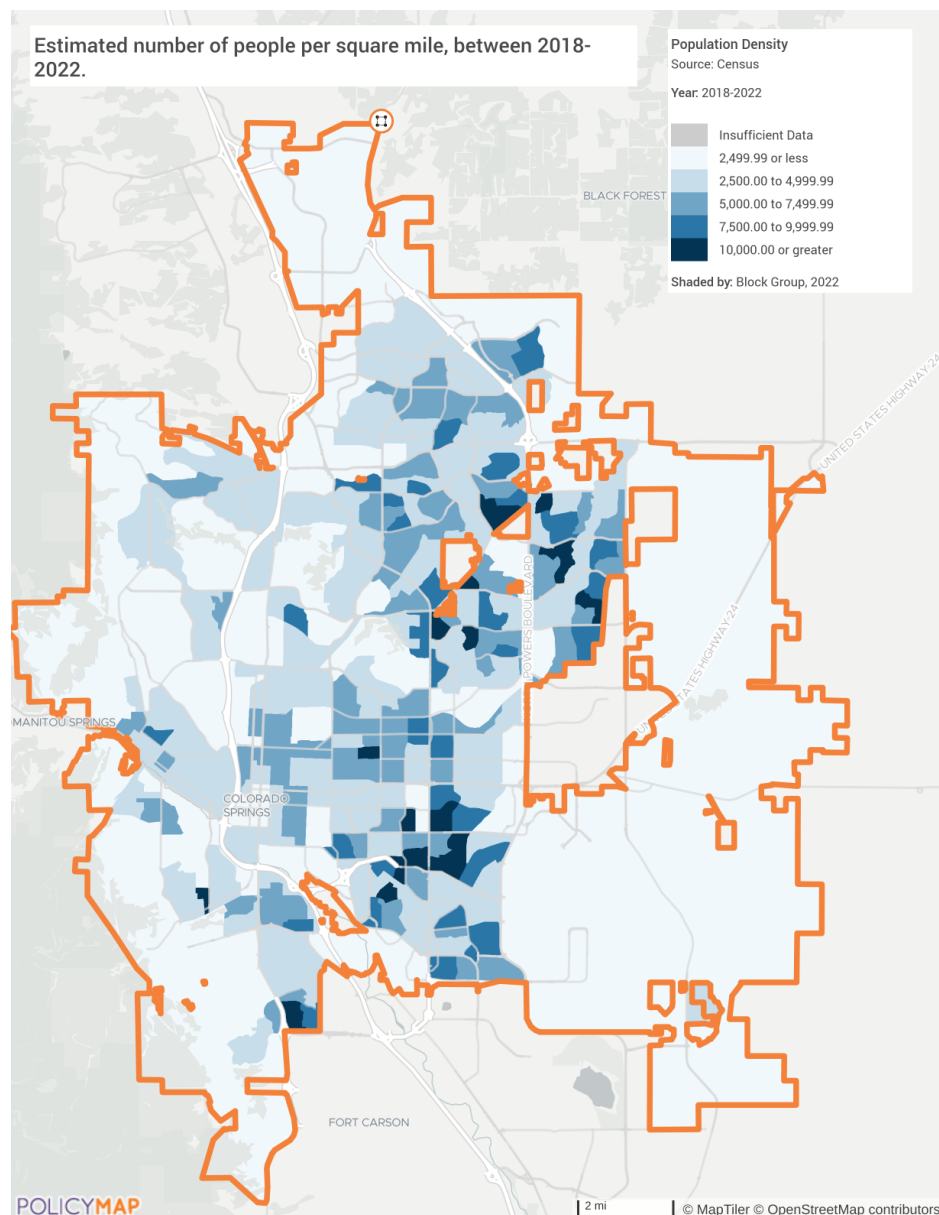
The chart above highlights demographic changes in population, number of households, and income between 2012 and 2022 for the City. The median income may have nominally increased by 45.4% between 2012 and 2022, but if we calculate the value of the base year median income in 2022 dollars, the median income in 2012 is \$54,351, in 2022 this would equate to \$67,415, which is an almost 24% increase in purchase power. (Bureau of Labor Statistics Consumer Price Index calculator, <https://data.bls.gov/cgi-bin/cpicalc.pl>)

The following maps display the geographic distribution of demographic trends in the City across a few key indicators including population change, median household income, and poverty.

Population

Population distribution across census tracts in Colorado Springs is fairly balanced, with only slight variations and no notable areas of concentrated high or low populations. In each decennial census, the U.S. Census Bureau redraws these tract boundaries to achieve similar population counts in each. Currently, most tracts in the city have a population density below 5,000, with a few scattered areas of higher density.

Source: 2018-2022 ACS 5-Yr Estimates

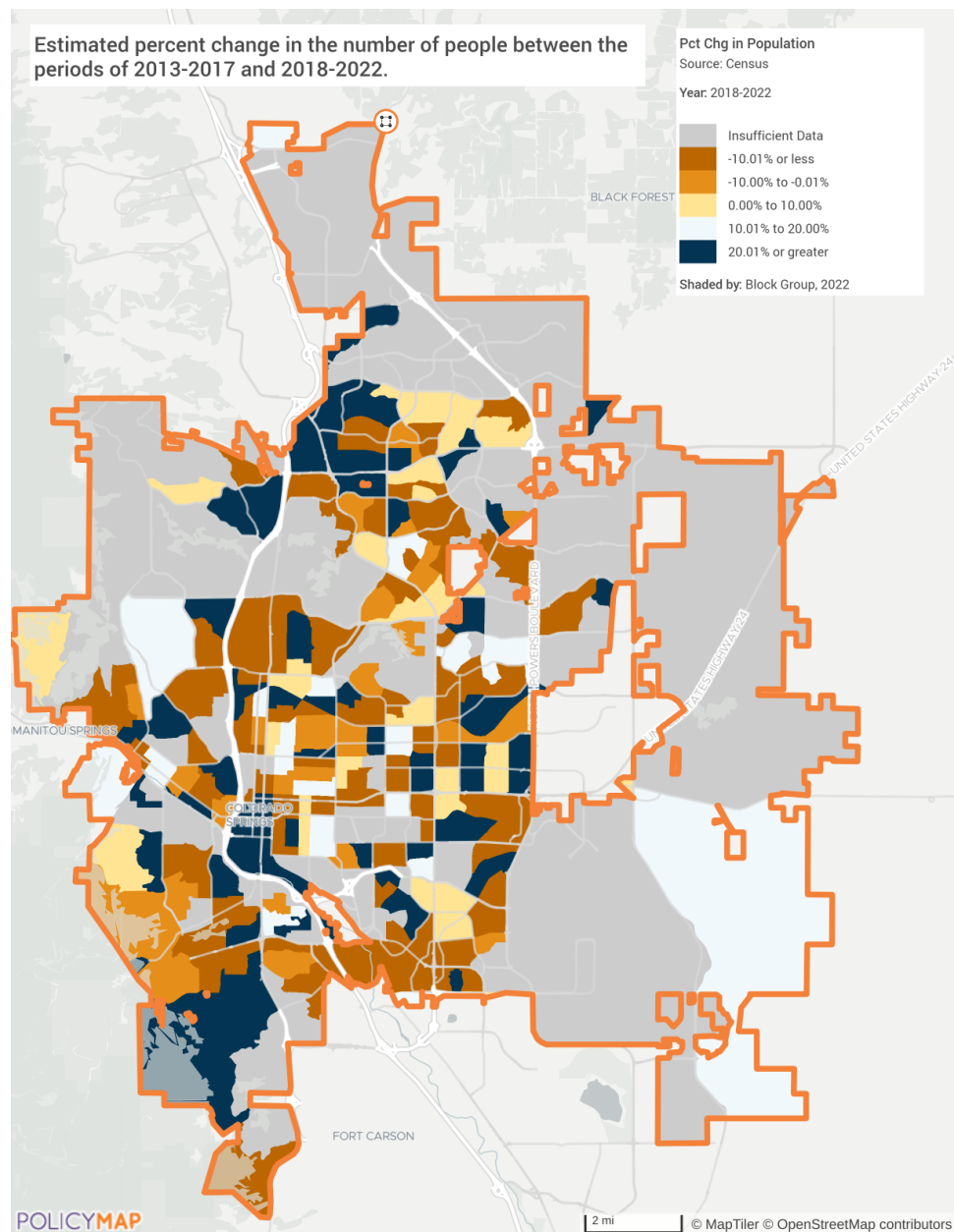


Population

Change in Population

The map below displays the population change throughout the jurisdiction since 2018. The City's population grew by almost 15% since then but that growth is not evenly distributed throughout the area. Dark and medium orange colored census tracts had a reduction in population while light orange and blue colored census tracts had an increase in population.

Source: 2018-2022 ACS 5-Yr Estimates

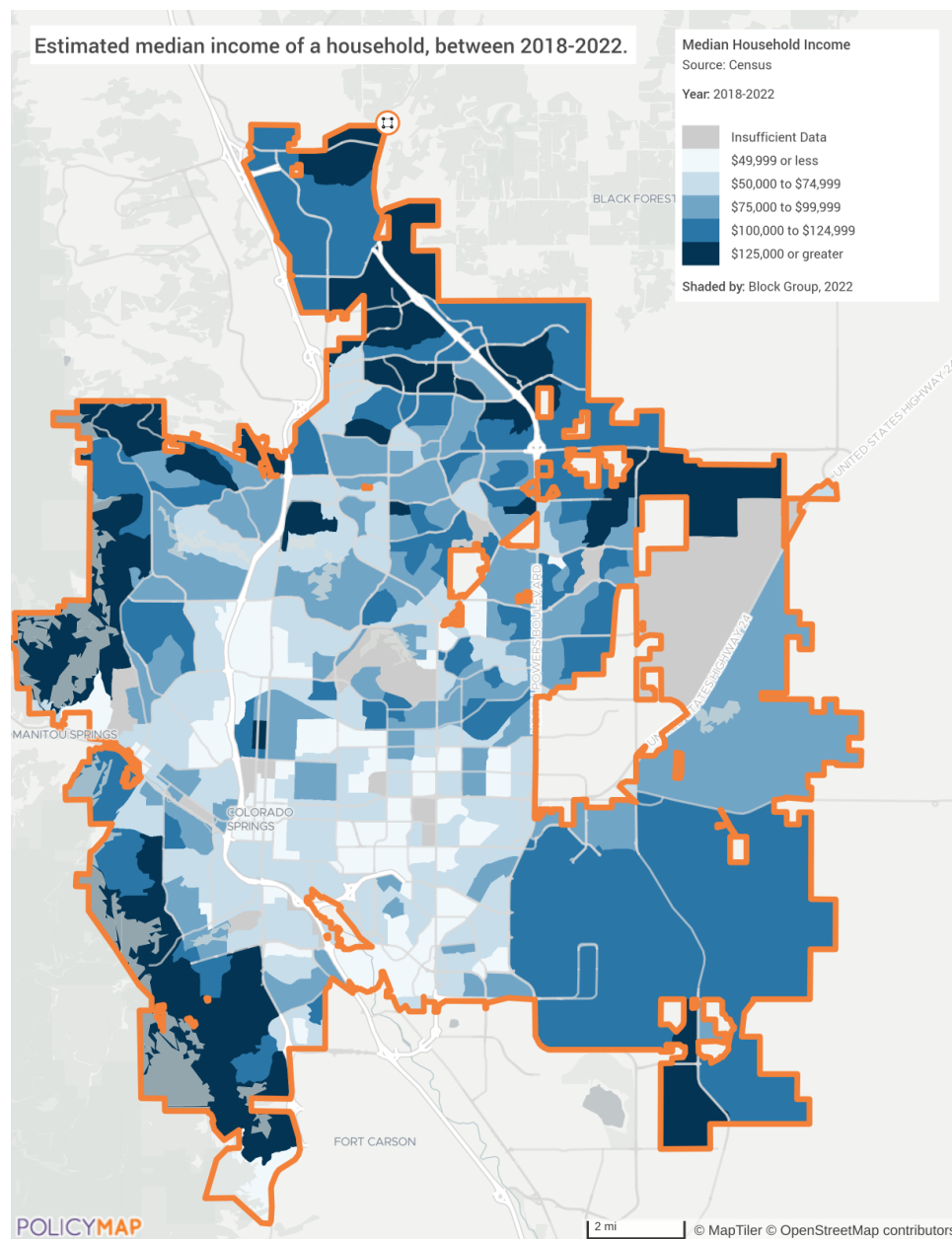


Population Growth

Median Household Income

The map below displays the median household income by census tract throughout the jurisdiction. In 2022, the median household income was \$79,026 but the income varied considerably throughout the City. Colorado Springs shows a pattern of income distribution that is common in urban areas throughout the United States. Households with higher incomes are living on the outskirts of the City in suburban areas while those with lower incomes are more common in downtown areas.

Source: 2018-2022 ACS 5-Yr Estimates

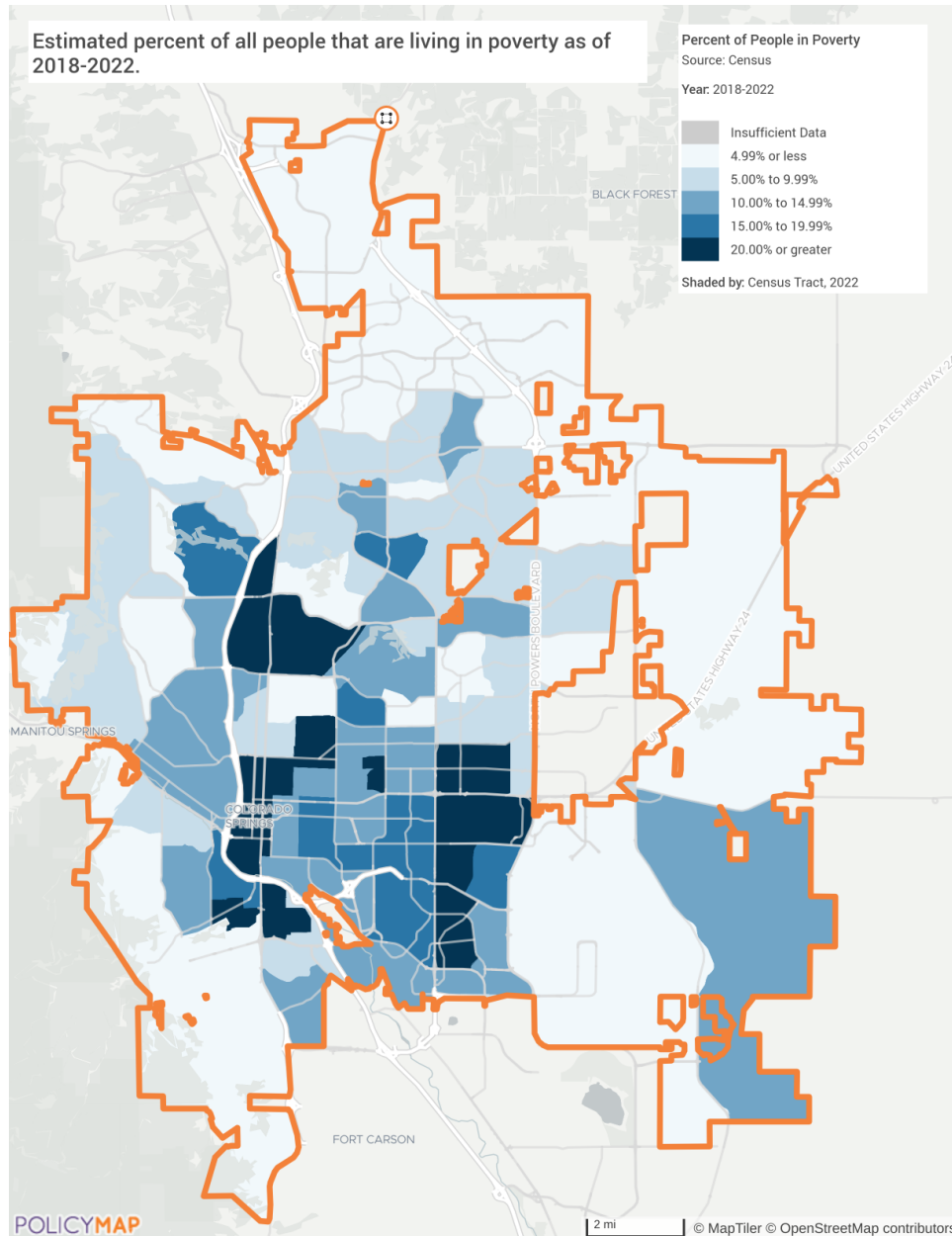


Median Household Income

Poverty

The map below displays the percentage of the population who live below the poverty level by census tract. This map is very similar to the previous one indicating many downtown tracts that have lower median household incomes also have higher rates of poverty. In many cases over 20% of the population in the tract lives in poverty.

Source: 2018-2022 ACS 5-Yr Estimates



Poverty Level

Number of Households Table

	0-30% HAMFI*	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	21,280	19,815	34,030	20,680	92,890
Small Family Households	5,285	6,375	13,240	8,485	46,735
Large Family Households	1,260	1,625	2,340	1,880	7,580
Household contains at least one person 62-74 years of age	5,120	4,025	6,410	4,305	19,780
Household contains at least one person age 75 or older	3,035	2,895	3,675	17,75	6,615
Households with one or more children 6 years old or younger	2,910	3,675	5,225	3,365	12,660

Table 6 - Total Households Table

Data 2017-2021 CHAS. HAFMI is HUD area median family income
Source:

Number Households

The above table breaks down family dynamics and income in the jurisdiction using 2017-2021 CHAS data. "CHAS" data (Comprehensive Housing Affordability Strategy), a collaboration between HUD and the U.S. Census Bureau, demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds. Based on this data, small families are much more prevalent than large families, which follows the trend of smaller average household size in the region and the nation as a whole. When looking at households in the City by income level, there are a significant number of households in the City which are extremely low-income (0-30% HAMFI), with over 21,000 households. Over 38.3% of these extremely low-income households are age 62 years and older, and nearly 13.7% have one or more children 6 years old or younger.

HAMFI or HUD Area Median Family Income, is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	195	195	275	40	705	20	4	10	20	54
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	350	310	190	250	1100	10	0	40	15	65
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	475	560	785	235	2055	185	390	240	140	955
Housing cost burden greater than 50% of income (and none of the above problems)	9120	5090	1875	130	16215	5155	2380	1920	225	9680
Housing cost burden greater than 30% of income (and none of the above problems)	680	5160	8765	2435	17040	935	1955	5760	2875	11525
Zero/negative Income (and none of the above problems)	915	0	0	0	915	925	0	0	0	925

Table 7 – Housing Problems Table

Data 2017-2021 CHAS
Source:

Housing Needs Summary

The table above gives an overview of housing problems in the City in three main categories: substandard housing, overcrowding, and cost burden. Substandard housing looks at functional components essential to health and safety. Overcrowding is defined as 1.01 or more people per room living in a home. Using 2017-2021 CHAS data, it provides the numbers of households experiencing each category of housing problem broken down by income ranges (up to 100% AMI) and owner/renter status. For example, data indicates that 195 renter households in the jurisdiction made 30% or below the area median income (AMI) and lacked complete plumbing or kitchen facilities.

Cost burden is clearly the biggest housing problem in the region– a common trend in many communities across the state and nation today. According to the 2017-2021 CHAS data there were over 33,000 renters who spent more than 30% of their income on household expenses, over 16,000 of which spent over 50%. Nearly 21,000 homeowners in the 0% to 100% AMI range spent more than 30% of their income on housing costs and 9,680 paid over 50%.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	10825	11320	11885	3095	37125	6305	4730	7970	3280	22285
Having none of four housing problems	1345	985	5575	5755	13660	960	2785	8600	8550	20895
Household has negative income, but none of the other housing problems	915	0	0	0	915	925	0	0	0	925

Table 8 – Housing Problems 2

Data Source: 2017-2021 CHAS

Severe Housing Problems

The above table shows households with at least one severe housing problem broken out by income and occupancy. The trend in the data shows there is a presence of severe housing problems spread out amongst both renters and homeowners that primarily have income levels between 0% and 80% AMI while those between 80% and 100% had less prevalence of these housing problems.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	300	370	2400	3070	130	395	2615	3140
Large Related	30	30	390	450	35	135	460	630
Elderly	670	240	735	1645	385	1265	2495	4145
Other	335	355	2460	3150	190	310	975	1475
Total need by income	1335	995	5985	8315	740	2105	6545	9390

Table 9 – Cost Burden > 30%

Data 2017-2021 CHAS
Source:

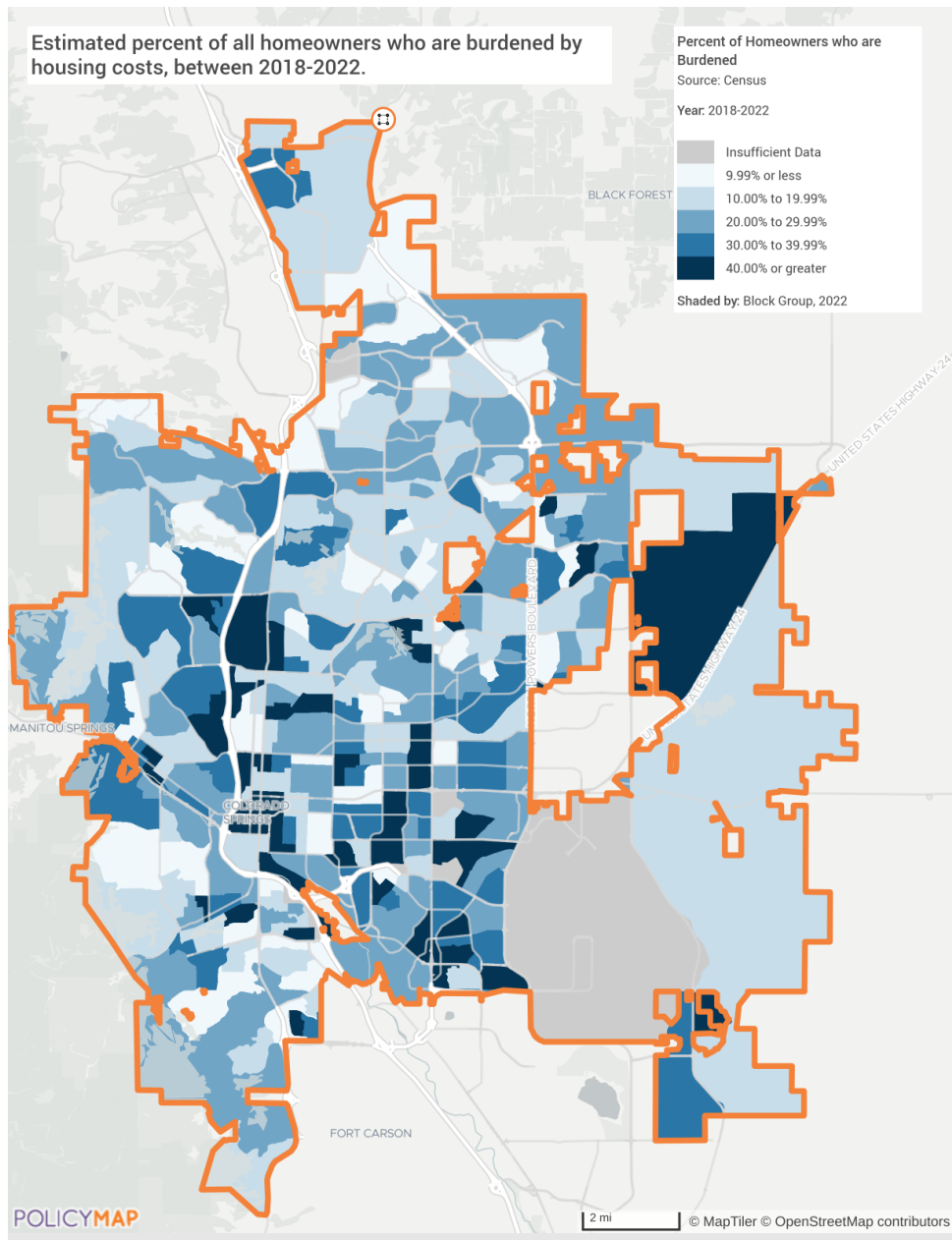
Cost Burden

The table above displays 2017-2021 CHAS data on cost-burdened households in the City for the 0% to 80% AMI cohorts. HUD defines cost-burden as paying more than 30% of a household's monthly income on housing costs. In Table 9, households within the 50-80% AMI group are most likely to experience a cost burden, represented by 72% of renters and 69% of owners.

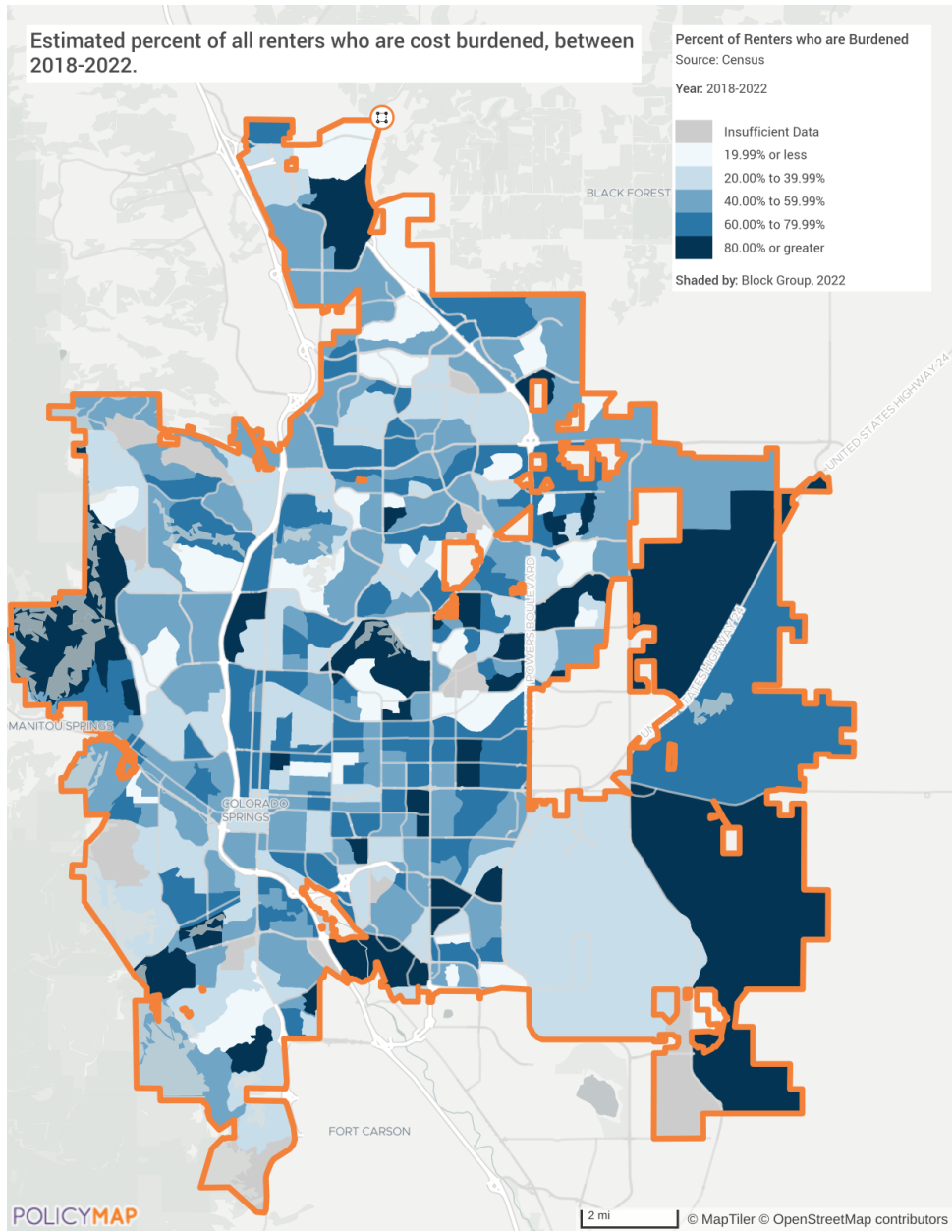
Housing Cost-Burdened

The following maps below display the percentage of the population who are cost-burdened by census tract using data from the 2018-2022 American Community Survey 5-Year Estimates. Despite higher median household incomes in the City, there are still high rates of cost burden, with some tracts having over 40% of homeowners and 80% of renters experiencing cost burden. Cost burdened homeowners are generally located in the southern portion of Colorado Springs, while cost burdened renters are more evenly disbursed throughout the city.

Source: 2018-2022 ACS 5-Yr Estimates



Cost Burdened Homeowners



Cost Burdened Renters

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2970	1895	840	5705	1255	795	845	2895
Large Related	735	30	25	790	350	175	165	690
Elderly	2275	240	290	2805	1955	550	310	2815
Other	3675	2160	725	6560	1240	450	370	2060
Total need by income	9655	4325	1880	15860	4800	1970	1690	8460

Table 10 – Cost Burden > 50%

Data 2017-2021 CHAS
Source:

Severe Cost Burden

The data presented above show the severe cost burden in the City, which is defined as paying more than 50% of household income on housing cost. There are more small family households experiencing severe cost burden compared to large family households, for both owners and renters. Additionally, the lowest income group (0-30% AMI) have higher rates of severe cost burden, 62% of renters and 57% of owners. For all renter households 50% AMI and below, represented by 13,980 households, 89% are severely cost burdened. Comparing the cost burden rate of small family households *18.3%) to large family (19.5) yields a similar rate of cost burden households.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	705	730	720	445	2600	130	390	200	135	855
Multiple, unrelated family households	35	120	155	14	324	65	0	55	19	139
Other, non-family households	90	35	100	35	260	0	0	20	0	20
Total need by income	830	885	975	494	3184	195	390	275	154	1014

Table 11 – Crowding Information – 1/2

Data 2017-2021 CHAS
Source:

Overcrowding

HUD defines an overcrowded household as one having from 1.01 to 1.50 occupants per room and a severely overcrowded household as one with more than 1.50 occupants per room. This type of condition can be seen in both renter and homeowner households. Overcrowding was significantly more prevalent in renter-occupied housing units than in owner-occupied units.

According to HUD, a room, or a habitable room, is defined as a space intended for living purposes that ensures occupant health and safety by providing adequate heating, cooling, and ventilation, sufficient lighting, freedom from harmful pollutants, and access to sanitary facilities. Rooms serve as a fundamental measure for evaluating how much living and sleeping space is available within a housing unit.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	2190	2570	2975	7735	720	1105	2250	4075

Table 12 – Crowding Information – 2/2

Data Source 2017-2021 CHAS

Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2018-2022 American Community Survey (ACS) 5-Year Estimates, 27.8% of all occupied housing units in Colorado Springs, totaling 53,765 households, consist of single-person households. Renters are notably more likely to reside in single-person households than homeowners. Approximately 36.1% of renter-occupied units are single-person households, compared to 22.6% of owner-occupied units.

Single-person households, particularly elderly residents living alone, may face heightened housing needs. Elderly individuals often rely on fixed incomes and may require assistance to maintain their independence. In Colorado Springs, more than 10% of all households with individuals aged 65 or older are single-person households, representing over 19,314 individuals. This population is particularly vulnerable to housing cost burdens and may need supportive services to maintain their housing stability and quality of life.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability

In Colorado Springs, 60,924 individuals, representing 13.1% of the population, are living with a disability, according to the 2022 ACS data. The prevalence of disability is notably higher among American Indian, Alaska Native, and Black/African American residents, making them the most likely demographic groups to experience a disability. Unsurprisingly, the disability rate increases with age, as disabilities become more common among older residents. Cognitive difficulty is the most frequently reported type of disability, affecting 26,218 individuals.

Victims of Rape and Domestic Violence

According to the Uniform Crime Report maintained by the U.S. Department of Justice, Colorado Springs recorded 752 reported cases of sex offenses, including rape, in 2023—the most recent full year for which data is available. This represents a rate of 157 incidents per 100,000 residents, which is more than twice the national rate of 64.1 per 100,000 as reported by the FBI for the same year. It is widely acknowledged that the true incidence of rape is likely significantly higher, as research consistently demonstrates that rape is underreported and undercounted by law enforcement agencies across the United States.

Given that domestic violence and sexual assault are most often perpetrated by individuals known to the victim, including family members, friends, and co-inhabitants, it is reasonable to conclude that there are potentially thousands of individuals in Colorado Springs who are in need of housing assistance as a result of the violence they have endured.

What are the most common housing problems?

Housing cost burden is the most prevalent housing issue in Colorado Springs, affecting both renters and homeowners. A substantial portion of the population is cost-burdened, with many residents paying more than 30% of their income toward housing expenses. Furthermore, a significant number of households are severely cost-burdened, paying over 50% of their income on housing. This issue disproportionately impacts individuals with disabilities and elderly residents, many of whom rely on fixed incomes or have limited opportunities to increase their income to keep pace with rising housing costs.

Are any populations/household types more affected than others by these problems?

The 2017-2021 CHAS data, while yielding different totals from more recent Census Bureau data, provides a detailed insight into which segments of the population are most impacted by housing problems. In general, lower-income households face more housing challenges across the board. The income range of 50%-80% AMI shows a higher likelihood of experiencing at least one housing problem compared to other income groups, with renters more affected than homeowners.

When these factors intersect, lower-income renters emerge as the group most affected by housing issues. For example, lower-income renter households exhibit the highest rates of housing cost burden, defined as spending more than 30% of income on housing costs, compared to all other groups. Extremely low-income renters (0%-30% AMI) are particularly impacted, as they have the highest rate of severe cost burden, with over 50% of their income being spent on housing expenses, placing them in a highly vulnerable position.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

As indicated in the 2017-2021 CHAS data from the Housing Needs Summary Tables, the lack of affordable housing is the most critical housing issue for extremely low-income households and families with children in the region. Among extremely low-income households, 5,155 homeowner households experience severe housing cost burdens, with over 50% of their income dedicated to housing expenses. Additionally, 9,120 renter households face similar severe cost burdens. In total, nearly 15,000 households in the City fall into the category of extremely low-income with severe cost burdens, placing them at imminent risk of homelessness.

Moreover, approximately 2,910 of these extremely low-income households include one or more children aged six years or younger, further increasing their vulnerability to housing instability and homelessness. These families face significant barriers to achieving long-term stability without targeted interventions.

According to the Colorado Department of Education, during the 2022-2023 school year, there were approximately 1,181 students experiencing homelessness. Both McKinney-Vento and PIT counts showed a significant local decrease in reported family homelessness from 2020 to 2023, likely due to COVID-19-related school closures disrupting identification efforts rather than an actual decline (Colorado Department of Education). However, the 2024 PIT count revealed a 12% rise (48 individuals) in family homelessness (Community Health Partnership). McKinney-Vento data indicates most homeless families in El Paso County are “doubled up,” living temporarily with friends or family, often in overcrowded conditions. Many of these families never enter the formal “homeless system.” This arrangement is especially risky for hosts who rent, as leases typically prohibit additional, long-term guests, putting both families at risk of eviction (Colorado Department of Education).

Ensuring housing stability is a central goal of programs funded by the Department, such as ESG Rapid Rehousing, HOME Tenant-Based Rental Assistance (TBRA), and CDBG Public Services housing stability programs. These programs assist a wide range of individuals, from those recently exiting homelessness to those experiencing extreme cost burdens but who have not previously been homeless. When rental assistance expires, service providers are encouraged to collaborate with local partners to connect beneficiaries with additional resources, whether or not they are directly funded by HOME or CDBG dollars.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The Housing and Homelessness Response Department (HHRD) defines at-risk populations as households earning less than 30% of the Area Median Income (AMI) and paying more than 50% of their income toward housing costs. To identify these at-risk populations, the HHRD utilizes census data to locate census tracts with the highest concentrations of households meeting this definition.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Individuals identified as being at increased risk of homelessness include those who are extremely low-income, individuals with disabilities, victims of domestic violence, and homeless persons being discharged from crisis units, hospitals, or jails. Additionally, unaccompanied youth and youth aging out of foster care are particularly vulnerable. Households that have already received notice of pending eviction proceedings are also at heightened risk of homelessness, as they are among the most likely to be evicted without timely assistance.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares the existence of housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems. HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate of 10 percentage points or greater than for the income level as a whole.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI households.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17130	4150	0
White	10995	2475	0
Black / African American	1495	435	0
Asian	385	40	0
American Indian, Alaska Native	130	10	0
Pacific Islander	65	0	0
Hispanic	3350	875	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2017-2021 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16050	3770	0
White	10405	2995	0
Black / African American	1230	215	0
Asian	350	85	0
American Indian, Alaska Native	85	0	0
Pacific Islander	0	0	0
Hispanic	3320	350	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2017-2021 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	19855	14175	0
White	12760	10095	0
Black / African American	1535	670	0
Asian	530	145	0
American Indian, Alaska Native	55	50	0
Pacific Islander	64	0	0
Hispanic	3765	2490	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2017-2021 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6375	14305	0
White	4440	10155	0
Black / African American	530	810	0
Asian	135	320	0
American Indian, Alaska Native	20	10	0
Pacific Islander	0	0	0
Hispanic	105	2240	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2017-2021 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

By HUD's definition of a disparity of 10% or higher and the available data, several different racial and ethnic groups experience a disproportionately greater need when it comes to housing problems. However, these groups are relatively small, and the margin of error may be large.

0-30% AMI

The jurisdiction wide prevalence of housing problems is 80.5% for this income group. Three racial groups experiences housing problems at a disproportionately higher rate. Approximately 100% of Pacific Islander households, 90.5% of Asian households, and 92.9% of American Indian / Alaska Native households with 0-30% AMI have at least one housing problem.

30-50% AMI

Overall, 81% of Colorado Springs' residents in this income group have a housing problem and there is one racial group who has housing problems at a disproportionately higher rate. 100% of American Indian households with 30-50% AMI have a housing problem. This population is very small, there are approximately 30 households in this group.

50-80% AMI

Throughout Colorado Springs 58.3% of residents in this income group have at least one housing problem. Households from three racial groups are disproportionately likely to have a housing problem: 69.6% of Black / African American households, 78.5% of Asian households, and 100% of Pacific Islanders experience housing problems.

80-100% AMI

For those who earn 80-100% AMI the likelihood that they experience a housing problem is relatively small, only 30.8%. Only one racial group has disproportionately higher rates of housing problems. 66.7% of American Indian households have a housing problem. This population is very small with only 30 households in this category.

Conclusion

The likelihood that a household experiences a housing problem decreases as incomes rise. In general, American Indian / Alaska Native households, Asian households, and Pacific Islander households experience housing problems at a disproportionate rate in more than one income group. While these groups have relatively small populations, it is still relevant that they experience problems at such a large rate when compared to other groups. Current findings indicate that households earning between 0% and 100% of AMI have experienced overall improvements in housing conditions, with a greater number of households reporting they have none of the four housing problems in comparison to data reported in the previous 2020–2024 Consolidated Plan.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares the existence of severe housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's severe housing problems. HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate of 10 percentage points or greater than for the income level as a whole.

The following series of tables looks at the existence of severe housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI households.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15510	5765	0
White	9900	3575	0
Black / African American	1315	615	0
Asian	380	40	0
American Indian, Alaska Native	130	10	0
Pacific Islander	65	0	0
Hispanic	3105	1125	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2017-2021 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8935	10885	0
White	5560	7840	0
Black / African American	835	600	0
Asian	195	240	0
American Indian, Alaska Native	30	50	0
Pacific Islander	0	0	0
Hispanic	2025	1645	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2017-2021 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5335	28695	0
White	3025	19825	0
Black / African American	375	1830	0
Asian	325	350	0
American Indian, Alaska Native	0	105	0
Pacific Islander	15	49	0
Hispanic	1375	4885	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2017-2021 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1065	19620	0
White	680	13915	0
Black / African American	30	1310	0
Asian	65	390	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	70	3000	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2017-2021 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

By HUD's definition of a disparity of 10% or higher, several different racial and ethnic groups experience a disproportionately greater need when it comes to severe housing problems.

0-30% AMI

The jurisdiction wide prevalence of severe housing problems is 72.9% for this income group. It is estimated that two racial groups are disproportionately affected by severe housing problems in this group. It was found that 90.5% of Asian households and 100% of Pacific Island households have severe housing problems.

30-50% AMI

Overall, 45.1% of Colorado Springs residents in this income group have a severe housing problem. There are two racial groups with disproportionately high rates. Statics show that 58.2% of Black / African American households and 55.2% of Hispanic households have severe housing problems in this group.

50-80% AMI

Throughout Colorado Springs 15.7% of residents in this income group have at least one severe housing problem. Households from one racial group is disproportionately likely to have a severe housing problem: Asian households. This group has a severe housing problem rate of 48.2%.

80-100% AMI

For those who earn 80-100% AMI the likelihood that they experience a severe housing problem is small, only 5.1%. There were no racial groups found to be disproportionately likely to have a severe housing problem in this group.

Conclusion

In this income group, we again see racial groups with relatively fewer households being disproportionately affected by severe housing problems. While these populations are small it is still relevant that they experience severe housing problems at such a large rate when compared to other groups.

Current findings indicate that households earning between 0% and 30% AMI reporting no housing problems remain comparable to those in the 2020–2024 Consolidated Plan. However, households earning between 30% and 50% AMI and those earning between 50% and 80% AMI show slight declines in overall housing conditions compared to the previous plan. For households earning between 80% and 100% AMI, the results present mixed comparisons with the 2020–2024 Consolidated Plan.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section compares the existence of Housing Cost Burden amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's severe housing problems. HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate of 10 percentage points or greater than for the income level as a whole.

The following series of tables looks at the existence of households who are cost-burdened amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI households.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	124790	34279	27725	1910
White	94820	23325	18180	1150
Black / African American	5670	2515	2250	160
Asian	2985	560	930	80
American Indian, Alaska Native	210	180	170	10
Pacific Islander	135	49	65	0
Hispanic	15930	5915	5135	405

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2017-2021 CHAS
Source:

Discussion:

This section calculates the percentage of those with cost burden and severe cost burden within each racial or ethnic group in the City.

<=30% - Not Cost Burdened

Throughout Colorado Springs, approximately 66.1% of residents are not cost burdened according 2017-2021 CHAS data. There is one racial group that has a disproportionately higher rate of being cost burdened, which are White Households where it was found that 78.3% of these households were more

likely to be cost burdened. There are 3 racial or ethnic groups that have disproportionately lower rates of households without a cost burden. Approximately 53.5% of African American households, 36.8% of American Indian households, and 54.2% of Pacific Island households are not cost burdened.

30-50% - Cost Burdened

In Colorado Springs, 18.2% of the population is cost burdened. There is one racial group that is disproportionately cost burdened. Nearly 32% of American Indian households pay between 30% and 50% of their income to housing costs.

>50% - Severely Cost Burdened

Approximately 14.7% of all households in the City are severely cost burdened. There are two racial or ethnic groups that have a disproportionately greater likelihood of being severely cost burdened. Approximately 26.1% of Pacific Island households and 29.8% of American Indian households are likely to be severely cost burdened.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Housing Problems

0-30% AMI

The jurisdiction wide prevalence of housing problems is 80.5% for this income group. Three racial groups experiences housing problems at a disproportionately higher rate. Approximately 100% of Pacific Islander households, 90.5% of Asian households, and 92.9% of American Indian / Alaska Native households with 0-30% AMI have at least one housing problem.

30-50% AMI

Overall, 81% of Colorado Springs' residents in this income group have a housing problem and there is one racial group who has housing problems at a disproportionately higher rate. 100% of American Indian households with 30-50% AMI have a housing problem. This population is very small, there are approximately 85 households in this group.

50-80% AMI

Throughout Colorado Springs 58.3% of residents in this income group have at least one housing problem. Households from three racial groups are disproportionately likely to have a housing problem: 69.6% of Black / African American households, 78.5% of Asian households, and 100% of Pacific Islanders experience housing problems.

80-100% AMI

For those who earn 80-100% AMI the likelihood that they experience a housing problem is relatively small, only 30.8%. Only one racial group has disproportionately higher rates of housing problems. 66.7% of American Indian households have a housing problem. This population is very small with only 30 households in this category.

Severe Housing Problems

0-30% AMI

The jurisdiction wide prevalence of severe housing problems is 72.9% for this income group. It is estimated that two racial groups are disproportionately affected by severe housing problems in this group. It was found that 90.5% of Asian households and 100% of Pacific Island households have severe housing problems.

30-50% AMI

Overall, 45.1% of Colorado Springs residents in this income group have a severe housing problem. There are two racial groups with disproportionately high rates. Statics show that 58.2% of Black / African American households and 55.2% of Hispanic households have severe housing problems in this group.

50-80% AMI

Throughout Colorado Springs 15.7% of residents in this income group have at least one severe housing problem. Households from one racial group is disproportionately likely to have a severe housing problem: Asian households. This group has a severe housing problem rate of 48.2%.

80-100% AMI

For those who earn 80-100% AMI the likelihood that they experience a severe housing problem is small, only 5.1%. There were no racial groups found to be disproportionately likely to have a severe housing problem in this group.

Cost Burden

Throughout Colorado Springs, approximately 35% (or 66,529) of residents are cost burdened according 2018-2022 ACS data. There is one racial group that has a disproportionately higher rate of being cost burdened. It was found that 78.3% of White households were cost burdened. There are three racial or ethnic groups that have disproportionately lower rates of households without a cost burden. Approximately 53.5% of African American households, 36.8% of American Indian households, and 54.2% of Pacific Island households are not cost burdened.

30-50% - Cost Burdened

In Colorado Springs, 18.2% of the population is cost burdened. There is one racial group that is disproportionately cost burdened. Nearly 32% of American Indian or Alaska Native households pay between 30% and 50% of their income to housing costs.

>50% - Severely Cost Burdened

Approximately 14.7% of all households in the City are severely cost burdened. There are two racial or ethnic groups that have a disproportionately greater likelihood of being severely cost burdened. Approximately 26.1% of Native Hawaiian or Other Pacific Islander households and 29.8% of American Indian and Alaska Native households are likely to be severely cost burdened.

If they have needs not identified above, what are those needs?

There are no other needs that have been identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

An analysis of the geographic location of concentrations of racial and ethnic groups is included later in this document. See: MA-50 Needs and Market Analysis Discussion

NA-35 Public Housing – 91.205(b)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. The local housing authority operating in Colorado Springs is the Colorado Springs Housing Authority (CSHA). CSHA owns and manages 813 units of public and senior housing and administers nearly 2,300 tenant-based vouchers, in addition to another inventory. More detail appears in MA-25 Public and Assisted Housing.

CSHA's units primarily serve the needs of extremely low-income households. To evaluate resident needs on an ongoing basis, the agency has a resident participation plan which encourages tenants to participate. The City will continue to partner with CSHA to assist in the delivery of affordable rental housing and provide opportunities for low-income households to access affordable housing outside of public housing units.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	706	2,313	46	2,267	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (HCV Data Dashboard 2024)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	6,351	12,110	11,699	0	11,699	0	0
Average length of stay	0	1	5	6	0	6	0	0
Average Household size	0	1	2	2	0	2	0	0
# Homeless at admission	0	3	4	2	0	2	0	0
# of Elderly Program Participants (>62)	0	0	201	400	0	400	0	0
# of Disabled Families	0	20	184	689	0	689	0	0
# of Families requesting accessibility features	0	36	685	2,377	0	2,377	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	27	487	1,583	0	1,583	0	0	0
Black/African American	0	8	175	698	0	698	0	0	0
Asian	0	1	10	49	0	49	0	0	0
American Indian/Alaska Native	0	0	11	41	0	41	0	0	0
Pacific Islander	0	0	2	6	0	6	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	177	481	0	481	0	0	0
Not Hispanic	0	36	508	1,896	0	1,896	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

In accordance with the requirements of the Americans with Disabilities Act of 1990 (“ADA”) and Section 504 of the Rehabilitation Act (“Section 504”), the City of Colorado Springs (“City”) will not discriminate against qualified individuals with disabilities on the basis of disability in the City’s services, programs, or activities.

As of early 2020, 613 households were in queue for a public housing unit. Of all households, 88% of households made less than 30% area median income, 70% were female heads of household, 5% were elderly, and 19% were approaching senior age. Close to 14% (84 households) were disabled and can be assumed to need an accessible unit (CSHA, Jan 2020).

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of residents in public housing and voucher program holders are availability of affordable housing and higher incomes that will help them become self-sustainable and enable them to move out of publicly assisted housing. As seen in the assessment of extremely low-income households (households with 30% AMI or less), lower income results in less access to affordable housing which leads to a higher likelihood a household will experience housing cost burden. Housing cost burden indicates that housing is not affordable and often translates to LMI households making tradeoffs in healthy food, medical care, savings, or accepting unsafe housing conditions. Currently, public housing and voucher program participants have a median income of between \$11,000 and \$12,000, which puts them in the extremely low-income household category. The average income of households on the public housing waiting list is \$9,585; the average income of households waiting for Section 8 units is \$13,846.

CSHA also continues to address the most immediate needs of its public housing residents by keeping the maximum number of housing authority units possible available and in good condition. For Section 8 Voucher Holders, an adequate supply of units affordable which are available to eligible applicants remains a need, including affordable housing that is accessible for persons with disabilities.

How do these needs compare to the housing needs of the population at large

The needs of the population in publicly supported housing are comparable to the needs of the City's extremely low-income residents. They are largely the same group of residents. However, persons with disabilities, as reported elsewhere in this section, face barriers that make them more likely than the overall population to experience poverty and unemployment. The strong need for affordable, accessible housing among this group means that they are overrepresented on CSHA’s waiting lists and among its current tenant households.

Households trying to exit homelessness face multiple barriers to housing and are a large segment of the population on the waiting lists for public housing (14%) and housing choice vouchers (19%).

Discussion

The majority of households in the City who could qualify by income for housing assistance do not receive any type of public housing assistance. The Colorado Springs Housing Authority serves the most vulnerable populations, with most beneficiaries making less than 30% AMI, and has a waiting list every year during its lottery window for the Section 8 voucher program.

Section 8 relies on the private sector to supply housing units to voucher recipients. While it is meant to give families more choice in their house hunt, rising rents and inconsistent landlord participation across the City means that CSHA's vouchers will cover fewer people while the community need continues to grow. The CSHA needs community partners who can offer other forms of housing assistance in order to improve housing stability measures across the City.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is a multifaceted and complex issue that communities across the United States must confront. Its causes are diverse and often interconnected, requiring a nuanced and holistic response. In Colorado Springs, homelessness stems from the intersection of economic, health, and social conditions, which create significant barriers to stability for individuals and families.

From an economic perspective, key drivers include unemployment, poverty, and the shortage of affordable housing. Rising housing costs, coupled with stagnant wages, disproportionately impact low-income households, leaving many without a stable home. Health factors such as mental illness, physical disabilities, HIV/AIDS, and substance abuse further complicate efforts to secure and maintain housing. As noted in the 2025 Homelessness Response Action Plan, the growing prevalence of substance use disorders, particularly opioid addiction, has exacerbated the challenges faced by those experiencing homelessness.

Social factors also play a critical role. Adverse childhood experiences (ACEs), domestic violence, and systemic racial disparities contribute to housing instability. The Homelessness Solutions Team Summary emphasizes the importance of addressing these underlying causes through tailored interventions and equitable resource allocation.

The interconnected nature of these economic, health, and social challenges demands a comprehensive, community-based response involving multiple sectors and stakeholders. The 2025 Homelessness Response Action Plan highlights collaborative initiatives that integrate health, housing, and employment services to create pathways out of homelessness. Additionally, system navigation improvements and centralized service hubs are identified as critical components for addressing unmet needs and reducing barriers to assistance.

Homelessness is defined under the Stewart B. McKinney Homeless Assistance Act as lacking a fixed, regular, and adequate nighttime residence. This definition includes individuals residing in shelters, temporary institutions, or places not designed for regular human habitation. The CO-504 Colorado Springs/El Paso County Continuum of Care (CoC), also known as the Pikes Peak CoC, plays a central role in coordinating the region's response to homelessness. Its annual Point-In-Time (PIT) Count provides a snapshot of sheltered and unsheltered homelessness, supplemented by data from the local Homeless Management Information System (HMIS). The 2024 PIT Count data and HMIS estimates form the basis for understanding the scope and characteristics of homelessness in Colorado Springs.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	451	0	1381	277	266	84
Persons in Households with Only Children	3	1	30	22	27	33
Persons in Households with Only Adults	433	258	3812	2205	2625	73
Chronically Homeless Individuals	117	154	748	-	-	-
Chronically Homeless Families	10	0	61	-	-	-
Veterans	67	22	696	327	386	91
Unaccompanied Child	53	21	432	-	-	-
Persons with HIV	3	1	-	-	-	-

Table 26 - Homeless Needs Assessment

Data Source Comments: CO-504 Colorado Springs/ El Paso County Continuum of Care 2024 Point in Time Count; Estimates using data from HMIS

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Chronically Homeless – Persons are experiencing chronic homelessness if they have a disabling condition and have been consecutively experiencing homelessness for one year or longer or had four separate episodes of homelessness in the last three years, totaling twelve (12) months. In 2024, there were 272 single individuals and 10 persons within families counted on the night of the PIT were experiencing chronic homelessness. These are the most vulnerable residents experiencing homelessness and face the most barriers in obtaining permanent housing.

Families with Children – Households that include at least one (1) adult and one (1) person under the age of 18 are considered a family with children. Children who are raised experiencing homelessness are likely to experience housing instability into adulthood. In the 2024 PIT Count, 451 people in families were counted, all of whom were sheltered. Amongst individuals of families with children, there are an estimated 277 entering homelessness each year and 266 exiting homelessness each year.

Veterans – Providing additional resources and support specifically targeted to Veterans experiencing homelessness is a priority for communities across the country. During the 2024 PIT Count, there were 89 veterans experiencing homelessness of which 67 were sheltered and 22 were unsheltered. The average duration of Veterans experiencing homelessness was 91 days with an estimated 327 Veterans entering homelessness each year and 386 Veterans exiting homelessness each year.

Unaccompanied Youth – Individuals who are between the ages of 18 and 24 years old that lack a fixed, regular, nighttime residence are considered unaccompanied youth. The 2024 PIT Count found 74 unaccompanied youth were experiencing homelessness, of which 53 were sheltered and 21 were unsheltered.

Number of People Entering and Exiting Homelessness each Year: Amongst households consisting of adults with children, only adults, and only children, it was found that approximately 2,504 individuals enter and 2,918 individuals exit homelessness each year.

Number of Days Homeless: The average number of days individuals experienced homelessness was 77 days. For adult-only households, the average number of days was 73; for households with adults and children, the average was 33 days; and for child only households, the average was 14 days.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	467	204
Black or African American	136	16
Asian	2	4
American Indian or Alaska Native	19	13
Pacific Islander	7	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	128	26
Not Hispanic	758	232

Data Source

Comments:

CO-504 Colorado Springs/ El Paso County Continuum of Care 2024 Point in Time Count

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2024 Point-in-Time Count identified 451 individuals in families with children experiencing sheltered homelessness, underscoring the critical need for additional housing resources. These resources would help ensure families can access support together and transition out of homelessness efficiently. Additionally, 89 veterans were reported as experiencing homelessness, with 67 sheltered and 22 unsheltered, highlighting the need for targeted housing assistance and supportive services for veteran households.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Based on 2024 PIT Count for the CO-504 Colorado Springs/El Paso County SoC, the breakdown of homeless individuals in Colorado Springs by race / ethnicity are:

Race/Ethnicity - Total Population % / Homeless Population %

White - Total Population: 66.2% (317,725 individuals) / Homeless Population: 59% (671 individuals)

Black or African American - Total Population: 5.6% (26,862 individuals) / Homeless Population: 13% (152 individuals)

Asian - Total Population: 14,532 individuals 0.3% / Homeless Population: 0.5% (6 individuals)

American Indian or Alaskan Native - Total Population: 0.3% (1,270 individuals) / Homeless Population: 2.7% (32 individuals)

Native Hawaiian or Other Pacific Islander - Total Population: 0.2% (1,098 individuals) / Homeless Population: 0.6% (7 individuals)

Hispanic / Latino – Total Population: 18.5% (88,963 individuals) Homeless Population 14% (154 individuals)

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2024 Point-in-Time Count revealed that 77% of surveyed individuals experiencing homelessness were in sheltered settings, while 23% were unsheltered. Among the total population counted, 25% were experiencing chronic homelessness. Additionally, 22% of adults reported living with a serious mental illness, and 14% identified a substance use disorder. Just over 5% of adults indicated they were fleeing or were survivors of domestic violence, highlighting the diverse and complex challenges faced by those experiencing homelessness.

Discussion:

DATA NOTE: The table above does not include a category for people that identified their race as Middle Eastern, North African, or “multiple races”. Therefore, the numbers in the above table do not match the total number of people actually counted in the 2024 Point in Time Count.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

There are four primary groups with non-homeless special needs in the jurisdiction. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and residents with a mental or physical disability. This section will explain who they are, what their needs are, and how the City is accommodating or should accommodate these needs.

Describe the characteristics of special needs populations in your community:

Elderly:

The elderly population in the community faces increasing challenges, particularly around securing decent and affordable housing. Providing access to suitable housing options is crucial to ensuring our elderly neighbors are healthy, emotionally supported, and active members within our community. Many elderly individuals benefit from remaining in familiar environments, and efforts are often made to promote lifestyles that maximize independence. However, this population frequently operates on fixed incomes and may also live with disabilities, both of which place significant financial pressures on their households.. As housing costs and the general cost of living rise across the community, the elderly population is generally unable to increase their income to match these escalating expenses.

According to the 2018-2022 ACS data, approximately 94,502 residents in the City are aged 60 or older, accounting for 19.7% of the total population. Of these, nearly 26,000 (27.3%) have a disability, and approximately 8,000 (8.5%) live below the poverty line. Elderly residents are more likely to reside in owner-occupied housing than in renter-occupied units, with 77.5% being homeowners and 22.5% renters. However, housing cost burdens remain a significant issue for this population, regardless of tenure. Approximately 58% of elderly renters and 23.8% of elderly homeowners are considered cost-burdened, paying more than 30% of their income on housing costs.

HIV/AIDS:

In Colorado Springs, the HIV/AIDS population represents a significant special needs group with unique requirements for housing and healthcare services. According to the Colorado Department of Public Health and Environment's 2023 Colorado HIV Surveillance Report, approximately 1,265 individuals are living with HIV/AIDS in El Paso County, constituting around 8% of the state's HIV-positive population. This group often faces challenges in securing stable housing, which is essential for managing their health. Stable housing enables them to adhere to medication schedules, access regular medical care, and engage in supportive services that enhance their quality of life.

Moreover, many individuals with HIV/AIDS also experience co-occurring conditions, such as mental health disorders or substance use issues, which require integrated and specialized care. Local organizations, including Pikes Peak United Way and the El Paso County Health Department, work collaboratively to provide these individuals with critical resources, housing assistance, and healthcare services to improve health outcomes and foster stability within the community.

Alcohol and Drug Addiction:

Accurately measuring alcohol and drug addiction within the community is challenging due to the underreporting of addiction. Many individuals struggling with addiction do not seek treatment until an

overdose occurs, they face legal issues, or they voluntarily seek help, at which point they are included in statistical reports.

Alcohol remains the most commonly abused substance nationwide. According to a 2023 report from the Colorado State Epidemiological Outcomes Workgroup, Colorado had the 9th highest rate of excessive drinking which is defined as consuming 8 or more drinks a week for females or 15 or more drinks a week for males.

Like many regions across the country, El Paso County is currently facing a public health crisis related to opioid abuse. According to the Colorado State Unintentional Drug Overdose Reporting System through the Colorado Department of Public Health and Environment, in 2023, of the 165 total overdose deaths in El Paso County, opioids were involved in nearly 79.9% of all unintentional drug-related deaths, accounting for 131 deaths, a significant increase from 72.4% or 118 deaths the year before.

Disability:

The City is home to 60,924 individuals living with a disability according to 2018-2022 ACS data, which represents 13.1% of the total population. Unsurprisingly, the prevalence of disability correlates strongly with age, with older residents more likely to experience one or more disabilities. Cognitive difficulty is the most common type of disability, followed closely by ambulatory difficulty.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly:

Providing secure, safe, affordable, and stable housing for the elderly population is essential. There are several key factors that contribute to a healthy environment for elderly residents, including access to healthcare, proximity to shopping and social services, and strong social networks. A well-developed public transportation system is critical to enabling elderly individuals to remain active and independent. Additionally, many elderly individuals require home modifications to accommodate disabilities that may develop with aging, such as installing handrails, ramps, or accessible bathroom features.

HIV/AIDS:

Individuals living with HIV/AIDS in Colorado Springs require stable, affordable housing integrated with accessible healthcare and supportive services to enhance their health outcomes. According to the Biannual 2023 Colorado HIV Surveillance Report issued by the Colorado Department of Public Health and Environment, in 2023, there were nearly 1,265 residents were living with HIV suggesting a vast need for housing that provides on-site or nearby medical support is crucial, as housing instability often hinders consistent healthcare access for this population. Supportive services should encompass case management, mental health counseling, and substance abuse support to address co-occurring health issues. Additionally, housing environments that ensure privacy and reduce stigma associated with HIV/AIDS can create a stable setting, enabling individuals to focus on their health and well-being.

Alcohol and Drug Addiction:

Individuals struggling with substance abuse issues require a comprehensive support system to maintain sobriety and overall health. Their housing needs include access to sober living environments, support for finding and maintaining employment, healthcare facilities, and proximity to family and social networks.

Early-stage intervention is crucial, and detoxification facilities are necessary for individuals when their addiction is first recognized. Continuous support and aftercare are key to long-term recovery.

Disability:

The housing and supportive needs of individuals with developmental disabilities vary significantly due to the wide range of abilities within this population. In general, they face many of the same housing challenges as the broader population, but with the added complexity of needs specific to their physical and cognitive capabilities. Individuals with disabilities typically have lower incomes and face limited housing options. Those with greater independence often rely on subsidized housing, while individuals requiring more comprehensive support often reside in public welfare-funded community homes or privately-owned care settings. Additionally, many individuals with disabilities continue to live with their families well into adulthood. Regardless of their housing situation, the common need is for ongoing support services tailored to the individual's level of capability.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Biannual 2023 Colorado HIV Surveillance Report issued by the Colorado Department of Public Health and Environment, approximately 1,265 individuals are living with HIV/AIDS in El Paso County, representing 8% of the HIV/AIDS-positive population in the state of Colorado.

Individuals living with HIV/AIDS require both housing and supportive services to maintain their health and quality of life. Historically, the Community Development Division (CDD) has collaborated with various agencies to provide services to this segment of the population. Housing vouchers and other federal resources are available to assist with housing stability, and a range of HIV/AIDS-related services are provided by local organizations such as Pikes Peak United Way and the El Paso County Health Department. In addition, a significant portion of individuals with HIV/AIDS may also have co-occurring needs, such as substance use disorders or mental health conditions, which require integrated and specialized care.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Not applicable.

Discussion:

Multiple departments within the City of Colorado Springs including the Office of Accessibility, Public Works and Parks, Recreation and Cultural Services (PRCS) partnered together for multiple projects in 2023 that have played a pivotal role in advancing recreational accessibility in the Colorado Springs community. The City has also identified several projects to address the needs of and enhance the lives of those living in Colorado Springs with Disabilities:

- Rock Ledge Ranch Kiosk
 - The buildings at the Rock Ledge Ranch Historic Site are not necessarily accessible to persons with disabilities, given the fact that some were constructed over 100 years ago. The Office of

Accessibility, the City's Communications Department, and the City's IT Department are working together to provide a kiosk at the site that will include narrated videos of experiences at sites around the Ranch that are not physically accessible.

- Westside Community Center
 - Multiple improvements will take place at the Westside Community Center in the spring and summer of 2024. These projects include the installation of a vertical platform lift to connect the upper half of the west building to the lower half, the procurement of a secondary lift to provide access to the stage in the gymnasium, replacing the floor in a corridor of the building to correct excessive slopes, and the replacement of the main entrance door with one that is ADA compliant.
- Fire Station 16 / Oak Meadows Park
 - City staff will begin work in 2024 to resolve accessibility challenges at Oak Meadows Park. After repairing the parking lot outside of Fire Station 16, the route leading to the park's playground will be reconfigured to provide access to a publicly available Community Room at Fire Station 16.
- Meadows Park
 - Meadows Park is currently undergoing replacement of cracked concrete throughout the park to increase safety and accessibility and eliminate tripping hazards. Additionally, ramps leading into the park are being updated to meet the latest standards for accessibility.
- Starsmore
 - The building itself was a residence that was donated. The City is going into this site and trying to bring this up to the current ADA standard. To install a plaza at the front to the building that is accessible and available for all programming they do at this facility, the City is collaborating with Parks.

ADA improvement projects play a crucial role in creating a more inclusive society. By focusing on accessible public transportation, barrier-free environments, technology, community engagement, and education, Colorado Springs can make a positive impact on the lives of individuals with disabilities.

Additional Discussion:

The 2025 Homelessness Response Action Plan and the Homelessness Solutions Team Summary offer relevant insights that address identified needs amongst the Non-Homeless Special Needs Population. These documents emphasize strategies and observations applicable to special needs populations in Colorado Springs:

- **Supportive Housing for Vulnerable Populations:**
 - Both documents underscore the critical role of expanding supportive housing options, particularly for individuals with disabilities and co-occurring conditions, such as mental health disorders or substance use challenges. The Homelessness Solutions Team Summary identifies a gap in shelter diversity, including the lack of medical respite facilities and long-term care options for individuals with significant medical needs.

- **Integration of Health and Behavioral Services:**
 - The 2025 Homelessness Response Action Plan highlights efforts to better integrate housing with health services, including mental health care and substance use treatment. These approaches are essential for stabilizing housing for populations with special needs and addressing intersecting health challenges.
- **Accessibility and Infrastructure Improvements:**
 - Both documents call for infrastructure upgrades to improve access for individuals with disabilities. For example, the Homelessness Solutions Team Summary emphasizes the importance of public amenities, such as accessible restrooms and trash receptacles, to enhance community inclusion and reduce systemic barriers.
- **Focus on System Navigation and User Experience:**
 - Simplifying access to resources is a recurring theme. The Homelessness Solutions Team Summary advocates for creating centralized hubs and improving system navigation to ensure that individuals with special needs can efficiently access housing and support services.
- **Public Engagement and Awareness:**
 - Recognizing the stigma often associated with homelessness and disabilities, the documents stress the need for education and advocacy. Highlighting the intersection of disabilities and homelessness is crucial for fostering a more inclusive community that values equitable solutions.

These insights align with the broader goals of the Needs Assessment, emphasizing the importance of targeted, integrated strategies to address the diverse and interconnected needs of special populations in Colorado Springs. By building on these themes, the City can enhance its efforts to create a more inclusive and supportive environment for all residents.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

A suitable living environment is critical to enhancing the quality of life for individuals and communities. This can be achieved by improving neighborhood safety, livability, and access to quality facilities and services. The need for public facilities in the City of Colorado Springs is primarily driven by the needs of low- to moderate-income residents. While the Department has completed updates to the City's community centers using funds from the 2020-2024 program years, there remains a significant gap in the availability of accessible public facilities. These facilities are essential for accommodating individuals of all abilities and providing vital services such as emergency shelter, civic engagement opportunities, transitional housing, and other critical services for low-income communities.

The City has established successful partnerships with local government agencies, housing providers, service organizations, non-profits, and other stakeholders to assess and address the community's need for public facilities. The City of Colorado Springs remains committed to delivering diverse, high-quality, and sustainable services to the community through innovative, collaborative practices aimed at meeting the growing demand for public facilities.

The City of Colorado Springs, under Mayor Yemi's leadership, has developed a 2024 Strategic Doing Framework. The intent of this Framework is to set ambitious goals, to be transparent about the work the City is doing on the community's behalf, and to hold the Administration accountable to deliver measurable outcomes around each strategic priority. The five strategic priorities are:

- Public Safety
- Infrastructure
- Housing Solutions
- Economic Vitality
- Community Activation

In each of these priorities, the City has set "SMART" goals, which are specific, measurable, achievable, relevant and time bound. There are a total of 20 initiatives in the 2024 Strategic Doing Framework that will be supported by cross-departmental teams and detailed workplans around each initiative. Each workplan will provide specificity around team members, partners, action items and tactics, as well as key performance indicators. The City will report this information to the community through online dashboards and regular communication.

How were these needs determined?

These needs were informed by community input through Listening Tours and Solutions Team recommendations. The 2024 Strategic Doing Framework also includes input from City staff and City Councilmembers. This Framework does not represent every action the City will take in 2024. It represents what the community asked its municipal government to prioritize in the near term. An internal group of City representative meet regularly to discuss the City's ongoing facility needs to keep our public assets functional, accessible, and efficiently managed.

Describe the jurisdiction's need for Public Improvements:

The 2024 Strategic Doing Framework addresses the following needs for Public Improvements to move the City forward towards the “SMART” Goals:

- Leverage and implement technology as a force multiplier to improve public safety efforts.
- Enhance and expand mass transit and multi-modal transportation options.
- Preserve, enhance and upgrade aging City facilities.
- Pursue funding to support roadway and park improvements and maintenance.
- Initiate the activation of the City's waterways.
- Pursue innovative housing solutions and building technologies such as 3D printing or panelized construction.

Addressing these identified needs for Public Improvements will contribute in moving the City forward towards the “SMART” Goals.

How were these needs determined?

These needs were informed by community input through Listening Tours and Solutions Team recommendations. The 2024 Strategic Doing Framework also includes input from City staff and City Councilmembers. This Framework does not represent every action the City will take in 2024. It represents what the community asked its municipal government to prioritize in the near term. An internal group of City representatives meet regularly to discuss the City's ongoing facility needs to keep our public assets functional, accessible, and efficiently managed.

Describe the jurisdiction's need for Public Services:

The 2024 Strategic Doing Framework addresses the following needs for Public Improvements to move the City forward towards the “SMART” Goals:

- Expand community and behavioral health public safety programs.
- Maximize and leverage regional partnerships to improve housing affordability.
- Stimulate the removal of barriers for affordable and attainable housing development.
- Advance future workforce needs with education, workforce partners, employers, and military.

Addressing these identified needs for public services will contribute to moving the City forward towards the “SMART” Goals.

How were these needs determined?

These needs were informed by community input through Listening Tours and Solutions Team recommendations. The 2024 Strategic Doing Framework also includes input from City staff and City Councilmembers. This Framework does not represent every action the City will take in 2024. It represents

what the community asked its municipal government to prioritize in the near term. An internal group of City representatives meet regularly to discuss the City's ongoing facility needs to keep our public assets functional, accessible, and efficiently managed.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing market in Colorado Springs reflects a complex interplay of rising costs, constrained supply, and barriers to affordability, particularly for low- to moderate-income households. Population and economic growth have heightened demand, yet the availability of safe, affordable housing has lagged behind. As noted in the 2025 Homelessness Response Action Plan, these issues have created significant challenges for vulnerable populations, including seniors, veterans, and families, who often face disproportionate housing instability.

In addition to evaluating the availability and condition of housing stock, this section examines broader market and regulatory factors, such as zoning constraints and the rising commodification of housing, which prioritize financial gain over accessibility. These dynamics not only limit affordable housing options but also exacerbate disparities in housing access and stability. The Homelessness Solutions Team Summary emphasizes the need for innovative programs to address these challenges, such as employment initiatives for individuals experiencing homelessness and the use of mapping tools to better understand geographic disparities.

Recognizing that housing challenges go beyond unit availability, this analysis also considers safety, security, and adequacy. PolicyMap software and other tools are used to generate detailed visualizations that highlight specific areas where cost burdens, environmental hazards, or other challenges disproportionately impact certain neighborhoods and groups. These findings will guide efforts to design more equitable and targeted interventions.

This section integrates data from federal, local, and market sources to provide a comprehensive understanding of supply and demand dynamics in the housing market. These insights will shape strategies to expand affordable and supportive housing options, address critical gaps, and ensure that housing resources in Colorado Springs are sustainable, equitable, and accessible for all residents.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section provides a detailed analysis of the housing stock in Colorado Springs, examining housing types, structure size, and tenure. The analysis explores the distribution of multifamily housing, the breakdown of unit sizes, and ownership patterns, while also offering an evaluation of both owner-occupied and renter-occupied housing units.

A significant trend across the country, and evident in Colorado Springs, is the lack of housing options that fall between single-family detached homes and larger apartment complexes with 20 or more units—commonly referred to as the "missing middle." Missing middle housing refers to a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. For the purposes of this report, we consider structures with 2 to 19 units as missing middle housing. In Colorado Springs, approximately 18% of the housing stock qualifies as "missing middle" housing, while single-family detached homes make up 60.9% of all housing units. The scarcity of missing middle units poses challenges, especially for low-income households and first-time homebuyers seeking affordable entry into the housing market. This challenge is exacerbated by the rising cost of homeownership in Colorado Springs, where median home prices have increased dramatically in recent years.

The shortage of diverse housing types, particularly missing middle housing, forces low-income households to either pursue more expensive single-family homes or search for housing outside the City. This lack of affordable options disproportionately affects minority households, as a majority of racial minority groups earn significantly less than the citywide median income of \$79,026. Hispanic households, for example, have a median income of \$65,294, well below the citywide average, further limiting their access to affordable housing options

Residential Properties by Number of Units

The table below categorizes Colorado Springs' housing stock based on the number of units in each structure type:

Property Type	Number	%
1-unit detached structure	123,062	60.9%
1-unit attached structure	16,794	8.3%
2-4 units	12,020	6.0%
5-19 units	24,052	11.9%
20 or more units	21,648	10.7%
Mobile Home, boat, RV, van, etc.	4,360	2.2%
Total	201,936	100%

Data Source: 2018-2022 ACS 5-Year Estimates

Residential Properties by Number of Units

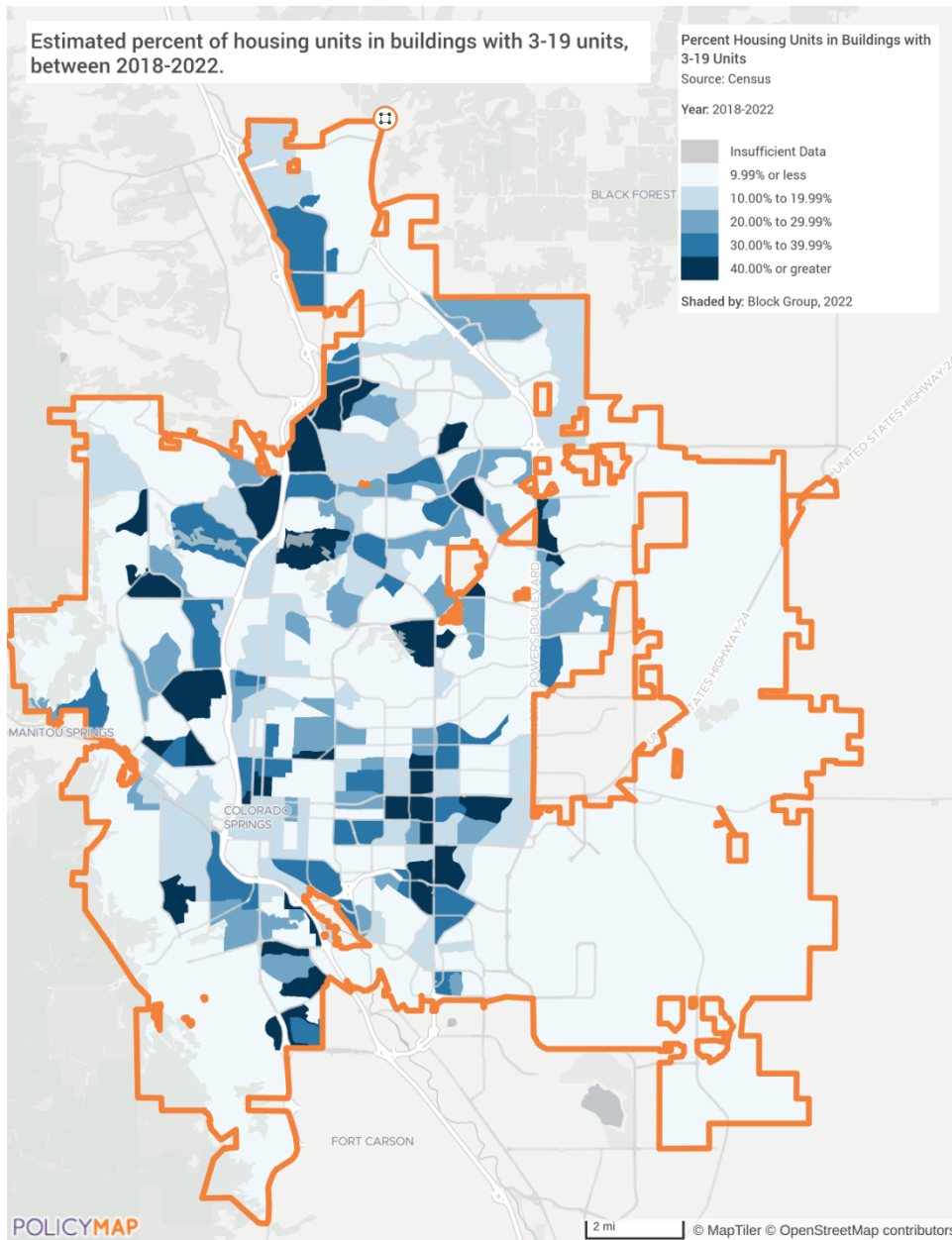
The table above provides a breakdown of Colorado Spring's housing stock by structure type and number of units per structure. Traditional single-family detached homes are the most common, comprising 60.9% of all housing units. Multifamily housing, defined by HUD as buildings with more than four units, accounts for approximately 22.6% of the city's housing stock. While this indicates some variety in housing options, there is room for improvement in diversifying the housing mix.

As mentioned, the missing middle accounts for 17.9% of the city's housing stock, a slight increase from the previous Consolidated Plan. A positive trend is emerging in the growth of missing middle housing types. Since the previous Consolidated Plan, while single-family detached units have increased by 6%, housing stock for 3 or 4 units, 5 to 9 units, and 10 to 19 units have grown by 8%, 10%, and 18% respectively. This trend suggests a gradual shift towards more diverse housing options in Colorado Springs..

HUD further categorizes multifamily units by size: small multifamily buildings contain 3-19 units, medium multifamily buildings have 20-49 units, and large multifamily buildings consist of 50 or more units. Large multifamily developments are typically located in urban areas, offering concentrated housing solutions in densely populated settings. This variety in housing types supports the city's ability to accommodate different household sizes and preferences.

Small Multifamily Developments

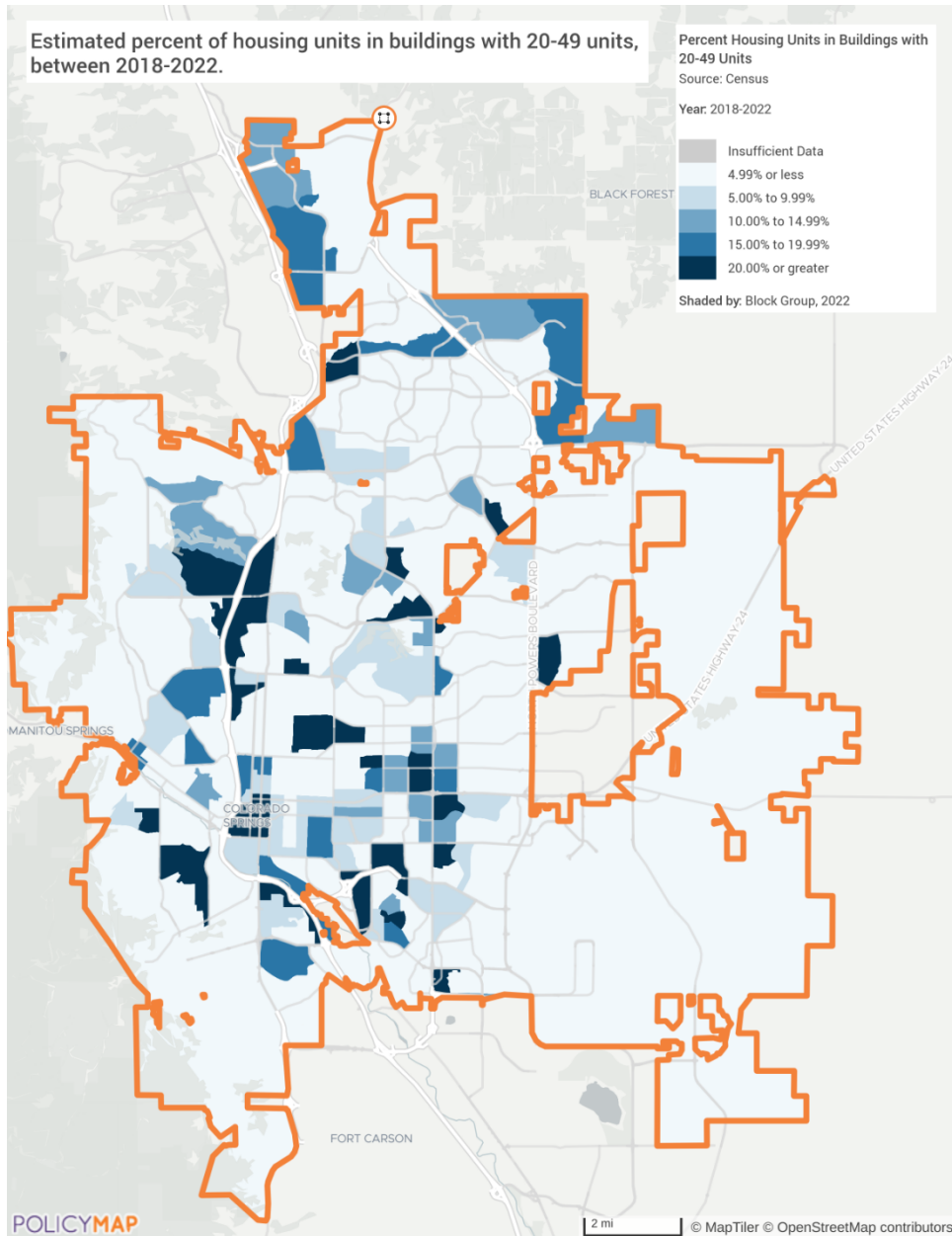
The majority of small multifamily developments in Colorado Springs are scattered throughout most of the western two-thirds of the city, with many tracts having over 20% and some exceeding 40% of housing structures consisting of 3-19 units.



Buildings with 3-19 Units

Medium Multifamily Developments

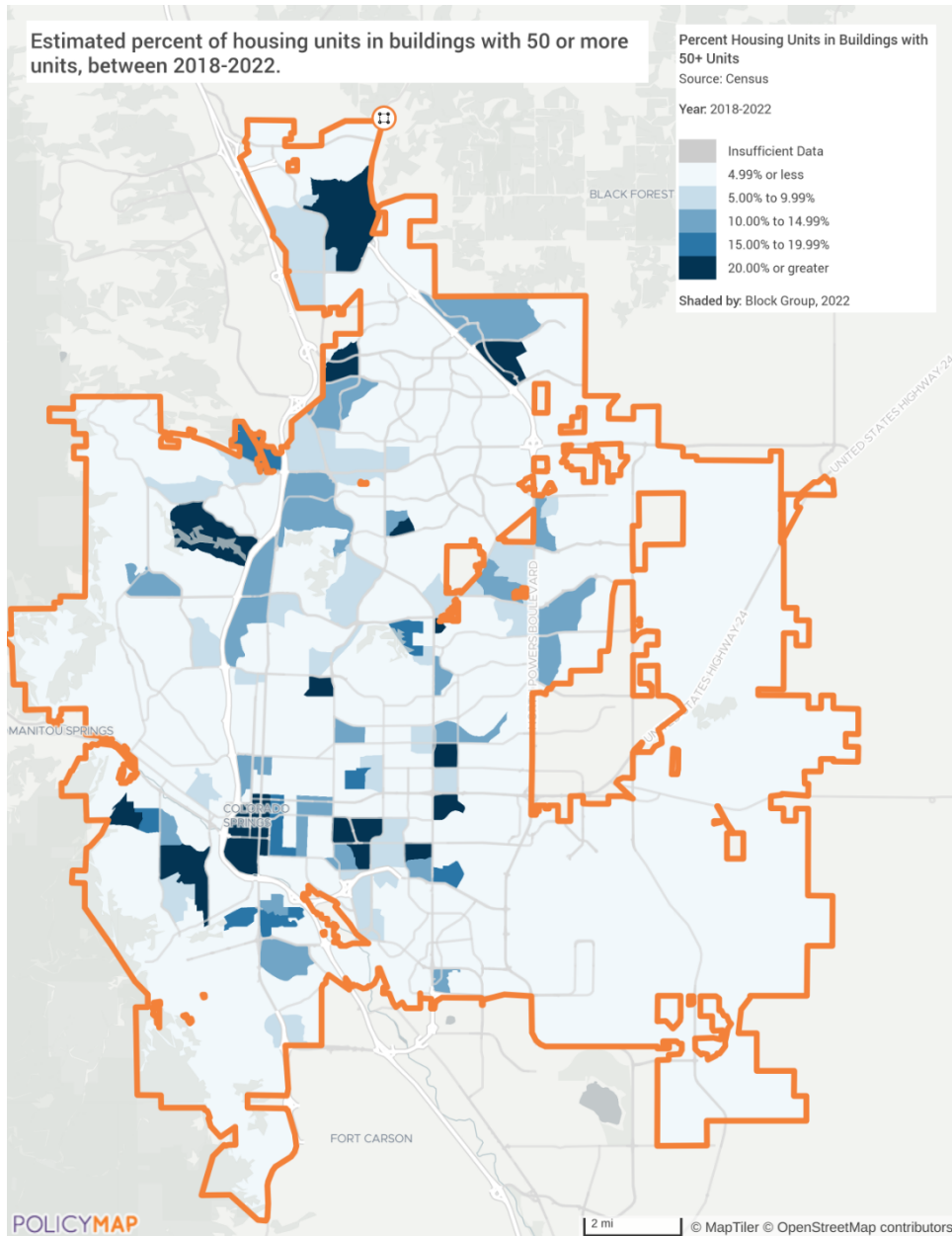
The majority of medium multifamily developments in Colorado Springs are found throughout much of the western half of the city's central area, with many of these areas having over 10% and some exceeding 20% of housing structures consist of buildings with 20-49 units.



Buildings with 20-49 Units

Large Multifamily Developments

While large multifamily developments in Colorado Springs are not found in abundance within the city, there are several areas predominantly in the western half of the city that have over 10% and even 20% of housing structures consist of buildings with 50 or more units.



Buildings with 50+ Units

Unit Size by Tenure

The size of available housing units in Colorado Springs varies significantly between owner-occupied and renter-occupied units. Renter-occupied units tend to be smaller, with nearly 70% of rental units offering two bedrooms or less. In contrast, owner-occupied units are generally larger, with over 84% of owner-occupied units containing three or more bedrooms. This discrepancy highlights a critical aspect of the local housing market, where renters are often constrained to smaller units, potentially impacting housing stability and quality of life for larger families or those in need of more space.

Unit Size by Tenure	Owners	%	Renters	%
No bedroom	261	0.2%	3,379	4.5%
1 bedroom	1,585	1.3%	19,602	26.1%
2 bedrooms	16,069	13.6%	30,750	40.9%
3 or more bedrooms	100,055	84.8%	21,448	28.5%
Total	117,970	100%	75,179	100%

Source: 2018-2022 ACS 5-Year Estimates

The imbalance between unit size and tenure suggests that rental units may not adequately meet the needs of larger households or families seeking more space, which can exacerbate affordability challenges and limit mobility options for renters looking to transition to homeownership.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Housing and Homelessness Response Department leads efforts to provide and manage affordable housing programs, addressing diverse housing needs for low-income families, seniors, and individuals with disabilities. Through partnerships with federal and local agencies, the Department and local partners administer a range of initiatives, from specialized City programs to traditional public housing and Housing Choice Vouchers to programs under the Low-Income Housing Tax Credit (LIHTC) and Section 202 for seniors.

- **Multi-Family Affordable and Attainable Fee Rebate Program:** The Housing and Homelessness Response Department makes available a fund to assist affordable and attainable multi-family rental projects with accrued development charges. Applications considered for funds are multi-family rental projects within the City of Colorado Springs and the Colorado Springs Utilities service area with all units reserved for residents under 120% AMI. Developers can apply for a rebate of various development charges from Land Use Review, PLDO, Public Works, and Colorado Springs Utilities. A percent rebate will be awarded based on the scoring criteria
- **Sales and Use Tax Refund:** The City of Colorado Springs Sales Tax department recently created a refund for affordable housing developments. 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.
- **Low-Income Housing Tax Credit (LIHTC) Properties:** Colorado Springs currently has 49 LIHTC properties offering a total of 51,681 affordable housing units. Of these properties, there are 19 properties providing family rental units, 17 providing elderly rental units, and 2 properties providing affordable housing for those with special needs. These properties contribute substantially to Colorado Springs' affordable housing stock.
- **Section 202 Supportive Senior Housing:** Several properties participate in the Section 202 Supportive Housing for the Elderly program, offering affordable housing options for low-income seniors aged 62 and older. Residents typically pay 30% of their adjusted income toward rent, with the remainder subsidized by the U.S. Department of Housing and Urban Development (HUD). The Section 202 properties in Colorado Springs include 4 properties offering a total of 232 affordable housing units for Seniors.
- **Public Housing Units:** The CSHA operates 706 public housing units across the city, providing affordable housing to low-income families, seniors, and individuals with disabilities. Rents are typically set at 30% of the tenant's gross income, with annual income reviews and property inspections to maintain quality standards.
- **Section 8 Housing Choice Vouchers:** The CSHA administers the Section 8 Housing Choice Voucher program, assisting eligible low-income residents in accessing private rental housing. Based on

current data from the HCV Data Dashboard managed by HUD, Colorado Springs has a total of 2,313 Housing Choice Vouchers with 1,559 currently in use.

- Additional Housing Programs via HUD funding:

The City utilizes federal CDBG, HOME, and ESG grant funding to assist low-income households and target homeless individuals for housing assistance through various programs outlined in the Annual Action Plan. These coordinated programs create a vital support system for affordable housing in Colorado Springs, offering multiple options to meet the specific needs of low-income residents and those requiring specialized accommodations. Together, they enhance the city's housing stability and contribute substantially to a more inclusive and supportive community environment.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Colorado Springs is set to lose affordable housing units due to the expiration of contracts within the next five years for the following:

- **Lakeview Apartments** (62 Assisted Units)
 - Contract Expiration: March 25, 2029
- **Silver Key Apartments** (33 Assisted Units)
 - Contract Expiration: October 29, 2027
- **Villa at Sunny Vista** (50 Assisted Units)
 - Contract Expiration: June 30, 2028
- **Mayfair Apartments** (13 Assisted Units)
 - Contract Expiration: August 31, 2029
- **Colorado Springs Silvercrest II** (49 Assisted Units)
 - Contract Expiration: November 30, 2024

These expirations indicate a potential reduction of 207 units in Colorado Springs's affordable housing inventory unless these contracts are renewed, or alternative affordable housing options are secured.

Does the availability of housing units meet the needs of the population?

As outlined in NA-10, the current availability of affordable housing units does not meet the needs of the population of Colorado Springs. While there may be a sufficient number of housing units overall, high home values and rental prices push much of the housing stock beyond the financial reach of large portions of the population. The Needs Assessment indicates that nearly 60,000 households in Colorado Springs are cost-burdened, with more than 25,000 households classified as extremely cost-burdened. This underscores the disconnect between housing supply and residents' income levels. Addressing this issue will require a broader range of housing options, particularly smaller, lower-cost owner-occupied units that facilitate the transition from renting to homeownership.

Describe the Need for Specific Types of Housing:

The City faces a shortage of affordable housing options for potential homeowners. In particular, there is a lack of smaller, affordable starter homes that meet the needs of working families earning up to 80% of the area median income (AMI). These households require housing priced in the \$200,000 to \$250,000 range, which is increasingly difficult to find in today's market.

Rental housing affordability is a pressing concern for households making less than 60% of the AMI. Many of these households, even when employed full-time, cannot afford market-rate rental housing in Colorado Springs, underscoring the need for more affordable rental units that cater to a variety of household types, particularly larger rental units to accommodate larger families.

For households exiting homelessness or for individuals with disabilities or multiple chronic conditions, the need for permanent supportive housing is critical. These households typically have the lowest incomes (<30% AMI) and the highest need for integrated services. Permanent supportive housing, which offers deeply affordable units alongside onsite care services, is essential to reducing homelessness and ensuring long-term housing stability for vulnerable populations.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section provides an in-depth analysis of housing costs for both homeowners and renters in the City of Colorado Springs. It includes a review of current home values and rental rates, as well as how these figures have changed since 2012. Housing affordability and cost burdens are significant issues affecting residents, with rising housing costs putting pressure on low- to moderate-income households. Whenever possible, additional data sources are utilized to support and validate trends and conclusions drawn from the analysis.

Cost of Housing

The cost of housing in Colorado Springs has seen substantial increases over the past decade. From 2012 to 2022, the median home value increased by 79.5%, rising from \$213,400 in 2012 to \$383,000 in 2022. Similarly, median contract rent has risen by 80.1% during this period, from \$719 to \$1,295.

This dramatic rise in both home values and rents has placed a significant financial burden on residents, particularly those in lower-income brackets. The affordability gap has widened as home prices and rental rates have increased at a much faster pace than household incomes. Between 2018 and 2022, the median household income in Colorado Springs increased by 45.4%, which, while substantial, has not kept up with the 80% increase in housing costs.

	Base Year: 2012	Most Recent Year: 2022	% Change
Median Home Value	\$213,400	\$383,000	79.5%
Median Contract Rent	\$719	\$1,295	80.1%

Table 27 – Cost of Housing

Data Source: 2008-2012 ACS 5-Yr Estimates (Base Year), 2018-2022 ACS 5-Yr Estimates (Most Recent Year)

Rent

Paid

The table below breaks down rent payments in Colorado Springs, showing that a significant portion of renters face high housing costs. Nearly 18% of renters pay over \$2,000 per month in rent, with many paying well over \$2,500 when additional housing costs, such as insurance and utilities, are factored in. Renters paying more than \$2,000 per month would need an annual household income of approximately \$91,000 to avoid being considered cost-burdened, which is far above the citywide median income.

Rent Paid	Number	%
Less than \$500	2,072	2.8%
\$500-999	10,065	13.7%
\$1,000-1,499	26,513	36.0%
\$1,500-1,999	21,980	29.9%
\$2,000 or more	12,947	17.6%
Total	73,577	100%

Table 28 - Rent Paid

Data Source: 2018-2022 ACS 5-Yr Estimates

Housing Costs

According to data from the U.S. Census Bureau, housing costs in Colorado Springs have nearly doubled for both homeowners and renters. While median household income has increased by 45.4% over the past few years, it has not kept pace with the rising cost of housing.

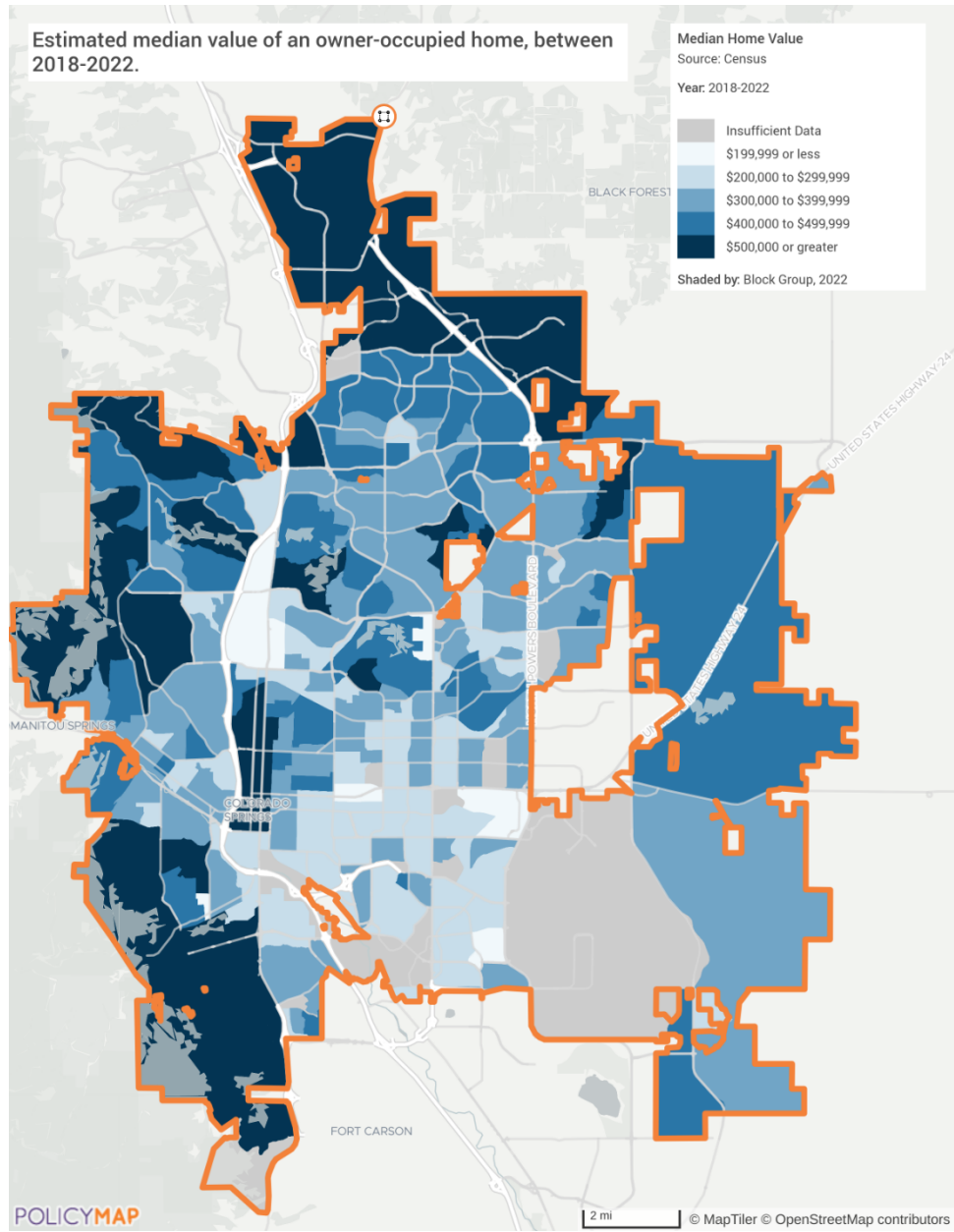
The following maps visually represent the geographic distribution of median home values and rental rates across Colorado Springs by census tract. While the citywide median home value is \$383,000, there are significant variations across different areas. Housing values are particularly high in the far north and southern parts of the City, as well as the northern area of downtown, where many homes are priced over \$500,000—nearly double the home values found in areas between downtown and the airport. These high-cost housing areas restrict access for low-income households and create barriers to accessing low-poverty, opportunity-rich neighborhoods.

Source: 2018-2022 American Community Survey 5-Year Estimates

Home Value

The map below highlights the median home values across different census tracts in Colorado Springs. Housing prices tend to be higher in the peripheral areas of the City, with median home values often exceeding \$400,000 in suburban tracts, compared to more affordable homes located in downtown tracts, where many properties are priced below \$200,000. This spatial distribution of home values further illustrates the affordability challenges faced by residents, particularly in terms of accessing housing in higher-income areas.

Source: 2018-2022 American Community Survey 5-Year Estimates

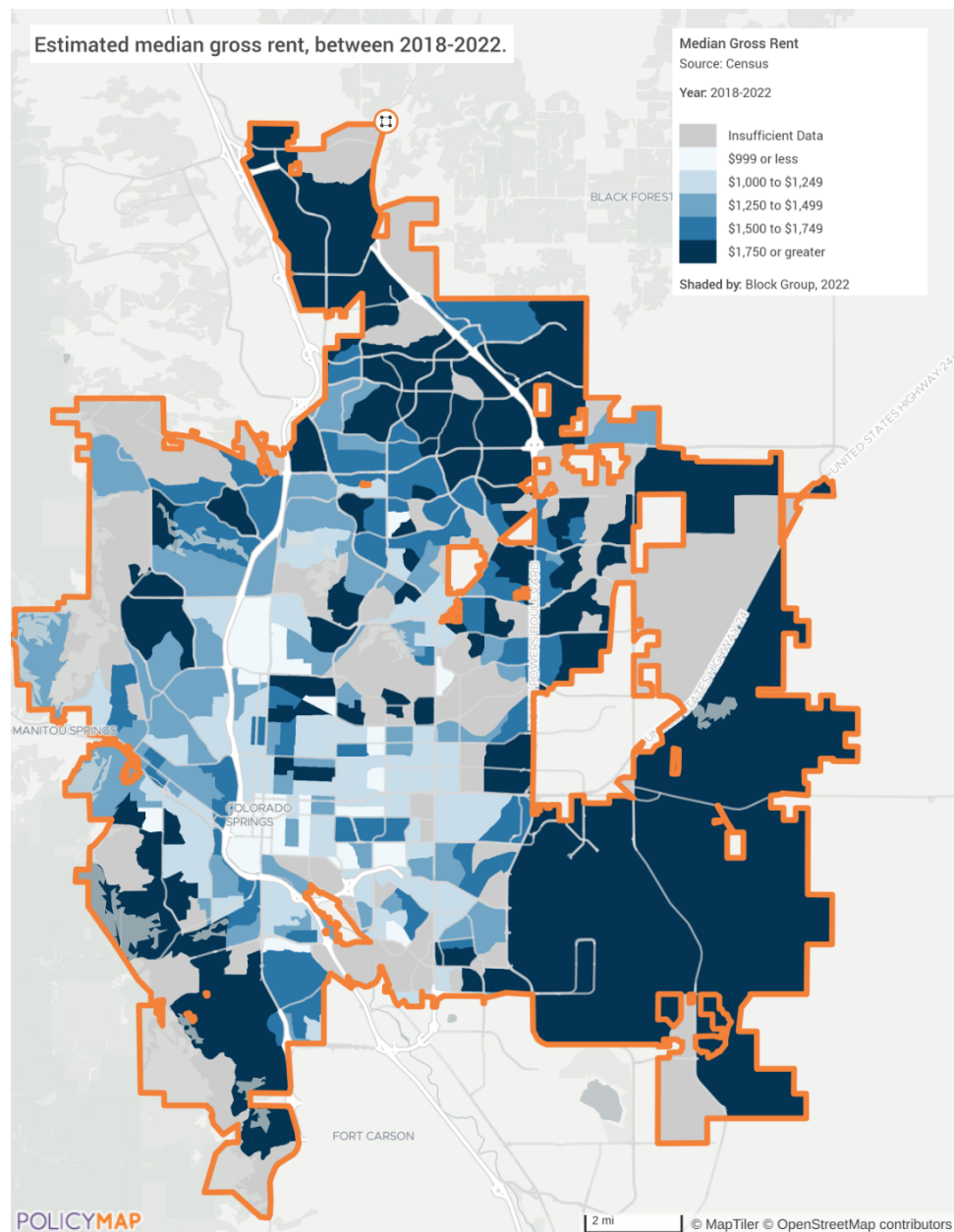


POLICYMAP
Median Home Value

Median Rent

The map below displays the median rent by census tract. The distribution of high median rents is similar to high home values. Tracts further away from downtown have a median rent of nearly \$2000 while tracts more centrally located have a median rent of half of that. This, again, points to areas of the City being inaccessible to many residents due to the high housing costs.

Source: 2018-2022 American Community Survey 5-Year Estimates



Median Rent

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,300	No Data
50% HAMFI	12,790	4,760
80% HAMFI	41,930	20,460
100% HAMFI	No Data	36,568
Total	57,020	61,788

Table 29 – Housing Affordability

Data Source: 2016-2020 CHAS

Housing Affordability

HUD Area Median Family Income (HAMFI) is a key metric used by HUD to calculate income limits and Fair Market Rents (FMRs) for various HUD programs. In 2022, the HAMFI for Colorado Springs was calculated at \$79,026. This income figure is critical to assessing housing affordability in the City. For example, at 50% of the median family income, only 15,000 rental units in Colorado Springs were deemed affordable to renter households. Homeownership opportunities for lower-income households are even more constrained. For homeowners earning 50% or less of the median family income, there were only 4,760 homes available that were considered affordable. These figures clearly demonstrate the strong linkage between household income levels and the availability of affordable housing within the community.

Although the latest comprehensive data available is from the 2016-2020 period, it continues to serve as a relevant indicator of housing affordability challenges in Colorado Springs. Rising costs in the housing market have compounded these challenges, particularly for low- and moderate-income households.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,190	1,408	1,734	2,444	2,875
High HOME Rent	1,164	1,248	1,499	1,724	1,904
Low HOME Rent	910	975	1,170	1,352	1,508

Table 30 – Monthly Rent

Data Source: 2024 HUD FMR and HOME Rents

HUD FMR and HOME Rent Limits

Fair Market Rents (FMRs) are established annually by HUD to determine payment standards for HUD-funded programs, such as the Housing Choice Voucher (Section 8) program. FMRs are calculated for metropolitan areas, non-metropolitan counties, and some subdivisions within Office of Management and Budget (OMB)-defined metropolitan areas. These rent limits serve as a basis for establishing maximum rental payment standards and provide a critical benchmark for determining the affordability of housing within a given area.

In addition to FMRs, HUD publishes **HOME Rent Limits**, which set the maximum allowable rent that may be charged for units in HOME-assisted housing projects. These rent limits are similarly tied to the FMRs and play a pivotal role in maintaining affordability for renters within HOME-funded developments.

Small Area Fair Market Rents (SAFMRs)

Colorado Springs is one of 65 metropolitan areas required by HUD to implement **Small Area Fair Market Rents (SAFMRs)**. Basing Fair Market Rents (FMRs) on ZIP codes can offer tenants more opportunities to relocate to “Opportunity Neighborhoods” with better employment options, public transit access, and quality schools. In addition, this approach allows for multiple payment standards within a single metropolitan region, potentially reducing the need for extensive rent reasonableness studies. Finally, HUD anticipates that assigning FMRs at the ZIP code level will help prevent overpayment in lower-rent neighborhoods. According to HUD’s 2024 SAFMR calculations for Colorado Springs, the SAFMRs ranged from \$810 to \$2,450 for a one-bedroom, depending on the ZIP code, offering more tailored assistance based on local market conditions rather than using a citywide or regional average.

Is there sufficient housing for households at all income levels?

The National Low-Income Housing Coalition (NLIHC) provides annual data on Fair Market Rents (FMRs) and the affordability of rental housing across U.S. counties and metropolitan areas. According to the 2024 FMR for the Colorado Springs Metropolitan Statistical Area (MSA), the FMR for a two-bedroom apartment is \$1,734 per month. In order to afford this rent without paying more than 30% of income on housing, a household must earn approximately \$5,800 per month or \$69,600 annually. This translates to an “Affordable Housing Wage” of \$33.47 per hour, assuming a 40-hour workweek across 52 weeks.

In contrast, the minimum wage in Colorado Springs is \$14.42 per hour. For a minimum-wage worker to afford a two-bedroom apartment at the FMR, they would need to work approximately 93 hours per week, year-round. The monthly rent affordable at minimum wage, based on 30% of income, is only \$725. It is evident that the market does not supply enough units priced at this level to accommodate lower-income households, further exacerbating the housing affordability crisis.

The data analysis presented throughout this report clearly indicates that housing supply is insufficient for households earning below 100% of the Area Median Income (AMI). Low- and moderate-income households face significant cost burdens and other housing-related challenges due to the shortage of affordable housing units.

To illustrate this issue graphically, the housing inventory in El Paso County, as compared to the income levels of its population, reveals the largest gaps for households earning less than 50% AMI (Very Low

Income) and 30% AMI (Extremely Low Income), according to 2015 CHAS data. For every 100 rental units available for Very Low-Income households, only 28 are affordable. For Extremely Low-Income households, the situation is more dire, with only 17 affordable rental units per 100 households.

How is affordability of housing likely to change considering changes to home values and/or rents?

Between 2012 and 2022, median home values in Colorado Springs nearly doubled, increasing by 80%, while median gross rents rose by 81%. These substantial increases have placed a significant strain on housing affordability for low-income households. As both home values and rents continue to rise, the ability of low- and moderate-income households to secure affordable housing diminishes, leading to higher rates of housing cost burdens. Given the region's population growth, it is likely that housing affordability challenges will persist, with continued pressure on both the owner-occupied and rental housing markets.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

In Colorado Springs, the median contract rent is \$1,295, with approximately 36% of renters paying between \$1,000 and \$1,499 per month. The Area Median Rent falls between the cost of a one-bedroom and two-bedroom unit under the High HOME Rent limits. It is also positioned between the cost of an efficiency and a one-bedroom unit for the Fair Market Rent (FMR), and between an efficiency and a three-bedroom unit for the Low HOME Rent limits. This comparison highlights the affordability challenges faced by many renters in Colorado Springs, especially as median rents continue to rise.

The significant gap between FMRs, HOME rents, and the actual cost of renting in the private market underscores the need for targeted affordable housing strategies. Producing and preserving affordable housing, particularly for low-income and extremely low-income households, is essential to addressing the housing crisis. The City's affordable housing strategy must prioritize increasing the supply of rental units affordable to households earning below 60% AMI, while also working to preserve existing affordable housing stock to prevent further displacement.

Discussion

Housing affordability continues to be a critical issue in Colorado Springs. Both median home values and rental rates have seen substantial increases since 2012, with little indication that these trends will reverse. Neighborhoods with newer homes tend to have higher-than-average home values, creating further barriers to affordable housing access. As income levels are often correlated with race and ethnicity, these high-cost areas may contribute to the development of Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs), limiting opportunities for low-income and minority residents to live in neighborhoods of opportunity. Addressing these disparities through targeted housing policies will be essential for promoting equity and improving housing outcomes for all residents.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section provides a detailed analysis of the condition of housing units within the City of Colorado Springs, including factors such as housing age, vacancy, and the prevalence of housing problems. Understanding housing conditions is essential for assessing the adequacy of housing stock and identifying areas where rehabilitation or intervention may be necessary.

As defined by HUD, the four primary housing problems are:

1. Homes lacking complete or adequate kitchen facilities.
2. Homes lacking complete or adequate plumbing facilities.
3. Overcrowded homes (more than one person per room).
4. Cost-burdened households (paying more than 30% of income toward housing costs).

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The following definitions are applied specifically to residential dwelling units in the City of Colorado Springs:

- **Standard Condition:** A dwelling unit that is in substantial compliance with City codes and ordinances regulating public health and sanitation. This includes adherence to minimum standards for dwellings established by the City and the property rehabilitation standards set forth by the Housing and Community Initiatives Division.
- **Substandard Condition Suitable for Rehabilitation:** A dwelling unit that does not meet one or more of the above criteria but is still suitable for rehabilitation within the guidelines established by the Housing and Community Initiatives programs. Such units may require upgrades but are considered viable for rehabilitation to improve living conditions.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	25,638	21.7%	37,584	50.0%
With two selected Conditions	681	0.6%	2,137	2.8%
With three selected Conditions	53	0.0%	169	0.2%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	91,598	77.6%	35,289	46.9%
<i>Total</i>	117,970	100%	75,179	100%

Table 31 - Condition of Units

Data Source: 2018-2022 ACS 5-yr Estimates

Housing Conditions

The table above provides a breakdown of housing conditions by tenure, indicating whether households face one or more selected housing problems. Among owner-occupied units, 22% face at least one housing condition, while 50% of renter-occupied units face at least one such condition. Overall, the most prevalent housing issue is housing cost burden, especially among renters. Other issues, such as overcrowding or inadequate kitchen/plumbing facilities, are less common.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	32,447	27.5%	18,701	24.9%
1980-1999	38,645	32.8%	25,077	33.4%
1950-1979	39,290	33.3%	25,953	34.5%
Before 1950	7,588	6.4%	5,448	7.2%
<i>Total</i>	117,970	100%	75,179	100%

Table 32 – Year Unit Built

Data Source: 2016-2020 CHAS

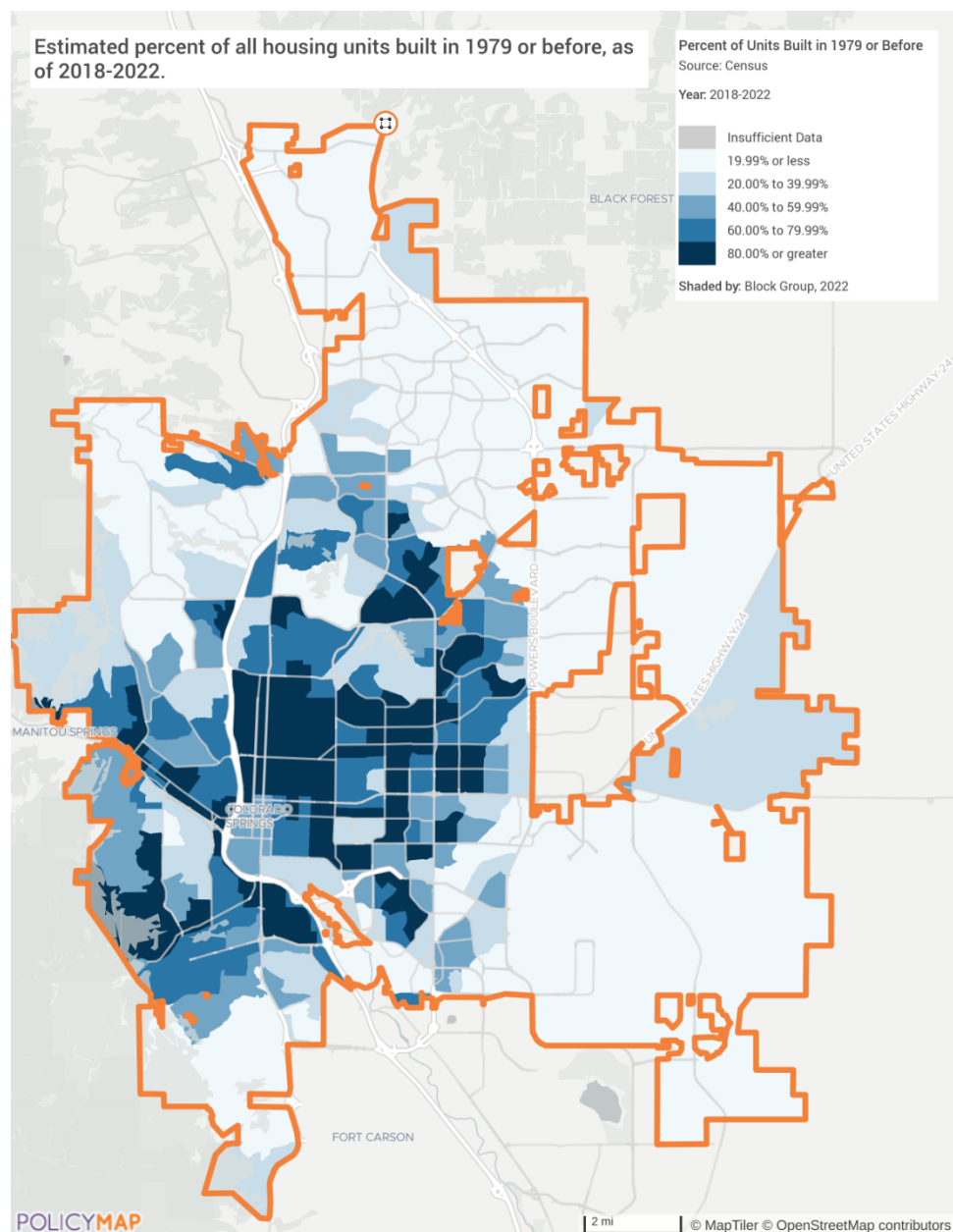
Year Unit Built

The year a housing unit was built is often a key indicator of its condition. Older homes typically require more maintenance to ensure they remain safe and habitable, and may pose additional risks, such as the presence of lead-based paint. Homes built prior to 1978, when lead-based paint was still commonly used, are particularly at risk of containing lead hazards, which can cause significant health issues, particularly for children and vulnerable populations.

The majority of both owner-occupied and renter-occupied housing units in Colorado Springs were built between 1950 and 1999. Since 2000, approximately 36,000 housing units have been added to the market, with two-thirds of these units being owner-occupied. Notably, over 78,000 housing units in the City were built before 1980, placing them at greater risk for lead-based paint hazards and other maintenance concerns. Older homes, particularly those built before 1950, are concentrated in the downtown core, with newer homes expanding outward from this center.

Age of Housing

The maps below illustrate the geographic distribution of older housing units in the City. The first map identifies the percentage of rental units built prior to 1940, while the second map shows rental units built before 1980. Darker shaded areas indicate higher concentrations of older housing stock. Colorado Springs exhibits a classic pattern of urban expansion, with older homes heavily concentrated in the downtown area and newer homes radiating toward the outer edges of the city. This trend highlights the ongoing need for targeted rehabilitation and preservation efforts to maintain safe and affordable housing in the City's older neighborhoods.



Housing Units Built Before 1980

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	46,878	40%	31,401	42%
Housing Units built before 1980 with children present	4,855	10%	5,025	16%

Table 33 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

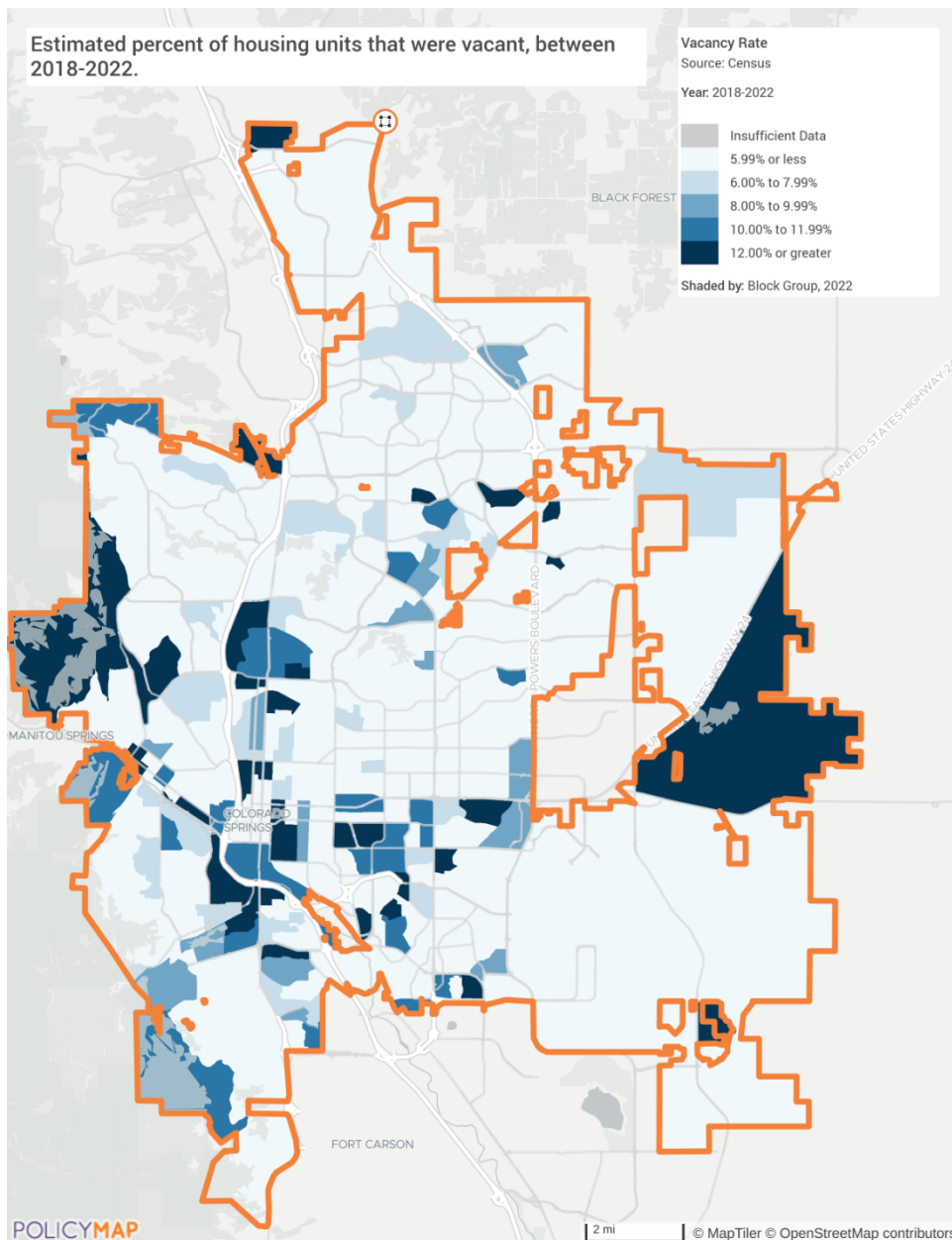
Lead-Based Paint Hazard

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. The greatest potential for lead-based paint and other environmental and safety hazards is in homes built before 1980. Within the City there are over 78,000 total housing units (both owner- and renter-occupied) built before 1980.

Later in this section, we analyze lead-based paint hazards and risk for lead exposure for older owner- and renter-occupied housing for families with children.

Vacancy Rate

The housing vacancy rates in Colorado Springs vary across different neighborhoods. While many areas maintain low vacancy rates, typically under 6%, certain regions, particularly in the western part of the city, exhibit higher vacancy rates, with some exceeding 12%. These elevated vacancy rates may be influenced by factors such as housing market dynamics, economic conditions, and local development trends. Understanding these patterns is crucial for addressing housing availability and planning future developments.



Vacancy Rate (2022)

Need for Owner and Rental Rehabilitation

Within the city there is a continued need of rehabilitation for both homeowners and renters. There are a considerable number of homes built prior to 1980 that have a potential lead-based paint hazard or may need deferred maintenance and repairs. This is a particular concern for low-income households that may lack the resources to properly rehabilitate their homes.

Colorado Springs currently guides homeowners who are in need of assisted home modifications and repair to contact Brothers Redevelopment, who handles owner rehabilitations across the Denver metro area and Colorado Springs for low-income, elderly and disabled residents. This non-profit also acts as a liaison between the homeowner and potential assistance programs to help cover the costs.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

To estimate the number of housing units in Colorado Springs occupied by low- or moderate-income families that may contain lead-based paint hazards, this report assumes that approximately 65% of older homes are occupied by LMI households. That means an estimated 50,000 LMI families live in a home built prior to 1980 that may have an LBP hazard.

The highest risk areas, where there is a majority of older homes in LMI areas with the greatest number of young children are south of I-25 and in the eastside neighborhoods between Union Blvd and Circle Drive.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Colorado Springs Housing Authority (CSHA) is the largest provider of affordable housing in Colorado Springs. As of 4th quarter of 2023, CSHA's housing program currently has 5,760 units in the community. This includes:

- 2,414 Section 8 Vouchers
- 706 Public Housing Units
- 1,863 LIHTC Units
- 813 CSHA Owned/Managed Units
- 850 Down Payment Assistance Loans (65 still active)

While the CSHA provides this essential housing support to the City's residents, the common theme throughout the following section is the need for more housing and additional resources to update the existing housing stock that is available to LMI households. The City continues to see residents struggle with housing security and affordability.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	706	2,471	57	2,414	0	0	0
# of accessible units	-	-	-	-	-	-	-	-	-
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 34 – Total Number of Units by Program Type

Data Source: PIC (HCV Data Dashboard 2024)

Describe the supply of public housing developments:

According to CSHA there are currently 706 units of public housing in the City. The CSHA also oversees a total of 2,471 housing choice vouchers, which allow for residents to select housing units that meet their needs and remain affordable.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

CHSA has 706 units of public housing in the City. All of the units have proper kitchen and plumbing facilities and are occupied or ready to be occupied. The CSHA has three Asset Management Projects (AMPs) which comprise these 706 units. Out of 100 total points possible, the AMPs scored average to excellent in the most recent HUD Physical Inspections report in 2024. Below is a summary of each AMP:

Public Housing Condition

Public Housing Development	Average Inspection Score
Colorado Springs AMP 2	93
Colorado Springs AMP 3	81
Colorado Springs AMP 1	74

Table 35 - Public Housing Condition

Data Source: 2024 Public Housing UPC Inspections Data

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

HUD provides physical inspection scores for PHA developments across the country. The physical condition scoring process is based on three elements within the property, which are:

1. Inspectable areas: site, building exterior, building system, common areas and dwelling units;
2. Inspectable items: walls, kitchens, bathrooms and other things to be inspected in the inspectable area; and
3. Observed deficiencies.

A score of 55 or below means that the property is in poor condition, and properties in excellent condition have a score of 90 and over. As of August 2024, one development is rated excellent and two developments are considered acceptable.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

According to the 2025 Homelessness Response Action Plan and associated documents, the City of Colorado Springs and the Public Housing Agency (PHA) have implemented targeted strategies to improve the living environments of low- and moderate-income families residing in affordable housing. These efforts focus on comprehensive solutions that address housing stability, access to resources, and equitable opportunities for residents.

1. Affordable Housing Development and Preservation

- The City actively supports the creation and preservation of affordable housing options for low- and extremely low-income households. This is achieved through initiatives such as fee rebates, Low-Income Housing Tax Credits (LIHTC), and capacity-building programs that expand access to safe and stable housing environments.

2. Housing Stability Programs

- Collaborative efforts with housing providers aim to increase participation in rental assistance programs and address barriers to housing voucher acceptance. Additional services, such as displacement mitigation plans, are designed to prevent the involuntary relocation of low-income families, ensuring they remain in stable and supportive living situations.

3. Health and Supportive Services Integration

- By fostering partnerships between housing providers and behavioral health services, the City ensures that vulnerable populations, including those with mental health and substance use challenges, have access to the support they need to maintain housing stability and improve their quality of life.

4. Family-Specific Interventions

- Partnerships with organizations like the Family Services Collaborative address the unique needs of families. These initiatives improve access to child-friendly spaces, family-oriented shelters, and programs that support holistic well-being, ensuring that affordable housing meets the specific requirements of families with children.

5. Public Engagement and Data-Driven Strategies

- A commitment to data-driven decision-making allows the City to allocate resources equitably and effectively. Public engagement initiatives enhance transparency and ensure that policies are informed by the needs of residents, fostering accountability and trust in improving living environments.

These strategies reflect a comprehensive approach to creating supportive, stable, and equitable living environments for low- and moderate-income families, aligning with the broader goals of affordability, inclusion, and community well-being.

Discussion

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The 2024 HUD Housing Inventory Count (HIC) provides a detailed snapshot of the available emergency shelter, transitional housing, and permanent supportive housing beds within the Colorado Springs/El Paso County Continuum of Care (CoC). These resources form the backbone of the community’s response to homelessness, offering essential support for individuals and families while helping to pave pathways toward stability. In addition to housing, key services such as healthcare, employment assistance, and case management play a vital role in addressing the underlying challenges contributing to homelessness.

Despite these efforts, gaps in housing and services remain a significant barrier to addressing homelessness comprehensively. According to the 2025 Homelessness Response Action Plan, the existing inventory of emergency and transitional housing beds is insufficient to meet demand, particularly during peak times or for households with specialized needs. The lack of shelter diversity—such as facilities for individuals with acute medical conditions or those requiring low-barrier entry options—exacerbates this shortfall.

The Homelessness Solutions Team Summary highlights ongoing efforts to address these gaps by broadening shelter options, enhancing service coordination, and improving system navigation for those experiencing homelessness. Initiatives such as expanding access to mental health services, creating centralized hubs for resource access, and fostering collaboration between service providers are critical to building a more responsive and effective support network.

In addition to the approximately 570 emergency shelter beds and 401 transitional housing beds available year-round, the 2024 HIC reports an additional 125 voucher/seasonal beds designated for households without children. However, the demand for these resources often exceeds supply, underlining the urgent need for targeted interventions and increased capacity.

This section provides a comprehensive overview of the housing inventory available for individuals and families experiencing homelessness in the Colorado Springs/El Paso County CoC region. It also outlines the key facilities and services designed to address immediate needs and support long-term stability for this vulnerable population. By examining both the existing resources and the challenges faced, this analysis aims to inform strategies that enhance the community’s ability to respond effectively to homelessness.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	157	0	322	148	0
Households with Only Adults	413	125	79	429	0
Chronically Homeless Households	0	0	0	136	0
Veterans	1	0	74	320	0
Unaccompanied Youth	2	0	9	41	0

Table 36 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: CO-504 Colorado Springs/ El Paso County HUD 2024 Housing Inventory

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Colorado Springs offers a robust network of mainstream services designed to address the health, mental health, and employment needs of residents, with a particular emphasis on complementing targeted assistance for homeless populations. These services form a holistic approach, tackling both immediate needs and the underlying causes of housing instability.

Health Care Services

Health care clinics in Colorado Springs provide essential outpatient care for low-income households and individuals experiencing homelessness. These clinics focus on routine check-ups, preventive care, and non-emergency treatments. Key providers include:

- **SET Family Medical Clinic:** A clinic dedicated to serving the homeless population.
- **Peak Vista Community Health Centers:** Offers a wide range of primary care services for underserved residents.
- **Open Bible Medical Clinic:** Provides low-cost medical services for those in need.

Mental Health and Behavioral Health Services

Diversus Health delivers comprehensive mental health and behavioral health services across El Paso County, including:

- Counseling and therapy.
- Crisis intervention and psychiatric care.
- Addiction recovery and support services.

Employment and Workforce Assistance

The **Hanifen Center of Catholic Charities** assists low-income individuals and people experiencing homelessness by providing job preparation and employment placement services, helping them achieve economic stability.

Comprehensive Assistance Programs

West Side Cares offers diverse support services for low-income and homeless individuals, including:

- Food pantries and meal distribution.
- Clothing assistance.
- Help with public benefits applications.
- Financial aid for essential needs, such as prescription glasses and rent.

Collaborative and Wraparound Services

A hallmark of Colorado Springs' approach to homelessness is the extensive collaboration among service providers to deliver wraparound services for specific populations, including youth, families, veterans, and adults. Examples include:

- **Springs Rescue Mission:** Operates a low-barrier shelter and a resource center downtown. The center provides space for third-party providers, such as healthcare workers, dental care specialists, and counselors.
- **Rocky Mountain Human Services:** A veteran-serving agency that conducts outreach, casework, housing navigation, and referrals for employment services, legal aid, mental health care, and substance abuse treatment.
- **City Homelessness Prevention and Response Coordinator:** Facilitates partnerships with local service providers and promotes work programs for homeless shelter clients.
- **Family Service Providers:** Offer consistent referrals for medical care, employment services, legal aid, and mental health and substance abuse treatment.
- **Holistic Support Network**

These services collectively create an integrated network that addresses the diverse and comprehensive needs of El Paso County's homeless population. By uniting health care, mental health, transitional housing, and employment resources, Colorado Springs promotes long-term stability and reduces homelessness through collaboration and innovation.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Colorado Springs provides a range of services and facilities designed to address the specific needs of homeless populations, including chronically homeless individuals, families with children, veterans and their families, and unaccompanied youth. These programs aim to deliver essential resources, promote stability, and foster long-term housing solutions for vulnerable groups. Key facilities and programs include:

Emergency Shelter Facilities

Emergency shelters offer temporary housing for individuals and families experiencing homelessness. These facilities include congregant and non-congregant options as well as hotel and motel accommodations funded by government or charitable programs.

- **Springs Rescue Mission:** Serves individual adults.
- **The Place:** Caters to youth ages 15–20.
- **Salvation Army – RJ Montgomery Center:** Provides emergency shelter for families (31 rooms).
- **Family Promise:** Offers shelter for families (4 rooms).
- **Ascending to Health Respite Care:** Provides shelter for individuals requiring care before or after hospital stays.
- **Hope COS:** Offers emergency shelter for individuals during extreme cold weather conditions.

Services for Adults

Services for adults experiencing homelessness focus on providing food, shelter, addiction recovery, healthcare, and transitional housing. These programs aim to restore stability and foster pathways to independence.

- **Springs Rescue Mission:** Delivers a comprehensive range of services, including food, shelter, housing placement, health care, vocational training, and other supportive resources.
- **Salvation Army – RJ Montgomery Center:** Provides emergency shelter, case management, and meals for families experiencing homelessness.
- **Homeward Pikes Peak:** Offers a sober living environment and supportive services for individuals recovering from addiction.
- **Ascending to Health Respite Care:** Combines shelter, healthcare, and supportive services for individuals experiencing homelessness upon discharge from hospitals.
- **Ithaka Land Trust:** Supplies transitional housing for individuals, families, and seniors.

Services for Families with Children

Services for families focus on providing safe housing, meals, and comprehensive support, including transitional housing, counseling, and resources to promote self-sufficiency and stability for parents and children.

- **Catholic Charities – Marian House Soup Kitchen and Family Day Center:** Provides hot meals through the Marian House Soup Kitchen and daytime shelter and resources for homeless families at the Family Day Center.
- **Family Promise:** Supports homeless families with shelter, meals, and services designed to achieve sustainable independence.
- **Partners in Housing:** Offers one year of transitional housing and supportive services for families, guiding them toward self-sufficiency and permanent housing.
- **Mary's Home (Dream Centers):** Delivers long-term housing and holistic support programs for single mothers and their children, focusing on restoration and empowerment.
- **Family Life Services:** Assists single mothers and their children fleeing domestic violence, emphasizing personal development, parenting, and spiritual growth.
- **TESSA:** Provides confidential support and advocacy for survivors of domestic violence and sexual assault, including safe housing, counseling, and legal aid.
- **Colorado Springs Housing Authority:** Manages affordable housing programs, such as public housing and Section 8 vouchers, to assist low-income residents.

Services for Domestic Violence Survivors

Colorado Springs has three agencies that provide support for victims and survivors of domestic violence, TESSA of Colorado Springs, Kingdom Builders Family Life Center, and Haseya. Kingdom Between April 1, 2023 through May 30, 2024, Kingdom Builders Family Life Center assisted approximately 11 households who experienced domestic violence and homelessness to quickly move into housing with assistance from the City's Emergency Solutions Grant for Rapid Rehousing. These organizations provide services for these victims and survivors to include crisis intervention, safe housing, counseling, youth and children's services, and victim advocacy.

Services for Unaccompanied Youth

Unaccompanied youth services provide safe shelter and targeted support to help young people achieve stability, independence, and self-sufficiency.

- **The Place:** Offers a safe haven for youth aged 15–20, providing stability, shelter, and support as they work toward independence and self-sufficiency. Additionally, The Place has a drop-in center that serves unaccompanied youth aged 15 to 24. They can drop in to rest, use the kitchen to cook and eat a meal or snack, receive counseling and housing navigation services.

Services for Veterans

Veterans' services focus on addressing housing instability, healthcare needs, and other challenges through dedicated programs that connect them with safe housing and essential resources.

- **Rocky Mountain Human Services (RMHS):** Assists veterans with housing instability by connecting them to permanent housing, healthcare, and legal services. RMHS also supports individuals with disabilities and behavioral needs, providing tools to help them thrive safely and independently.

This comprehensive network of facilities and services addresses the multifaceted needs of Colorado Springs' homeless populations. By tailoring support to specific groups—adults, families, youth, and veterans—these programs promote stability, independence, and long-term solutions to homelessness.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are four primary groups with non-homeless special needs in the jurisdiction. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the jurisdiction is accommodating (or should accommodate) those needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly: The supportive housing needs for this population can vary widely depending on the health and fitness of the individuals. In general, with aging disabilities and other health issues become more common. Because of this, supportive housing must include access to health professionals and housing modifications to assist the resident. It is important to help residents stay independent and in their own homes for as long as possible if they prefer that.

HIV/AIDS: Medical and social support is important for residents living with HIV/AIDS. While there have been great advances in the medical treatment of HIV/AIDS, it is still important to provide specialized support. Family and friends must be accessible and medical facilities should be nearby.

Alcohol and/or Drug Addiction: Individuals dealing with addiction often require housing options that will provide a safe, sober place for recovery. A strong network is necessary to maximize the chance they will stay healthy and sober. It is important that these persons have access to health services, support groups, employment assistance, and access to family and friends. Additionally, detoxification facilities are necessary when addiction is first recognized.

Mental and Physical Disabilities: Individuals with disabilities encompass a wide range of skill levels and abilities. They have many of the same housing issues as the general population with the added needs that are unique to their situation. Individuals with disabilities have a fixed income and limited housing options. Individuals with more independent skills can utilize subsidized housing but individuals that need more support or specialized housing have fewer options. Many individuals continue to reside with parents and families throughout adulthood, which can put additional financial burden on the family. Regardless of the housing situation, a common thread is the need for continuous support services dependent on the level of capabilities.

The specific needs of local special needs subpopulations are described in NA-45, Non-Homeless Special Needs Assessment.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Colorado Springs has several mental health treatment centers that offer inpatient and outpatient services for individuals and families. There are specific programs based on diagnosis, age, gender, sexual orientation, and level of care needed allowing those receiving assistance to transition back into the community while still receiving any support and treatment needed.

There are various transitional housing programs in Colorado Springs to ensure that those exiting in-patient substance abuse have supportive housing as they reenter the community.

Mental Health Transitional Living (MHTL) Homes are part of a new program that will provide an added layer of services within the Colorado Department of Human Services' behavioral health continuum of care. These homes, which are run by the Office of Civil and Forensic Mental Health, will be used as a transition to a less restrictive setting for individuals with mental health conditions. Clients may stay as long as necessary for stabilization with an ultimate goal of reintegrating clients successfully in the community. The focus is to provide continued support with social and life skills development, as well as assistance with other daily activities based on the client's individual needs. The Mental Health Transitional Living Homes are opening the referral process to all entities in Colorado for state residents who meet Level 1 placement criteria. The primary goal is to alleviate the waitlist for the mental health hospitals by stepping down the individuals who have been awaiting appropriate community-based resources.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Colorado Springs will provide for supportive services targeting the non-homeless special needs community in the City. One of the priority needs identified by the City is the need for Public Services & Quality of Life Improvements, which targets low- and moderate-income households as well as the special needs population. The following goal is provided to address this need:

3A. Provide Supportive Services for Special Needs

Activities targeting special needs populations will improve the quality of life for persons with a disability and for persons who are elderly. These activities are described in AP-35 Projects under CDBG: Public Services.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See response to prior question.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

This section will be completed upon the final draft of the city's Analysis of Impediments to Fair Housing choice that is currently in development.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

There are many factors within a community that can impact housing supply and demand. The economic development of the community can play a major role in what type of home a household needs and what they can afford. The presence (or lack thereof) of specific industries can also decrease or increase affordability in a community. Throughout this section a variety of economic indicators will be described and analyzed. This will include business activity, labor force participation, travel time, education, and veterans.

Economic Development Market Analysis

In the City of Colorado Springs there are approximately 217,130 jobs and 231,594 workers. Overall, the job availability matches the workers relatively well. The largest disconnect is in the Professional, Scientific, Management Services sector, which also happens to be the second largest job producer in the City. In that sector there are over 6,000 more jobs than workers. The largest job producer is the Education and Health Care Services and the third largest is Arts, Entertainment and Accommodations.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,282	322	1	0	-1
Arts, Entertainment, Accommodations	23,155	25,513	10	12	2
Construction	17,403	11,330	8	5	-3
Education and Health Care Services	56,018	56,491	24	26	3
Finance, Insurance, and Real Estate	17,961	15,893	8	7	-1
Information	5,777	6,786	2	3	1
Manufacturing	13,761	9,960	6	5	-1
Other Services	12,935	8,859	6	4	-2
Professional, Scientific, Management Services	33,444	40,678	14	19	5

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	11,570	6,981	5	3	-2
Retail Trade	25,396	24,103	11	11	0
Transportation and Warehousing	9,201	5,974	4	3	-1
Wholesale Trade	3,691	4,240	1	2	1
Total	231,594	217,130	--	--	--

Table 37 - Business Activity

Data Source: 2017-2021 ACS 5-Yr Estimates (Workers), 2021 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	246,230
Civilian Employed Population 16 years and over	231,594
Unemployment Rate	4.3
Unemployment Rate for Ages 16-24	11.6%
Unemployment Rate for Ages 25-65	4.6%

Table 38 - Labor Force

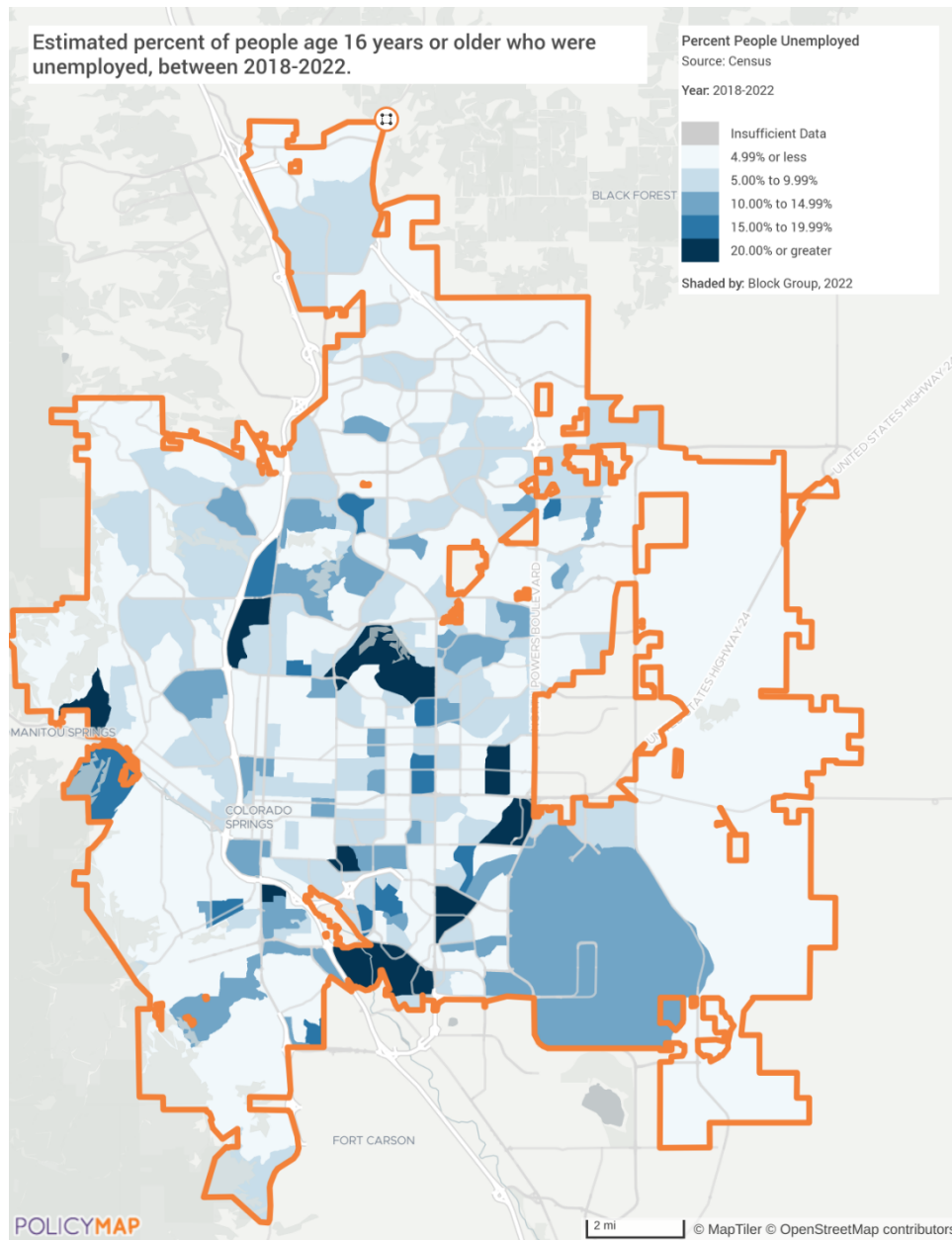
Data Source: 2018-2022 ACS 5-Yr Estimates; the unemployment rate is from BLS January 2022; All other labor force data is from the ACS

Unemployment

The US Bureau of Labor Statistics (BLS) regularly gathers and reports on unemployment. The BLS rate is considered more accurate than the ACS rate, but it has some limitations. Specifically, BLS does not break unemployment rate by census tract, nor does it allow for analysis by age group. In this section, the ACS unemployment rate will be used to conduct a more thorough analysis.

In Colorado Springs, the youth unemployment rate (ages 16-24) is almost three times that of the adult rate. Over 14,000 City residents are currently in the labor force but looking for work, or 5.9% of civilian labor force.

The map below shows the distribution of unemployed persons throughout the City using ACS data. The lighter shaded areas are where unemployment is lowest, and the darker shaded areas are where unemployment is highest. Several tracts in the City center and around the airport have an unemployment rate of over 20% - the darkest shaded color.



Unemployment Rate

Using data for the last 10 years from the Bureau of Labor Statistics it is clear that unemployment fell substantially from 2012 until 2019. There was a significant increase in unemployment in 2020, due in large part to the global pandemic, however rates have since dropped back down.

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
8.0	6.6	4.8	3.7	2.9	3.1	3.7	3.0	6.8	4.1	2.8

In 2022, the unemployment rate dropped between January and May and then remained relatively static through the rest of the year.

<i>Jan</i>	<i>Feb</i>	<i>Mar</i>	<i>Apr</i>	<i>May</i>	<i>Jun</i>	<i>Jul</i>	<i>Aug</i>	<i>Sep</i>	<i>Oct</i>	<i>Nov</i>	<i>Dec</i>
4.3	4.0	3.4	3.0	2.8	3.1	3.2	3.0	2.8	2.9	3.0	2.8

Occupations by Sector	Number of People
Management, business and financial	107,113
Farming, fisheries and forestry occupations	419
Service	39,874
Sales and office	48,978
Construction, extraction, maintenance and repair	18,070
Production, transportation and material moving	21,983

Table 39 – Occupations by Sector

Data Source: 2018-2022 ACS 5-Yr Estimates

Occupations by Sector

The largest employment sector is the management, business and financial sector, employing 107,113 persons throughout the City. This employment sector consists of jobs in a wide range of areas such as business and financial operations, computer, engineering and science occupations, educational and legal services occupations, arts, design and entertainment occupations and healthcare practitioner/technician occupations.

The sales and office sector are the second largest sector in the City with 48,978 persons employed. The sales and office sector consist of jobs in retail and other sales related occupations and office and administrative support occupations. The service sector is the third largest sector with 39,874 employees and consists of jobs in healthcare support, law enforcement, firefighting and prevention, food preparation and serving, personal care and service occupations and building and grounds cleaning and maintenance occupations.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	159,197	75.5%
30-59 Minutes	40,642	19.3%
60 or More Minutes	10,950	5.2%
Total	210,789	100.0%

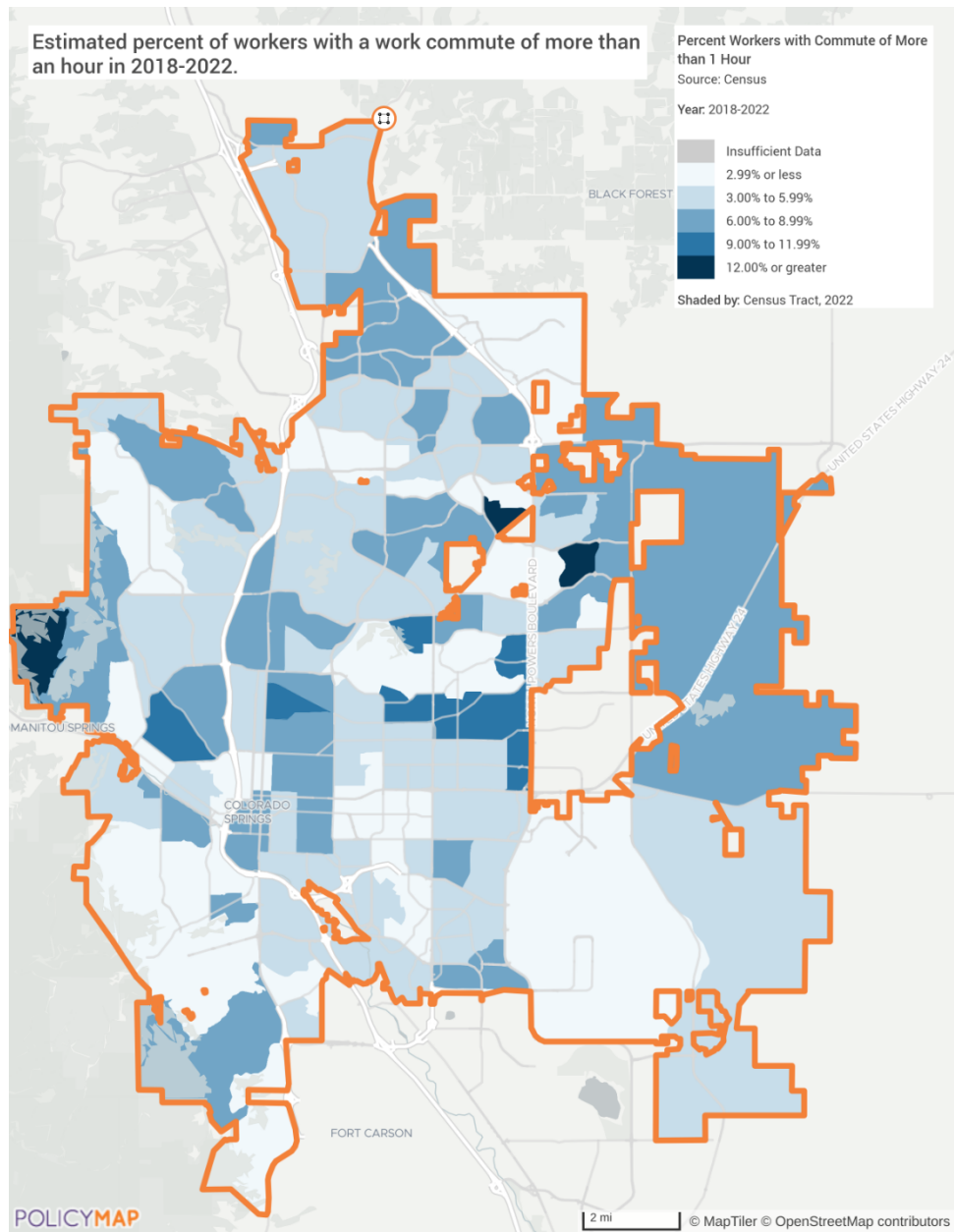
Table 40 - Travel Time

Data Source: 2016-2020 ACS

Commute Travel Time

Long commutes can have a negative impact on a person's health and overall well-being. Research by Texas A&M Transportation Institute estimates that each year there is over \$100 billion in lost time and wasted fuel in the United States. Long commute times have been linked to an increase in domestic violence, high blood pressure and blood sugar, and increased obesity.

In Colorado Springs long commute times are not a significant issue. Seventy-five percent of all persons commuting to work have a commute of less than 30 minutes each way. Approximately 5% of all employed persons have a commute of 60 minutes or more, to and from work each day. Tracts with relatively more people with long commute times are found near the center of the City, as well as along the outskirts.



Commute Travel Time Greater Than One Hour

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	8,656	994	5027
High school graduate (includes equivalency)	32,051	3234	12221
Some college or Associate's degree	62,915	4819	17175
Bachelor's degree or higher	84,571	3047	13,447

Table 41 - Educational Attainment by Employment Status

Data Source: 2018-2022 ACS 5-Yr Estimates

The table above details educational attainment by employment status for persons 16 years of age and older within the City. Unemployment is lower and labor force participation is generally higher for residents who have achieved a higher level of educational attainment. In Colorado Springs, the unemployment rate for a person without a high school diploma is over 10%, while the rate for a resident with a bachelor's degree or higher is just 3.5%.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	676	1105	1,632	2,442	1,650
9th to 12th grade, no diploma	4,249	2,733	2,528	3,963	2,264
High school graduate, GED, or alternative	16,741	17,177	10,341	20,035	14,939
Some college, no degree	19,204	21,333	14,153	23,793	16,175
Associate's degree	2981	9,034	7,676	11,637	5,694
Bachelor's degree	6,230	22,644	15,722	27,076	13,923
Graduate or professional degree	436	8,429	11,371	19,815	13,842

Table 42 - Educational Attainment by Age

Data Source: 2018-2022 ACS 5-Yr Estimates

The table above details educational attainment by age for persons 18 years of age and older within the City. As expected, older residents tend to have a higher level of education than younger residents. However, there is still a significant number of people who are 18 years of age and older that lack even a high school diploma. There are nearly 18,500 people over the age of 25 that don't have a high school diploma or equivalent.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$31,460
High school graduate (includes equivalency)	\$36,735
Some college or Associate's degree	\$42,022
Bachelor's degree	\$58,970
Graduate or professional degree	\$78,814

Table 43 – Median Earnings in the Past 12 Months

Data Source: 2018-2022 ACS 5-Yr Estimates

Median Earnings by Educational Attainment

Educational advancement is one of the primary indicators of a person's potential earnings and financial stability. A person's median earnings increase significantly as they attain higher education. For example, in Colorado Springs a person with a bachelor's degree can expect to earn around twice that of a person without a high school degree. A person with a graduate or professional degree can expect to earn more than twice somebody with only a high school degree.

This difference in earnings results in a significant increase in wealth over an entire career. A person with a Bachelor's degree working from age 23 to 62 will earn approximately \$2,299,830 and a person with only a high school diploma who works from the age 18 to 62 will earn \$1,432,665. That is over \$683,490 more for the Bachelor's degree from earnings alone and does not factor in increases in wealth that comes from the greater likelihood of home ownership, investments, and retirement accounts that often come with a higher salary.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within the City and their shares of the jobs are Education and Health Services (26%); Professional, Scientific, Management Services (19%), and Arts, Entertainment and Accommodation (12%).

In comparison to previous findings from 2015, nine industry sectors saw job gains in Colorado Springs with the most significant gains coming from Education and Health Care with 6,811 jobs and professional and technical services with 3,658 jobs. These two business industry sectors accounted for 68% of the total job gains in the City.

There is a wide variety of private and public employers that play a major role in the local economy. Colorado College, Cherwell Software, EviCore, Peak Vista Community Health Centers, Peterson Air Force Base, Progressive Insurance Company, and many others operate out of the area. In addition to these major employers, the Colorado Springs region is home to five military installations.

Describe the workforce and infrastructure needs of the business community:

The business community in Colorado Springs is actively addressing workforce and infrastructure needs to sustain and enhance economic growth.

Workforce Needs

Colorado Springs is noted for its skilled workforce and strong talent pipeline, crucial to its economic success. However, the city's key sectors, including technology, defense, and manufacturing, face a growing demand for specialized skills. To address this, Colorado Springs has focused on workforce development initiatives, with training programs and partnerships with local educational institutions to ensure a continuous supply of qualified professionals. The Colorado Springs Chamber and Economic Development Corporation (EDC), a community organization built and infused by local business leaders, has been instrumental in these initiatives, prioritizing talent development to meet industry needs.

Infrastructure Needs

Colorado Springs recognizes infrastructure development as essential to support its growth. The city recently launched ConnectCOS, the first city-wide multimodal transportation plan in over 20 years, aimed at coordinating transportation infrastructure with the city's broader master plan. ConnectCOS reflects the city's long-term commitment to transportation enhancements that support both business and residential communities. Additionally, the city has secured federal grants for significant infrastructure projects, including updates to I-25 Ramps and Bridges in need of improvements, local roads and stormwater drainage and a Regional Public Transit plan reflecting proactive investment in essential resources that drive economic stability.

Through focused efforts on workforce development and infrastructure enhancements, Colorado Springs is positioning itself to meet the evolving needs of its business community and sustain economic growth.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Colorado Springs, under Mayor Yemi's leadership, has developed a "2024 Strategic Doing Framework" plan to set ambitious goals, to be transparent about the work the City is doing on the community's behalf, and to hold the Administration accountable to deliver measurable outcomes around each strategic priority. This document is informed by community input through Listening Tours and Solutions Team recommendations. It also includes input from City staff and City Councilmembers. These strategies are:

Economic Vitality –

Creating an environment where economic vitality is generated through a diverse business ecosystem, entrepreneurial activity, cultural and recreational amenities, tourism and events, quality education, community engagement, and fierce resident pride.

- Objective - Support the growth of new and existing businesses by fostering a business-friendly environment, attracting and retaining talent to support businesses, and promoting quality of life through Olympic City USA branding and the region’s premier outdoor recreation.
 1. Bolster Collaboration and Resources to ensure a premier business friendly environment that supports new and existing businesses in Colorado Springs
 2. Advance future workforce needs with education, workforce partners, employers, and military
 3. Celebrate the economic diversity of Colorado Springs by reimagining the Olympic City USA brand as a quality of life and talent attraction tool
 4. Partner to promote our quality of life and outdoor recreation for talent attraction and retention

Infrastructure –

The City is striving toward a future where community members understand and appreciate the City’s infrastructure and how it enhances the quality of their lives, while making the best use of taxpayer dollars.

- Objective - As Colorado Springs continues to grow both in population and geography, the City must prepare and invest in core public infrastructure to meet the demands of the future, while improving the overall condition of existing assets.
 1. Explore and Implement “Smart Growth” policies
 2. Enhance and Expand mass transit and multi-modal transportation options
 3. Pursue funding to support roadway and park improvements and maintenance
 4. Initiate the activation of our waterways.

In each of these priorities, the City has set “SMART” goals, which are specific, measurable, achievable, relevant and time bound. There are a total of 20 initiatives in the 2024 Strategic Doing Framework that will be supported by cross-departmental teams and detailed workplans around each initiative. This Framework does not represent every action the City will take in 2024. It represents what the community asked its municipal government to prioritize in the near term.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the 2018-2022 ACS 5-Year Estimates, approximately 12,000 individuals within the workforce are unemployed, with around 3,000 of those holding a Bachelor’s degree or higher. Data from the "Jobs by Sector" table in MA-45 indicates a surplus of approximately 15,000 workers relative to available jobs. The sectors exhibiting the greatest surplus of jobs compared to workers include Construction,

Manufacturing, Public Administration, Transportation and Warehousing, and Finance, Insurance, and Real Estate. While some of these sectors may require a bachelor's degree or higher, the majority likely require only a high school diploma or equivalent. Based on this information, it appears that the number of jobs available in Colorado Springs aligns with the general education requirements of the workforce. However, additional factors should be considered to better understand the causes of unemployment and the presence of job vacancies.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Pikes Peak Workforce Center supports workforce development within the City. The Pikes Peak Workforce Investment Board organizes a comprehensive, community-wide response to the challenges of building a highly skilled workforce and links efforts to the broader economic and political goals of the Pikes Peak Region. The Board is dedicated to improving performance of regional businesses through long-term development of a job-ready and skilled workforce. Board direction ensures that the Pikes Peak Region is a community where a skilled and educated workforce is a key asset in attracting and retaining businesses. The Center offers many services for job seekers including automatic job matching from a statewide database, an on-site resource room with computers, fax machines, telephones and copy machines, various networking groups for job seekers of all skill levels, on-site job fairs and hiring events and workshops ranging from learning new computer skills to writing a new resume. All services are free of charge and any citizen 14 and older is eligible.

Pikes Peak Community College offers a workforce development program with internship connections, employee training, special certification for construction and other vocational trades, and community classes. These initiatives are designed to serve the needs of local employers and foster local economic development.

Since 2014, the Housing and Building Association of Colorado Springs has run the Careers in Construction program, partnering with local school districts, industry leaders, and various trades organizations to train high school students and prepare them for immediate employment or enrollment in a trade school.

According to the 2024 Strategic Doing Framework plan developed by the City of Colorado Springs under Mayor Yemi, the City has an initiative to advance future workforce needs with education, workforce partners, employers, and military. This initiative includes a plan to Build school district K-12 partnership to emphasize "workforce for tomorrow" jobs and training focused on key sectors in the Pikes Peak Region.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

As noted above, the 2024 Strategic Doing Framework Plan developed by the City will advance future workforce needs with education, workforce, employer, and military partners.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD identifies four specific data points that constitute "housing problems": cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. Within the City, 0.3% of occupied units lack complete plumbing, 0.5% occupied units lack complete kitchen facilities, 0.7% are overcrowded, and 35.0% are cost burdened. For the purposes of this analysis a "concentration" is any census tract where the minority or low-income population makes up 10% or more above the citywide average. Areas of concentration are census tracts that have two or more housing problems that are substantially higher than the City average. For this analysis, "substantially higher" means a lack of complete plumbing over 10.3%, a lack of complete kitchen facilities over 10.5%, overcrowding over 10.7%, or cost burden over 45%.

There are only two census tracts where multiple housing problems were concentrated:

08041001101: Without Kitchen (10.34%), Overcrowding (11.16%), Cost Burdened Renters (69.05%)

08041005601: Overcrowding (13.23%), Cost Burdened Renters (60.81%)

Census Tracts with Multiple Housing Problems

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

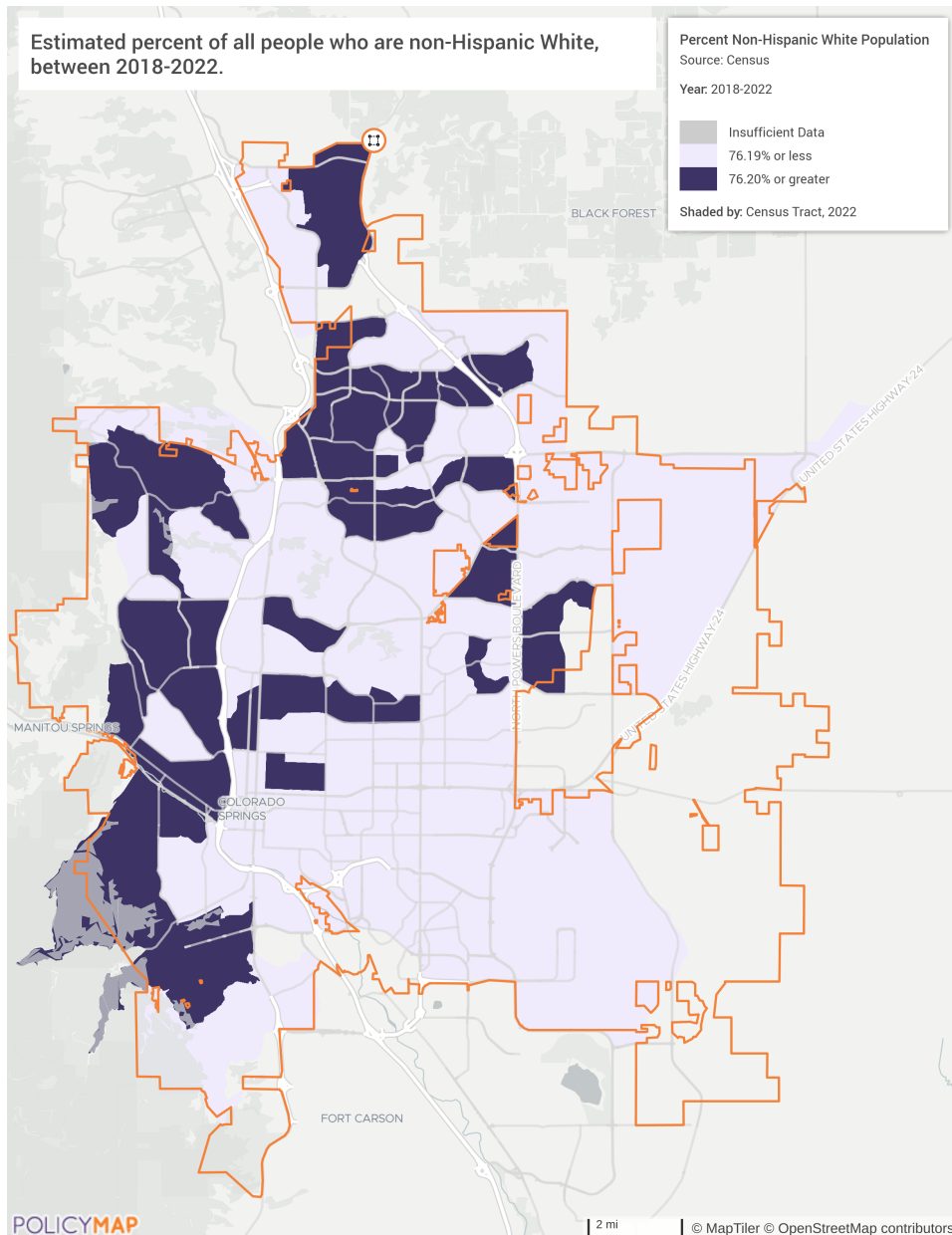
For the purposes of this analysis a "racial or ethnic concentration" will be any census tract where a racial or ethnic minority group makes up 10 percent or more of the population than the city as a whole. According to the 2018-2022 ACS 5-Year estimates the racial and ethnic breakdown of the population for Colorado Springs:

- White, non-Hispanic: 66.2%
- Black, non-Hispanic: 5.6%
- American Indian and Alaska Native, non-Hispanic: 0.3%
- Asian, non-Hispanic: 3.0%
- Native Hawaiian and Other Pacific Islander, non-Hispanic: 0.2%
- Other Race, non-Hispanic: 0.5%
- Two or More Races, non-Hispanic: 5.6%
- Hispanic or Latino: 18.5%

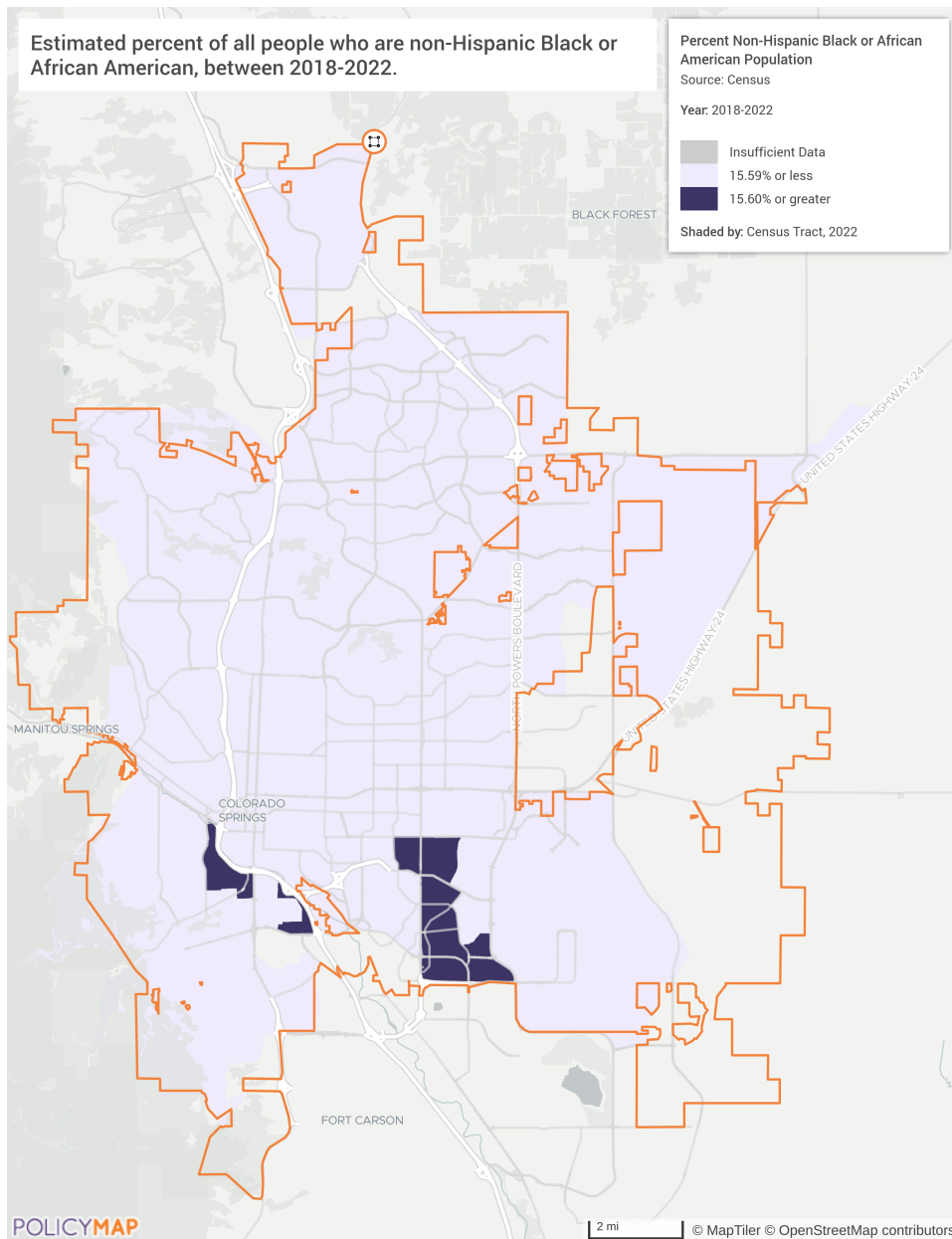
Within Colorado Springs, White (non-Hispanic) households form the largest demographic group, with notable concentrations located Northern and Western portions of the city. Additionally, concentrations of Black / African American, Asian, Multi-Racial (non-Hispanic), and Hispanic / Latino household

populations had areas in Colorado Springs with concentrations. Other racial or ethnic groups do not display concentrations that meet the criteria established for this analysis. Please refer to the maps below for a visual representation of race and ethnicity concentrations across Colorado Springs. *Maps are not provided for populations without concentrations.*

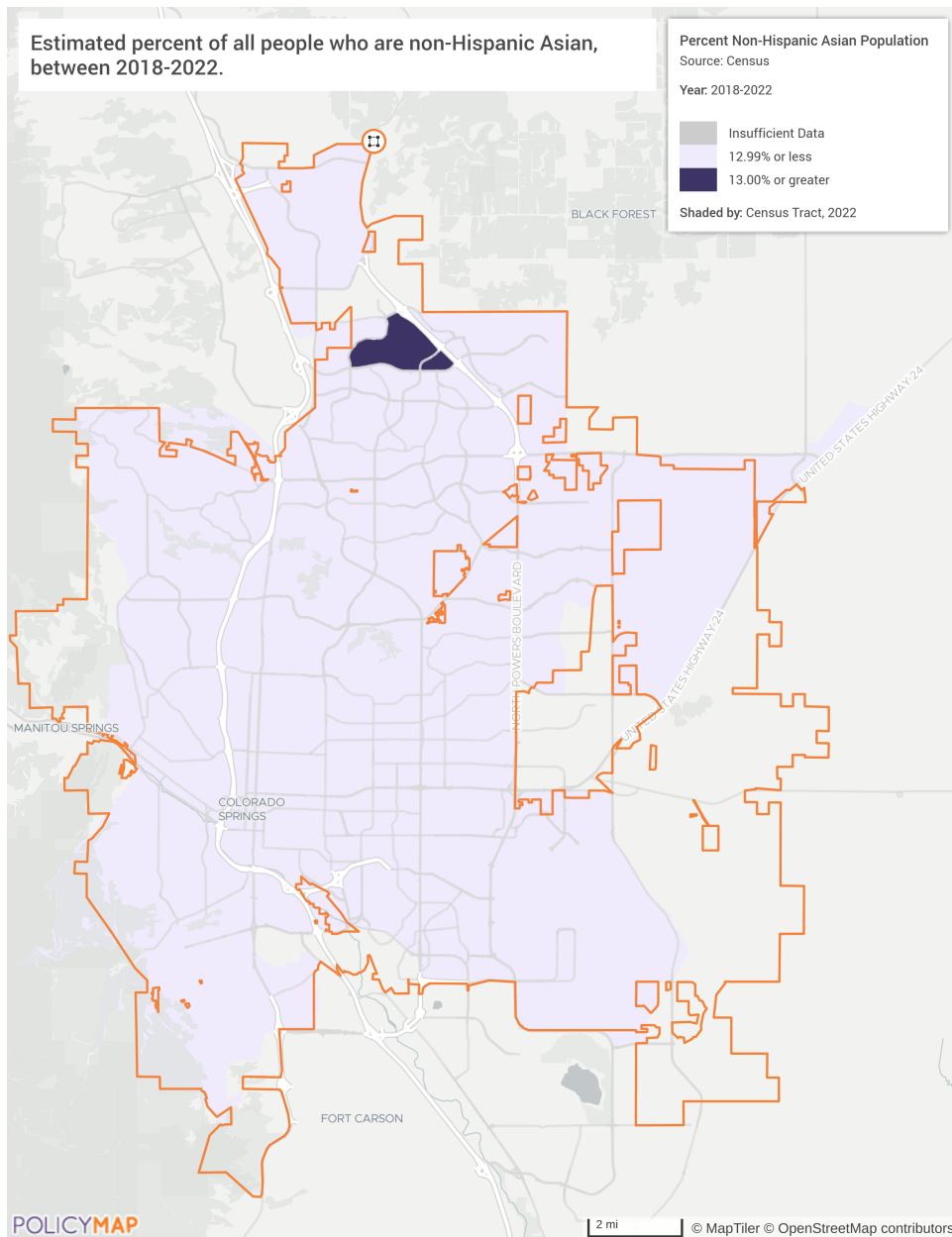
Concentration of White (Non-Hispanic) Households above 76.2%.



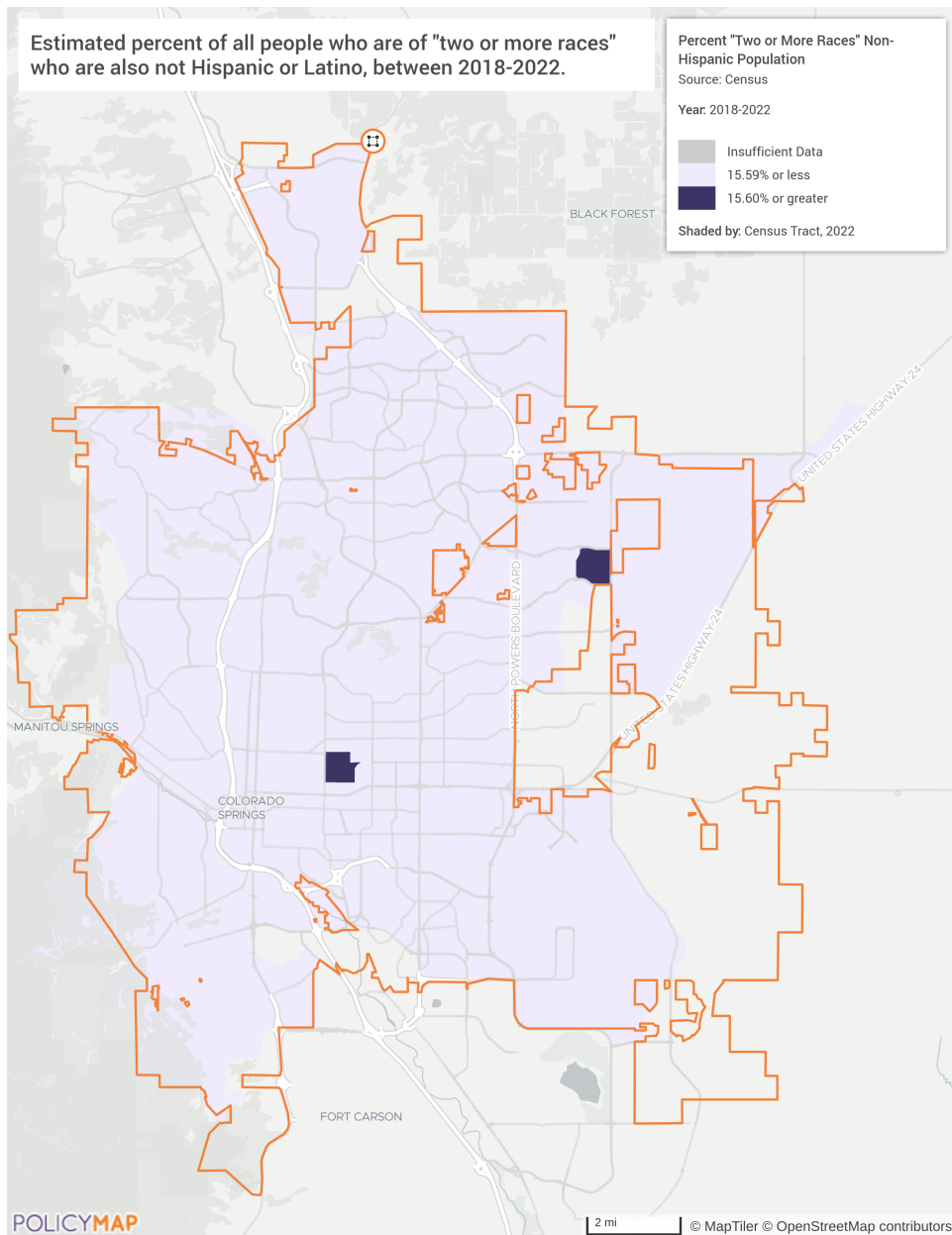
Concentration of Black / African American (Non-Hispanic) Households with over 15.6%.



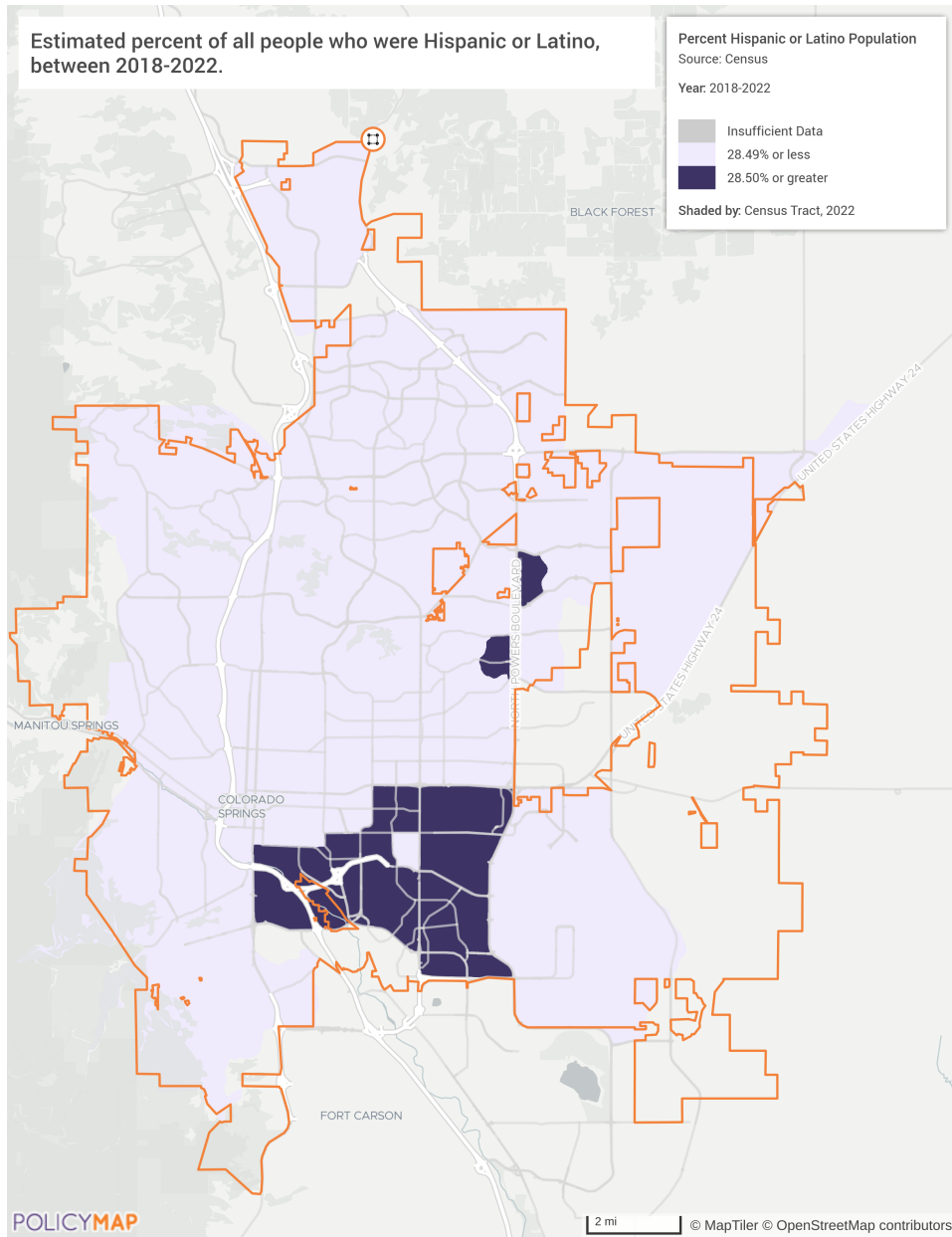
Concentration of Asian (Non-Hispanic) Households over 13%.



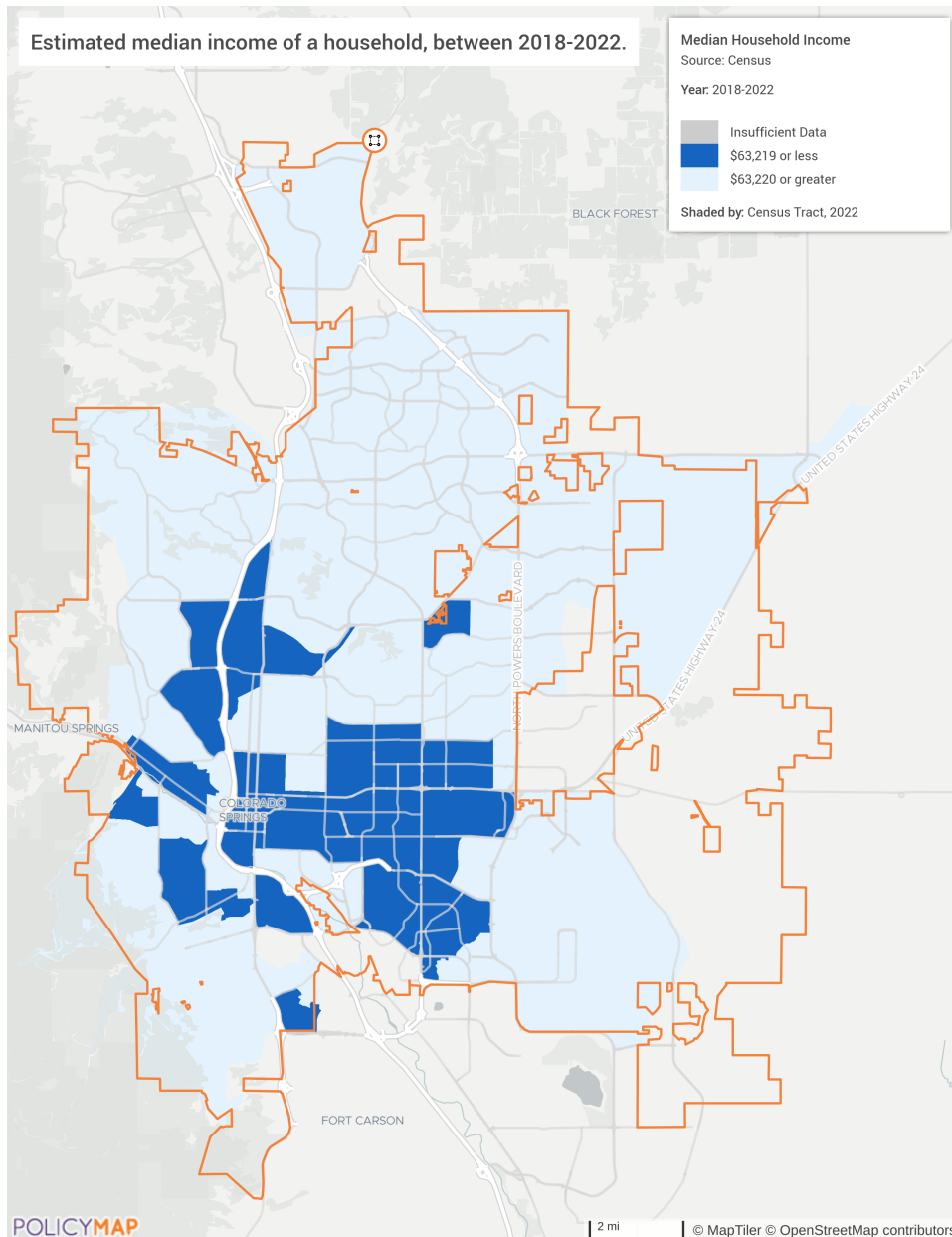
Concentration of Multi-Racial (Non-Hispanic) Households over 15.6%



Concentration of Hispanic / Latino Households over 28.5%.



Low-Income Households: According to the 2018-2022 ACS, the Median Household Income in the City is \$79,026. Any household making 80% or less (\$63,220) is considered “low-income” and any tract with a Median Household Income of \$63,220 or less is a concentration. Low-income households are primarily concentrated in the central and southern census tracts of the City. (Source: 2018-2022 ACS)



What are the characteristics of the market in these areas/neighborhoods?

In Colorado Springs, neighborhoods with higher concentrations of minority populations often experience disparities in housing values compared to other areas. While some of these neighborhoods have seen increased housing demand and rising prices, these trends are typically localized near recent investments and developments. These areas also tend to have higher proportions of low- and moderate-income residents, which can influence housing market dynamics. Efforts to address these disparities include initiatives to increase affordable housing options and promote equitable economic development.

Are there any community assets in these areas/neighborhoods?

Community assets in these neighborhoods include libraries, grocery stores, nonprofit organizations, and local parks and green space.

Are there other strategic opportunities in any of these areas?

Colorado Springs is strategically positioned to leverage several unique features and opportunities to enhance its economic growth and support at-risk populations:

1. **Expanding Affordable Housing Options:** Colorado Springs has a growing demand for affordable housing, and efforts are underway to address this need through public-private partnerships and targeted funding initiatives. Expanding affordable housing can support low-income residents and those at risk of homelessness, promoting a more inclusive community.
2. **Enhanced Behavioral Health and Public Safety Initiatives:** To better support vulnerable populations, Colorado Springs is working to strengthen its public safety and behavioral health services. By expanding crisis response teams and community health programs, the city can address the mental and behavioral health needs of residents, reducing emergency room visits and encounters with the criminal justice system.
3. **Revitalization of Downtown and Commercial Corridors:** The city's ongoing downtown revitalization aims to create a vibrant, mixed-use urban center. By promoting walkable, experience-oriented developments with a blend of residential, commercial, and recreational spaces, Colorado Springs can attract new businesses, boost local employment, and foster a sense of community.
4. **Job Training and Workforce Development Programs:** Colorado Springs is focusing on expanding job training and workforce development opportunities, especially in sectors like healthcare, technology, and green energy. By upskilling the local workforce, the city can create new pathways to employment for residents, enhancing economic mobility and stability.
5. **Promoting Outdoor and Cultural Assets:** Colorado Springs has a rich array of parks, trails, and cultural amenities that attract residents and visitors alike. By investing in and promoting these assets, the city can drive tourism and enhance the quality of life for residents, making Colorado Springs an attractive place to live and work.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet access is a critical component of modern communication and information-sharing, enabling users to benefit from the growing interconnectedness of business, education, commerce, and everyday activities. Reliable internet connectivity has become essential for success in today's economic landscape. Communities without broadband access face significant challenges in keeping pace with the rest of the country. The lack of broadband infrastructure limits residents' ability to access educational and entrepreneurial opportunities, which is especially concerning in low- to moderate-income (LMI) areas where economic opportunities are often limited.

Research from the Pew Research Center underscores the vital role that high-speed internet plays in enhancing educational and employment opportunities, particularly in underserved communities. The center's studies have shown that individuals with reliable broadband access are more likely to engage in online learning, apply for jobs, and participate in economic activities that can improve their quality of life.

Similarly, reports from the Federal Communications Commission (FCC) highlight the direct correlation between broadband availability and economic development. The FCC's findings indicate that regions with robust internet infrastructure experience higher rates of job creation, educational attainment, and overall community growth.

Colorado Springs, Colorado, enjoys comprehensive broadband coverage, with the vast majority of the city offering multiple internet service provider options, including LMI areas. The average Colorado Springs household has access to five (5) broadband-quality internet service options. According to BroadbandNow.com, Colorado Springs benefits from a variety of infrastructure options, including cable, fiber, fixed wireless, 5G home internet, and DSL. Ninety-four percent (94%) of households have an internet connection, which is just slightly below the overall availability of 95.99% according to ISP Reports. Of those households, 82% have fiber, cable, or DSL, 7% have satellite, 0% are still on dial-up, and 2% of households have internet but don't pay for a subscription because it has been subsidized by the Affordable Connectivity Program (the program ended in 2024). The map below illustrates broadband availability throughout Colorado Springs, defined as advertised internet speeds of 768 kilobits per second or higher.

See map: Broadband Access

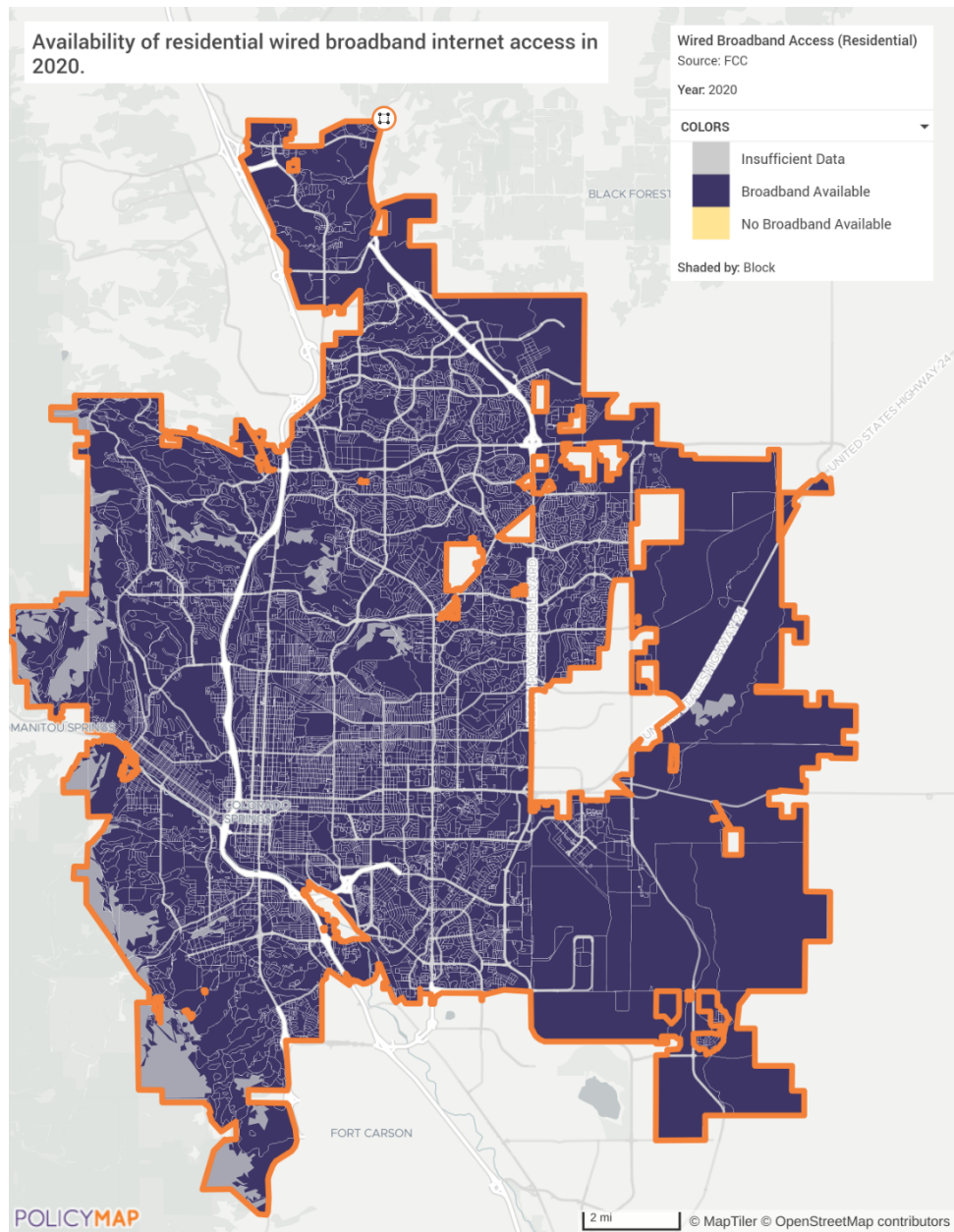
Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

To ensure high-quality broadband service, it is crucial to foster competition among service providers. A lack of competition, where a single provider dominates an area, can diminish the incentive to deliver reliable and consistent services. According to BroadbandNow.com, Colorado Springs is served by fourteen (14) Internet providers offering residential service. Among these, Xfinity stands out as the leading provider in terms of coverage and speed. Internet providers throughout the city include:

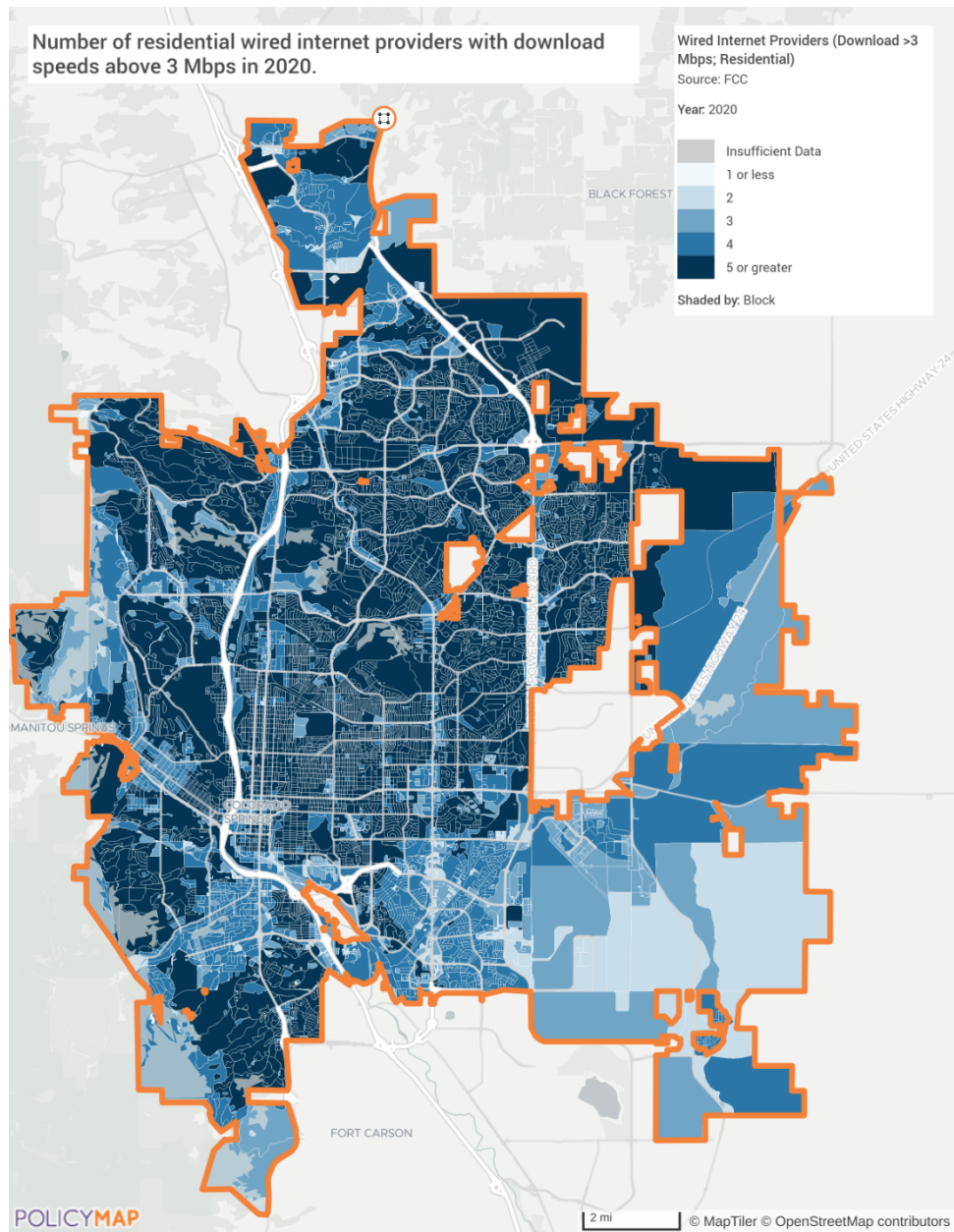
- CenturyLink (DSL and Fiber)
- Xfinity (Cable and Fiber)
- StratusIQ (Fiber)
- Metronet (Fiber)
- Rise Broadband (Fixed Wireless)
- Kellin Communications (Fixed Wireless)
- Ting (Fiber)
- Force Broadband (Fixed Wireless and Fiber)
- Verizon (5G Internet)
- Underline El Paso (Fiber)
- Quantum Fiber (Fiber)
- Starlink (Satellite)
- Viasat Internet (Satellite)
- HughesNet (Satellite)

The map below shows the number of broadband service providers by census tract. Most of the city of Colorado Springs has at least five (5) options of high-speed internet with competitive providers. This variety ensures that residents have multiple choices for reliable and affordable internet access throughout the city.

See map: Highspeed Internet Providers



Broadband Access



Highspeed Internet Providers

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Colorado Springs, Colorado is historically prone to various natural hazards, including heat waves and cold waves, drought, wildfire, heavy and extreme rainfall, floods, thunderstorm hazards, windstorms, winter storms, and dust-on-snow events as recognized in the state's Climate Change in Colorado Report. The impacts of climate change, such as more extreme weather, rising temperatures, increasing carbon dioxide levels, and rising sea levels are expected to disproportionately affect vulnerable communities. According to the FEMA National Risk Index, El Paso County, where Colorado Springs is situated, is particularly susceptible to hazards like cold waves, hail, ice storms, landslides, lightning, tornadoes and wildfires.

While Colorado Springs is not a coastal city and unlikely to experience direct coastal effects, rising sea levels and increased storm activity could lead to population displacement from coastal areas. This influx of new residents could drive up housing costs, reduce job availability, and strain local resources. As climate-related hazards pose greater threats to coastal regions, stable inland communities like those in Colorado Springs may see an increase in climate migrants from more vulnerable areas, further impacting state infrastructure, housing, and resources.

The Intergovernmental Panel on Climate Change (IPCC) projects that by mid-century, the average summer temperature in the region could rise by four degrees. This increase may alter weather and precipitation patterns, elevate the risk of severe storms and catastrophic floods, increase electricity costs, and damage crops. Additionally, rising temperatures may lead to increased electricity usage and costs, placing further demands on the state's energy resources. The city of Colorado Springs must continue to address these geographic challenges by anticipating, planning, and adapting to the risks associated with climate change and the potential demographic shifts affecting vulnerable communities.

These factors highlight the growing influence of climate change on Colorado Springs' natural hazard landscape, impacting public health, infrastructure, and resource management. According to the CDC, climate change exacerbates existing health risks and introduces new challenges. In response, proactive strategies are necessary to strengthen community resilience and mitigate these evolving threats. Colorado Springs has taken steps by promoting water conservation strategies to safeguard the city's vital resources. Additionally, statewide efforts, including the Colorado Climate Preparedness Roadmap and Planning for Hazards Land Use Solutions, aim to protect vulnerable populations and enhance overall resilience to climate-related hazards.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

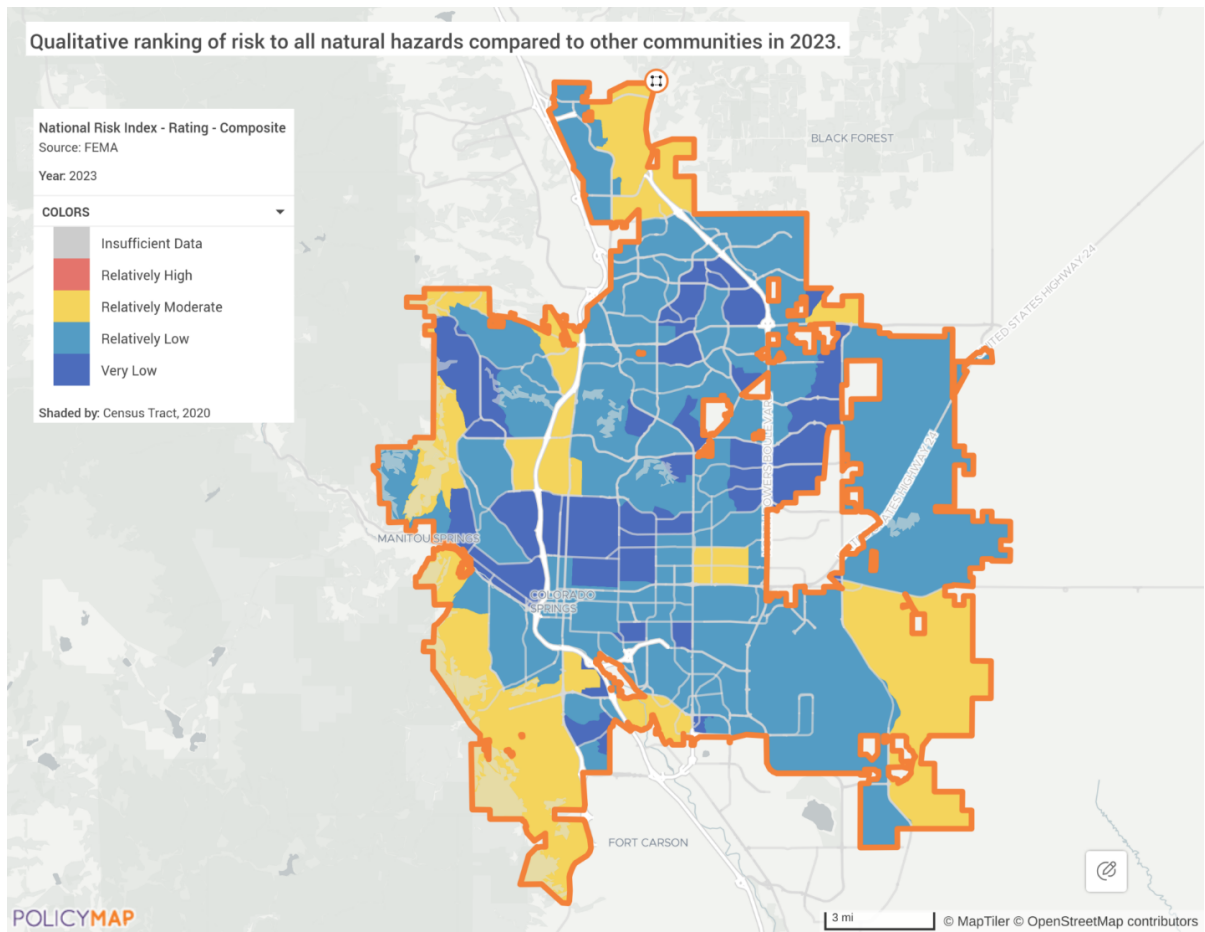
Low- and moderate-income residents of owner-occupied and renter households are at particular risk due to having less available resources to combat the impacts of natural disasters. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. The 2024 America's Rental Housing Study issued by the Joint Center of Housing Studies of Harvard University

found a particularly growing threat to property owners and renters to obtain and afford insurance required to cover potential weather- and climate-related hazards losses due to rising cost of insurance premiums as well as providers declining coverage in high-risk markets. This study also noted the potential increased difficulty for property owners to invest in climate change hardening mitigants due to the slowing growth in operating incomes. According to the 2021 EPA study on Climate Change and Social Vulnerability in the United States, low-income individuals are more likely to live in areas with the highest increases in mortality rates due to climate-driven changes in extreme temperatures as well as the highest rates of labor hour losses for weather-exposed workers. Further, residents in rural communities will naturally have less access to public support in case of emergencies and will have fewer resources to repair or prevent damage to their homes.

FEMA's National Risk Index identifies Colorado Springs as having a relatively high community resilience level, indicating that communities in the city have a higher ability to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions. This is based on six broad categories of community disaster resilience: social, economic, community capital, institutional, infrastructural, and environmental at the county level. The map below shows FEMA's qualitative risk to all natural hazards compared to other communities at the census tract level in Colorado Springs, CO. These qualitative categories provide an intuitive way to grasp how at-risk a community is compared to others, based on the Expected Annual Loss (EAL), Social Vulnerability, and Community Resilience scores. The city's risk assessment reveals that while the majority of areas fall within a "relatively low" risk category, there are pockets of "relatively moderate" risk that may require targeted attention and resource allocation to effectively address the specific hazards faced by those communities. This approach ensures a balanced strategy that prioritizes support where it's needed most, promoting overall safety and resilience in the face of potential natural hazards.

Colorado Springs is committed to educating and preparing the public for multi-hazard mitigation through various channels. These include the Colorado Springs Office of Emergency Management website and social media pages, El Paso County Office of Emergency Management website and social media pages, and the CO Voluntary Organizations Active in Disasters (VOAD) website and Facebook page that disseminate numerous informational guidebooks, videos, and emergency resources to build disaster resiliency in the community. To effectively address escalating hazard and climate impacts on housing, particularly for vulnerable populations at risk of displacement and loss due to natural disasters, continuous investment is essential for maintaining and expanding resources, initiatives, and programs aimed at resilience and recovery.

See map: Risk to all Natural Hazards



Risk to all Natural Hazards

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines the City of Colorado Spring's housing and community development goals for the 2025-2029 Consolidated Plan. It details how the City plans to utilize CDBG, HOME, and ESG funds to achieve HUD's objectives of ensuring a suitable living environment and providing safe, decent, and affordable housing for low- to moderate-income households and special need groups in the City.

Through data analysis in the Needs Assessment and Market Analysis and a comprehensive citizen participation process that involved input from the community and stakeholder organizations; the City was able to identify the priority needs that exist in Colorado Springs. The goals developed in the Strategic Plan address these needs over the five-year plan period.

The City does not allocate funding solely based on geographic requirements. It will consider investments in both low/mod areas and for eligible individuals and households citywide in its five-year plan. Low/mod areas (LMA) are primarily residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. The City also provides assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and is based on eligibility. See the SP-10 for more details.

The following are the five (5) priority needs and associated goals identified in the Strategic Plan. More details of the priority needs are provided in the SP-25 and the goals are detailed in the SP-45.

Priority Need: Public Facilities & Infrastructure

Improve Public Facilities for Special Needs and LMI Populations

Priority Need: Preserve & Develop Affordable Housing

Affordable Housing Development & Preservation

Priority Need: Public Services

Public Services for LMI & Special Needs Populations

Priority Need: Homeless Housing & Supportive Services

Addressing Homelessness

Priority Need: Effective Admin & Planning

Effective Admin & Planning

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 44 - Geographic Priority Areas

1	Area Name:	Citywide Low/Mod Eligible
	Area Type:	Other
	Other Target Area Description:	Other
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The City of Colorado Springs designates specific areas within its boundaries as low/mod areas (LMA) if they meet certain criteria. These areas are mainly residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. The City also provides assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is available citywide and is based on eligibility.
	Include specific housing and commercial characteristics of this target area.	From 2012 to 2022, Colorado Springs has seen a gradual growth in housing development; however, much of the housing stock remains old as approximately 39% of owner-occupied housing and 42% of renter-occupied housing units were built before 1980 (Source: 2018-2022 ACS). These housing units will naturally have higher instances of deferred maintenance, deteriorating conditions and a greater risk of lead-based paint hazards.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Colorado Springs Housing and Homelessness Response Department (HHR) works with various agencies, organizations, and service providers to gather different viewpoints and assess local housing and service needs. These needs were identified through discussions with public officials and citizens, as well as an online public survey. Furthermore, a public hearing and comment period were conducted to enable citizens to take part in the development of the plan. The City partners include a variety of other City departments and local leaders, such as the Infrastructure Coordination Committee, Neighborhood Services, Council boards and commissions, Colorado Springs Police Department, and the Council of Neighborhoods and Organizations, which all help to identify areas with urgent needs and to make immediate investments to arrest neighborhood decline and improve quality of life.
Identify the needs in this target area.	Affordable housing has been identified as one of the highest needs in Colorado Springs. Activities that will help to address affordable housing are housing rehab programs, new housing development and rental assistance for LMI households. There is a need to expand and improve public infrastructure as well as improve access to public facilities in Colorado Springs. Public infrastructure improvements will improve access to all residents living in low/mod areas, including seniors and persons with a disability. Improving access to public facilities is a need as support for neighborhood facilities will help improve the lives of low- and moderate-income households. There is also a need for vital public services that provide support and basic needs for LMI households and individuals with special needs. Persons with special needs include the elderly, persons with a disability and victims of domestic violence. There is a need for homeless services. Support for emergency shelters and rapid rehousing rental assistance will help to end homelessness in Colorado Springs.
What are the opportunities for improvement in this target area?	Investment towards low/mod areas and low- to moderate-income persons will improve the quality of life for citizens in Colorado Springs.

Are there barriers to improvement in this target area?	Access to funding is a barrier to improvements in the City.
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General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction

The City of Colorado Springs does not allocate funding based solely on geographic areas. Most of the funding from the CDBG and HOME programs are available for use in any of the targeted low/mod income neighborhoods or citywide, depending on the specific activities. Direct services such as public services and affordable housing benefits are based on household income eligibility rather than area benefit. Improvements to public facilities and infrastructure have a low/moderate income benefit across a wider area, and the distribution of funds is based on need within eligible target areas. ESG funds may target those experiencing homelessness or at risk of homelessness citywide. More detailed information about these areas can be found in the MA-50.

When planned activities are intended to serve individual clientele or households directly (LMC/LMH), beneficiaries must meet income qualifications, as well as residency requirements (residing within the City), in order to receive assistance from the program. In these instances, City Community Development staff and/or one of its partner agencies will complete an eligibility status review of the applicant before the activity is initiated.

The City has also identified infrastructure and public facility improvement activities. Facility improvements will target populations at-risk of or experiencing homelessness or those with special needs, in which case will meet the LMC national objective. When planned activities serve a low/mod community or neighborhood (LMA). These activities are said to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (or 51%).

To determine LMI tracts the City utilizes HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 45 – Priority Needs Summary

1	Priority Need Name	Public Facilities & Infrastructure
	Priority Level	High
	Population	Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	Improve Public Facilities for Special Needs and LMI Populations
	Description	The City has a need to make improvements to public facilities and infrastructure. This includes improvements to neighborhood facilities that complement and support services for special need groups and housing access.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder organizations the need to improve Public Facilities & Infrastructure was identified. Along with improving access to affordable housing, public improvements is one of the highest priorities for the City. The basis is to improve accessibility for all residents and create a suitable living environment.
2	Priority Need Name	Preserve & Develop Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Families with Children Mentally Ill Persons with Physical Disabilities
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	Affordable Housing Development & Preservation

	Description	The City is experiencing a significant shortage of affordable housing. This shortage includes limited access to housing in areas with opportunities due to high costs, as well as a lack of affordable and accessible housing available in different sizes. Special needs populations face even greater challenges in finding housing in this expensive market and require supportive housing options, as well as improvements to existing residential units to make them more accessible and compliant with the Americans with Disabilities Act (ADA). Therefore, the City of Colorado Springs considers the preservation of existing affordable housing and the development of new affordable housing opportunities as its top priority.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder organizations the need for Affordable Housing was identified. Preserving the existing housing stock along with expanding affordable housing opportunities is the highest priority for the City. The basis is to create affordable housing for LMI residents in Colorado Springs.
3	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	Public Services for LMI & Special Needs Populations
	Description	Through stakeholder interviews and community surveys, many public service needs were identified in the community. Over the next five years, the City will focus public service funding towards organizations and programs that serve individuals or families at-risk of or experiencing homelessness and seniors.

	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for Public Services for LMI and Special Needs was identified. The basis for this need is to provide all citizens with access to services and sustainability for residents.
4	Priority Need Name	Homeless Housing & Supportive Services
	Priority Level	High
	Population	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Victims of Domestic Violence Unaccompanied Youth Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	Addressing Homelessness
	Description	The City's current homeless population includes families and individuals facing a range of challenges including substance abuse, domestic violence, and mental health. Outreach and supportive services are desperately needed to assist these populations. Additionally, funds are needed to support shelter operations, as well as provide for homeless prevention and rapid rehousing - including tenant based rental assistance.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder organizations the need for homeless services and strategies to address homelessness in Colorado Springs was identified. Providing for shelter, street outreach and rapid re-housing programs, and supportive services is the highest priority for the ESG program. The basis for this need is to provide accessibility and sustainability for persons at-risk-of and experiencing homelessness.
5	Priority Need Name	Effective Admin & Planning
	Priority Level	High

	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	Effective Admin & Planning
	Description	Effective program management and planning will encompass general administration and planning of HUD grant programs, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.
	Basis for Relative Priority	There is a need to provide effective program management of HUD grant programs that will ensure compliance with each respective grant and their regulations and that programs meet their established objectives.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	TBRA will be provided in response to the needs of LMI, at-risk of homeless and homeless households identified below: - High rates of housing cost burden and severe housing cost burden as reported in the NA-10, especially for LMI renters. - The cost of rent has increased tremendously in the past decade. Median contract rent has increased 80% from 2012 to 2022. - Fair Market Rents (FMR) are out of reach for the lowest income households. - Homeless households have a need for stable housing as they work towards self-sustainability. - There is a need for additional Housing Choice Vouchers as the PHA only opens the waiting list an estimated 3 days per year. - High market-rate rents relative to average wages in Colorado Springs may limit the ability of Housing Choice Voucher holders and holders of other forms of TBRA such as Shelter Plus Care to successfully obtain rental housing. - As reported in the MA-15, there is a shortage of affordable rental units for lower income households.
TBRA for Non-Homeless Special Needs	See above.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
New Unit Production	New Unit Production will be provided in response to the needs identified below: - There is a limited supply of affordable housing for LMI households as housing cost burden is the biggest housing problem in the City. An inadequate supply of affordable housing, in addition to the high cost of housing in the City (and County) for low-income persons (paying more than 30% of household income for housing), is the major housing problem. An estimated 28.9% of homeowners with a mortgage and 53.8% of renters are cost burdened. - Maximizing available resources to increase the supply of affordable rental units is a high priority. - High housing development costs limit the construction of affordable housing. - The median home value has increased 80% from 2012 to 2022, pricing out potential LMI homebuyers. - The cost of rent has increased dramatically in the past decade. Median contract rent has increased 80% from 2012 to 2022. - As reported in the MA-15, there is a shortage of affordable homeowner and rental units for lower income households. - (Source: 2018-2022 ACS)

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	Housing Rehabilitation activities will be provided in response to the needs identified below: - The housing stock is aging and a significant number of units may be in need of repairs. As reported in the MA, approximately 39% of owner-occupied housing and 42% of renter-occupied housing units were built before 1980). - LMI households often reside in older and aging housing units, and without assistance may lack the finances to maintain their homes. - The data from the NA and MA also reveals the increasing gap in housing affordability. - Rehabilitation of existing units has been a successful tool, and the City will continue to use over the next five years. Housing rehabilitation to increase accessibility for Colorado Springs’ growing senior population will continue to be a focus. - The cost of new construction and/or housing replacement is prohibitive for lower income households. - There is a higher risk of lead-based paint hazards for older housing built before 1978. - (Source: 2018-2022 ACS)
Acquisition, including preservation	Acquisition, for the purpose of rehabilitation will be provided in response to the needs identified below: - While median sales prices have increased dramatically, and the volume of sales is still lagging due to high interest rates. - Tighter lending restrictions combined with generally low wages in some key employment sectors are resulting in low homeownership rates among minority populations. Providing funding for homeownership programs is a need identified by residents, and will continue in this plan cycle. - See above on the need for housing rehab.

Table 46 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 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 \$300,000 for HOME housing programs as program income. The 2025-2029 Consolidated Plan is set to begin in 2025, and the City expects to receive similar allocation amounts each year during this period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Housing Public Improvements Public Services	2,972,928	200,000	0	3,172,928	12,691,712	PY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation and program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,445,802	300,000	0	1,745,802	6,983,208	PY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation and program income.
ESG	public - federal	g Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	270,890	0	0	270,890	1,083,560	PY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation.

Table 47 - Anticipated Resources

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.

Other leveraged funds

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

Private Activity Bonds

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

Required Match

Colorado Springs complies with federal matching requirements for both HOME and ESG funds. HOME match is satisfied on an annual basis, while ESG match is required at the time of each individual award. Colorado Springs currently carries over a balance of \$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.

See Discussion for:

Low-Income Housing Tax Credits

Development Fee 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

Lastly, 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.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Colorado Springs	Government	Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Colorado Springs Housing Authority	PHA	Public Housing	Jurisdiction
El Paso County Housing Authority	PHA	Ownership Public Housing	Jurisdiction
Silver Key Senior Services	Nonprofit	Rental	Jurisdiction
Pikes Peak CoC	Continuum of care	Homelessness public services	Region
Pikes Peak Habitat for Humanity	CHDO	Ownership Rental	Jurisdiction
Greccio Housing Inc	CHDO	Ownership Rental	Jurisdiction

Table 48 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Colorado Springs Housing and Homelessness Response Department (HHR) is the responsible entity for administering entitlement grant funds from the U.S. Department of Housing and Urban Development. As other departments and divisions receive federal grant dollars, the City's Federal Grants Manager maintains general oversight over all City grantees to ensure best grant management practices.

The City and its peer agencies, as well as City departments, have developed relationships in response to the community needs mentioned in the NA section of this Plan. HHR now collaborates directly and regularly with other City departments to combine or complement efforts in the community when goals align, such as with neighborhood planning, accessibility improvements, or infrastructure projects. HHR also collaborates with Colorado Springs Utilities, a publicly-owned utility, to create a tier-based fee structure to incentivize more affordable housing development.

The City and the Pikes Peak Continuum of Care (CoC) also work together on ESG and CoC written standards, governing board actions, funding decisions, program development, point-in-time counts, and reporting requirements. This collaboration aims to reduce redundancies for subrecipients, expand services and access to services for clients, improve system data quality, and ensure swift and successful exits to housing.

The City has a strong relationship with its local housing authority, the Colorado Springs Housing Authority (CSHA). The City and CSHA are collaborating on two important housing programs: tenant-based rental assistance (TBRA) and Section 504 compliance. HHR plans to renew their contract with the CSHA to use HOME TBRA funds to help homeless individuals find affordable housing. Additionally, HHR will work with the CSHA to provide extra support for their Section 504 rehabilitation activities, as the planned accessibility renovations exceed the Authority's maintenance budget.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

Table 49 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City supports a Continuum of Care approach to addressing homelessness. The area is served by the Pikes Peak Continuum of Care (CoC), which covers all the geography within the boundaries of El Paso County, Colorado, including all unincorporated areas. This is a collaborative, community-based system of housing and services for those experiencing homelessness or those at risk of homelessness. Community Health Partnership (CHP) is the lead administrator of the CoC.

The City seeks to:

- Promote communitywide commitment to the goal of ending homelessness through regional coordination and collaboration.
- Advocate for funding and resources to end homelessness and provide funding for proven efforts by nonprofit providers, States, and local governments to quickly rehouse people experiencing homelessness, while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness.
- Promote access to and effective utilization of mainstream programs by homeless individuals and families.
- Promote implementation of best practices and evidence-based approaches to homeless programming and services.

Much of the work is done through subcommittees. The primary committee is the Ranking and Prioritization Committee. This committee creates policies, procedures, forms, and documents for monitoring, reviewing, ranking, and prioritizing HUD-funded CoC projects. It reviews and monitors project performance (APRs, data quality and completeness, capacity utilization, outcomes, and other metrics defined by the Governing Board). It ranks and prioritizes projects during the CoC Program competition phase and makes recommendations to the Governing Board. It identifies low-performing projects needing attention. This committee meets on a regular basis each year while the CoC application window is open.

CHP administers the area's Coordinated Entry program, as well. It is designed to assess, assign, and assist vulnerable homeless households to CoC-funded housing programs including permanent supportive housing, transitional housing, rapid re-housing, and other project-based housing vouchers.

Coordinated Entry operates under the authority of HUD 24 CFR 578.7(a)(8), which mandates the CE process be developed to ensure that all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred, and connected to housing and assistance based on their individual strengths and needs.

HHR also houses the City's Homelessness Prevention and Response Coordinator, and coordinates with local organizations and agencies working to reduce homelessness. The Homelessness Prevention and Response Coordinator works to prevent and respond to homelessness through a wide range of evidence-based interventions designed to respond to the needs of people experiencing homelessness and prevent them from entering homelessness altogether.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Pikes Peak Continuum of Care through its collaborative approach, administration, and diversified board membership continues to be a strength in the service delivery system. The Homeless Management Information System (HMIS) database platform provides high usability and analytics, but the cost is a concern. Sustaining member fees and good data practices are crucial for maintaining high data quality. Reliable data quality is essential for identifying service delivery gaps and ensuring maximum federal funding, which impacts all service providers and users downstream.

Currently, after regular analysis of the HMIS data and consultations with local service providers, the following significant gaps in the service delivery system were identified:

- Family shelter
- Youth day center
- Affordable housing options for extremely low to low-income households
- Permanent supportive housing options for people with disabling conditions
- Street outreach for adults
- Incentives for landlords to participate in voucher or other rental assistance programs

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Colorado Springs will utilize its network of public sector, private sector, and non-profit organizations to implement the Strategic Plan. Over the next five years, Colorado Springs expects to overcome gaps in the institutional structure and delivery system by:

- Consulting with other city departments, the CSHA and local housing providers to assess and develop a strategy to address affordable housing in Colorado Springs.
- Monitoring programs to identify inefficiencies, evaluate and improve program performance, and ensure compliance with applicable regulations.
- Training provided for all departments and agencies included in the plan on best practices to improve program performance.

- Encouraging collaboration among agencies to better serve residents, especially low- and moderate-income households and special needs populations.
- Utilizing coordinated entry and the Homelessness Prevention and Response Coordinator to coordinate, manage and implement projects that respond to homeless housing needs.

SP-45 Goals Summary – 91.215(a)(4)

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 and LMI Populations	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Facilities & Infrastructure	CDBG: \$2,972,928	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
2	Affordable Housing Development & Preservation	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Preserve & Develop Affordable Housing	CDBG: \$7,689,088 HOME: \$6,560,312	Homeowner Housing Rehabilitated: 250 Household Housing Unit Direct Financial Assistance to Homebuyers: 40 Households Assisted Homeowner Housing Added: 10 Household Housing Unit Rental units constructed: 250 Household Housing Unit Rental units rehabilitated: 50 Household Housing Unit
3	Tenant-Based Rental Assistance	2025	2029	Affordable Housing Affordable Housing	Citywide Low/Mod Eligible	Preserve & Develop Affordable Housing	HOME: \$1,445,802	Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted Homeowner Housing Added: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services for LMI & Special Needs Populations	2025	2029	Homeless Non-Homeless Special Needs	Citywide Low/Mod Eligible	Public Services	CDBG: \$2,229,696	Public service activities other than Low/Moderate Income Housing Benefit: 12500 Persons Assisted Rental units rehabilitated: 50 Household Housing Unit
5	Effective Admin & Planning	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Effective Admin & Planning	CDBG: \$2,972,928 HOME: \$722,896 ESG: \$101,584	Other: 5

Table 50 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Public Facilities for Special Needs and LMI Populations
	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	Affordable Housing Development & Preservation
	Goal Description	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 CHDO housing development activities for LMI households.
3	Goal Name	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	Public Services for LMI & Special Needs Populations
	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 population specifically for seniors and individuals or families experiencing homelessness.

5	Goal Name	Addressing Homelessness
	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	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.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates that in the five-years of the 2025-2029 Consolidated Plan, it will assist LMI households with affordable housing activities:

Homeowner Housing Rehabilitated:

250 Household Housing Unit

Direct Financial Assistance to Homebuyers:

40 Households Assisted

Homeowner Housing Added (CHDO):

10 Household Housing Unit

Rental units constructed:

250 Household Housing Unit

Rental units rehabilitated:

50 Household Housing Unit

Tenant-based rental assistance:

75 Households Assisted

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

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The CSHA allocates part of the capital fund budget for modernizing units in our portfolio to ADA specifications. The CSHA does this to comply with the 504 obligation. The CSHA will consider the needs of individuals and families with a disability, and make any reasonable accommodation as needed.

Activities to Increase Resident Involvements

The CSHA has a Resident Advisory Board (RAB) that is open to all CSHA residents. The board is currently composed of 6 to 7 residents who set the agenda and gather other tenants to discuss housing and neighborhood concerns. CSHA supports residents in carrying out projects that enhance their neighborhoods, such as health programs, security, and access to resources. The CSHA Board also holds open meetings for tenants and the general public, providing opportunities to raise issues for discussion and to share operational decisions with the public.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

The Colorado Springs Housing Authority is not designated as troubled.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

This section will be completed upon the final draft of the city's Analysis of Impediments to Fair Housing choice that is currently in development.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

This section will be completed upon the final draft of the city's Analysis of Impediments to Fair Housing choice that is currently in development.

SP-60 Homelessness Strategy – 91.215(d)

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

The Pikes Peak Continuum of Care (CoC) helps plan and provide a full range of emergency, transitional, and permanent housing and other services to address the needs of persons experiencing homelessness in the CoC region. The CoC is made up of service providers, advocates, local government officials, and citizens who work to eliminate homelessness in El Paso County, Colorado. The CoC is governed by a Board elected by the general members of the continuum. Community Health Partnership serves as the lead agency for the CoC and assists with:

- Establishing a planning body and leadership structure for the CoC;
- Administering and operating HMIS;
- Conducting CoC planning and operations;
- Preparing the application for federal CoC Program funding.

Coordinated Entry is the primary way the CoC assesses and links individuals and families experiencing homelessness with resources. Coordinated Entry is designed to assess, assign, and assist vulnerable homeless households to CoC-funded housing programs including: permanent supportive housing, transitional housing, rapid re-housing, and other project-based housing vouchers.

Coordinated Entry operates under the authority of HUD 24 CFR 578.7(a)(8), which mandates the coordinated entry process be developed to ensure that all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred, and connected to housing and assistance based on their individual strengths and needs. For more information about Coordinated Entry see: <https://www.ppchp.org/homelessness/coordinated-entry-ce/>

The City's Homelessness Prevention and Response Coordinator coordinates with local organizations and agencies working to reduce homelessness. This helps to formalize the City's response to the homeless in Colorado Springs and gathers all the resources individuals and families experiencing homelessness into one central location.

Street outreach will continue to be a component of ESG that the HHR seeks to fund. The CoC hosts quarterly membership meetings made up of service providers, interested community members, and people experiencing homelessness discuss homeless issues, to communicate current needs and conditions of this population. Members of this group work firsthand in reaching out to those experiencing homelessness or at risk of homelessness in Colorado Springs.

Finally, the City invests in first-responder programs to assess people experiencing homelessness and connect them to resources. The Colorado Springs Fire Department Homeless Outreach Program (HOP) conducts intensive outreach work with individuals experiencing homelessness who exhibit high-acuity

behaviors. Through rapport building, needs identification, and medical and behavioral health navigation, and housing assessment, HOP increases access to healthcare and improves the quality of life for homeless individuals. The Colorado Springs Police Department Homeless Outreach Team (HOT) is a specialized patrol unit that responds to calls involving homeless individuals, provides referrals to services and resources, and enforces city ordinances to improve the health, safety and wellness of both those experiencing homelessness and the community as a whole.

The City has also continued to fund street outreach for youth.

Addressing the emergency and transitional housing needs of homeless persons

Over the next five years, the City's federal funds will be used to support programs that provide safe and decent living environments for the homeless and those at risk of homelessness. This will involve funding activities such as emergency shelter operations, shelter expansion and rehabilitation, transitional housing rehabilitation, development of permanent supportive housing, tenant-based rental assistance, and rapid re-housing. Additionally, the City will continue to provide funding to non-profit organizations that offer essential wrap-around services to individuals in shelters and transitional housing.

The City will work with homeless service providers to increase access to emergency shelter, especially during winter months. The activities to be taken to address emergency shelter needs remain and will be:

- Increase shelter capacity especially for special needs populations, including people with disabilities, elderly clients, and persons recovering from illness;
- Increase the number of nightly winter shelter beds;
- Simplify access requirements to increase entry into shelters;
- Strengthen priority placement system (Coordinated Entry) that moves clients out of shelter and into housing quickly with essential resources like case management and rental assistance to build stability.

The Springs Rescue Mission, the City's first low-barrier shelter, can provide up to 500 beds for both men and women. The Salvation Army converted their congregate shelter to a semi-congregate shelter that only serves families with children. The Salvation Army relaunched as The Family Hope Center in May of 2023 and have availability to serve 31 families at a time. They have also reduced their barriers to admission, such as sobriety requirements. In Colorado Springs, the main forms of emergency shelter for families, in addition to the limited beds at the Salvation Army, are church facilities that offer hosting. While there are day centers and support services for families experiencing homelessness, there is still a shortage of adequate shelter space for families with children and a lack of transitional and permanent housing for moving out of shelters.

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 only supports shelters that provide counseling and case management services to help homeless individuals transition to safe and stable housing using ESG and CDBG funds. These funds are available annually through a competitive process.

The City also offers administrative support using ESG funds to maintain a reliable data system (HMIS) and a robust coordinated entry process, as described above. This involves surveying clients experiencing homelessness to understand their needs and sharing this information system-wide to provide seamless care and identify and coordinate housing and supportive services. Competitive CoC and ESG funds will only be awarded to agencies that participate in HMIS and the coordinated entry process. Performance will be evaluated annually as part of the application process.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Pikes Peak Continuum of Care follows Housing First principles. Members and programs within the CoC are expected to ensure low barriers to program entry for program participants and there should be few to no programmatic prerequisites to permanent housing entry. As such, projects must allow entry to program participants regardless of their income, current or past substance use, criminal records, or history of domestic violence.

The CoC Community Standards of Care identify medical respite care as an option for patients discharged from a hospital who need additional care to recover, however, there are a limited number of beds available. Programs must also have discharge policies, including prior notice of discharge, follow-up care and appointments, aftercare instructions and discharge medications. The City also seeks out more partners who can assist people exiting the prison system to ensure housing stability and decrease recidivism. Colorado Springs Fire Department's Municipal Court Program has expanded to provide recovery navigators at the El Paso County jail to engage with individuals likely to exit to homelessness, they work to connect with individuals upon release to transport them to shelters or sober living immediately.

The City will continue to facilitate more collaboration between service providers and developers to apply for Low Income Housing Tax Credits (LIHTC) funding for permanent supportive housing for residents with chronic conditions that would otherwise be homeless.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City's strategy for addressing the housing needs of low-income families, especially those with children, includes the removal of lead from existing housing units. Lead paint testing and removal are part of the CDBG housing rehabilitation and affordable housing preservation programs. This is aimed at permanently getting rid of lead paint hazards and increasing access to housing without lead-based hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

The 2018-2022 ACS estimates that 39% of homeowner housing and 42% of renter housing in the City were built before 1980. Homes built before 1978 pose a high risk of lead-based paint hazards. Low-income households with young children are at high risk of lead-based paint hazards and many reside in these older units.

According to the Centers for Disease Control and Prevention, children under the age of 6 are at greatest risk for health problems caused by lead exposure. Exposure to lead can seriously harm a child's health and cause well-documented health effects, including damage to the brain and nervous system, slowed growth and development, learning and behavior problems, and hearing and speech problems. If any child under the age of 6 tests for lead poisoning, the City will refer the family immediately to the local health department.

The highest risk areas, where there are a majority of older homes in LMI areas are found scattered south of East and West Fillmore Street, west of North Powers Blvd., south and east of Monument Valley Freeway.

How are the actions listed above integrated into housing policies and procedures?

The City 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.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The activities in this plan work directly to reduce poverty and alleviate homelessness in the City of Colorado Springs. CDBG public service programs and public improvements are aimed at improving accessibility and quality of life for residents. CDBG and HOME funded affordable housing development and preservation programs will create and maintain living conditions that help LMI households avoid homelessness. ESG funds will fund emergency shelter operations and Rapid Rehousing activities. These funds will continue to target our most vulnerable households – seniors, disabled, very-low income households and the homeless.

The City will also devote its Public Services dollars to organizations providing critical services to families and individuals that will help them improve their health, secure stable housing, or increase their earning potential.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City coordinates housing services with activities that help reduce the number of poverty-level families in the community. This is primarily done in partnership with non-profit and for-profit housing developers by regulating income diversity in projects and mandating periods of affordability to benefit those trying to work their way out of poverty. The Consolidated Plan also acknowledges the need for both affordable rental and homebuyer opportunities. This is why the City collaborates with established land trusts, sweat-equity housing models, housing authorities, private developers, and current homeowners to create and preserve more affordable housing. We understand that stable housing is essential for people to improve their health, increase their income, and fully participate in civic life.

The City contracts with a high-capacity housing development and management company to provide a robust housing rehabilitation program for low-income families to make health and safety improvements to their homes. The program emphasizes energy efficiency to reduce housing-related costs.

The City works with the Pikes Peak Continuum of Care to make sure our ESG awards and written standards complement the programs the funds and its policies. For example, we have made participation in Coordinated Entry and the use of HMIS (homelessness database) as criteria for eligibility for ESG funding. The policies and procedures exist to ensure that there are no unnecessary barriers to service and that there is no wrong door for people experiencing homelessness to receive the shelter and services necessary to pull them out of homelessness and into stable housing.

During the five-year Consolidated Plan period, the City will select projects for funding that are designed to reduce the number of persons in poverty. The City will also collaborate with other City departments,

nonprofit service providers and local organizations that operate programs that similarly have a goal of reducing the poverty level in Colorado Springs. These actions include:

- Targeting federal resources for public improvements in low/mod neighborhoods and revitalize areas with high poverty rates;
- Funding public service programs that provide services to LMI households that provide basic needs and encourage housing stability;
- Providing assistance for special needs groups such as those with a disability, the elderly, the homeless and victims of domestic violence;
- Funding housing rehab activities for owners to maintain the condition of their homes which will protect against housing instability;
- Expand the affordable rental housing stock through new developments;
- Expand affordable homeowner housing opportunities through down payment assistance programs and CHDO housing developer activities;
- Funding homeless programs and services to help families regain self-sustainability;
- Provide direct rental assistance for individuals and families at risk of homelessness.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

An abbreviated summary of the monitoring plan for the CDBG and HOME programs are presented below. ESG Monitoring is included in the AD-25 unique grantee appendix of this plan. For an in-depth description, which could not be inserted here due to IDIS character limits, refer to the appendix of this plan.

CDBG Program Monitoring: The City will conduct onsite and/or desktop monitoring for CDBG activities carried out by subrecipients at least once every three years. Monitoring of subrecipients will be based on a number of factors to include a subrecipients risk assessment, results from last monitoring, and/or any other compliance needs or factors. . Regular desk monitoring of subrecipients occurs throughout the program year. The City will conduct an annual evaluation of its CDBG administrative processes and a subrecipient review to determine the needs for onsite/desktop monitoring. The City of Colorado Springs Subrecipient Monitoring Guide will be used by CDBG division staff to assist in HUD program monitoring activities.

The City will notify subrecipients by mail and email of the time and date for their scheduled monitoring visit. In addition, subrecipients will be notified of the program areas to be evaluated. The City's notification will include a list of documentation to be made available and the key staff of the organization that need to be present during the monitoring visit. Notification will be provided approximately four (4) weeks prior to the scheduled visit.

If there are any deficiencies or findings, recipients will have thirty days to resolve the deficiencies or findings. When reviews of all documents of corrective actions taken by the subrecipient indicate that the identified concerns or findings have been corrected to the satisfaction of the City, a letter will be mailed to the authorized official of the subrecipient and the chairperson of the governing board stating that the findings are resolved.

HOME Program Monitoring: The City will monitor annually its HOME program for compliance in four general areas:

- Program monitoring to assess the overall performance and operation of the program and to assess if the City's HOME programs and activities are carried out effectively and in compliance with current HOME rules and regulations
- Administrative and financial monitoring to assess the fiscal and administrative management of HOME funds
- Project monitoring to assess compliance with requirements related to specific HOME activities and projects (such as specific homebuyer or rental development projects), and

- Long-term monitoring to assess compliance with long-term HOME requirements that apply to HOME-assisted rental and homeownership housing after project completion.

***NOTE:** Additional Home Long-term monitoring is included in the AD-25 unique grantee appendix of this plan.

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 \$300,000 for HOME housing programs as program income. The 2025-2029 Consolidated Plan is set to begin in 2025, and the City expects to receive similar allocation amounts each year during this period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Housing Public Improvements Public Services	3,002,951	200,000	0	3,202,951	12,811,804	PY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation and program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	1,458,847	300,000	0	1,758,847	7,035,388	PY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation and program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	274,718	0	0	274,718	1,098,872	PY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation.

Table 51 - 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.

Other leveraged funds

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

Private Activity Bonds

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

Required Match

Colorado Springs complies with federal matching requirements for both HOME and ESG funds. HOME match is satisfied on an annual basis, while ESG match is required at the time of each individual award. Colorado Springs currently carries over a balance of \$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.

See Discussion for:

Low-Income Housing Tax Credits

Development Fee 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 (HHR). The requirements for HOME financing mirror many of the Colorado Housing Finance Authority's requirements, creating a natural additional source of support for successful LIHTC applicants with projects in Colorado Springs.

Development Fee Rebate Program

Lastly, the 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.

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 and LMI Populations	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Facilities & Infrastructure	CDBG: \$594,586	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
2	Affordable Housing Development & Preservation	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Preserve & Develop Affordable Housing	CDBG: \$1,537,818 HOME: \$1,312,062	Homeowner Housing Rehabilitated: 50, Renter Housing Rehabilitated 120,
3	Tenant-Based Rental Assistance	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Preserve & Develop Affordable Housing	HOME: \$289,160	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted
4	Public Services for LMI & Special Needs Populations	2025	2029	Homeless Non-Homeless Special Needs	Citywide Low/Mod Eligible	Public Services	CDBG: \$445,939	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Addressing Homelessness	2025	2029	Homeless	Citywide Low/Mod Eligible	Homeless Housing & Supportive Services	ESG: \$250,573	Homeless Person Overnight Shelter: 3000 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Other: 1
6	Effective Admin & Planning	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Effective Admin & Planning	CDBG: \$594,586 HOME: \$144,579 ESG: \$20,317	Other: 1

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Public Facilities for Special Needs and LMI Populations
	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	Affordable Housing Development & Preservation
	Goal Description	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 CHDO housing development activities for LMI households.
3	Goal Name	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	Public Services for LMI & Special Needs Populations
	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 population specifically for seniors and individuals or families experiencing homelessness.

5	Goal Name	Addressing Homelessness
	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	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 2025 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, 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 (50%)
3	CDBG: Public Services (15%)
4	CDBG: Public Facilities & Infrastructure (15%)
5	HOME: Administration (10%)
6	HOME: CHDO Reserves (15%)
7	HOME: Non-CHDO Development Activities (55%)
8	HOME: TBRA (20%)
9	ESG25: Colorado Springs Homeless Housing & Services

Table 53 - 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 this plan and the community participation and stakeholder consultation process. Through these efforts,

the City has identified five (5) 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 ConPlan'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 to provide 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 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	Effective Admin & Planning
	Needs Addressed	Effective Admin & Planning
	Funding	CDBG: \$594,585
	Description	Administration of the CDBG Program for the City of Colorado Springs throughout the 2025 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	3/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	NA
	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	Affordable Housing Development & Preservation
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	CDBG: \$1,537,819
	Description	The City will utilize 50% 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	3/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 50 Household Housing Unit Multi-Family Rehabilitation: 120 Household Housing Unit
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include: Owner-occupied housing rehab (14A)
3	Project Name	CDBG: Public Services (15%)
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	Public Services for LMI & Special Needs Populations
	Needs Addressed	Public Services
	Funding	CDBG: \$445,939
	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	3/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 2500 LMI Persons Assisted & 2500 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 publish a Notice of Funding Availability (NOFA) in spring 2025 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 and LMI Populations
	Needs Addressed	Public Facilities & Infrastructure
	Funding	CDBG: \$594,586
	Description	The City will allocate annual CDBG funds to public facility and infrastructure improvements in low/mod areas throughout the City.
	Target Date	3/31/2026
	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: Public facility improvements to homeless centers (03C), neighborhood centers (03E) and park facilities (03F).
5	Project Name	HOME: Administration (10%)
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	Effective Admin & Planning
	Needs Addressed	Effective Admin & Planning
	Funding	HOME: \$144,579
	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	3/31/2026
	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	Affordable Housing Development & Preservation
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$216,871
	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	3/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	50Rental Units Constructed
	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	Affordable Housing Development & Preservation
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$1,095,191
	Description	The City will allocate 55% of the annual HOME allocation and an estimated \$300,000 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	3/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Rental units constructed: 100 Household Housing Units
	Location Description	Citywide, eligible.

	Planned Activities	Planned activities include: 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	Affordable Housing Development & Preservation
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$289,160
	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 include but not limited to the Colorado Springs Housing Authority Silver Key Senior Services. Eligible program participants will receive direct rental assistance which will allow them to identify a home of their choosing anywhere in the City.
	Target Date	3/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Tenant-based rental assistance: 30 Households Assisted
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include: Tenant-Based Rental Assistance in partnership with subrecipients.
9	Project Name	ESG25: Colorado Springs Homeless Housing & Services
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	Addressing Homelessness
	Needs Addressed	Homeless Housing & Supportive Services
	Funding	ESG: \$270,890

Description	The City will allocate the annual ESG allocation as follows: 7.5% for general administrative expenses, 60% for homeless shelter operational support, 15% for supporting the Homeless Management Information System (HMIS) - a database system required for all ESG funded agencies, and the balance of 17.5% will be utilized for rapid re-housing and homeless prevention programs.
Target Date	3/31/2026
Estimate the number and type of families that will benefit from the proposed activities	Homeless Person Overnight Shelter: 3000 Persons Assisted Rapid Rehousing: 20 Households Assisted
Location Description	Citywide, eligible.
Planned Activities	Planned activities for ESG include: General Program Administration: 7.5% Shelter Operations: ESG - 60% Homeless Management Information System: ESG -15% Rapid Re-housing & Homeless Prevention Programs: ESG - 17.5%

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, and the strengths of applications for competitively awarded funds. CDD 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.

Community Development staff partners with various city departments and local leaders, including the City's Infrastructure Coordination Committee, Neighborhood Services, Council boards and commissions, Colorado Springs Police Department, service providers, and the Council of Neighborhoods and Organizations, to identify areas with urgent 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 54 - 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 Division will rely on a competitive process for grant funds, prioritizing those that serve the most vulnerable populations, demonstrate project readiness, and promise high-impact outcomes. Our policies and procedures in receiving applications for funds, such as the underwriting process for housing projects, the external application review committees for CDBG and ESG projects, the citizen participation opportunities, et cetera, all work together to make sure we do not 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. Data was taken from the 2018-2022 ACS. See the MA-50 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 2025. HHR's programs support an overall City-wide goal to increase the supply of affordable housing in our community by an average of 758 units each year. This goal is established by the City's commitment to accessing state funds made available by Proposition 123 and will be met by many community partners, not all utilizing HUD funding.

The goals outlined in the following tables are specific to HUD-defined programs and are meant to guide the allocation of HUD funds to support community-wide efforts to address homelessness, promote housing stability for low-income households, and increase the supply of affordable and accessible housing for disabled populations. Details of these housing goals are also detailed in the AP-20 Goals.

One Year Goals for the Number of Households to be Supported	
Homeless	6
Non-Homeless	571
Special-Needs	25
Total	62

Table 55 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	378
Rehab of Existing Units	194
Acquisition of Existing Units	0
Total	602

Table 56 - One Year Goals for Affordable Housing by Support Type

Discussion

CDBG:

Homeowner Housing Rehabilitated: 50 Household Housing Unit

HOME:

Rental units constructed: 50 Household Housing Unit

Tenant-based rental assistance: 30 Households Assisted

AP-60 Public Housing – 91.220(h)

Introduction

Colorado Springs Housing Authority (CSHA) is the largest provider of affordable housing in Colorado Springs. CSHA owns 706 units of federally funded public and senior housing, administers approximately 2,313 additional units through the federal Housing Choice Voucher Program, operates over 800 units of locally funded affordable housing not included in its public housing portfolio, is involved in approximately 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 the City of Fountain. Notably, demand for larger units, as judged by the waiting list unit size preference, suggests that the supply is drastically insufficient to meet current need, especially for two- and three-bedroom units.

The CSHA allocates part of the capital fund budget for modernizing units in our portfolio to ADA specifications. The CSHA does this to comply with our 504 obligation. The CSHA will consider the needs of individuals and families with a disability, and make any reasonable accommodation as needed.

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

The CSHA will break ground on a 9% Low Income Housing Tax Credit development, Village at Homewood Point II. 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 Colorado Springs Housing Authority encourages public housing residents to become more involved in management through the Resident Advisory Boards (RAB). RAB is open to all CSHA residents. It is currently made up of 6 to 7 residents who drive the agenda and convene other tenants to discuss housing and neighborhood issues. The CSHA assists residents in implementing projects that improve their neighborhoods such as health programs, security, and resource access. The CSHA Board also holds open meetings, open to tenants and members of the general public, for opportunities to introduce issues for discussion or to share business operation decisions with the public.

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”.

Discussion

N/A

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

Introduction

Preventing and ending homelessness continues to be a top priority for the City of Colorado Springs. The City will continue to support the Homelessness Prevention and Response Coordinator and participate in the Pikes Peak Continuum of Care (CoC).

The CoC helps plan and provide a full range of emergency, transitional, and permanent housing and other services to address the needs of persons experiencing homelessness in the CoC region. The CoC is made up of service providers, advocates, local government officials, and citizens who work to eliminate homelessness in El Paso County, Colorado. The CoC is governed by a Board elected by the general members of the continuum. Community Health Partnership serves as the lead agency for the CoC and assists with:

- Establishing a planning body and leadership structure for the CoC;
- Administering and operating HMIS;
- Conducting CoC planning and operations;
- Preparing the application for federal CoC Program funding.

HHR and the Pikes Peak CoC Governing Board collaborate on project awards to ensure the highest priorities are funded first and that the projects and programs complement each other, and do not leave out any critical eligible services.

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

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

Coordinated Entry is the primary way the CoC assesses and links individuals and families experiencing homelessness with resources. Coordinated Entry is designed to assess, assign, and assist vulnerable homeless households to CoC-funded housing programs including: permanent supportive housing, transitional housing, rapid re-housing, and other project-based housing vouchers.

Coordinated Entry operates under the authority of HUD 24 CFR 578.7(a)(8), which mandates the coordinated entry process be developed to ensure that all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred, and connected to housing and assistance based on their individual strengths and needs. For more information about Coordinated Entry see: <https://www.ppchp.org/homelessness/coordinated-entry-ce/>

The City's Homelessness Prevention and Response Coordinator coordinates with local organizations and agencies working to reduce homelessness. This helps to formalize the City's response to the homeless in

Colorado Springs and gathers all the resources individuals and families experiencing homelessness into one central location.

Street outreach will continue to be a component of ESG that the HHR seeks to fund. By expanding outreach services and ensuring that outreach teams provide consistent and compassionate engagement and can swiftly link unsheltered individuals to safe shelter and ongoing navigation support, HHR aims to help people experiencing homelessness access both short-term relief and stable housing.

The CoC hosts quarterly membership meetings made up of service providers, interested community members, and individuals experiencing homelessness to discuss homeless issues, to communicate current needs and conditions of this population. Members of this group work firsthand in reaching out to those experiencing homelessness or at risk of homelessness in Colorado Springs.

Finally, the City invests in first-responder programs to assess people experiencing homelessness and connect them to resources. The Colorado Springs Fire Department Homeless Outreach Program (HOP) conducts intensive outreach work with individuals experiencing homelessness who exhibit high-acuity behaviors. Through rapport building, needs identification, and medical and behavioral health navigation, and housing assessment, HOP increases access to healthcare and improves the quality of life for homeless individuals. The Colorado Springs Police Department Homeless Outreach Team (HOT) is a specialized patrol unit that responds to calls involving homeless individuals, provides referrals to services and resources, and enforces city ordinances to improve the health, safety and wellness of both those experiencing homelessness and the community as a whole.

The City has also continued to fund street outreach for youth.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City's federal funds will be used to support programs that provide safe and decent living environments for the homeless and those at risk of homelessness. This will involve funding activities such as emergency shelter operations, shelter expansion and rehabilitation, transitional housing rehabilitation, development of permanent supportive housing, tenant-based rental assistance, and rapid re-housing. Additionally, the City will continue to provide funding to non-profit organizations that offer essential wrap-around services to individuals in shelters and transitional housing.

The City will work with homeless service providers to increase access to emergency shelter, especially during winter months. The activities to be taken to address emergency shelter needs remain and will be:

- Increase shelter capacity especially for special needs populations, including people with disabilities, elderly clients, and persons recovering from illness;
- Increase the number of nightly winter shelter beds;
- Simplify access requirements to increase entry into shelters;

- Strengthen priority placement system (Coordinated Entry) that moves clients out of shelter and into housing quickly with essential resources like case management and rental assistance to build stability.

The Springs Rescue Mission, the City's first low-barrier shelter, can now provide up to 300 beds in winter for both men and women. The Salvation Army converted their congregate shelter to a semi-congregate shelter that only serves families with children. The Salvation Army relaunched as The Family Hope Center in May of 2023 and have availability to serve 31 families at a time. They have also reduced their barriers to admission, such as sobriety requirements. In Colorado Springs, the main forms of emergency shelter for families, in addition to the limited beds at the Salvation Army, are church facilities that offer hosting. While there are day centers and support services for families experiencing homelessness, there is still a shortage of adequate shelter space for families with children and a lack of transitional and permanent housing for moving out of shelters.

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 only supports shelters that provide counseling and case management services to help homeless individuals transition to safe and stable housing using ESG and CDBG funds. These funds are available annually through a competitive process.

The City also offers administrative support using ESG funds to maintain a reliable data system (HMIS) and a robust coordinated entry process, as described above. This involves surveying all clients experiencing homelessness to understand their needs and sharing this information system-wide to provide seamless care and identify and coordinate housing and supportive services effectively. Competitive CoC and ESG funds will only be awarded to agencies that participate in HMIS and the coordinated entry process. Performance will be evaluated annually as part of the application process.

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.

The Pikes Peak Continuum of Care operates on a Housing First policy. Housing First is a programmatic and systems approach that centers on quickly providing people who are homeless with housing and then providing services as needed. Members and programs within the CoC are expected to ensure low barriers

to program entry for program participants and there should be few to no programmatic prerequisites to permanent housing entry. As such, projects must allow entry to program participants regardless of their income, current or past substance use, criminal records, or history of domestic violence.

The CoC Community Standards of Care includes an option for patients to choose medical respite care after being discharged from a hospital. Programs must also have discharge policies, including prior notice of discharge, follow-up care and appointments, aftercare instructions and discharge medications. The City also seeks out more partners who can assist people exiting the prison system to ensure housing stability and decrease recidivism.

The City will continue to facilitate more collaboration between service providers and developers to apply for Low Income Housing Tax Credits (LIHTC) funding for permanent supportive housing for residents with chronic conditions that would otherwise be homeless.

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

Introduction: This section will be completed upon the final draft of the city’s Analysis of Impediments to Fair Housing choice that is currently in development.

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

This section will be completed upon the final draft of the city’s Analysis of Impediments to Fair Housing choice that is currently in development.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

Technology - The Housing and Homelessness Response Department will continue utilizing the digital tools for outreach and engagement we learned during the pandemic shutdown that have increased accessibility and convenience for resident engagement, including for those needing closed captioning, language interpretation, and accessibility by cell phone. Since 2022 our public meetings have been hybrid (with in person and virtual participation options) and participation has increased. Staff will continue to work with our City Communications Department and Office of Accessibility on inclusive participatory practices, including creating accessible documents.

Relationships - This year, the Department will continue and maintain collaborative relationships with other departments/organizations that were established in the last few years, such as:

- City's Long Range Planning Division, by providing staff support on the two ongoing area plans for multiple low-income neighborhoods in Southeast and Westside Colorado Springs.
- Family Services Collaboration, a group of local nonprofit organizations working together to improve services, coordinate engagement and advocate for vulnerable families with children.
- El Paso County Public Health and Colorado Department of Public Health and Environment, for public health initiatives and updates to promote health equity among vulnerable populations.
- Kaiser Permanente, health provider and funder of catalytic programs in the service of affordable housing policy change
- Homeless Union to develop positive relationships, improve understanding of homelessness, and invite their ideas for solutions to incorporate into future plans to address homelessness.
- State legislators to discuss housing and land use policies.
- Local philanthropies to help them understand affordable housing finance and homelessness gaps.
- State funding agencies, who provide competitive grant funding for key City housing initiatives.
- Neighborhood leaders and residents, who provide valuable feedback on local housing and land use policies, as well as neighborhood-level needs.

Actions planned to foster and maintain affordable housing

Developing and maintaining an adequate supply of affordable housing continues to be a high priority need

in the community.

In 2025, HHR plans to take the following actions:

- HRR will be completing a housing needs assessment with a consultant team consisting of Matrix Design Group and local economist Dr. Tatiana Bailey. This assessment will review in detail the housing needs of our community based on economic projections, the influence of the military, and other factors. The Department anticipates the completion of this assessment by the end of July. The assessment will include data analysis, a housing action plan, displacement mitigation data and action plan, and an interactive data dashboard.
- In partnership with the Planning Department, implement the Mayor's strategic plan initiatives focused on Housing Solutions. These include:
 - **OBJECTIVE 3.1:** Develop and implement a comprehensive housing strategy that refines the City's approach to meeting the community's needs.
 - **3.1A** Complete Housing Needs Assessment & Action Plan
 - **3.1B** Develop an action plan for implementing recommendations.
 - **OBJECTIVE 3.2:** Optimize processes and support land use practices to effectively address housing challenges.
 - **3.2A** Advocate for construction defects legislation that supports an increase in condominium construction.
 - **3.2B** Revise unified development code to allow accessory dwelling units
 - **3.2C** Create toolkit to provide a clear understanding of the planning and permitting process required to develop an ADU
 - **3.2D** Complete Annex COS, the City's updated annexation plan
 - **OBJECTIVE 3.3:** Identify and secure funding for housing incentives, programs, and resources to support housing attainability
 - **3.3A** Develop educational materials highlighting availability of Prop123 funding
 - **3.3B** Identify and promote information on funding opportunities
 - **OBJECTIVE 3.4:** Leverage diverse partnerships to implement housing solutions.
 - **3.4A** Assess housing partner landscape and identify capacity needs.
 - **3.4B** Promote the growth of local housing partners' capacity through federal support and technical assistance
 - **OBJECTIVE 3.5:** Support innovative approaches to housing construction that adapt to evolving community needs.
 - **3.5A** Define innovative methods.
 - **3.5B** Explore a process for developers and companies to introduce innovative building techniques, products, or programs.
 - **OBJECTIVE 3.6:** Foster diverse development and enhance neighborhood character to support household and neighborhood vitality
 - **3.6A** Complete Historic Resource Survey Plan to identify neighborhoods that contain historic resources.
 - **3.6B.** Consider additional areas within the City for historic preservation overlays.
 - **3.6C** Initiate 5-year update to PlanCOS and vibrant neighborhood chapter.

- **3.6D** 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 sewer and water lines, hot water heaters, furnaces, and electrical systems. Failure of these building systems is often costly and can lead to housing instability.
- Monitor the successes of the new land use policies in RetoolCOS, adopted in 2023, that allow for multiple housing types in as many areas of the city as possible.
- Explore opportunities to introduce CDBG funded homeownership programs and opportunities to the community.
- Continue to administer multi-year agreement with a Greccio Housing LLC to rehabilitate their existing multi-family housing inventory, in need of significant repairs.
- Continue issuance of Private Activity Bonds (PABs) for affordable housing financing.
- Continue to collaborate with the City Planning Department to provide private developers with information intended to minimize involuntary displacement of low- to moderate-income households.
- Provide funding for acquisition/rehabilitation projects to increase the number of affordable rental units.
- Provide gap funding for new construction projects to increase the number of affordable rental units.
- Commit a portion of the Department's HOME-ARP funds allocated from the 2021 American Rescue Plan, to plan and build affordable rental housing.
- HOME TBRA – the City will continue its pilot senior displacement program with Silver Key, which uses TBRA funds to help senior renters keep or obtain affordable rental housing. The Department also is planning to select an additional subrecipient to run an additional TBRA 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 HHR'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. HHR 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.

In order to ensure compliance with HUD's Lead Safe Housing Rule, a senior staff person with extensive construction experience oversees this effort. HHR's goal is to increase the number of hazard-free, affordable housing units available in the community.

Actions planned to reduce the number of poverty-level families

Our CDBG, ESG, and HOME funds will continue to target our most vulnerable households – seniors, individuals with disabilities, and very low-income households – via the following programs in 2025:

- 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
 - Create a solutions-based street outreach program
 - Facilitate improved coordination between shelters and individuals with high medical acuity needs
 - Provide stabilization services for ELI and VLI households who are in housing
 - Expand employment opportunities for those who are exiting homelessness
 - Partner with the community to provide digital literacy courses to those exiting homelessness.
 - Provide additional rapid rehousing, permanent supportive housing, and housing to serve ELI and VLI households.
- CDBG Public Services: Successful applicants for these funds will prioritize wraparound services and case management to help clients increase income and/or achieve housing stability.
- CDBG Affordable Housing: rehabilitate homes of low-income homeowners to improve health outcomes and prevent displacement; assist in rehabilitating existing multifamily housing, in partnership with a local non-profit, to preserve it as affordable housing and ensure the continued safety of its residents.
- ESG: Successful applicants for Homelessness Prevention and Rapid Rehousing funds will prioritize wraparound services and case management to help clients increase income to create housing stability.
- HOME Affordable Housing: gap financing for development of multi-family rental projects serving very low- and extremely low-income households.
- The WorkCOS program employs individuals who are living in shelters or transitional housing. Currently, the City employs two teams of four individuals. The WorkCOS team performs median maintenance clean ups. This program provides the opportunity to become permanently employed by the City of Colorado Springs with a living wage and benefits. Thus far 4 individuals have been hired for permanent positions, many others have found sustainable work thanks to this program. In 2023, 6 Work COS participants moved into their own housing! Work COS is

working to expand to other departments in 2024, such as IT and Fleet Services.

- Council of Neighbors and Organizations' (CONO) Neighborhood University – HHR contributes to training and information sharing for this program that develops leadership and empowerment among residents to advocate for neighborhood solutions.

Actions planned to develop institutional structure

HRR 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 2025, HRR 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 HHR staff member.
- Offer more application workshops and technical assistance for subrecipient staff on compliance with HUD regulations and reporting requirements.
- Use monitoring to engage subrecipients on improvements to program delivery, policy documents, and best practices.
- Provide subrecipient resources on the City's website.
- Continue cooperation between the Economic Development, Public Works, and Parks, Recreation, and Cultural Services Departments.
- Participate in fair housing coordination.
- Create fact sheets on local accomplishments for state and federal representatives.
- Collaborate with local agencies including the local hospital systems to address the need for high medical need shelter beds.
- Work 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.
- Council of Neighbors and Organizations' (CONO) Neighborhood University – HHR contributes to training and information sharing for this program that develops leadership and empowerment among residents to advocate for neighborhood solutions.
- Leverage funding to incentivize coordination and cross-training of housing navigators.
- Collaborate with Housing Navigators Network to create a resource guide for landlords to address their concerns with renting to households with emergency housing vouchers, Section 8, and other assistance.
- Leverage the data collected from the Mayor's Community Surveys to inform community outreach

and strategic deployment of funds.

- .
- Work with members of the City's Community Development Advisory Committee (CDAC) to 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.
- 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 is very connected to the community it serves. Staff serve as ex officio board member of the Pikes Peak Continuum of Care. This representation promotes efficient use of resources to address high priority needs related to homelessness identified in the Consolidated Plan, while also educating HHR staff on the frontline needs of service providers.

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

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

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

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

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

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

or events:

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

Program Specific Requirements

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

Introduction:

This section describes the program specific requirements for the CDBG, HOME and ESG programs.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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(l)(2)**

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

Not applicable.

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

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

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

Homeownership assistance HOME amount per-unit / Minimum period of affordability in years

Under \$15,000 / 5 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”).

For initial eligibility, the households must have an annual income, as defined in Section 6 of the Scope of Services, of fifty percent (50%) or less of area median income (“AMI”) in effect at that time prior to receiving assistance. 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)).**

N/A

- 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 PJ 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. The City does not discriminate and provides equal access to all eligible 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:

- Client entry begins with the subrecipient service provider.
- Providers administer the housing survey (VI-SPDAT is the common assessment tool)
- Survey data is entered into HMIS and vulnerability score is generated.
- Case conferencing (coordinated entry) is scheduled weekly (if a housing resource is available)
- Client lists pulled from HMIS based upon available housing resources (Different vulnerability scores are tied to different levels of housing resources. Housing resources are submitted by providers with the resource along with the eligibility for the specific resource.)
- Client is matched with appropriate available resource.
- Client is located and further eligibility for available resource is verified by the subrecipient agency.
- If client remains eligible for resource, client is referred to the housing resource

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

The 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 2024, ESG grant funds will be allocated as follows:

- A Notice of Funding Availability (NOFA) will be made available notifying agencies of the opening of the competitive grant application for ESG funds. Application materials and open office hours will accompany the application for agency applicants.
- After applications are received the next steps will be undertaken to determine award: Internal HHR application review: This will include eligibility review, base compliance, and risk assessment scoring. External application review (composed of members of the community, persons with live experience of homelessness, CoC Staff, and HHR staff). This will include online application scoring through Neighborly software platform, committee discussion and ranking, and final recommendations. Final assessment of internal and external scores and comments to determine ESG grant awards. In addition

to the above application review, respondents will be evaluated (both internally and externally) on their ability to adhere to the Written Standards for ESG assistance and the CoC Strategic Plan, past performance, and planned outcomes. Once final assessment and determinations are complete, all applicants will be notified of their approval or denial of their ESG grant application.

- Emergency Shelter Operations and Street Outreach: No more than 60% of the entitlement award will be allocated for emergency shelter operations and street outreach combined.
 - Homeless Management Information Systems (HMIS): If requested, HMIS funds will be made available to Community Health Partnership, the HMIS administrator and sole source manager of the 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.**

HHR 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 Homelessness Prevention and Response team has prioritized obtaining feedback from persons with lived or living experiences of homelessness and engaging them to create new solutions. In addition, the City's Community Development Advisory Committee includes representation of people with lived experience with homelessness.

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

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

5. Describe performance standards for evaluating ESG.

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

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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