

# Executive Summary

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

### 1. Introduction

#### Introduction

Since 1974, federal Community Development Block Grant (CDBG) Program has provided a flexible source of annual funding to communities nationwide. The CDBG program offers local governments, in conjunction with citizen participation, the opportunity to address a wide range of unique community development needs.

#### Federal CDBG Goals

Federal law requires that these housing and community development grant funds primarily benefit low- and moderate-income persons in accordance with the following U.S Department of Housing and Urban Development (HUD) goals:

Provide Decent Affordable Housing,

Establish & Maintain Suitable Living Environments and

Expand Economic Opportunities.

#### County CDBG Goals

El Paso County's CDBG goals are consistent with the federal CDBG goals and the County's Strategic Plan. The County's CDBG goals aim developing viable communities by ensuring a range of affordable housing choices, supporting necessary services, strengthening the local economy and mobilizing community resources to enhance collaboration and community partnerships. Additionally, the County's CDBG program aims to provide effective and efficient planning and program administration.

The approach that the County will take in meeting its goals are not singular, rather it is a comprehensive and holistic approach that realizes that all housing, community and economic development elements are interconnected. Meeting the needs of the community must be looked at as a whole in order to create a vibrant community, a vigorous economy and a healthy environment. This document, the Consolidated Plan, will assist the County in defining its CDBG program goals and strategies for attaining those goals. Specifics about the County's strategies and goals are noted below and throughout the Plan.

## What is a Consolidated Plan?

The El Paso County Consolidated Plan (the Plan) is a collaborative five year planning document that identifies housing, community and economic development needs throughout the County, particularly for low- to moderate-income residents. The Plan outlines available resources and programs, and establishes a strategy for prioritizing and addressing needs. In addition, it sets forth goals, objectives and measurable outcomes for the County's CDBG performance. The Plan emphasizes strategic planning and citizen participation in a comprehensive context that reduces duplication of effort at the local level.

The Plan ultimately establishes a unified vision for housing, community and economic development actions and it offers local jurisdictions the opportunity to shape various development programs into effective, coordinated neighborhood and community development strategies.

## Lead Agency

The County, through its Economic Development Division will act as the lead agency for the El Paso County CDBG Program as well as for the development of the Consolidated Plan. The El Paso County 2017-2021 Consolidated Plan was prepared in accordance with Sections 91.100 through 91.230 of the U.S. Department of Housing and Urban Development's Consolidated Plan regulations.

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

After much analysis throughout the Assessment of Fair Housing, Needs Assessment, Market Analysis and Strategic Plan sections of the Consolidated Plan, thirteen high priority needs with accompanying goals and strategies addressing the needs were developed. Please note the needs, goals and strategies below.

### **AFH1 (Transportation Access)**

**AFH1: Improve access to transportation services and infrastructure, remove impediments to mobility and increase access to opportunities.**

Utilize CDBG allocation to annually fund one activity per year related to transportation accessibility which will serve to strengthen regional collaboration and transportation connections that increase access to opportunity.

The final milestone will be having funded five transportation accessibility activities by the end of the 2021 program year.

## **AFH2 (Affordable Housing Units)**

**AFH2: Assist in the development of additional publicly supported affordable housing units in areas of opportunity**

Facilitate activities that assist in the development of additional affordable housing units.

The final milestone will be to assist with the development of 100 units by the end of the 2021 program year. Special attention will be made to ensure that these units are in environmentally healthy neighborhoods with greater access to opportunities.

## **AFH3 (Housing Rehabilitation)**

**AFH3: Rehabilitation of pre-existing housing inventory to increase affordable, accessible housing choices**

Utilize CDBG allocation to annually fund activities that rehabilitate income-eligible, owner occupied housing and publicly-supported housing to increase the number of accessible units.

The final milestone will be to rehabilitate 25 units by the end of the 2021 program year.

## **AFH4 (Fair Housing Education)**

**AFH4: Increase fair housing education, outreach and enforcement**

El Paso County CDBG staff will regionally coordinate semi-annual fair housing outreach and educational opportunities.

The final milestone will be to coordinate 10 fair housing events by the end of the 2021 program year. Additionally, El Paso County will set the goal of increasing participant attendance by 10% each year.

## **HM1 (Prevent Homelessness)**

**HM1: Prevent homelessness**

Utilize CDBG allocation to fund activities that assist eligible residents who are experiencing homelessness.

The type of assistance may vary depending upon an individual's position on the homeless continuum, but the final milestone will be assisting at least 500 homeless residents by the end of the 2021 program year.

## **HM2 (PSH)**

**HM2: Help those that are experiencing homelessness move quickly into permanent or permanent supportive housing, with specific focus on serving veterans, youth, and families with children**

Utilize CDBG allocation to fund activities that assist eligible residents who are experiencing homelessness.

The type of assistance may vary depending upon an individual's position on the homeless continuum, but the final milestone will be assisting at least 500 homeless residents by the end of the 2021 program year.

## **HM3 (Emergency Housing Assistance)**

**HM3: Increase the availability of emergency assistance**

Utilize CDBG allocation to fund activities that assist eligible residents who are experiencing homelessness.

The type of assistance may vary depending upon an individual's position on the homeless continuum, but the final milestone will be assisting at least 500 homeless residents by the end of the 2021 program year.

## **SN1 (Special Needs Housing)**

**SN1: Help special needs residents obtain housing and remain housed while living independently as they choose**

Utilize CDBG allocation to fund activities that assist special needs residents with housing needs. The final milestone will be assisting 50 special needs residents with housing assistance by the end of the 2021 program year.

## **SN2 (ADA)**

**SN2: Reduce accessibility barriers (ADA compliance)**

Utilize CDBG allocation to fund activities that reduce accessibility barriers and help with ADA compliance.

The final milestone will be providing CDBG assistance to five public facility/infrastructure activities that address physical accessibility barriers by the end of the 2021 program year.

**CD1 (Improve Infrastructure)**

**CD1: Improve infrastructure to foster accessible and livable neighborhoods and improve access to public amenities**

Utilize CDBG allocation to improve infrastructure which fosters accessible and livable neighborhoods and improves access to public amenities.

The final milestone will be providing CDBG assistance to five infrastructure activities in a qualifying low to moderate income area (LMA) by the end of the 2021 program year.

**CD2 (Improve Facilities)**

**CD2: Develop or improve facilities that provide services to low- to moderate income residents and special needs populations**

Utilize CDBG allocation to develop or improve facilities that provide services to low- to moderate income residents and special needs populations.

The final milestone will be providing CDBG assistance to five public facility activities that provide services for low- to moderate income residents and special needs populations by the end of the 2021 program year.

**CD3 (Improve Access to Services)**

**CD3: Provide for and improve access to services to stabilize living situations and enhance quality of life, particularly for seniors, youth, and special needs populations**

Utilize CDBG allocation to provide for and improve access to services to stabilize living situations and enhance quality of life, particularly for seniors, youth, and special needs populations.

The final milestone will be assisting 1,000 residents (with particular focus on seniors, youth, and special needs populations) by the end of the 2021 program year.

#### **CD4 (Expand Economic Opportunities)**

##### **CD4: Expand economic opportunities for low- to moderate income residents**

Utilize CDBG allocation to expand economic opportunities for low- to moderate income residents.

The final milestone will be assisting 200 residents with employment training by the end of the 2021 program year.

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

In evaluating past performance, CDBG program staff were able to determine the following:

-Subrecipients of infrastructure activity dollars were generally pleased with the results and sought funding again in subsequent years

-Subrecipients of public facility activity dollars were generally pleased with the results, but typically did not seek similar funding in subsequent years

-Subrecipients of the public service activity dollars were generally pleased with the results, but some subrecipients found the programs to be too onerous in tracking clientele, particularly with activities pertaining to homelessness. Even with technical assistance from CDBG staff, some subrecipients have chosen to only apply for CDBG funding intermittently, as a form of last resort funding when trying to expand services.

Feedback from subrecipients has helped the El Paso County CDBG Program develop a deeper understanding of which projects are the most mutually beneficial for all parties involved.

### **4. Summary of citizen participation process and consultation process**

It is the policy of El Paso County to ensure adequate citizen involvement in the planning, implementation, and evaluation of its housing and community development programs. El Paso County has developed this Citizen Participation Plan in an effort to encourage citizen participation in the

Community Development Block Grant (CDBG) Program, specifically in the Assessment of Fair Housing, Consolidated Plan, Annual Action Plan and Consolidated Annual Performance and Evaluation Report.

This Citizen Participation Plan is prepared and implemented in accordance with the guidance provided in U.S. Department of Housing and Urban Development (HUD) Regulations 24 CFR Part 91.105.

It is the intent of El Paso County to encourage and facilitate the participation of all citizens in the development of the Assessment of Fair Housing, Consolidated Plan, Annual Action Plan, any substantial amendments to the plans and the performance report.

Additionally, the County encourages involvement of protected classes, low- and moderate-income persons, and those living in blighted areas where federal funding is proposed to be used. The County also welcomes the participation of minority populations, non-English speaking persons and persons with disabilities.

Consultations, direct mailings/emails and other contact will be made with local and regional organizations that serve those in protected classes, or that provide assisted housing, health services, and social services, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

Furthermore, consultations will be made with public housing authorities operating within the El Paso County jurisdiction. During the consultation process, coordinated emphasis will be made to achieve comprehensive community development goals and ensure strategies and actions are taken to affirmatively further fair housing. Moreover, local and regional fair housing organizations and enforcement agencies will be consulted.

### **Public Hearings**

Public hearings will be held at least twice per year at key stages of the process to obtain the public's views and to provide the public, to the greatest extent possible, with responses to their questions and comments. The County holds public hearings to obtain input regarding community needs during the development of the Assessment of Fair Housing and Consolidated Plan; to review proposed uses of the funds in each Annual Action Plan; and to review program performance in the Consolidated Annual Performance and Evaluation Report.

El Paso County will hold at least two public hearings prior to the submission of the Assessment of Fair Housing, Consolidated Plan and/or Annual Action Plan to HUD.

The initial public hearing will be held before the Assessment of Fair Housing, Consolidated Plan and/or Annual Action Plan is published for comment. This will be both an informational session and an opportunity for citizens to comment on the housing and community development needs in the County. An overview of the CDBG program will be discussed, including the amount of funding anticipated

benefiting low- to moderate-income persons and a review of the eligible activities. Pertinent planning data, including, but not limited to, U. S. Department of Housing and Urban Development provided maps and data will also be made available. These initial public meetings will be held in a variety of geographic locations and at varying times to broaden efforts to ensure access for all.

An additional public hearing will occur during the thirty (30) day comment period for the draft Assessment of Fair Housing, Consolidated Plan and/or Annual Action Plan. There will be a review of the draft and attendees will be given an opportunity to comment on the proposed plan. These comments will be incorporated into the final plan to the maximum extent possible and will also include the County's response to the comments.

A formal public notice will be published in a newspaper of general circulation in the area at least fifteen (15) days prior to such public hearings. A public notice will also be posted at the County Office Building and in other places frequented by the public, especially low-and moderate-income persons and persons benefiting from or affected by proposed CDBG activities. Information regarding the times and locations of public meetings can also be accessed on the County's web page at [www.elpasoco.com](http://www.elpasoco.com). Additionally, direct outreach to local and regional organizations that serve those in protected classes, assisted housing providers, public housing agencies, social service agencies, and advocacy groups, as well as their beneficiaries, will be utilized to broaden the efforts to provide notification.

Hearings will be held at times and locations convenient to potential and actual beneficiaries with accommodation for the handicapped. If non-English speaking or hearing impaired residents request assistance to participate in a public hearing, the County will make arrangements to have an interpreter present given reasonable advanced notice. Instructions for making such request will be outlined in the public notice.

### **Public Comment**

The draft Assessment of Fair Housing, Consolidated Plan and/or Annual Action Plan will be made available for public comment for a minimum of thirty (30) days. A notice of the public comment period, the locations where the plan is available for review, and a summary of the plan will be published in a newspaper of general circulation and will also be posted at the County Office Building and in other places frequented by the public, especially low- and moderate-income persons and persons benefiting from or affected by proposed CDBG activities. The notice of the public comment period, as well as the draft, will be posted on the County's website at [www.elpasoco.com](http://www.elpasoco.com). Additionally, direct outreach to local and regional organizations that serve those in protected classes, assisted housing providers, public housing agencies, social service agencies, and advocacy groups, as well as their beneficiaries, will be utilized to broaden the efforts to notify all.

A reasonable number of free copies of the plan will be available upon request by calling or visiting the County's Budget and Economic Development Office during regular business hours. During the comment period, at least one public hearing will be held.

A summary of the written and/or oral comments and the response to those comments will be included in the Assessment of Fair Housing, Consolidated Plan and/or Annual Action Plan.

### **Plan Approval**

The draft Assessment of Fair Housing, Consolidated Plan and/or Annual Action Plan will be presented to the Board of County Commissioners for approval before it is submitted to HUD. The presentations will be made during regularly scheduled Board meetings which are open public meetings and broadcast live.

### **Consolidated Plan and Annual Action Plan Amendments**

In the event that substantial amendments to the Assessment of Fair Housing, Consolidated Plan and/or Annual Action Plan are found necessary, a notice will be published by the same procedures indicated above for a thirty (30) day comment period and a public hearing. Any written or oral comments received will be considered and a summary will be attached to the substantial amendment of the Assessment of Fair Housing, Consolidated Plan/ and or Annual Action Plan.

A substantial amendment shall be defined as any one or more of the following:

1. A change in the fair housing goals in the Assessment of Fair Housing Plan,
2. Any addition or deletion of the established priorities or activities described in the Consolidated Plan/ and or Annual Action Plan,
3. Any change in the purpose, location or beneficiaries of an identified project or activity,
4. A change in the scope of an activity, such that there is a 20 percent increase in the amount of money allocated to an activity.

### **Annual Performance Reports**

El Paso County will prepare a performance report for submission to HUD on an annual basis which is due within ninety (90) days of the close of the program year. This report, called the Consolidated Annual Performance and Evaluation Report (CAPER), shall be made available at the County's Budget and Economic Development Office, on the County's web page at [www.elpasoco.com](http://www.elpasoco.com), and made available at public buildings in all participating municipalities for review by the public for no less than fifteen (15) days before the County submits the report to HUD. The availability of the document for review and the comment period will be published in a newspaper of general circulation in the area and at the County Office Building, on the County's web page at [www.elpasoco.com](http://www.elpasoco.com) and in other places frequented by the public; this notice will include a statement that directs all comments to the County. All comments received will be reviewed by El Paso County and a written response will be made to each citizen submitting a comment within fifteen (15) days of receipt. A summary of the comments and responses will be included with the performance report.

### **Technical Assistance**

El Paso County will gladly offer technical assistance to groups representative of protected classes and persons of low-and moderate-income when requested. The technical assistance includes, but is not limited to, developing potential proposals for funding, and information regarding the CDBG program, such as the rules, regulations and eligible activities.

### **Residential Anti-Displacement & Relocation Plan**

In the spirit of improved accountability of jurisdictions to the public and in compliance with the terms of the law, the County has adopted a Residential Anti-Displacement and Relocation Assistance Plan in order to minimize the displacement of persons from their homes to the maximum extent possible. In the event that an occupied dwelling must be acquired and demolished as a result of the use of these federal dollars, the County will comply with the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, as well as any other relocation regulations imposed by HUD. A complete version of the Residential Anti-Displacement and Relocation Assistance Plan is available at the County's Budget and Economic Development Office and on the County's website at [www.elpasoco.com](http://www.elpasoco.com).

### **Access to Records and Information**

Citizens, public agencies, and other interested groups will be given reasonable and timely access to the Assessment of Fair Housing, Consolidated Plan, Annual Action Plans as adopted, substantial amendments, the performance report, and other information and records regarding the Consolidated Plan and use of funding during the preceding five (5) years. Records are retained at the County's Budget and Economic Development Office located at 200 S. Cascade, Suite 150, Colorado Springs, CO 80903. Reasonable and timely access is considered at least a 24 hour notice for a request to access the above records during regular office hours.

Information regarding the amount of assistance that the El Paso County CDBG program expects to receive (including any grant funds or program income) and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low-and moderate- income will be made available on the County's webpage and in an informational CDBG brochure. This brochure is updated annually and is available to citizens, public agencies, and other interested parties during public hearings, in various public locations throughout the County and on the County's webpage.

### **Complaints**

Written complaints from the public about the County's citizen participation process, the Assessment of Fair Housing, Consolidated Plan, Annual Action Plan, any amendments and the Consolidated Annual Performance and Evaluation Report will receive careful consideration and will be answered in writing within fifteen (15) working days of receipt of the complaint. If the complainant is unable to file a complaint due to disability, alternative filing methods will be allowed. Written complaints should be sent

to the attention of the El Paso County CDBG Community Development Specialist, 200 S. Cascade, Suite 150, Colorado Springs, CO 80903.

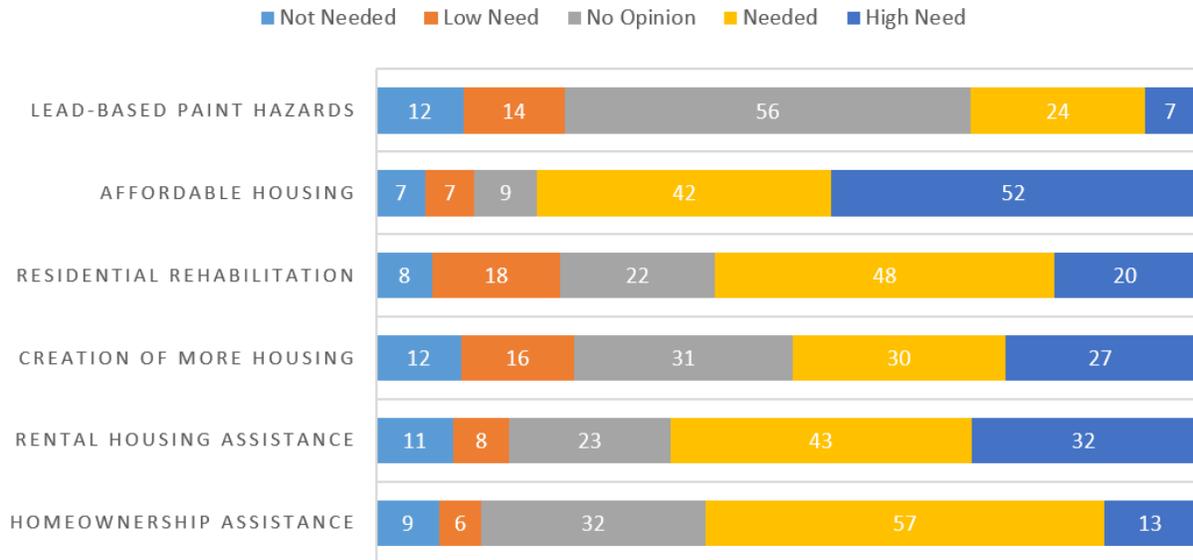
### 5. Summary of public comments

Please see the uploaded images for a summary of public comments from the survey conducted in late 2016; additionally, review the Citizen Participation section of the Consolidated Plan for a comprehensive summary on public comments.



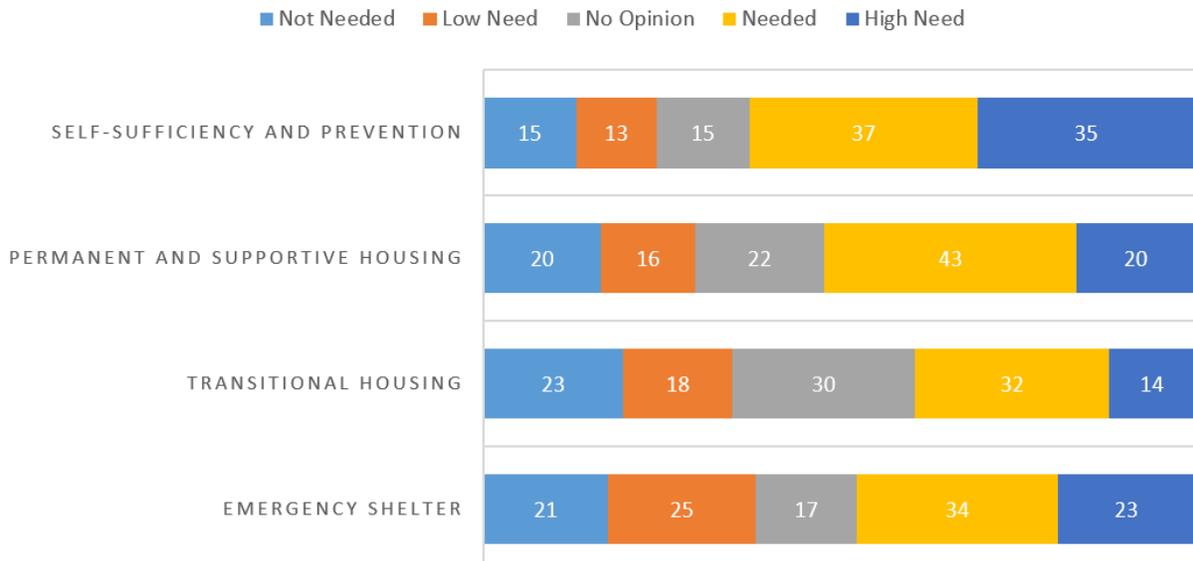
Question 8 Chart

## Q9. PLEASE RATE THE FOLLOWING HOUSING NEEDS IN YOUR AREA



**Question 9 Chart**

## Q10. PLEASE RATE THE FOLLOWING HOMELESSNESS SERVICE NEEDS IN YOUR AREA



**Question 10 Chart**

## Q11. PLEASE RATE THE FOLLOWING INFRASTRUCTURE NEEDS IN YOUR AREA

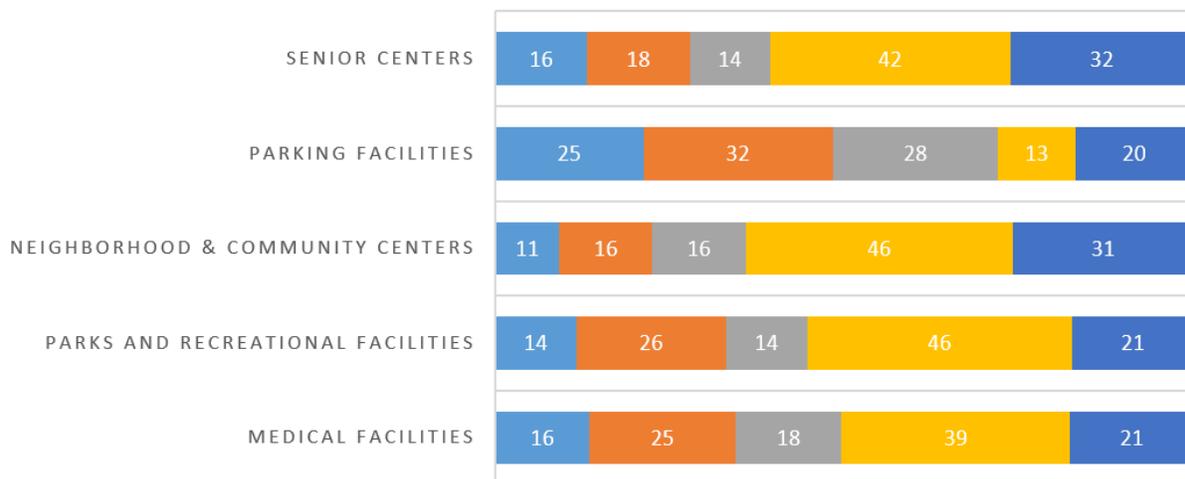
■ Not Needed ■ Low Need ■ No Opinion ■ Needed ■ High Need



Question 11 Chart

## Q12. PLEASE RATE THE FOLLOWING TYPES OF PUBLIC FACILITY NEEDS IN YOUR AREA

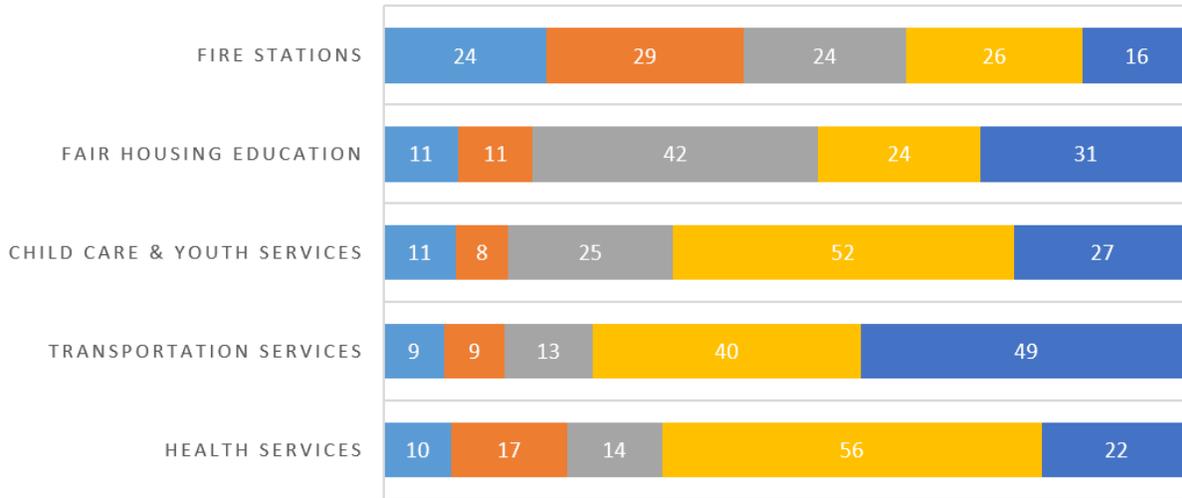
■ Not Needed ■ Low Need ■ No Opinion ■ Needed ■ High Need



Question 12 chart

## Q13. PLEASE RATE THE FOLLOWING PUBLIC SERVICE NEEDS IN YOUR AREA

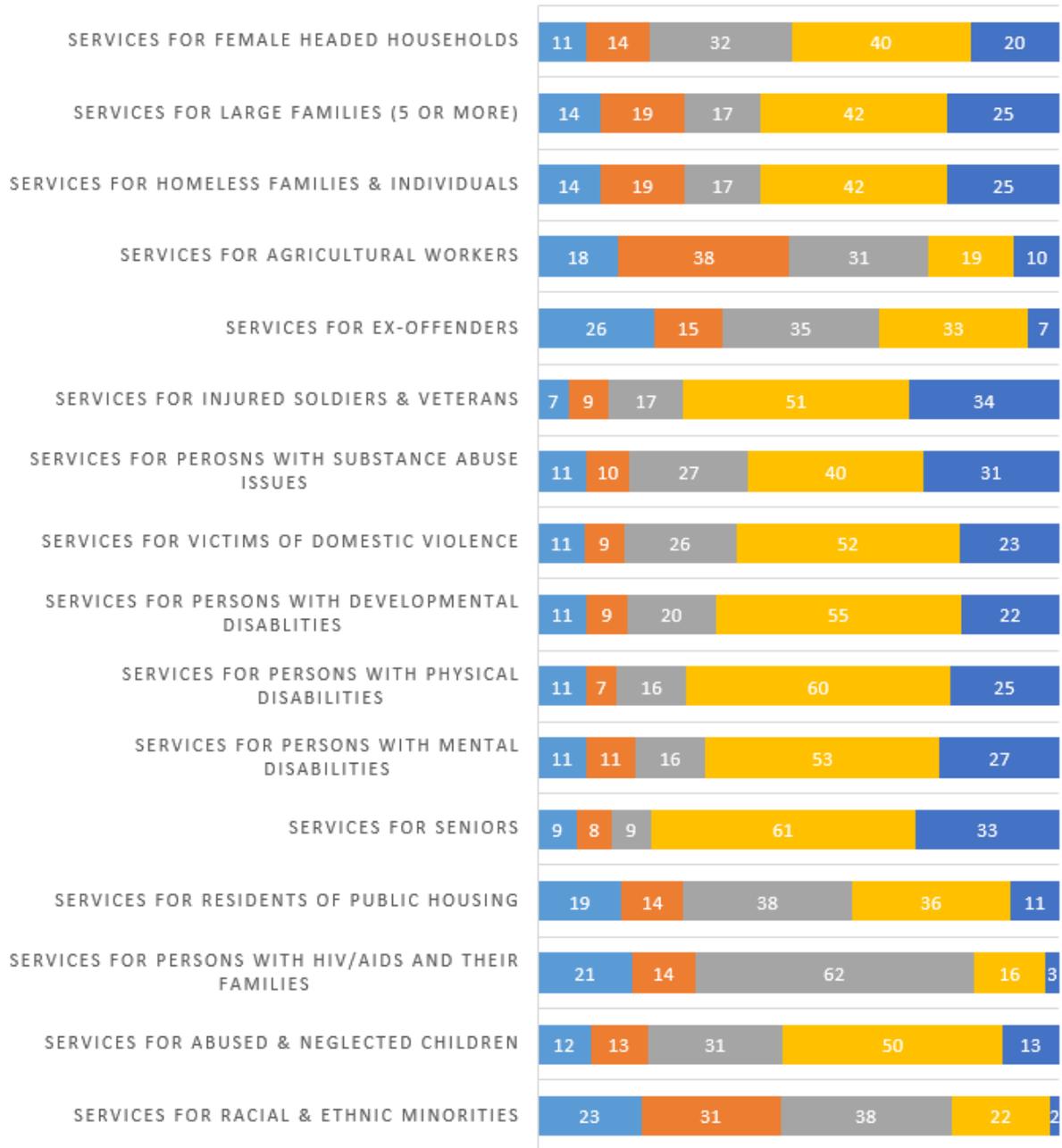
■ Not Needed   
 ■ Low Need   
 ■ No Opinion   
 ■ Needed   
 ■ High Need



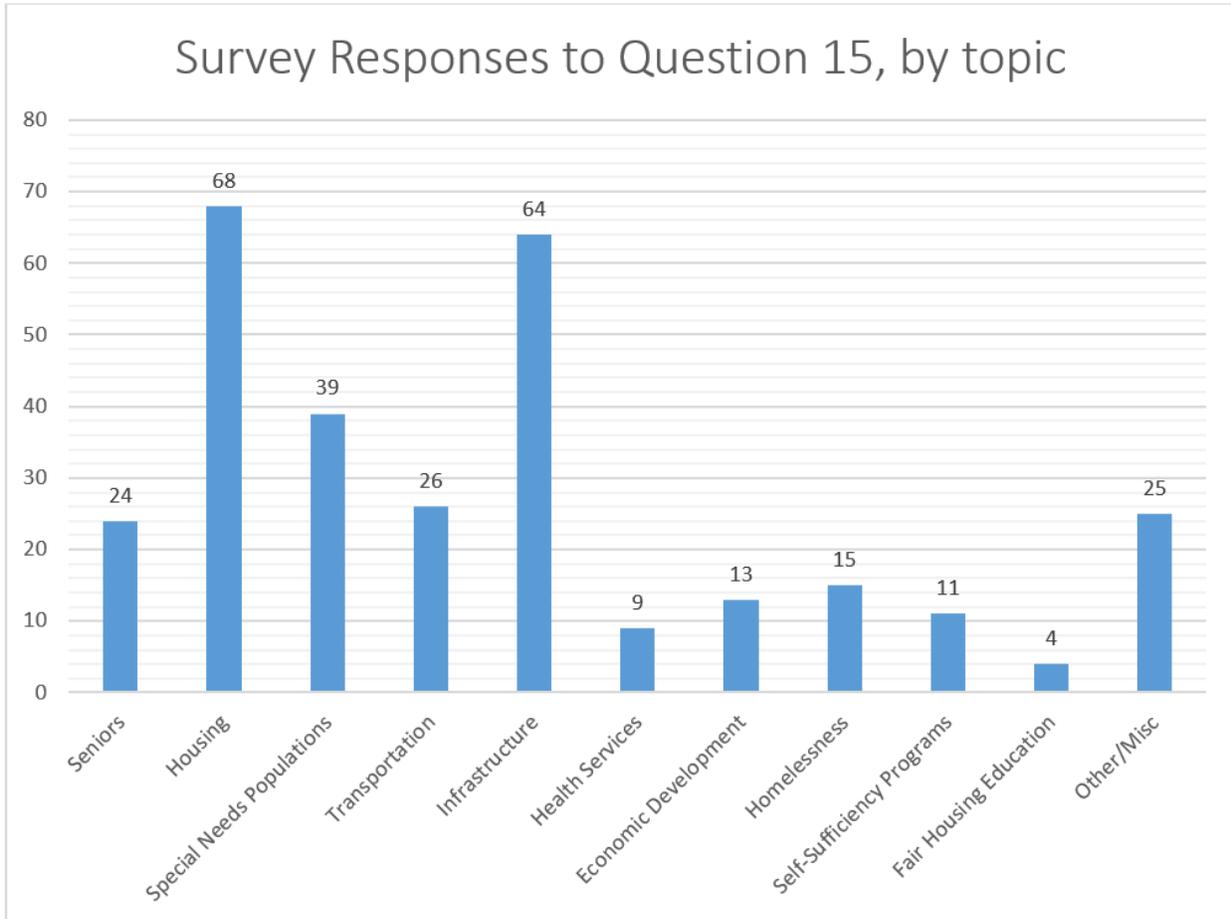
**Question 13 Chart**

## Q14. PLEASE RATE THE FOLLOWING SPECIAL NEEDS SERVICES IN YOUR AREA

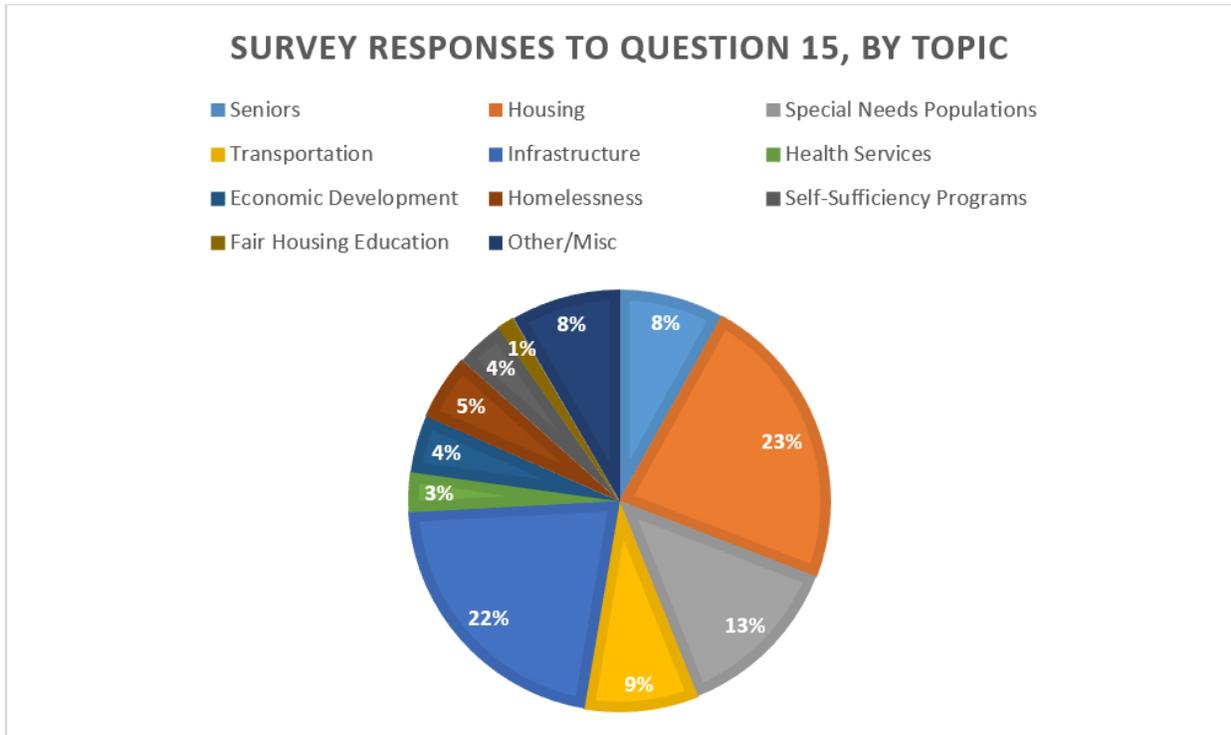
■ Not Needed   
 ■ Low Need   
 ■ No Opinion   
 ■ Needed   
 ■ High Need



**Question 14 Chart**



**Question 15 Bar Chart**



**Question 15 Pie Chart**

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

All comments were accepted. No comments were refused.

**7. Summary**

El Paso County used a variety of outreach methods to encourage and broaden meaningful community participation in the 2017-2021 Consolidated planning process. The initial process started with communicating with local staff and elected officials regarding the planning process. This internal communication was done with local staff knowledge, HUD guidance materials and correspondence and feedback from HUD Region VIII FHEO leadership staff.

**AFFH community participation**

While the Assessment of Fair Housing (AFH) was being developed in a prelude to the 2017-2021 Consolidated Plan, El Paso County reviewed demographic data and then conducted several small group consultations to ensure participation from agencies that represent the demographic/geographical make-up. Upon demographic review, El Paso County made efforts to obtain community participation from agencies that represent those with disabilities (Independence Center) and those that advocate for Hispanic populations (Black/Latino Coalition Group). Additionally, work sessions were held with the El Paso County Housing Authority, the Colorado Springs Housing Authority, the Fountain Housing Authority, The Colorado Springs Regional Business Alliance, the El Paso County Community Development

Advisory Board and a small focus group that was looking into affordable housing goals for the El Paso County Strategic Plan. Additionally, El Paso County took significant measures to encourage meaningful citizen participation. Every effort was made to ensure that all meetings and public hearings were inclusive. Meetings were held at times and locations convenient to all and with accommodation for those with disabilities. If non-English speaking or sensory impaired residents requested assistance to participate, the County offered to make arrangements to have an interpreter present given reasonable advanced notice.

INITIAL INFORMATIONAL MEETINGS WERE HELD AT THE FOLLOWING LOCATIONS AND TIMES:

El Paso County Budget and Economic Development Office  
200 S. Cascade, Suite 150, Colorado Springs, CO 80903  
Wednesday, August 3, 2016  
8:00 a.m.- 9:00 a.m.

Town of Calhan- Town Hall  
556 Colorado Ave, Calhan, CO 80808  
Wednesday, August 3, 2016  
12:00 p.m. - 1:00 p.m.

City of Fountain- City Hall  
116 S. Main St., Fountain, CO 80817  
Wednesday, August 3, 2016  
4:00 p.m. - 5:00 p.m.

At the initial meetings, information was given about the AFFH Rule and AFH Tool. HUD maps and tables were also on display and available for public discussion. Staff took efforts to enlarge, laminate and apply different layers of the mapping functions to ensure citizens had access to understandable and relevant data. The public meeting information was published in two local papers (Fountain Valley News and Ranchland News) and on the El Paso County CDBG website. Postings were done in both English and Spanish.

### **AFFH Fair Housing Survey**

As a way to seek additional community input, El Paso County CDBG staff developed a fair housing survey. The survey was made available from July 27, 2016 through August 12, 2016. The survey was available in two formats- online and paper copy. Surveys were made available on the El Paso County CDBG website, sent out via email to the El Paso County Authority Commissioners and the El Paso County Community Development Advisory Board and sent out in the July utility bill statements of all Town of Calhan and Town of Ramah residents (400 mailed out).

Please note all public meeting materials can be found in the supporting documents.

During the 30 day public comment period, El Paso County made additional efforts to seek public input. The draft plan was made available on the program's website, as well as at County offices and all seven participating municipalities' town/city halls. Additionally, attempts were again made to seek public input

from special interest groups by direct correspondence to the Hispanic/Black Coalition, Colorado Springs Black Chamber of Commerce, Councilio Hispano de Empresas de Colorado Springs, and the Pikes Peak Justice Commission. Furthermore, El Paso County coordinated with the Vice President of Income & Housing Stability at Pikes Peak United Way to ensure that the draft and comment period notice was emailed out to over 400 people. This encompassed 100+ organizations plus quite a few unaffiliated individuals. The organizations represented a large scope of agencies ranging from housing and emergency services, to faith-based including churches, to schools and libraries, to public/government entities including judicial organizations.

A final public hearing was held on September 29, 2016. This hearing was located at 200 S. Cascade Avenue and allowed for: a brief overview of the AFFH Rule and AFH Tool, along with the corresponding data and maps and a copy of the AFH draft which was available for any final public comments.

Again, El Paso County broadened their efforts to seek community participation, by ensuring the public notice was published in multiple newspapers, in two languages and on the County website.

### **AFFH Outreach Results**

Historically, the El Paso County CDBG Program receives little to no community participation. During the AFH planning process, public outreach efforts were redesigned to ensure information reached citizens, giving multiple opportunities and avenues to participate. While there was low attendance at public meetings, robust feedback was received from the public survey. In particular, efforts to reach citizens living in the most rural areas by supplying a fair housing survey enclosed with their utility bill was the most successful effort. El Paso County received 33 total survey responses. A detailed summary of those responses is noted in the supporting document section.

Additionally, El Paso County broadened their efforts by reaching out to multiple organizations that serve ethnic/racial minorities. This outreach was done via email and phone introductions, requests to attend agency meetings and have members attend AFH public meetings and/or provide public input on the planning process and draft document. While no response was received, El Paso County believes that broadening the efforts with more frequent communication and invitations will eventually build a foundation for a more established relationship.

### **AFFH Community Response**

El Paso County held a series of public meetings and published information on the program's website and in two local newspapers. The initial community engagement conducted focused on outreach, education and receiving public feedback about fair housing in the region. An initial fair housing survey was disbursed and 33 total responses were received. While the small group consults and the public meetings and surveys revealed the overarching theme that there is a lack of affordable housing options throughout El Paso County. This was expressed numerous times during small group consultation meetings with agencies that address housing in the region. Furthermore, a recurring theme was the extensive waitlists that those of low- to moderate income encounter when trying to access housing. Additionally, it was also discussed that the need for accessible units severely increases the waiting timeframe for someone to access publicly supported housing. An overall lack of units detrimentally

affects a person's housing choice.

When analyzing the 33 survey responses, it is important to note that El Paso County broadened their efforts to receive public comment from the populations who are served by Community Development Block Grant funds. While the County appreciated all the public participation from local agencies, governments and businesses, it was important that the voice of the people served was also represented. That is why El Paso County strategically planned multiple meetings in areas of less opportunity, in addition to reaching out directly to the rural population through their utility bill mailer. Of those who responded, nearly 69% earn less than the area's median income and 53% spend more than 30% of their income on housing costs. Furthermore, 12 % were disabled, which mirrors the County's overall demographic disability population percentage. While many of the comments mirrored previous discussion regarding an overall lack of affordable, accessible units, the surveys also revealed what staff and other HUD data had pointed out: access to adequate transportation in the area is a barrier which limits access to housing and opportunity. Nearly 76% of survey respondents indicated that there are not reliable, affordable transportation connections between homes and opportunities in El Paso County. Please note a summary of all the public survey responses included as the 2016 AFH Public Survey Results supporting document.

El Paso County also held a 30-day comment period (September 1, 2016- September 30, 2016) and a final public hearing on September 29, 2016. No public comments were received.

All final materials were presented for final approval to the El Paso County Board of County Commissioners at an open and public meeting on October 4, 2016.

## 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
Lead Agency	EL PASO COUNTY	
CDBG Administrator	EL PASO COUNTY	Economic Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### Narrative

#### Consolidated Plan Public Contact Information

Crystal LaTier  
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 Administration and Financial Services- Economic Development Division  
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Chloe Lomprey  
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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The County, through its Administration & Financial Services- Economic Development Department and CDBG staff, will act as the lead agency for the El Paso County CDBG Program as well as for the development of the Consolidated Plan and Annual Action Plan. El Paso County's housing and community development strategies will be implemented by a variety of public, private, and non-profit organizations. Throughout the Consolidated Plan, lists of actual and potential partners for the CDBG program are listed. These agencies and organizations play key roles in delivering and managing housing and community development programs throughout the County. Many of these agency were also key resources of information and feedback during the development of our Assessment of Fair Housing in 2016.

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

As the lead agency, administration of the CDBG program is performed by the El Paso County Administration & Financial Services- Economic Development Department. The program is administered through the use of other local governments, non-profit agencies and other public and private entities. This department also provides technical assistance to non-profits and other local governments that receive CDBG funds from the County. The County is dedicated to taking all appropriate steps, within HUD guidelines, to assure compliance with all applicable laws and requirements. All public and assisted housing providers, governmental health, mental health and service non-profit agencies are invited to participate apply for El Paso County CDBG funding on an annual basis. Not all organizations choose to participate, which may be due in part to the fifteen percent cap on public services. The same organizations were invited to participate in the Assessment of Fair Housing and the 2017-2021 Consolidated planning process. Insights and consultations with these organizations is described in greater detail later in PR-10.

### **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**

Pikes Peak United Way is the lead agency for the Continuum of Care as well as the lead entity in performing the annual Point in Time count of homelessness in our region. United Way uses the information from this annual count to identify and address critical unmet needs for housing and services for the homeless in the County. Goals and recommended actions from the Continuum of Care plans are consistent with and are incorporated in the Homeless Needs Assessment. Further information on the consultation process with United Way is included later in this section.

**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**

At this time, El Paso County does not receive ESG funds. Please refer to consultations with Pikes Peak United Way/Continuum of Care located later in this section for information regarding our consultations with the agency.

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

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

1	<b>Agency/Group/Organization</b>	El Paso County Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs AFH
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The El Paso County Housing Authority was consulted several times during the Consolidated planning process, beginning in August of 2016. The agency provided information regarding housing inventory, particularly in rural areas. Programs aimed to help first time home buyers were also discussed, such as the turnkey program. The El Paso County CDBG Program and El Paso County Housing Authority have strong collaboration partially due to the ease of communicating with one another as county entities. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.
2	<b>Agency/Group/Organization</b>	Independence Center
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs AFH

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Communication and invitations to participate in comment periods were sent to the Independence Center for the AFH and Consolidated Plan. During the process of developing both plans, resources provided by the Independence Center were used. These resources include information provided on their website and studies of the resident needs. These studies primarily focused on the needs of non-homeless special needs persons, as well as homeless persons who belong to one or more protected classes. The outcome of this consultation was an increased analysis of non-homeless special needs and an improved insight for our homelessness strategy. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.</p>
3	<p><b>Agency/Group/Organization</b></p>	<p>Black and Latino Coalition</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Business and Civic Leaders</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Economic Development Anti-poverty Strategy AFH</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The El Paso County has made repeated outreach to the Black and Latino Coalition, beginning in June of 2016. This outreach has included phone calls, letters, and emails. At this time, our requests for consultation and comment on our plans has not been answered. To improve coordination, we are making efforts to increase the CDBG program's presence in areas with greater populations of Black and Hispanic persons, such as the Security-Widefield area and City of Fountain. Additionally, our newly-elected District 4 Commissioner Longinos Gonzalez Jr., who is a member of this organization, is the liaison commissioner to the Community Development Action Board. Continuing to develop professional relationships with additional members of the Coalition would be ideal. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.</p>

4	<b>Agency/Group/Organization</b>	Pikes Peak Justice and Peace Commission
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless AFH
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Repeated outreach to the Pikes Peak Justice and Peace Commission was made, beginning in August of 2016. No response was received from their organization. Resources on their website were used to improve the development of our Homelessness Strategy. To improve coordination, the El Paso County CDBG program hopes that continued work with Urban Peak and the Continuum of Care will open lines of communication between our respective organizations and increase regional collaboration efforts. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.
5	<b>Agency/Group/Organization</b>	Asian Pacific Development Center
	<b>Agency/Group/Organization Type</b>	Regional organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis AFH

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Repeated outreach to the Asian Pacific Development Center was made, beginning in August of 2016. Communication included phone calls and emails. No response was received from their organization. To improve coordination, the El Paso County CDBG program hopes that continued work in areas with a higher population of Asian and Pacific Islander Persons (such as the Security-Widefield area) will lead to increased collaboration and open lines of communication between our respective organizations. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.
6	<b>Agency/Group/Organization</b>	Colorado Springs Black Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis AFH
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Repeated outreach to the Colorado Springs Black Chamber of Commerce was made, beginning in September of 2016. No response was received from their organization. To improve coordination, the El Paso County CDBG program hopes that continued work in areas with a higher population of Black persons (such as the Security-Widefield area and the City of Fountain) will lead to increased collaboration and open lines of communication between our respective organizations. Development of a professional relationship with a member of the organization would also be ideal. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.
7	<b>Agency/Group/Organization</b>	Concilio Hispano de Empresas de Colorado Springs
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis AFH

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Repeated Outreach to the Concilio Hispano de Empresas de Colorado Springs was made, beginning in September of 2016. No response was received from their organization. To improve coordination, the El Paso County CDBG program has reached out to our newly-elected District 4 Commissioner Longinos Gonzalez Jr., who is familiar with this organization. By using our commissioner as a primary point of contact, we hope to see increased involvement with this organization. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.</p>
8	<p><b>Agency/Group/Organization</b></p>	<p>Pikes Peak United Way</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Regional organization</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homelessness Strategy  Homeless Needs - Families with children  Homelessness Needs - Veterans  Homelessness Needs - Unaccompanied youth  Non-Homeless Special Needs  Anti-poverty Strategy  AFH</p>

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Pikes Peak United Way serves a point of contact for the Continuum of Care. As such, their employees provided our program with a number of documents, such as the 2016 Point in Time Count for Homelessness, as well as Continuum of Care homelessness data and tables. Staff also participated in our public meetings, as an opportunity to learn more about our Consolidated planning process. They also provide the Community Information Distribution Lists, which was used for draft and comment period solicitation. Through this, the draft and comment period notice was emailed out to over 400 people. This encompassed 100+ organizations plus quite a few unaffiliated individuals. The organizations represented a large scope of agencies ranging from housing and emergency services, to faith-based including churches, to schools and libraries, to public/government entities including judicial organizations. Pikes Peak United Way/Continuum of Care participated in our initial public meetings for the Consolidated Plan/Annual Action Plan, which took place on November 7, 2017. Staff from the organization reviewed an overview of the plan and provided opinions regarding needs they perceive in El Paso County. This collaboration assisted CDBG staff in developing a holistic approach to Consolidated Plan responses, particularly in regards to homelessness. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.</p>
9	<p><b>Agency/Group/Organization</b></p>	<p>Housing Authority of the City of Fountain</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing PHA</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Public Housing Needs AFH</p>

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Fountain Housing Authority has been contacted multiple times, with no response. However, our use of the information publicly available on their website was important in the development of our responses to the public housing needs sections. Information regarding their policies, procedures, and currently held properties were used to ensure our public housing needs responses contained a thorough and complete listing of publicly supported units in El Paso County. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.
10	<b>Agency/Group/Organization</b>	COLORADO SPRINGS HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs AFH
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Colorado Springs Housing Authority has been contacted multiple times, with no response. However, our use of the information publicly available on their website was important in the development of our responses to the public housing needs sections. Information regarding their policies, procedures, and currently held properties were used to ensure our public housing needs responses contained a thorough and complete listing of publicly supported units in El Paso County. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.
11	<b>Agency/Group/Organization</b>	Pikes Peak Workforce Center
	<b>Agency/Group/Organization Type</b>	Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Pikes Peak Workforce Center (PPWFC) was consulted through conversations with employees and resources published by their agency. These materials provided greater insight into employment services within the county, and conversations improved the coordination efforts between PPWFC and the El Paso County CDBG Program.
12	<b>Agency/Group/Organization</b>	State of Colorado - Civil Rights Division
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Fair Housing/AFH
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Outreach to the Colorado Civil Rights Division was performed in August of 2016. Information regarding federal fair housing laws, state fair housing laws, and free materials to better understand the civil rights of residents were provided. The El Paso County CDBG Program has used this information to develop a more comprehensive fair housing outreach and education activity, provided in house by staff on a semi-annual basis. This information also helped develop a deeper understanding of the nexus between civil rights and housing issues within our community. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.
13	<b>Agency/Group/Organization</b>	El Paso County Strategic Planning Committee
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Strategic Planning

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The El Paso County Strategic Planning Committee was consulted in July of 2016. Results from this consultation resulted in increased understanding of other County department's goals in terms of affordable affordable housing, as well as the strategic and consolidated planning occurring in other areas. The outcome of this was increased development of our strategic plans. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.
14	<b>Agency/Group/Organization</b>	Colorado Springs Chamber and EDC
	<b>Agency/Group/Organization Type</b>	Regional organization Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis AFH
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Communication with staff from the Colorado Springs Chamber and EDC (Formerly the Regional Business Alliance) provided the El Paso County CDBG program with insights into the current state of the housing market, as well the economy as a whole. This outcome allowed staff to ensure the data used as reference for the development of the Consolidated Plan was accurate. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.
15	<b>Agency/Group/Organization</b>	Department of Housing and Urban Development
	<b>Agency/Group/Organization Type</b>	Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Fair Housing/AFH
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The El Paso County CDBG program repeatedly collaborated with the local HUD office. This included obtaining a list of fair housing complaints filed within the region, as well as discussions with HUD staff regarding goals and priority needs. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.

16	<b>Agency/Group/Organization</b>	Pikes Peak Regional Development Corporation
	<b>Agency/Group/Organization Type</b>	Small Business Lender
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultations were conducted with a member of the Pikes Peak Regional Development Corporation, DeAnne McCann. These consultations provided CDBG staff with additional information regarding small business loans and the small business market in El Paso County.
17	<b>Agency/Group/Organization</b>	Community Development Action Board
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	AFH

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Throughout 2016 and 2017, multiple meetings with the Community Development Action Board were held with CDBG staff. During these meetings, board members were encouraged to brainstorm ideas to increase community participation and involvement in the planning process, as well as discuss problems they personally viewed in their areas of the county. This information improved the CDBG program's ability to address issues that exist in multiple areas of the county, as well as issues developing in singular locations. Of the 12 board members, five represent specific districts in the County. Input from these members will be discussed below. For the remaining seven members, who represent specific municipalities, their input will be discussed within the municipality-specific consultations. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016. Vicki Walton (district 1)- Her district consists of northern Colorado Springs, Monument, and Palmer Lake. This area is not considered to be a high priority area in our 2017-2021 Consolidated Plan. Larry Dills (district 2)- His district consists of the eastern part of Colorado Springs, stretching into the northeastern section to include Calhan and Ramah. Tiffany Colvert (district 3)- Her district consists of the western portion of El Paso County, including the western edge of Colorado Springs, Manitou Springs, and Green Mountain Falls. Joan Lucia-Treese (district 4)- Her district consists of the southern portion of Colorado Springs, the city of Fountain, Fort Carson, and the east/southeast rural portion of the county. Bob Null (district 5)- His district consists of central Colorado Springs.</p>
18	<p><b>Agency/Group/Organization</b></p>	<p>Town of Calhan</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Other government - Local</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Anti-poverty Strategy AFH</p>

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town of Calhan's representative to the Community Development Action Board, Cindy Tompkins, has provided insights into issues facing the Town of Calhan at a number of meetings and consultations. This information broadened our understanding of how to address poverty, particularly in the rural areas. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.
19	<b>Agency/Group/Organization</b>	The City of Fountain
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Economic Development Anti-poverty Strategy AFH
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Fountain's representative to the Community Development Action Board, Todd Evans, has provided insights into issues facing the City of Fountain at a number of meetings and consultations. This information broadened our understanding of how to address poverty, particularly in the multiple LMI areas within the city limits. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.
20	<b>Agency/Group/Organization</b>	MONUMENT
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment AFH
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town of Monument's representative to the Community Development Action Board, Robert Bishop, has provided insights into issues facing the Town of Monument at a number of meetings and consultations. This information broadened our understanding of supportive services provided in Monument. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.

21	<b>Agency/Group/Organization</b>	Town of Palmer Lake
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy AFH
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town of Palmer Lake's representative to the Community Development Action Board, Tara Berreth, has provided insights into issues facing the Town of Palmer Lake at a number of meetings and consultations. This information broadened our understanding of supportive services provided in Palmer Lake. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.
22	<b>Agency/Group/Organization</b>	Town of Green Mountain Falls
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy AFH
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town of Green Mountain Fall's representative to the Community Development Action Board, Tyler Stevens, has provided insights into issues facing the Town of Green Mountain Falls at a number of meetings and consultations. This information broadened our understanding of how to better address issues in Green Mountain Falls. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.
23	<b>Agency/Group/Organization</b>	City of Manitou Springs
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs AFH
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Drafts of the city of Manitou Springs' master plan, known as Plan Manitou, were provided to our staff and used to provide in depth information and maps for their municipality. Informal discussions between Manitou Springs and El Paso County CDBG staff also took place during the development of the Consolidated Plan, which added a more personalized understanding to information provided in Plan Manitou. The outcomes of this consultation allowed us to provide a better understanding of needs in Manitou Springs. Additionally, Jason Wells of Manitou Springs is a member of the Community Development Action Board. As such, he has provided additional insights regarding Manitou Springs to the board. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.
24	<b>Agency/Group/Organization</b>	Pikes Peak Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pikes Peak Habitat for Humanity participated in our initial public meetings for the Consolidated Plan/Annual Action Plan, which took place on November 7, 2017. Staff from the organization reviewed an overview of the plan and provided opinions regarding needs they perceive in El Paso County. This collaboration assisted CDBG staff in developing a holistic approach to Consolidated Plan responses.

25	<b>Agency/Group/Organization</b>	TESSA
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services - Victims Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	TESSA participated in our initial public meetings for the Consolidated Plan/Annual Action Plan, which took place on November 7, 2017. Staff from the organization reviewed an overview of the plan and provided opinions regarding needs they perceive in El Paso County. This collaboration assisted CDBG staff in developing a holistic approach to Consolidated Plan responses, particularly for sections that spoke specifically to victims of domestic violence.
26	<b>Agency/Group/Organization</b>	City of Colorado Springs
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Economic Development AFH
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Colorado Springs Community Development Department participated in our initial public meetings for the Consolidated Plan/Annual Action Plan, which took place on November 7, 2017. Staff from the department reviewed an overview of the plan and provided opinions regarding needs they perceive in El Paso County. This collaboration assisted CDBG staff in developing a holistic approach to Consolidated Plan response, specifically regarding issues seen in both the county and city. This agency was contacted during our Assessment of Fair Housing, which was submitted in October of 2016.
27	<b>Agency/Group/Organization</b>	Pikes Peak Community Health Partnership
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pikes Peak Community Health Partnership participated in our initial public meetings for the Consolidated Plan/Annual Action Plan, which took place on November 7, 2017. Staff from the organization reviewed an overview of the plan and provided opinions regarding needs they perceive in El Paso County. This collaboration assisted CDBG staff in developing a holistic approach to Consolidated Plan responses, particularly in regards to healthcare needs of LMI persons.
28	<b>Agency/Group/Organization</b>	Colorado Springs Indian Community
	<b>Agency/Group/Organization Type</b>	Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Repeated outreach to the Colorado Springs Indian Community was made, beginning in October of 2016. No response was received from their organization. To improve coordination, the El Paso County CDBG program hopes that continued work in areas with a higher population of Asian persons (such as the Security-Widefield area and the City of Fountain) will lead to increased collaboration and open lines of communication between our respective organizations. Development of a professional relationship with a member of the organization would also be ideal.
29	<b>Agency/Group/Organization</b>	El Cinco De Mayo Incorporated
	<b>Agency/Group/Organization Type</b>	Regional organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Repeated outreach to El Cinco De Mayo Inc. was made, beginning in October of 2016. No response was received from their organization. To improve coordination, the El Paso County CDBG program hopes that continued work in areas with a higher population of Hispanic persons (such as the Security-Widefield area and the City of Fountain) will lead to increased collaboration and open lines of communication between our respective organizations. Development of a professional relationship with a member of the organization would also be ideal.
30	<b>Agency/Group/Organization</b>	Golden Lotus Foundation
	<b>Agency/Group/Organization Type</b>	Regional organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Repeated outreach to the Golden Lotus Foundation was made, beginning in October of 2016. No response was received from their organization. To improve coordination, the El Paso County CDBG program hopes that continued work in areas with a higher population of Asian persons (such as the Security-Widefield area and the City of Fountain) will lead to increased collaboration and open lines of communication between our respective organizations. Development of a professional relationship with a member of the organization would also be ideal.
31	<b>Agency/Group/Organization</b>	One Nation Walking Together
	<b>Agency/Group/Organization Type</b>	Regional organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Repeated outreach to One Nation Walking Together was made, beginning in October of 2016. No response was received from their organization. To improve coordination, the El Paso County CDBG program hopes that continued work in areas with a higher population of Native American persons (such as the western half of the county and the City of Manitou Springs) will lead to increased collaboration and open lines of communication between our respective organizations. Development of a professional relationship with a member of the organization would also be ideal.
32	<b>Agency/Group/Organization</b>	Pacific Pride Island Hearts
	<b>Agency/Group/Organization Type</b>	Regional organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Repeated outreach to the Pacific Pride Island Hearts was made, beginning in October of 2016. No response was received from their organization. To improve coordination, the El Paso County CDBG program hopes that continued work in areas with a higher population of Pacific Islander/Native Hawaiian persons (such as the Security-Widefield area and the City of Fountain) will lead to increased collaboration and open lines of communication between our respective organizations. Development of a professional relationship with a member of the organization would also be ideal.
33	<b>Agency/Group/Organization</b>	United Portuguese of Colorado
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Repeated outreach to the United Portuguese of Colorado, beginning in October of 2016. No response was received from their organization. To improve coordination, the El Paso County CDBG program hopes that continued work in areas with a higher population of Hispanic persons (such as the Security-Widefield area and the City of Fountain) will lead to increased collaboration and open lines of communication between our respective organizations. Development of a professional relationship with a member of the organization would also be ideal.
34	<b>Agency/Group/Organization</b>	African American Historical & Genealogical Society of Colorado Springs
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Repeated outreach to the African American Historical & Genealogical Society of Colorado Springs was made, beginning in October of 2016. No response was received from their organization. To improve coordination, the El Paso County CDBG program hopes that continued work in areas with a higher population of Black persons (such as the Security-Widefield area and the City of Fountain) will lead to increased collaboration and open lines of communication between our respective organizations. Development of a professional relationship with a member of the organization would also be ideal.
35	<b>Agency/Group/Organization</b>	Colorado Springs Indian Center
	<b>Agency/Group/Organization Type</b>	Regional organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Repeated outreach to the Colorado Springs Indian Center was made, beginning in October of 2016. No response was received from their organization. To improve coordination, the El Paso County CDBG program hopes that continued work in areas with a higher population of Native American/Alaskan Native persons (such as the westside of the county and the City of Manitou Springs) will lead to increased collaboration and open lines of communication between our respective organizations. Development of a professional relationship with a member of the organization would also be ideal.
36	<b>Agency/Group/Organization</b>	Colorado Springs Chinese Cultural Institute
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Repeated outreach to the Colorado Springs Chinese Cultural Institute was made, beginning in October of 2016. No response was received from their organization. To improve coordination, the El Paso County CDBG program hopes that continued work in areas with a higher population of Asian persons (such as the Security-Widefield area and the City of Fountain) will lead to increased collaboration and open lines of communication between our respective organizations. Development of a professional relationship with a member of the organization would also be ideal.
37	<b>Agency/Group/Organization</b>	Depression and Bipolar Support Alliance of Colorado Springs
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Repeated outreach to the Depression and Bipolar Support Alliance of Colorado Springs was made, beginning in October of 2016. No response was received from their organization. To improve coordination, the El Paso County CDBG program hopes that continued work with public service projects that serve persons with mental illness will lead to increased collaboration and open lines of communication between our respective organizations. Development of a professional relationship with a member of the organization would also be ideal.
38	<b>Agency/Group/Organization</b>	Colorado Commission for the Deaf and Hard of Hearing
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Other government - State Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Repeated outreach to the Colorado Commission for the Deaf and Hard of Hearing was made, beginning in October of 2016. No response was received from their organization. To improve coordination, the El Paso County CDBG program hopes that continued work with public service projects that serve persons with disabilities will lead to increased collaboration and open lines of communication between our respective organizations. Development of a professional relationship with a member of the organization would also be ideal.
39	<b>Agency/Group/Organization</b>	CEREBRAL PALSY ASSOCIATION OF COLORADO SPRINGS
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Repeated outreach to the Cerebral Palsy Association of Colorado Springs was made, beginning in October of 2016. No response was received from their organization. To improve coordination, the El Paso County CDBG program hopes that continued work with public service projects that serve persons with disabilities will lead to increased collaboration and open lines of communication between our respective organizations. Development of a professional relationship with a member of the organization would also be ideal.
40	<b>Agency/Group/Organization</b>	NAACP of Colorado Springs Unit #4001
	<b>Agency/Group/Organization Type</b>	Regional organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Repeated outreach to the NAACP Colorado Springs Unit #4001 was made, beginning in October of 2016. No response was received from their organization. To improve coordination, the El Paso County CDBG program hopes that continued work in areas with a higher population of Black persons (such as the Security-Widefield area and the City of Fountain) will lead to increased collaboration and open lines of communication between our respective organizations. Development of a professional relationship with a member of the organization would also be ideal.
41	<b>Agency/Group/Organization</b>	Calhan Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Communication with the Calhan Housing Authority began in January of 2017. El Paso County CDBG staff have engaged in a number of conversations regarding the current condition of the Silvercrest Villas public housing, including a site visit. Future collaboration with the Calhan Housing Authority, including through the use of CDBG funding, is anticipated.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

The only agency types that were not consulted were agencies that chose to not respond to our public notices. No agency types were categorically or singularly excluded during the process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Pikes Peak United Way	Pikes Peak United Way is continuously seeking to improve their annual Point in Time Count for homelessness and improve the data received during the count. This in turn benefits the El Paso County CDBG Program, which relies on this information to make determinations about which kinds of emergency assistance or homelessness activities are most urgent in our community, which furthers our HM1 and HM2 goals.
FY 2015-2019 Five Year Consolidated Plan	Colorado Springs	The City of Colorado Spring's five year consolidated plan was considered during our planning process. Our goals, priority needs, and strategies were checked against those listed in the Colorado Springs plan to better understand how our needs were similar (or different). This improved our plan's ability to understand community needs holistically. Specifically, our needs to invest in preventing homelessness, and preserve affordable housing through rehabilitation, were aligned .

**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(I))**

As previously discussed and listed in this section, all municipalities and governmental agencies in the region were invited to participate and comment on our 2017-2021 Consolidated Plan. All meetings, surveys, and materials were made public through several resources, including mass emails, publication in newsletters, newspapers, and postings online. The coordination and cooperation with these agencies is listed earlier in this section.

**Narrative (optional):**

## **PR-15 Citizen Participation**

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

At the outset of the consolidated planning process, citizen participation, consultations with local agencies, and survey responses from the Assessment of Fair Housing were reviewed and examined. During this process it was determined that our local agency outreach could be improved, as well as our number of survey respondents. With this in mind, CDBG staff developed a new survey for residents to rate and comment on which needs are considered most dire in their community. Additional information from the Pikes Peak Radar (local calendar of non-profit activities and other cultural events) was utilized to greatly expand our one-on-one outreach to local organizations, particularly those that serve protected classes.

These early efforts paid off and resulted in a dramatic increase in survey responses, as well as new list of agencies to consult that includes almost every protected class, with some duplications of certain groups. The new information obtained from these efforts helped identify priority needs and refined the goals associated with them.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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1	Public Meeting	Non-targeted/b road community	Our public meeting at 200 S. Cascade, Suite 150, in downtown Colorado Springs on November 7, 2016 was very successful in garnering the attention of local stakeholders , including the City of Colorado Springs Community Development, Pikes Peak Habitat For Humanity, TESSA, and Pikes Peak United Way/Contin	While no comments were officially written down by agencies in attendance , various notes were taken in regards to comments made during the roundtable discussion, including an increase in homeless persons within the community , the under-reporting of rural homelessn ess, and the	No comments were refused.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>uum of Care. The gathering of representatives from various agencies provided our program with a unique opportunity to host a roundtable discussion regarding the nexus of housing, health, homelessness, and domestic violence.</p>	<p>increasing importance of fair housing education.</p>		

2	Public Meeting	Non-targeted/back road community rural communities	Our public meeting on November 7, 2016, at the High Prairie Library in Peyton, a rural community located near Calhan, Ramah, and Monument, had one representative from Pikes Peak Community Health Partnership attend. This allowed CDBG staff to consult with the agency's representative regarding the nexus of healthcare,	No comments were officially provided by the agency, but the discussion included the need for rural homeless persons to obtain access to healthcare was discussed.	No comments were refused.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			homelessness, and housing.			

3	Public Meeting	Minorities  LMI persons and their families	The public meeting at the Fountain Library in Fountain, Colorado, on November 7, 2016, was specifically scheduled for after 6pm to allow working individuals and families time to get home from work and attend the meeting at convenient time and location. Fountain Library is located near several low-to-moderate income	No residents attended the meeting. No comments were received.	No comments were refused.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			areas, with ample free parking.			

4	Citizen Participation Survey	Non-targeted/broad community	El Paso County CDBG Staff developed a community needs survey, which was made available November 7, 2016 and closed November 22, 2016. This survey received 127 duplicated responses from members of the eligible county areas, which is a record for our CDBG program. Some responses	In the free form response section of the survey, the majority of responses indicated a need for housing and infrastructure, which is consistent with responses from the multiple choice section. Other issues identified in the free form section include increased services for	No comments were refused.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>were filled out online, while others were filled out in paper form and mailed in or dropped off. The survey was made available through online mailing lists, online posting, and mailed in the utility bills of Calhan residents.</p>	<p>special needs populations and access to transportation.</p>		

5	Newspaper Ad	Non-targeted/broad community	A newspaper ad in English and Spanish was placed in the Ranchland News (largest paid circulation weekly newspaper that is published and distributed throughout El Paso County) to advertise the initial public meetings that took place on November 7, 2016, as well as the survey that opened on	No responses were received directly as a result of the advertisement.	No comments were refused.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			the same day.			
6	Internet Outreach	Non-targeted/broad community	Information regarding our initial consolidated planning public meetings that took place on November 7, 2016 was published online on the El Paso County Website. This included links to the public notices in English and Spanish.	No responses were received directly as a result of the online post.	No comments were refused.	<a href="http://adm.elpasoco.com/BudgetAdministration/EconomicDevelopment/CDBG/Pages/default.aspx">http://adm.elpasoco.com/BudgetAdministration/EconomicDevelopment/CDBG/Pages/default.aspx</a>

7	Citizen Participation Survey	<p>Minorities</p> <p>Persons with disabilities</p> <p>All protected classes</p>	<p>Emails and letters were sent on November 7, 2016 to over 20 local agencies that specifically deal with non-homeless special needs populations and protected classes. These letters and emails invited the organizations to participate in our public meetings and take our survey online.</p>	<p>No comments were received directly as a result of these mailings.</p>	<p>No comments were refused.</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Internet Outreach	Non-targeted/broad community	Emails were sent through the Pikes Peak United Way CHAP (Coalition of Homeless, Advocates and Providers) distribution list to over 400 emails, alert them of the public meeting and included public meeting notices.	No comments were received directly as a result of these mailings.	No comments were refused.	

9	Citizen Participation Survey	Non-targeted/broad community	As a way to seek additional community input, El Paso County CDBG staff developed a fair housing survey. The survey was made available from July 27, 2016 through August 12, 2016. The survey was available in two formats- online and paper copy. Surveys were made available on the El Paso County CDBG	Over 30 responses were received, with a variety of responses in the free form section ranging from the need for additional affordable housing to increased fair housing education opportunities. Additional analysis of the multiple choice questions was conducted in the AFH.	No responses were refused.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>website, sent out via email to the El Paso County Authority Commissioners and the El Paso County Community Development Advisory Board and sent out in the July utility bill statements of all Town of Calhan and Town of Ramah residents (400 mailed out).</p>			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Public Meeting	Non-targeted/broad community	El Paso County CDBG Program held a meeting on July 11, 2017 at Samantha Crutcher Park in Fountain, Colorado.			
11	Public Meeting	Non-targeted/broad community	The El Paso County CDBG Program held a meeting on July 11, 2017 at the Manitou Arts Center in Manitou Springs, Colorado.			

**Table 4 – Citizen Participation Outreach**



# Needs Assessment

## NA-05 Overview

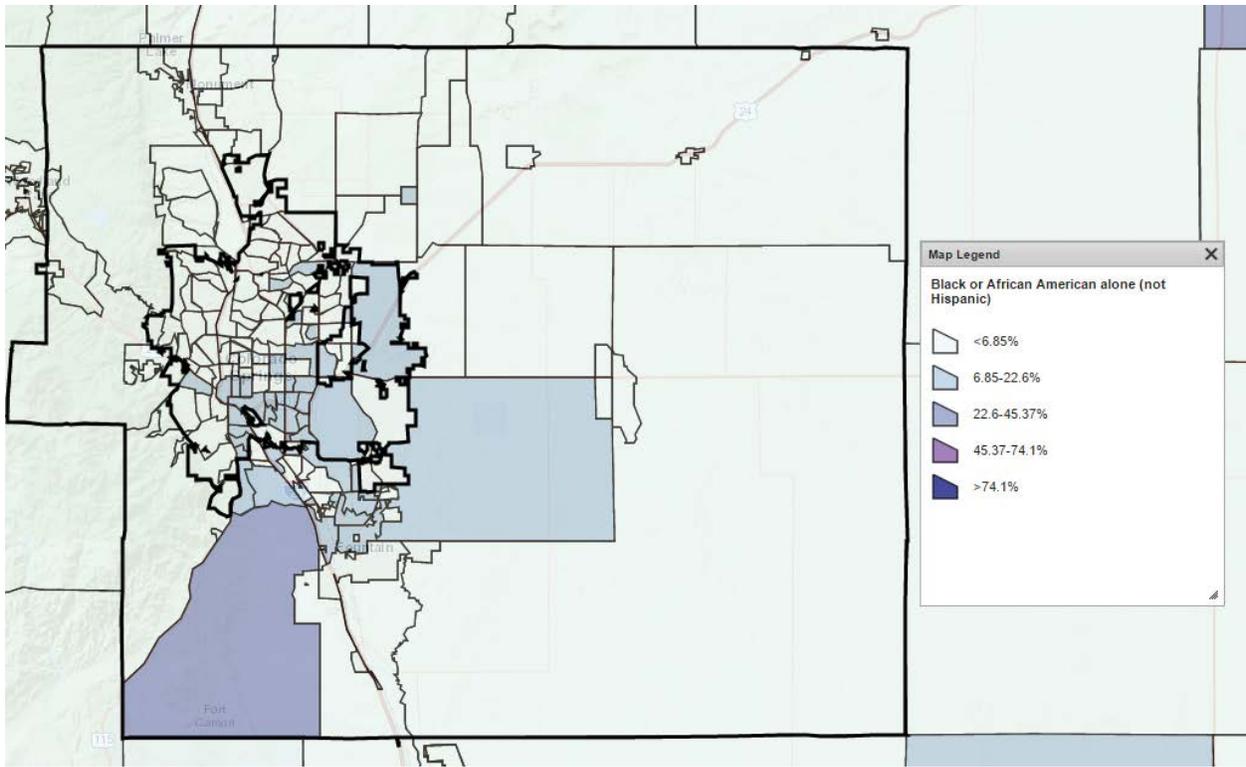
### Needs Assessment Overview

In analysis of the needs within El Paso County, a number of trends came to light. These trends cut across simple housing or non-housing needs, and point to certain kinds of citizens being disproportionately affected by certain issues. These findings are summarized as follows:

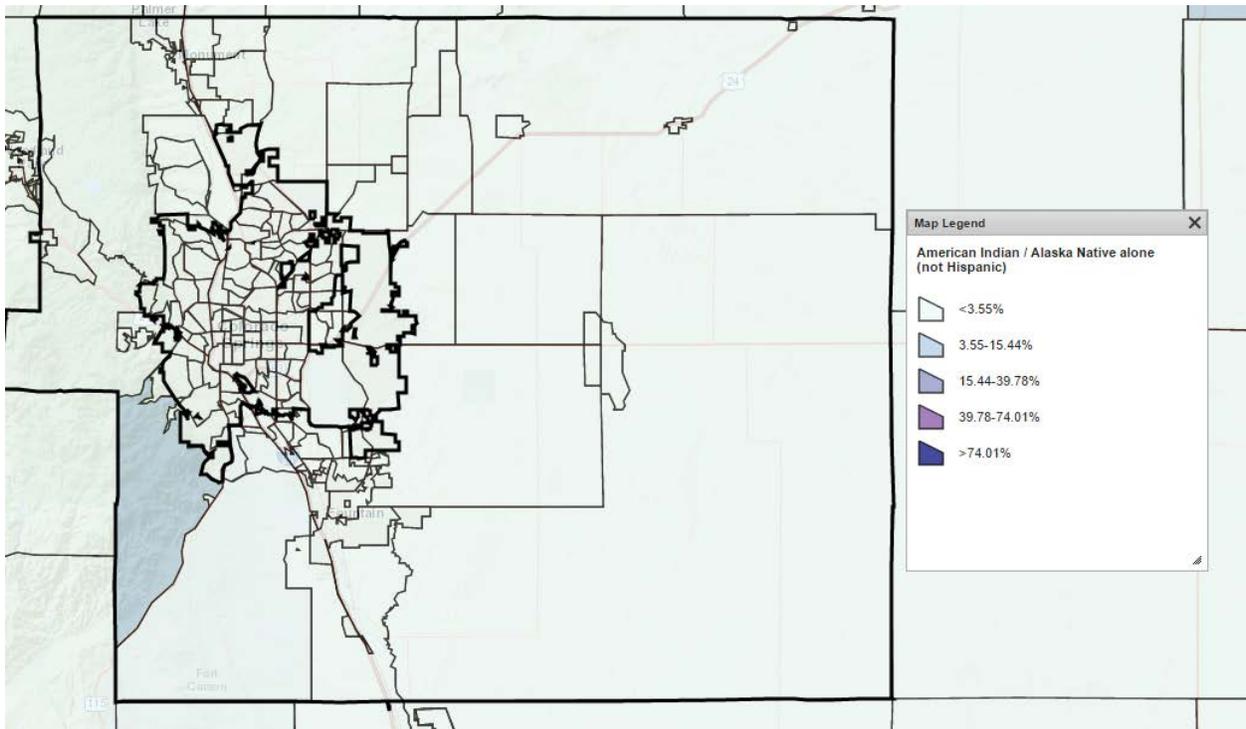
- Low-to-moderate income (LMI) census block groups in the city of Fountain tend to have a disproportionately high number of elderly living within their limits.
- Persons of non-white racial/ethnic origin are also disproportionately found within the southern half of El Paso County (as outlined in the El Paso County AFH)
- Persons who belong to special needs populations need specific kinds of supportive services and supportive housing in order to develop self-sufficiency and prevent homelessness. Furthermore, these services must be presented on a sliding scale of need, as each individual will have different areas of critical need.
- Collaboration with the Pikes Peak Continuum of Care will continue to be a key aspect of preventing and addressing homelessness.
- Needs for improved public infrastructure and resources is disproportionately experienced by persons in low-to-moderate income census block groups, as these locations have not had significant investments in the past.
- The El Paso County CDBG program remains committed to investing public infrastructure and public services in LMI neighborhoods. By improving both access to services and infrastructure amenities in the immediate area of these communities, a more holistic approach to fair housing is achieved and improves access to opportunities.

The El Paso County CDBG Program plans to continue to address these issues by prioritizing the following areas:

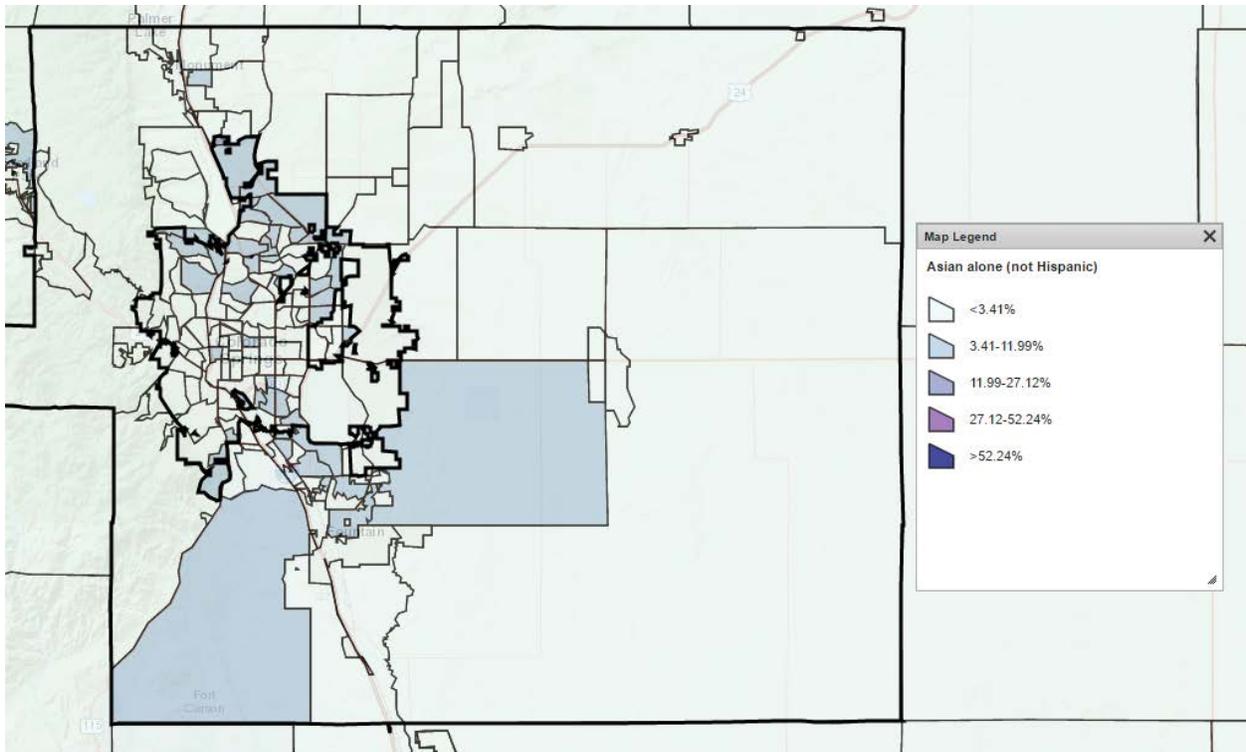
- Continued support of public service agencies: The El Paso County CDBG Program provides almost its maximum allocation each year to public services in El Paso County. These organizations range in scope, from respite care for intellectually disabled persons, to emergency rental assistance and services for abused or neglected children.
- Continued support of infrastructure projects in LMI areas: Improvements to infrastructure in areas where persons of LMI reside will continue to be a priority for public works projects aided by El Paso County, particularly in Manitou Springs, Calhan, and Fountain (where most of El Paso County's LMI areas are located).



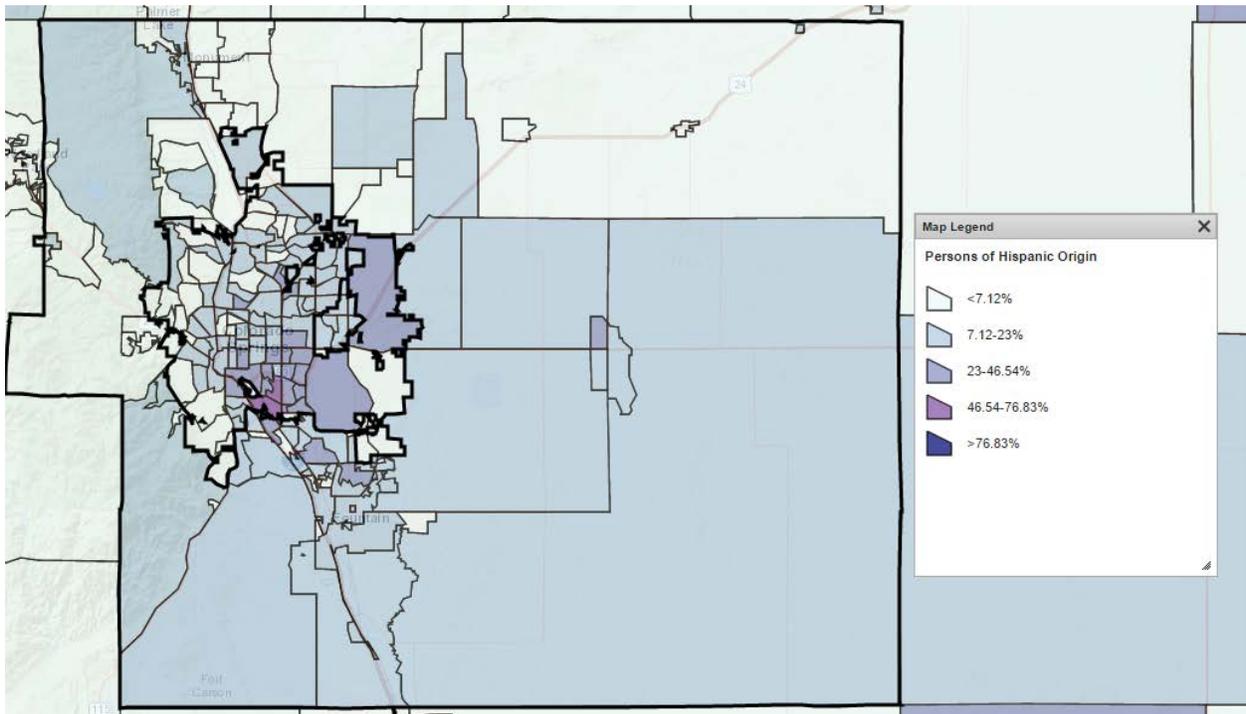
**CPD Maps Black or African American**



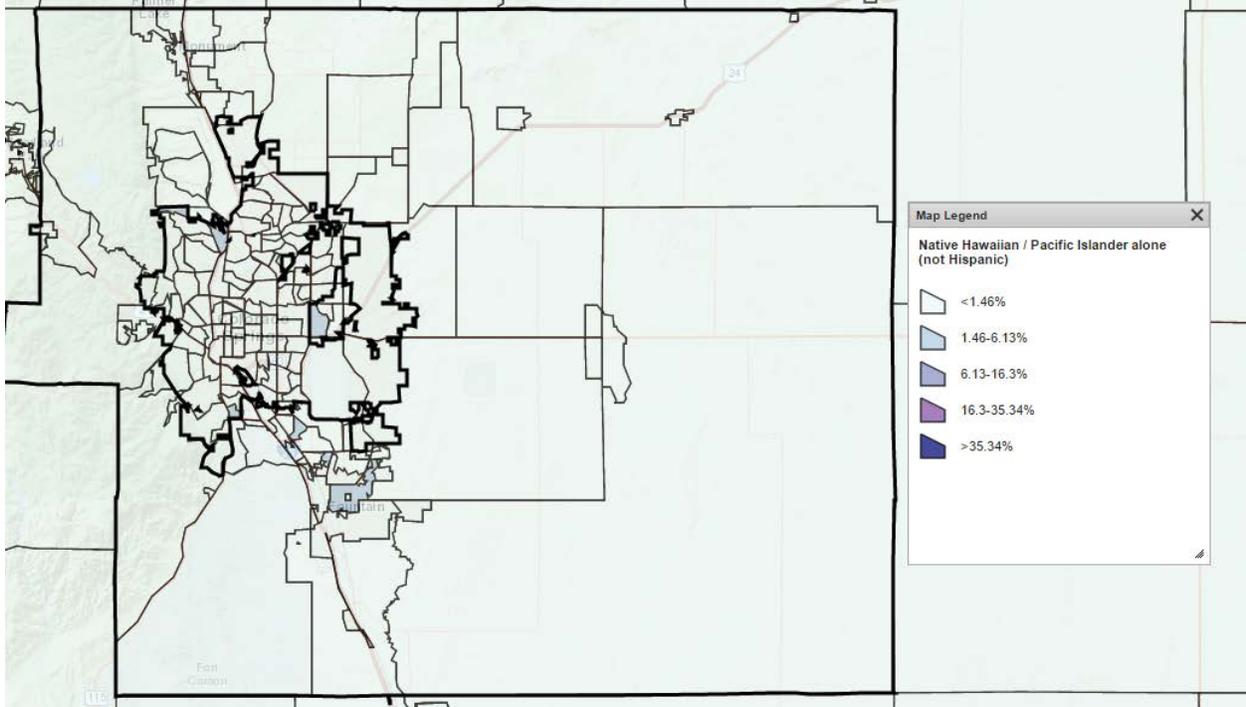
**CPD Maps American Indian, Alaskan Native**



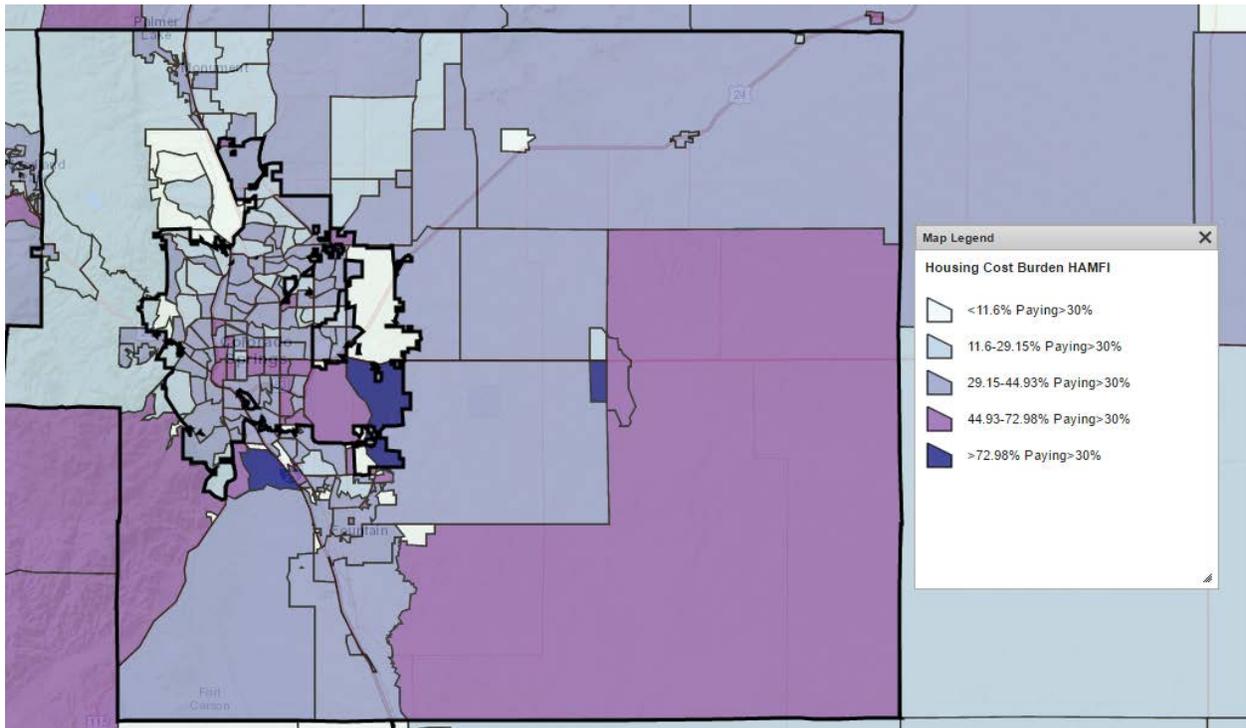
**CPD Maps Asian**



**CPD Maps Hispanic**



**CPD Maps Native Hawaiian Pacific Islander**



**CPD Maps Housing Cost Burden**

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

### Summary of Housing Needs

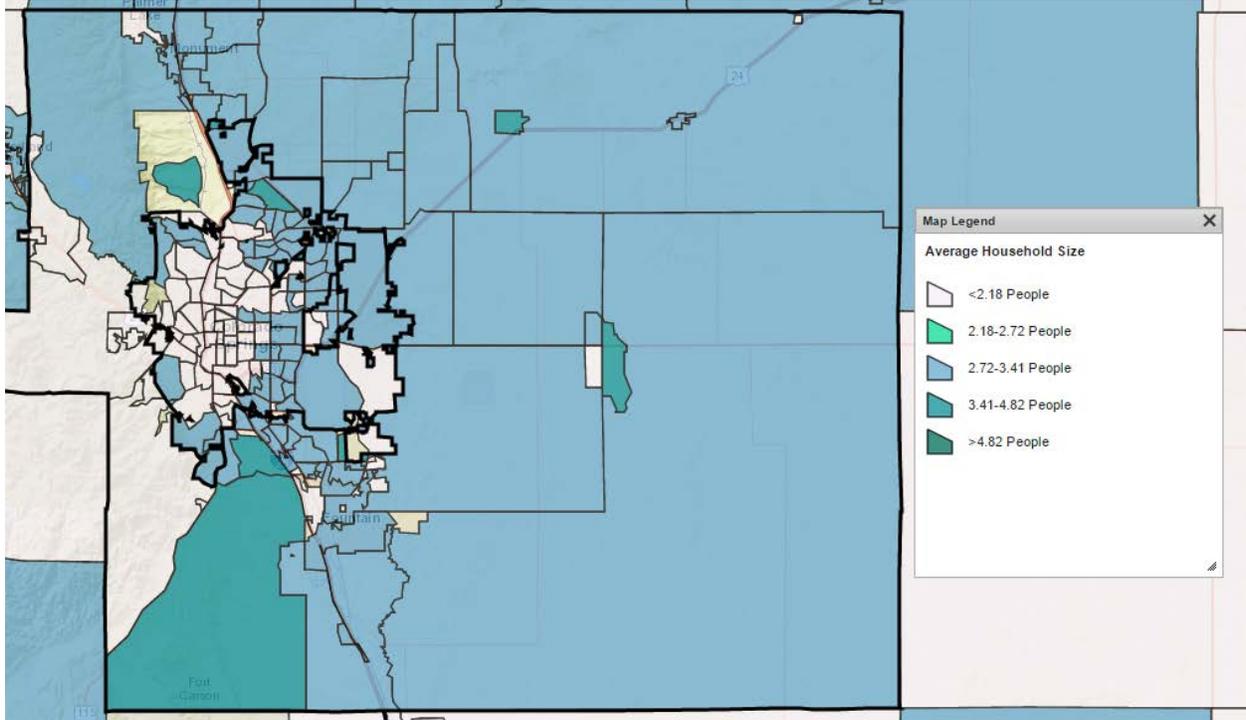
El Paso County residents are in need of housing that will not cost burden them and increased housing type variety. Elderly and young adults are likely to find themselves without the ability to secure studio or single bedroom units. As the CHAS data shows, these groups may find themselves living in larger houses with relatives or friends. Conversely, larger families may find themselves unable to secure larger housing that is also affordable. Instead they have to settle for much smaller units or substandard housing. Each type of family unit in El Paso County is faced with a unique set of challenges to secure safe, affordable housing. Improving their opportunities to accomplish this will require a holistic approach to bettering the region.

Note: Because the El Paso County CDBG Program has already successfully submitted an Assessment of Fair Housing, certain sections of the Housing Needs Assessment were not necessarily required to complete. However, CDBG Staff had already completed their analysis and the decision was made to keep the analysis in the Consolidated Plan so that residents will have access to two sources of information regarding disproportionate housing need. Residents may view the Assessment of Fair Housing on the El Paso County website, but for those that lack internet access or wish to view disproportionate housing need that utilizes CHAS data, the information has been included herein.

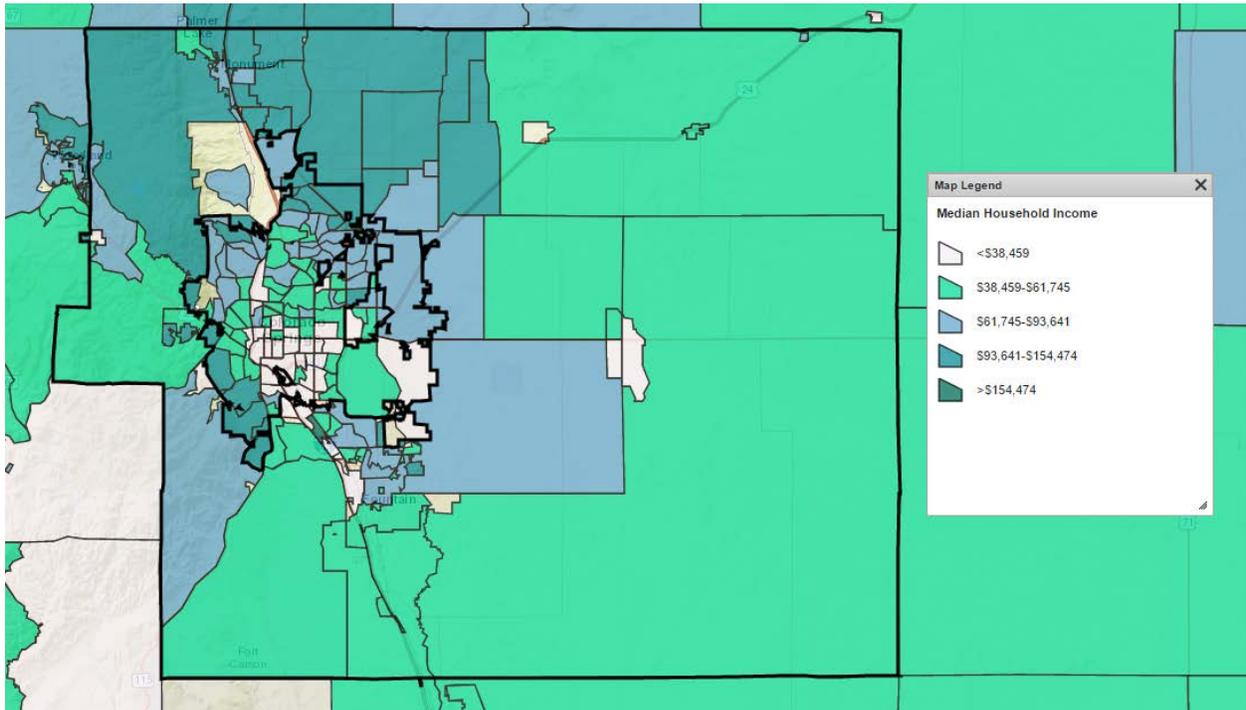
Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	516,929	205,343	-60%
Households	202,428	68,204	-66%
Median Income	\$46,844.00	\$57,531.00	23%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)



**CPD Maps Average Household size**



**CPD Maps Median Income**

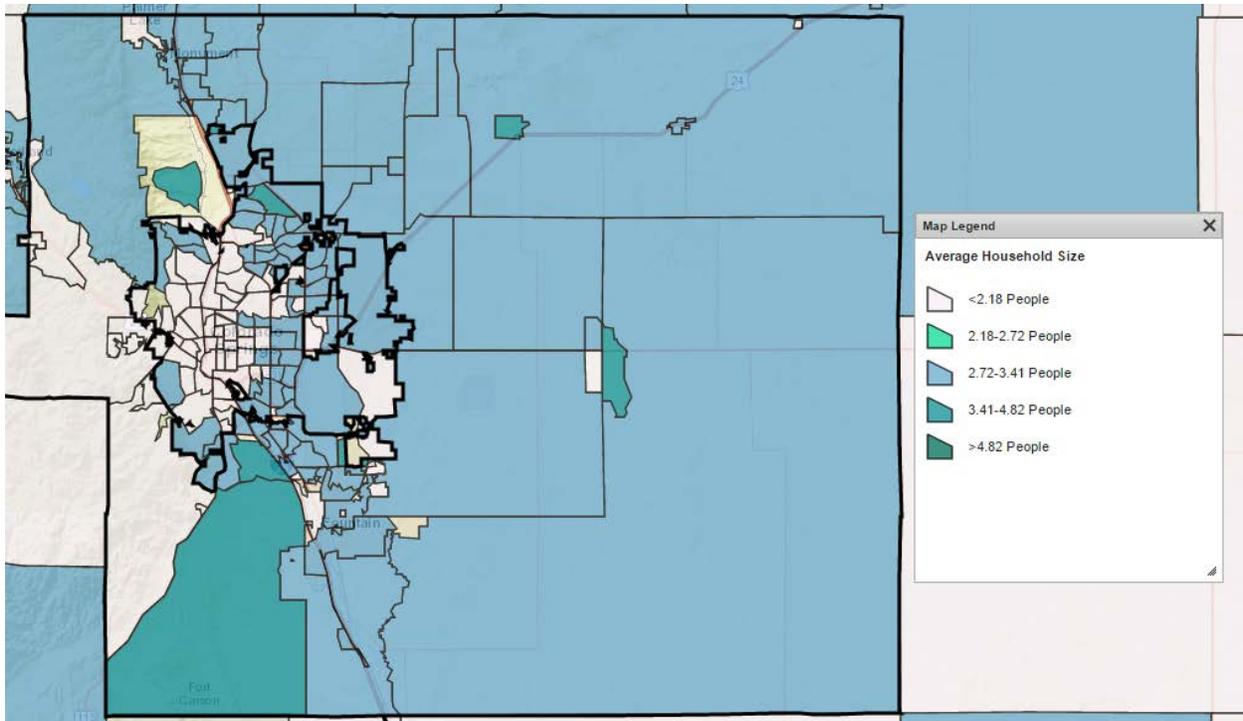
## Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	6,235	6,214	11,384	7,779	36,595
Small Family Households *	2,473	2,605	5,525	4,284	22,564
Large Family Households *	673	684	1,409	1,078	3,788
Household contains at least one person 62-74 years of age	984	1,056	1,938	1,287	6,443
Household contains at least one person age 75 or older	525	897	862	468	1,812
Households with one or more children 6 years old or younger *	1,519	1,601	3,431	1,987	5,315

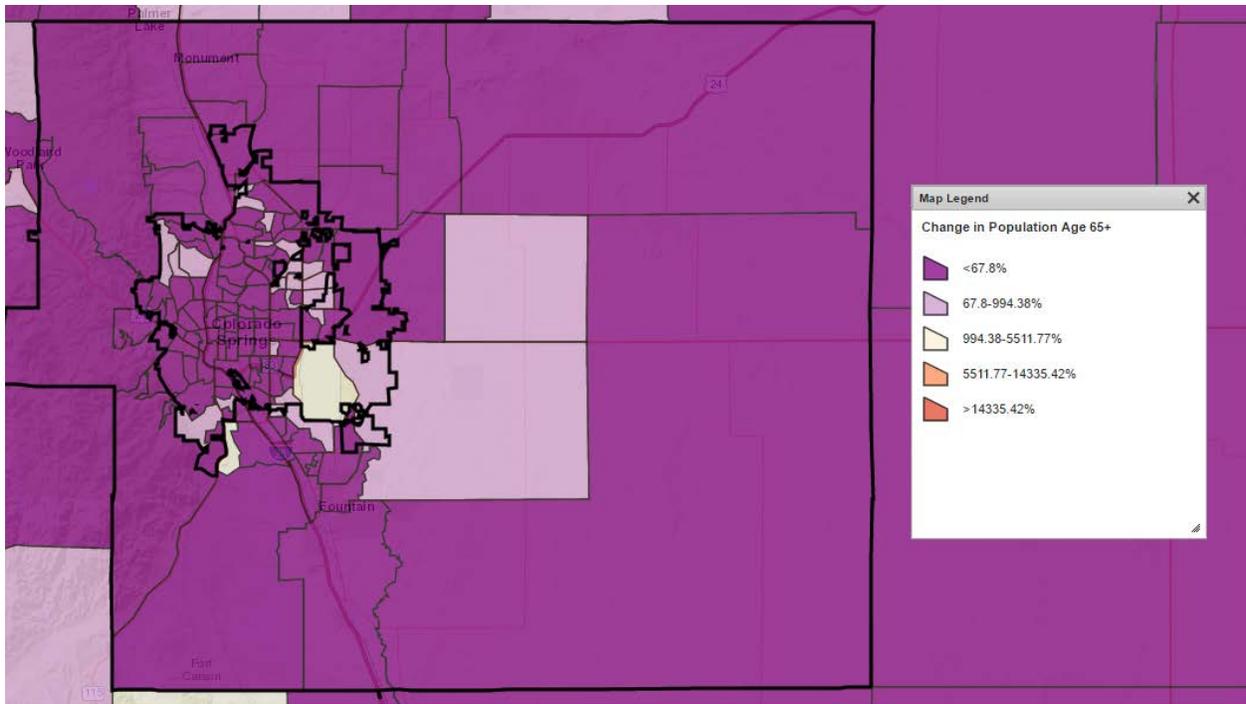
\* the highest income category for these family types is >80% HAMFI

**Table 6 - Total Households Table**

Data 2008-2012 CHAS  
Source:



**CPD Maps Average Household size**



CPD Maps % Change in Population 65+

## Housing Needs Summary Tables

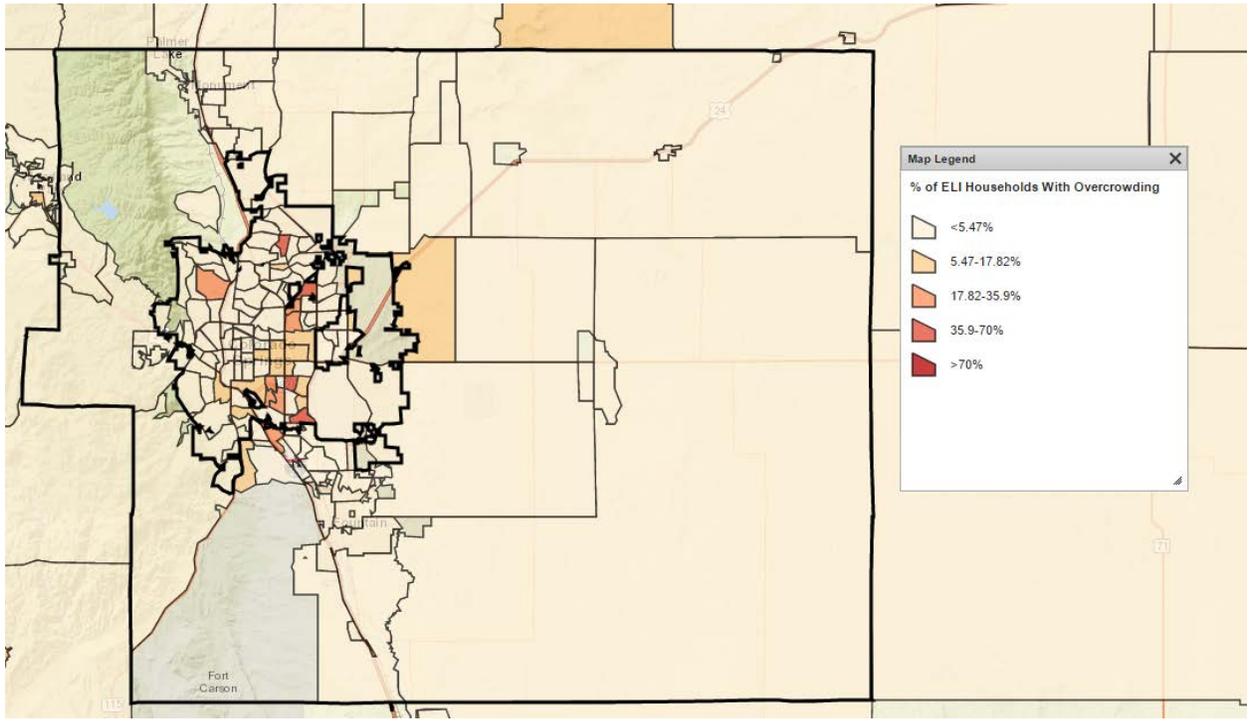
### 1. Housing Problems (Households with one of the listed needs)

	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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	80	39	35	0	154	80	0	28	15	123
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	45	25	25	35	130	0	4	4	39	47
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	83	134	54	10	281	14	19	90	50	173
Housing cost burden greater than 50% of income (and none of the above problems)	1,867	958	220	0	3,045	1,910	1,304	1,168	369	4,751

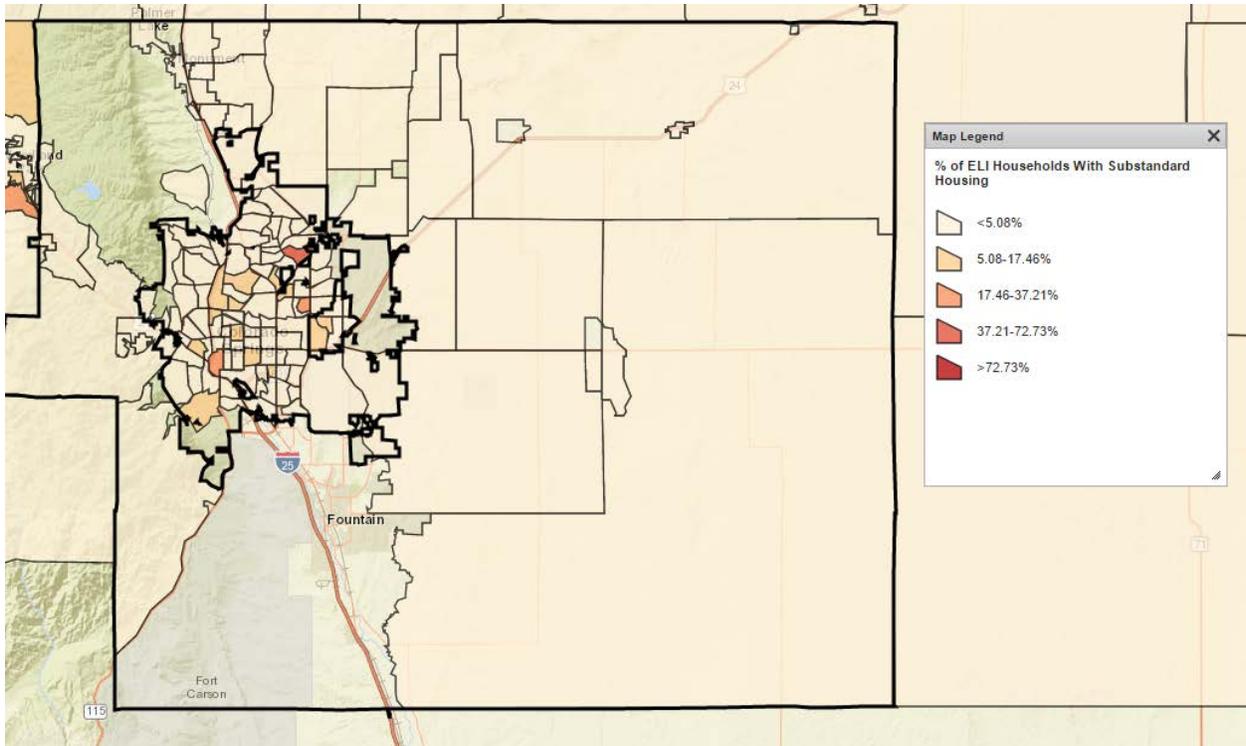
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	238	1,278	2,113	359	3,988	352	812	3,023	1,854	6,041
Zero/negative Income (and none of the above problems)	419	0	0	0	419	623	0	0	0	623

**Table 7 – Housing Problems Table**

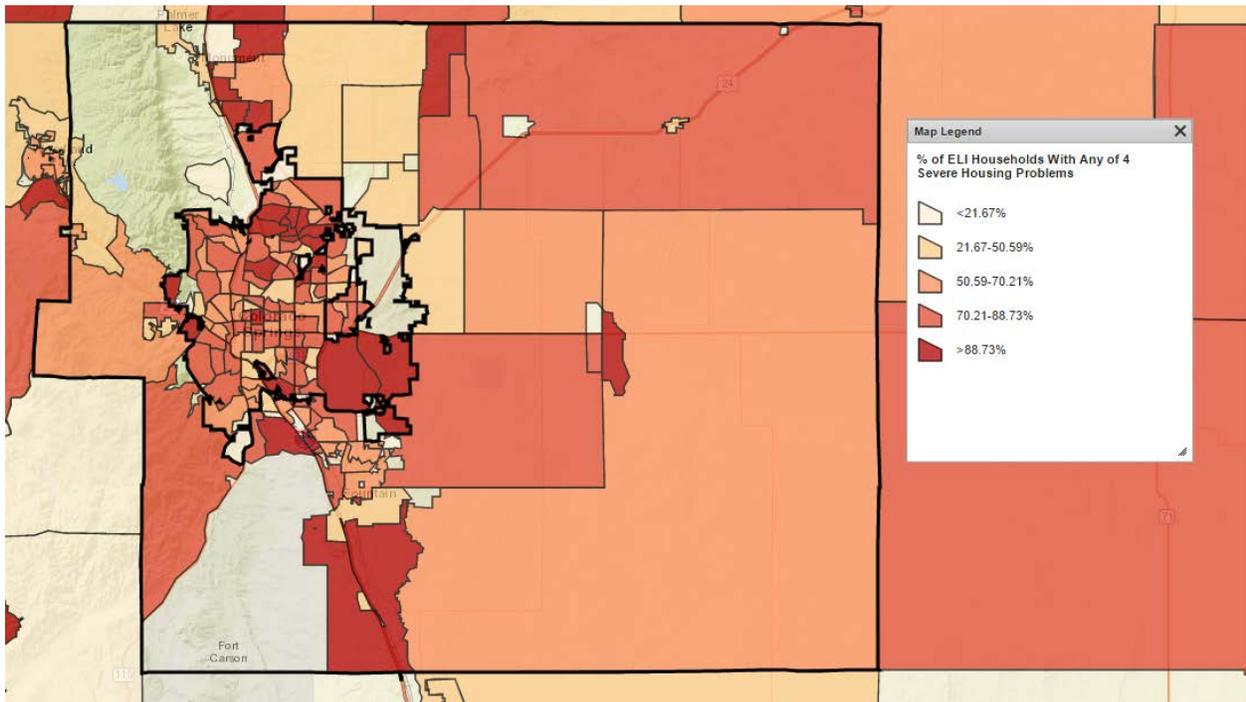
Data 2008-2012 CHAS  
 Source:



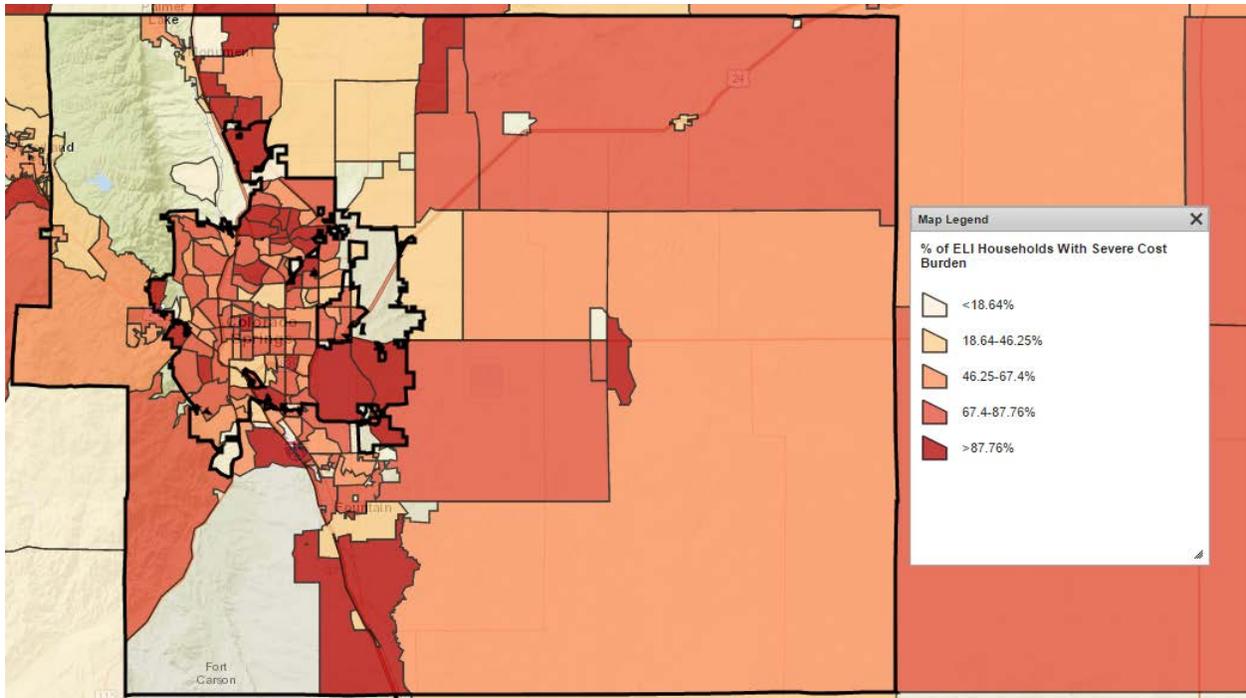
**CPD Maps ELI Overcrowding**



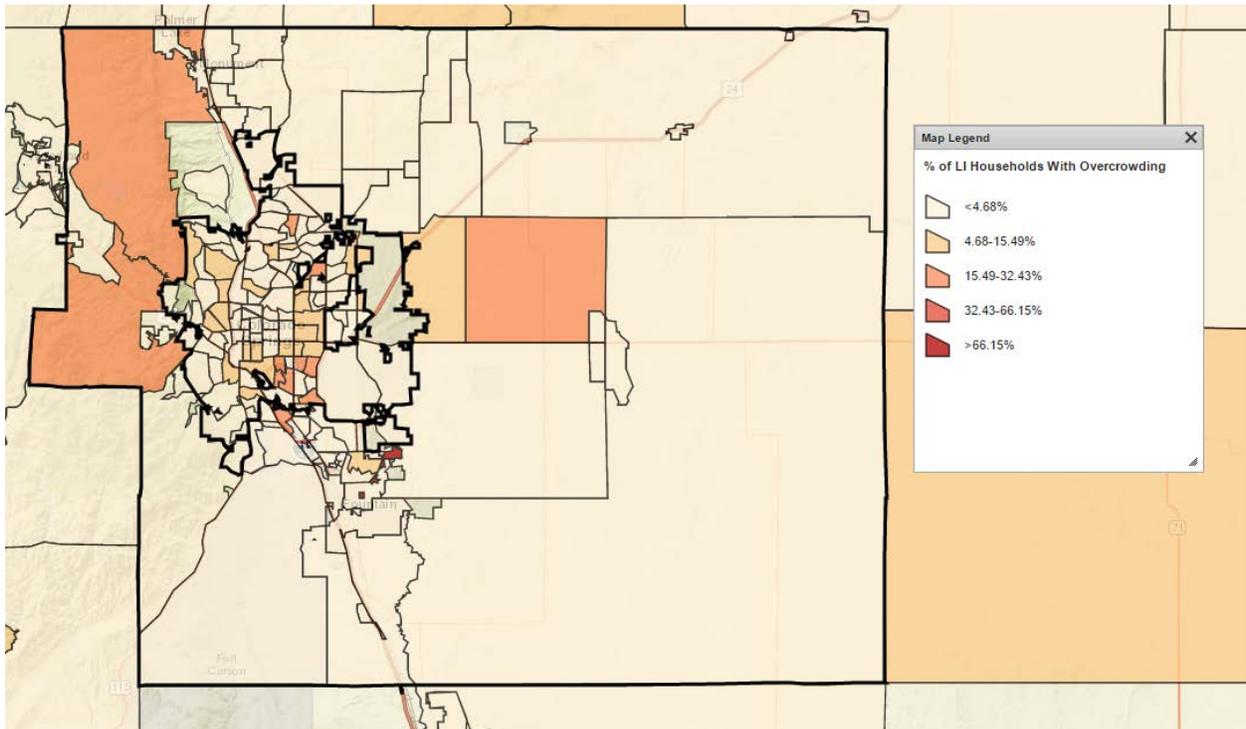
**CPD Maps ELI Substandard Housing**



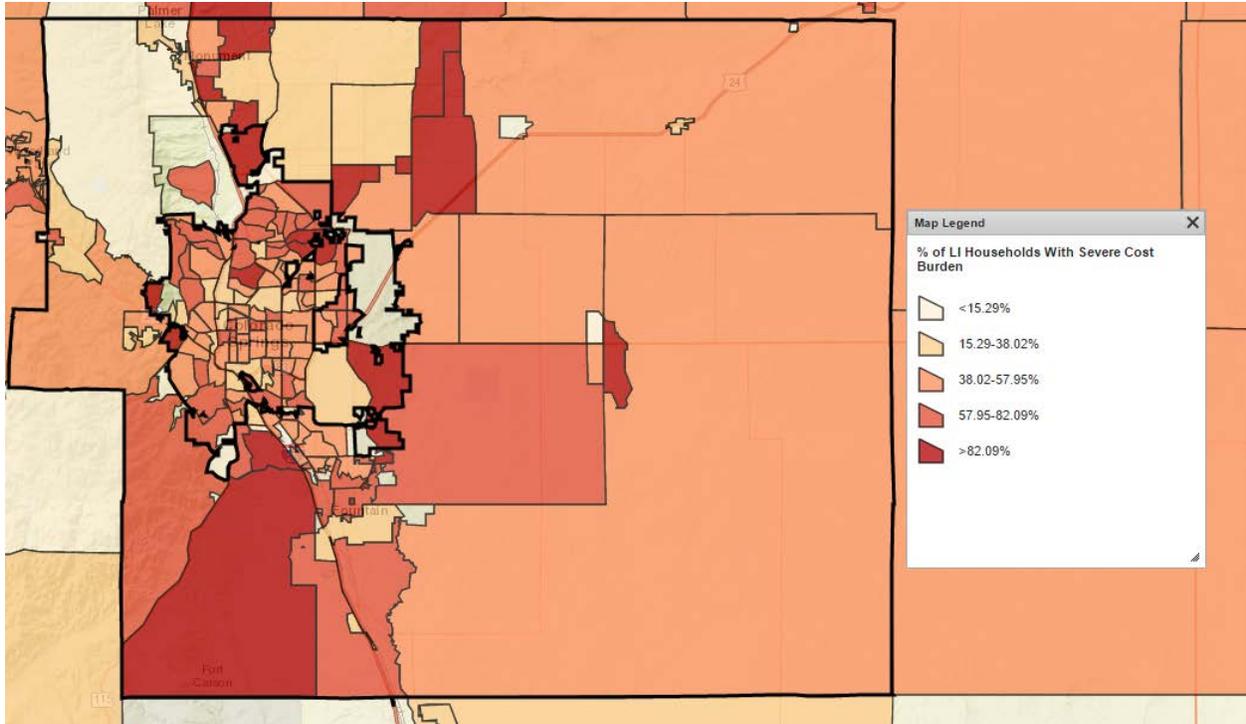
**CPD Maps ELI Severe Housing Problems**



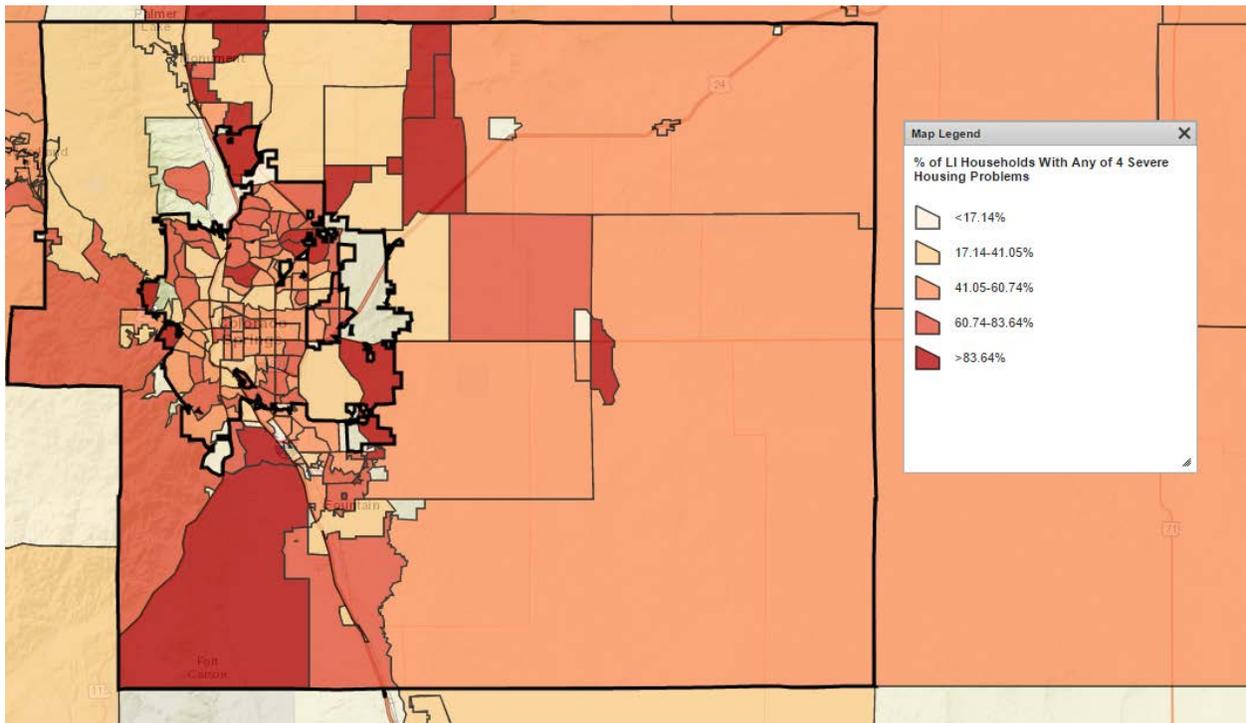
**CPD Maps ELI Severe Cost Burden**



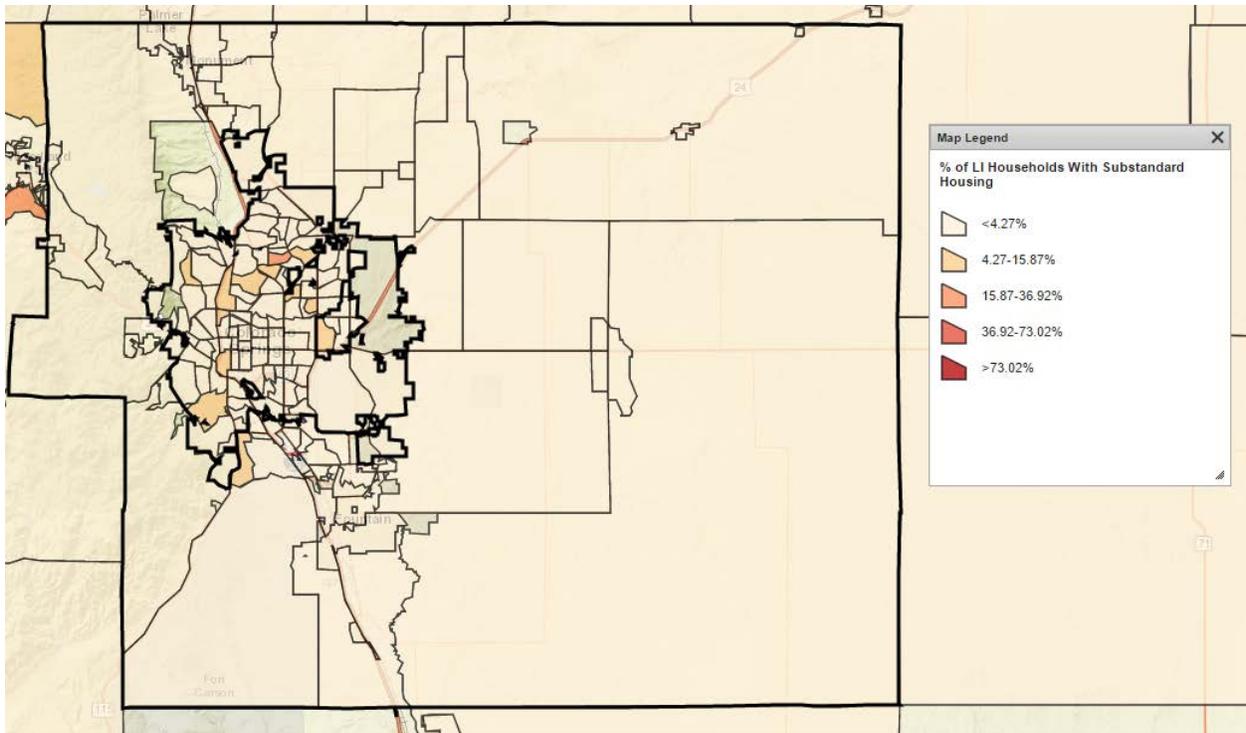
**CPD Maps LI Overcrowding**



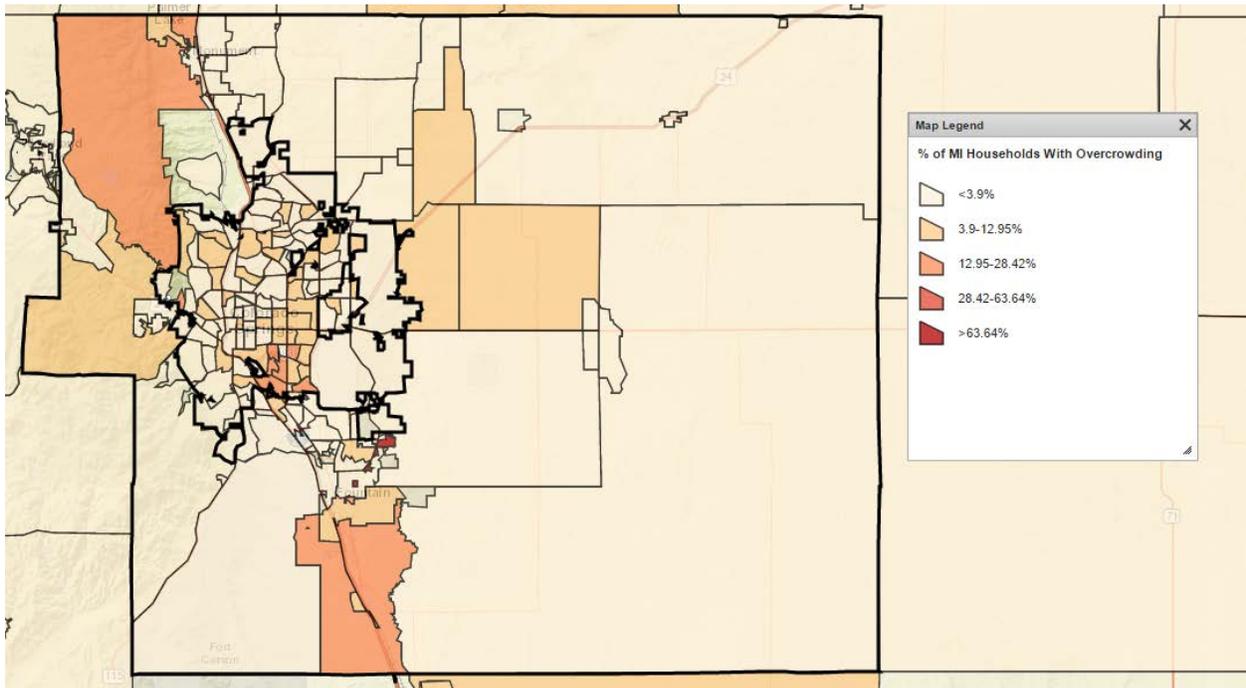
**CPD Maps LI Severe Cost Burden**



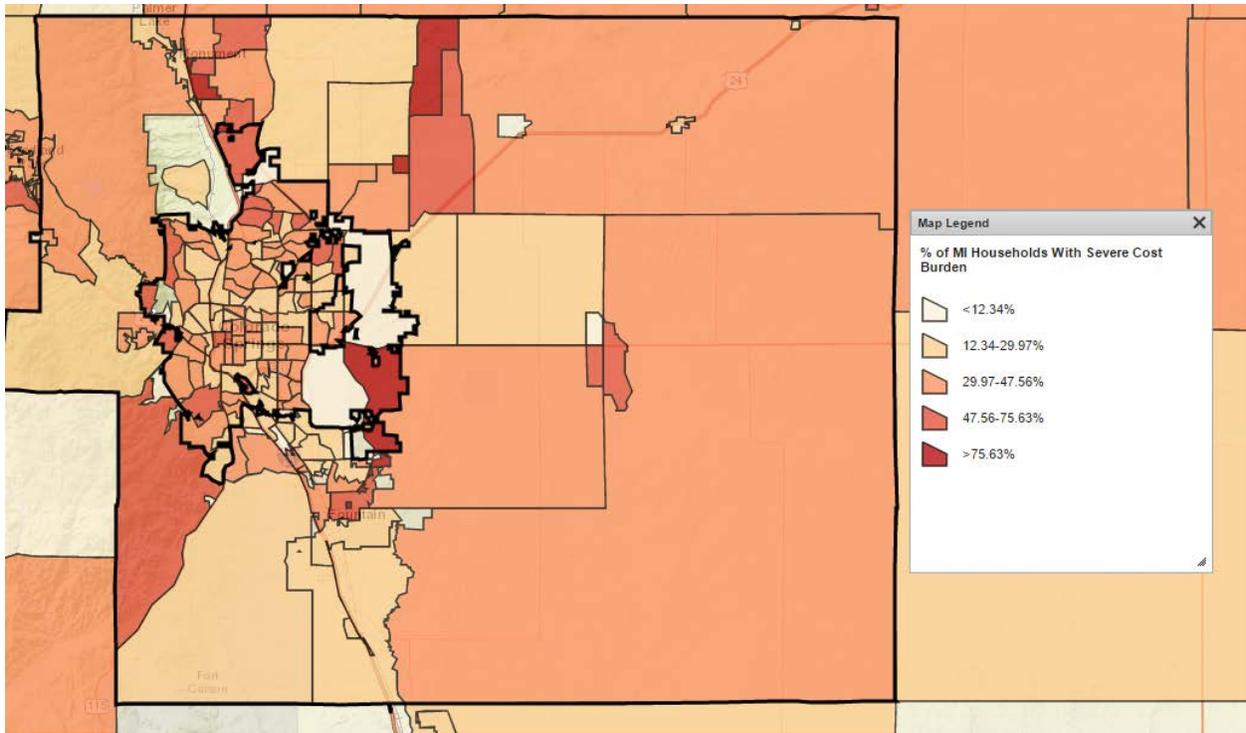
**CPD Maps LI Severe Housing Problems**



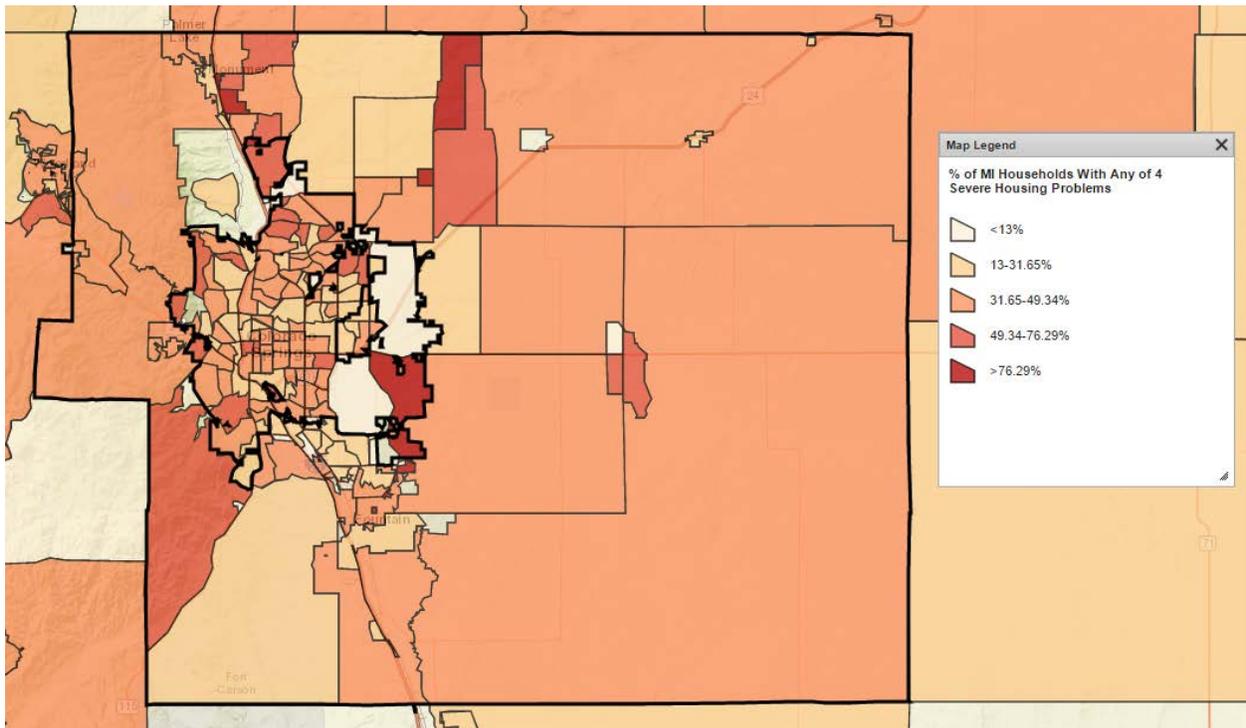
**CPD Maps LI Substandard Housing**



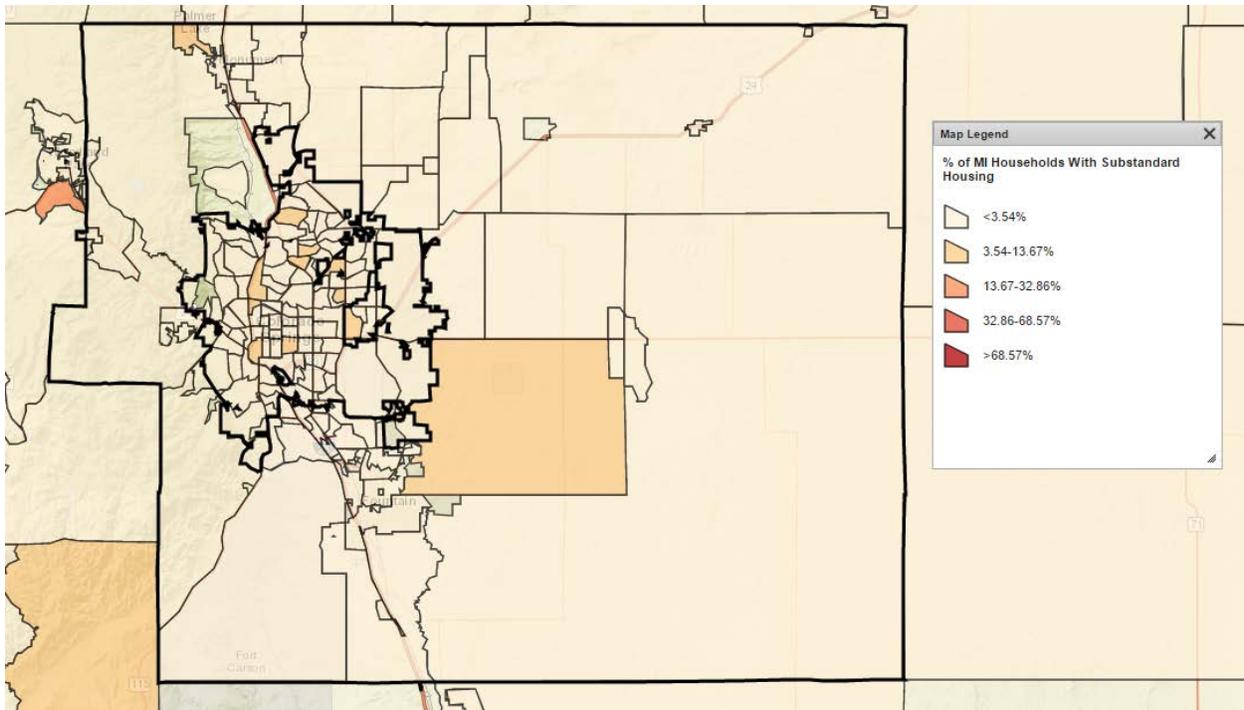
**CPD Maps MI overcrowding**



**CPD Maps MI Severe Cost Burden**



**CPD Maps MI Severe Housing Problems**



**CPD Maps MI Substandard Housing**

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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,082	1,154	324	45	3,605	1,930	2,082	1,303	474	5,789
Having none of four housing problems	465	1,743	3,858	2,080	8,146	697	1,977	5,900	5,184	13,758
Household has negative income, but none of the other housing problems	419	0	0	0	419	623	0	0	0	623

**Table 8 – Housing Problems 2**

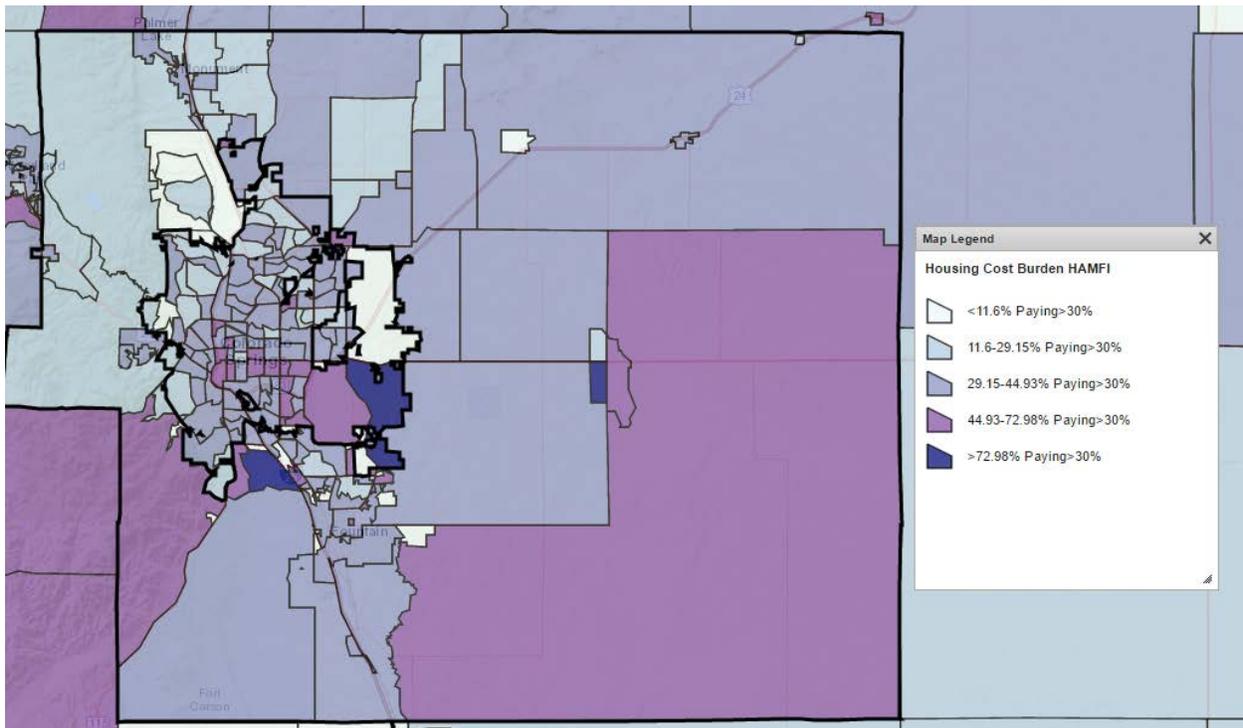
Data 2008-2012 CHAS  
Source:

### 3. Cost Burden > 30%

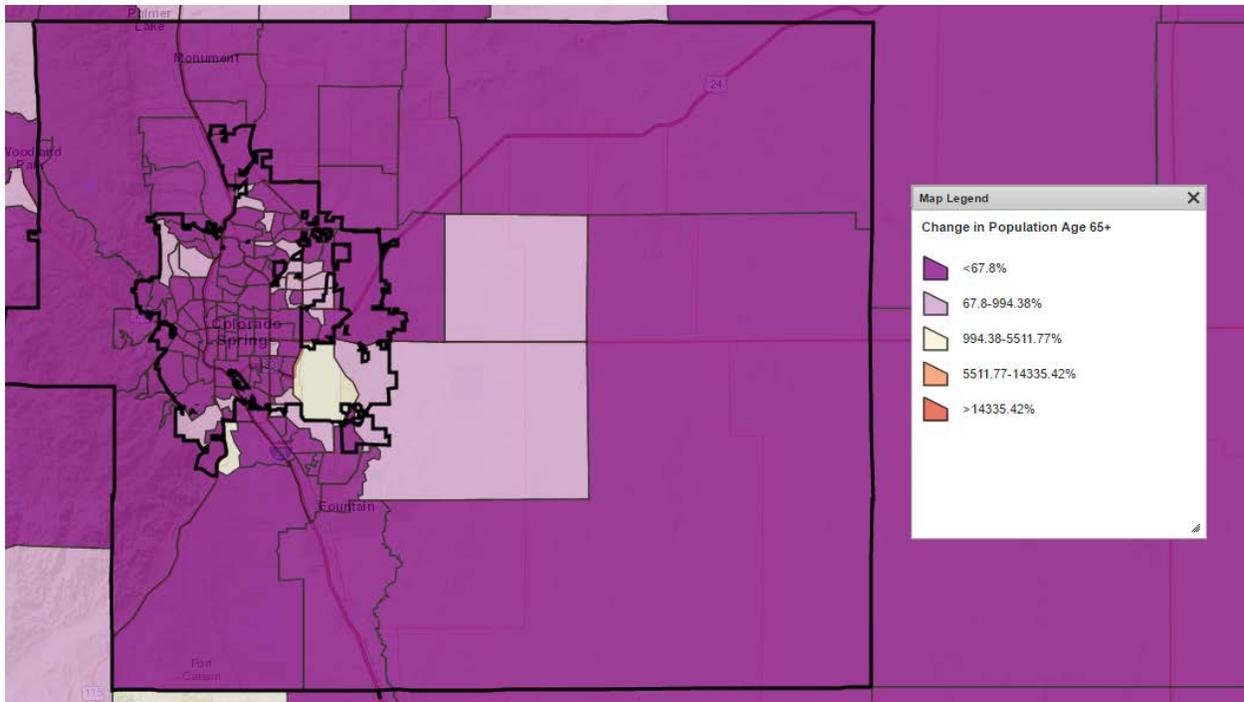
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,027	1,458	1,450	3,935	787	797	2,275	3,859
Large Related	338	271	354	963	239	276	494	1,009
Elderly	193	183	92	468	735	673	735	2,143
Other	729	493	470	1,692	510	399	744	1,653
Total need by income	2,287	2,405	2,366	7,058	2,271	2,145	4,248	8,664

**Table 9 – Cost Burden > 30%**

Data 2008-2012 CHAS  
Source:



**CPD Maps Housing Cost Burden**



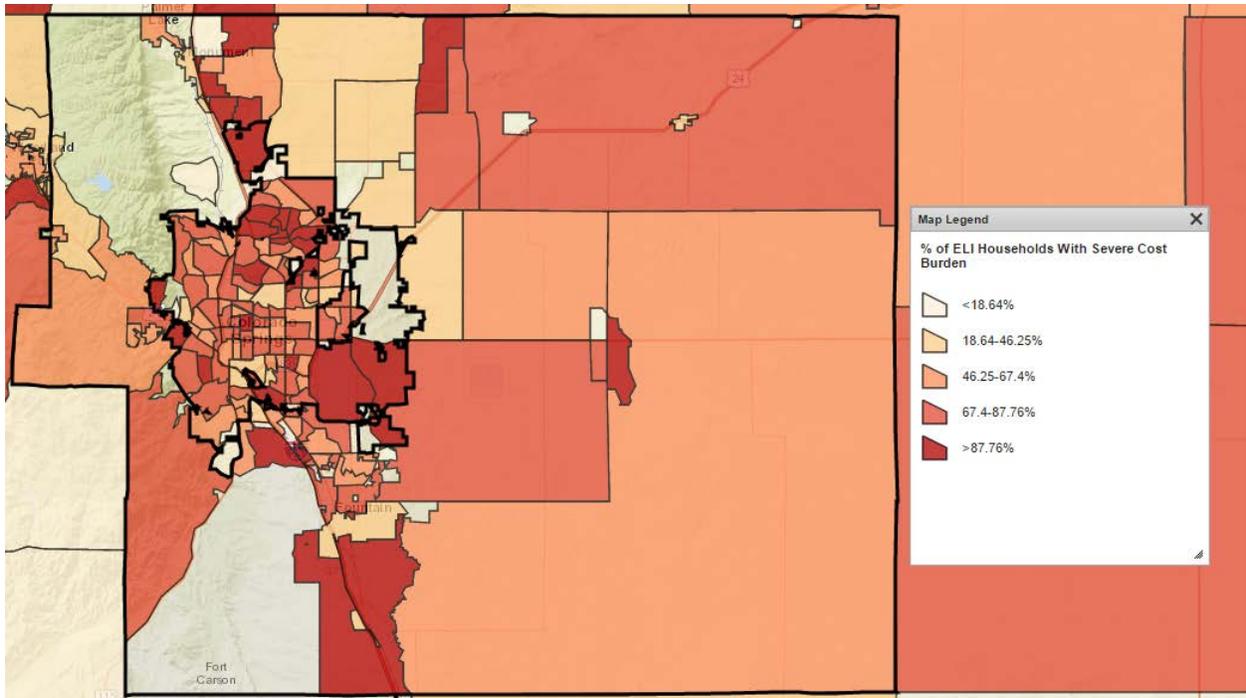
**CPD Maps Change in Population 65+**

**4. Cost Burden > 50%**

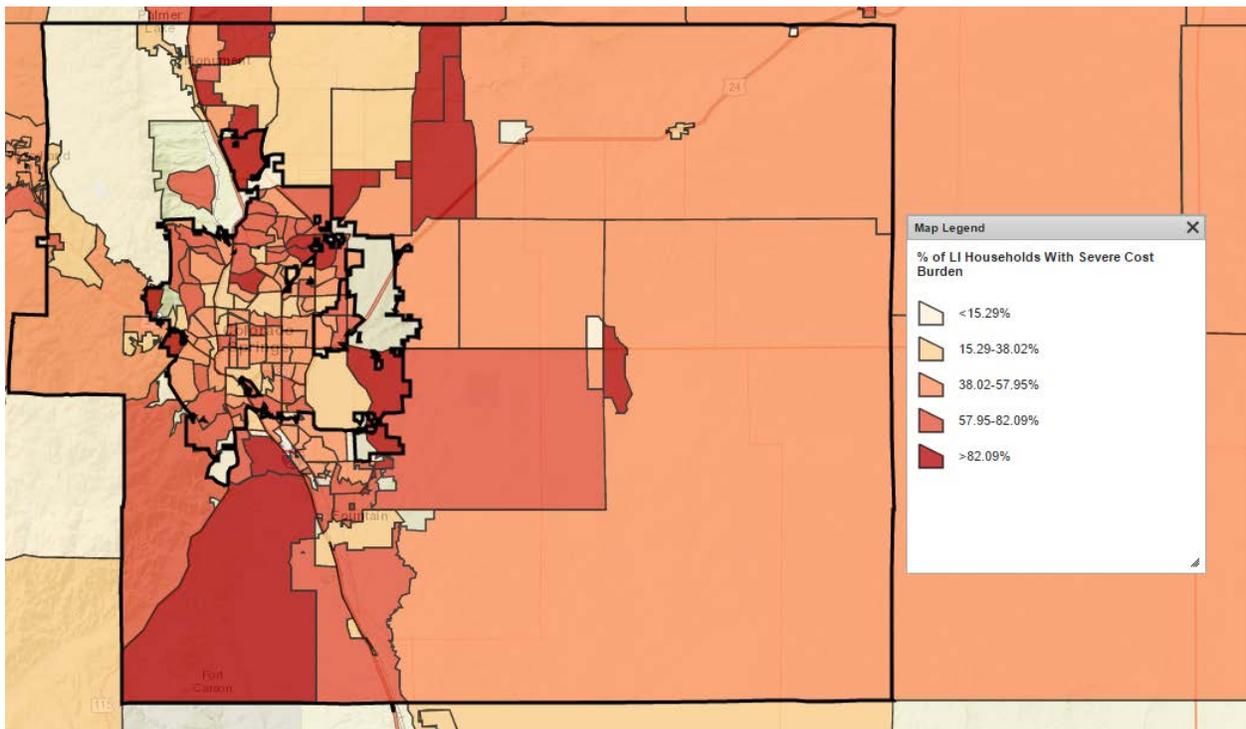
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	939	744	60	1,743	673	553	507	1,733
Large Related	338	117	30	485	30	147	130	307
Elderly	118	25	30	173	534	355	238	1,127
Other	649	139	100	888	485	255	309	1,049
Total need by income	2,044	1,025	220	3,289	1,722	1,310	1,184	4,216

**Table 10 – Cost Burden > 50%**

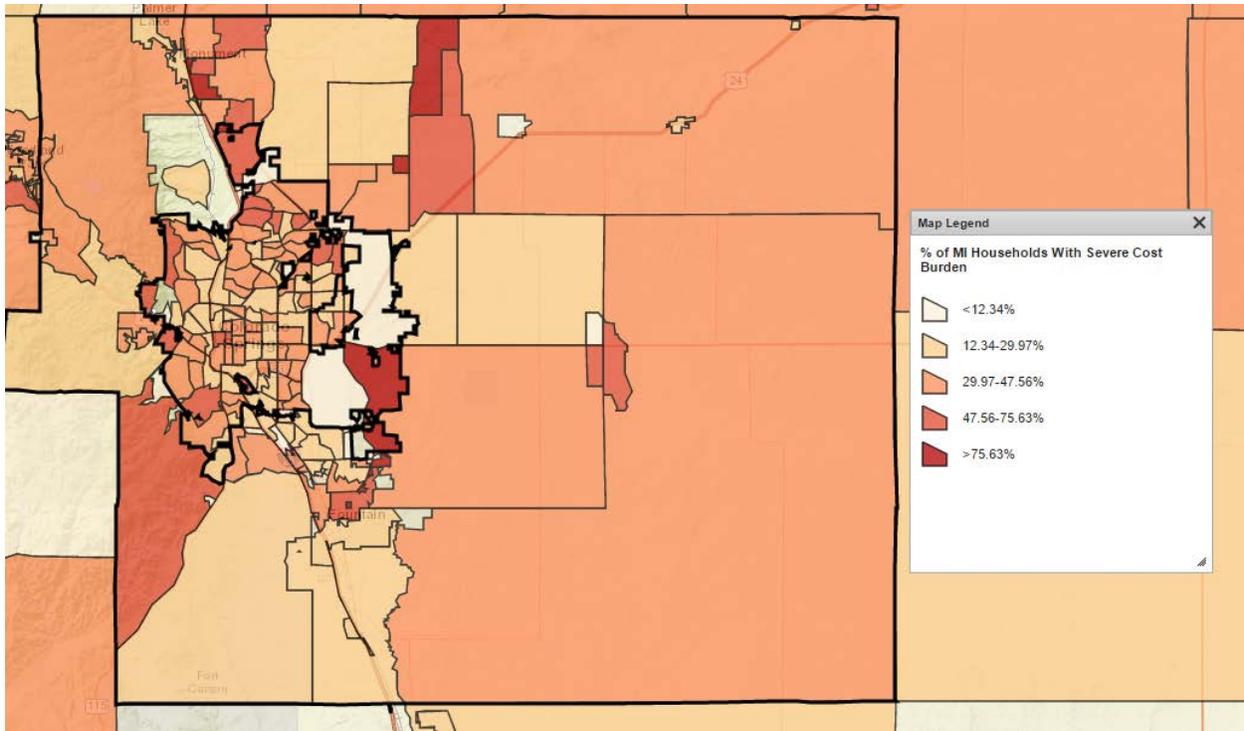
**Data** 2008-2012 CHAS  
**Source:**



**CPD Maps ELI Housing Cost Burden**



**CPD Maps LI Severe Cost Burden**



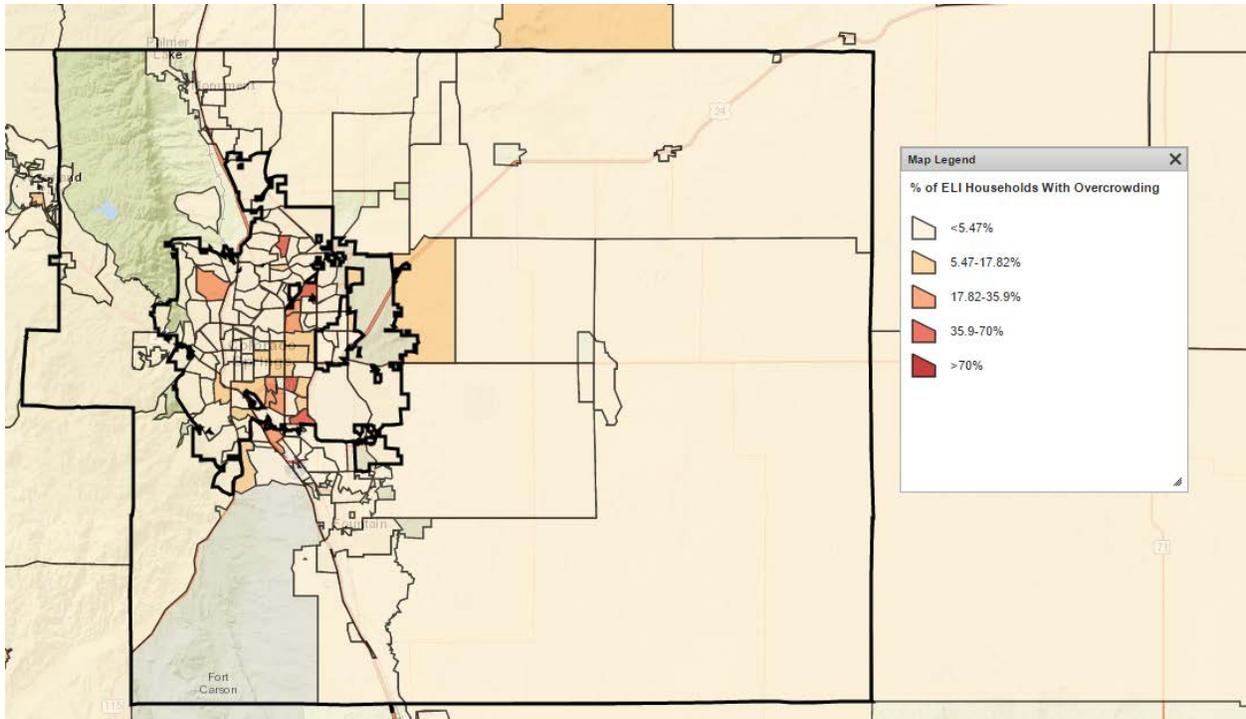
**CPD Maps MI Severe Cost Burden**

5. Crowding (More than one person per room)

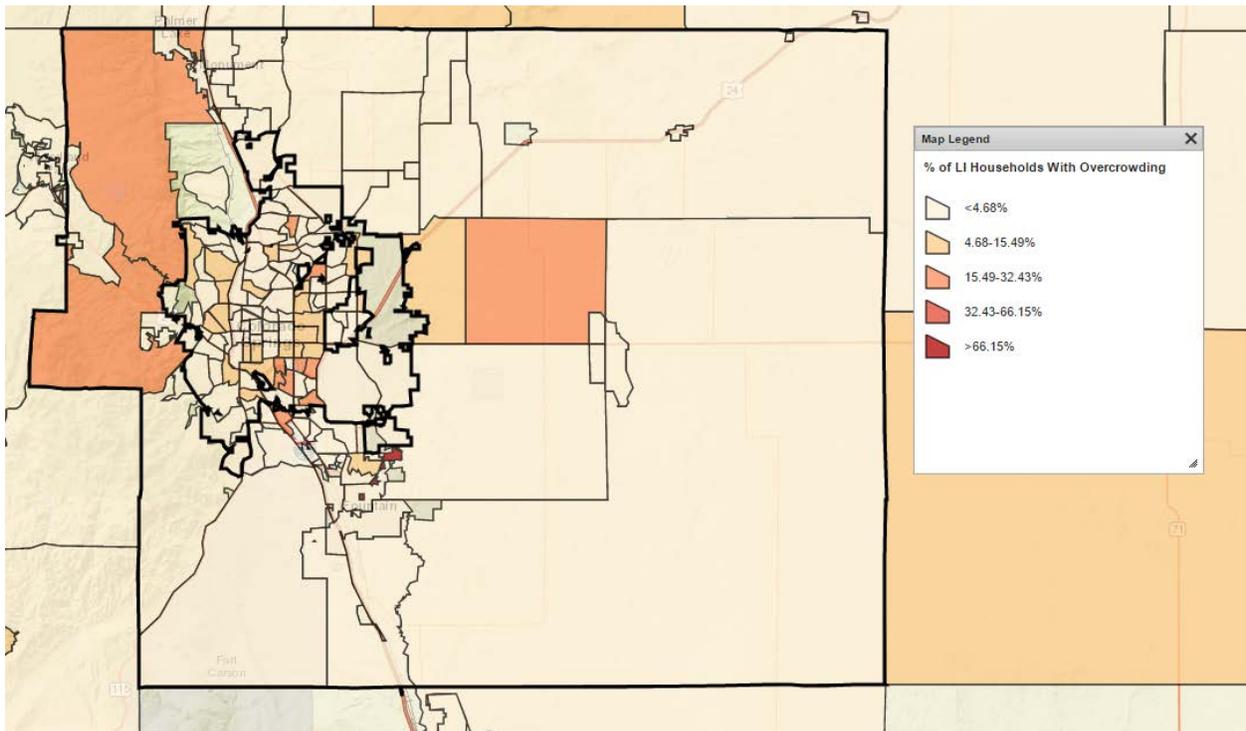
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	113	89	99	45	346	4	23	79	75	181
Multiple, unrelated family households	0	70	0	0	70	10	0	15	14	39
Other, non-family households	15	0	0	0	15	0	0	0	0	0
Total need by income	128	159	99	45	431	14	23	94	89	220

**Table 11 – Crowding Information – 1/2**

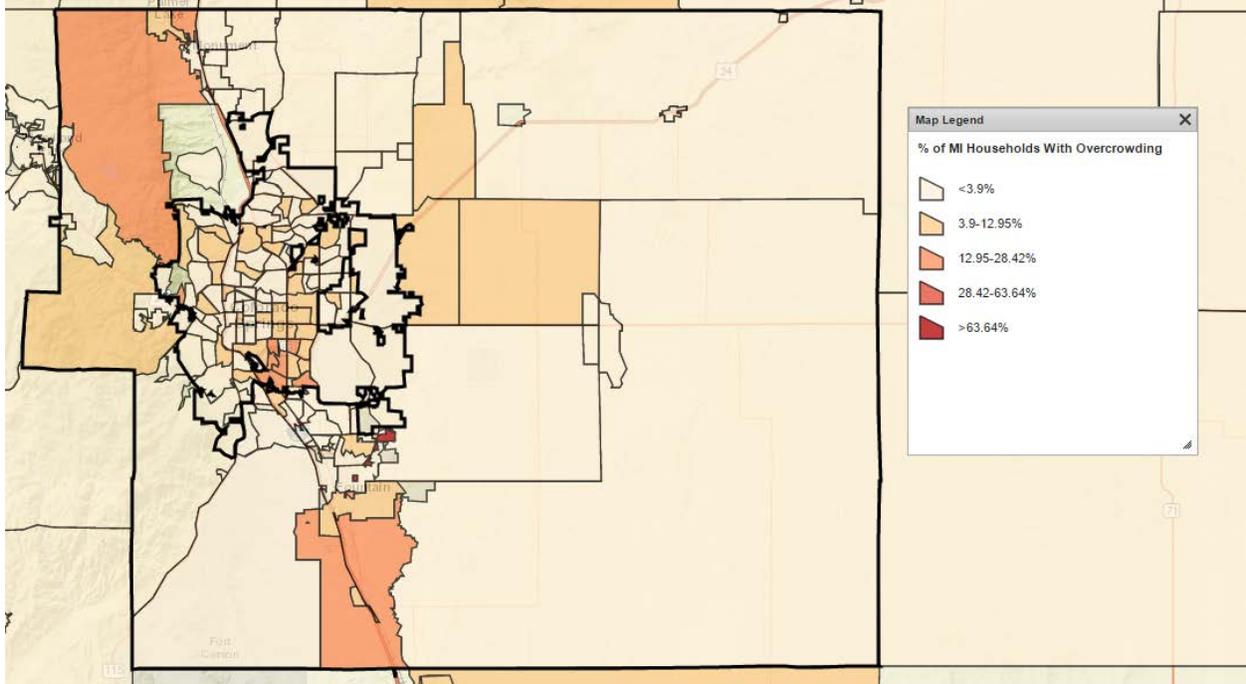
Data 2008-2012 CHAS  
Source:



**CPD Maps ELI Overcrowding**



**CPD Maps LI Overcrowding**



**CPD Maps MI overcrowding**

	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	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

**Alternate Data Source Name:**

AFFH Tool

**Data Source**

**Comments:**

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

Despite the fact that single-person households account for almost 20% of El Paso County’s population, this type of household is very likely to find themselves housing cost burdened by the lack of studio and one-bedroom housing available. Of the total housing stock in 2012, only 11.3% of it was one bedroom or studio units. The Affordable Housing Needs Assessment states that this discrepancy is only expected to grow over time, as the number of senior citizens within the county continues to increase. These senior citizens, who are more likely to be disabled and on fixed income, will certainly need housing assistance if the stock of studio and single bedroom housing does not increase. A study by the Independence Center also notes that elderly women in particular are slipping through the cracks and finding themselves in homes they cannot afford or without a home entirely.

This conclusion is also backed by the CPD Maps found on HUD's website. When comparing El Paso County census tracts by median income and household size, it is apparent that tracts with an average household population below 2.18 are typically areas with a median household income below \$39,000.

**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.**

While there is no formal measure of victims of domestic violence available through the U.S. Census Bureau or HUD mapping tools, local El Paso County non-profit TESSA does provide Community Impact statements. Their most recent statement from 2014 states that over 4,000 individuals have sought services through their Confidential Victim Advocacy program, and over 1,800 walk-ins at their two main locations (El Paso County Courthouse and their primary office). While it is difficult to know how many of these clients utilized housing assistance, TESSA did provide in that same year shelter and trauma-informed residential support to 283 women and 155 children. TESSA does not provide information that breaks down what kind of violence they have been victims of (most likely for client confidentiality and safety), so numbers that discuss the difference between domestic violence, dating violence, sexual assault and stalking are not currently available. TESSA has noted, however, that teen dating violence has increased.

In terms of disabled population, U.S. Census data shows that approximately 10.8% of the population within El Paso County has some kind of disability. The majority of this population is between 18 and 64 years old (approximately 37,118 persons). While it is obvious that the disabled population under 18 most likely lives with at least one other person, it is unclear how many disabled persons in the 18 to 64 age range live alone or with other persons. Because disabilities come in such a wide range of possibilities, it is difficult to discern the kinds of households these residents currently occupy. What is clear, however, is that this population will continue to age, and as they do, the need for improved housing assistance for the elderly and disabled will increase.

**What are the most common housing problems?**

The most common housing problem in El Paso County is housing cost burden, with over 6,000 owner-occupied households experiencing housing cost burden. In particular, roughly half of all those households fall within the 50%-80% AMI, which is significant in comparison to any other group making below the AMI of El Paso County.

For renters, housing cost burden is also the single greatest issue, with nearly 4,000 renter occupied units experiencing this issue. Interestingly enough, the previously mentioned trend of roughly half of the cost-burdened families falling within the 50%-80% AMI also holds true for renters.

When the second most common housing problem, housing cost burden in excess of 50% of income, is taken into account the number of cost burdened owner-occupied homes increases to over 10,000 and

for renters it increases to over 7,000. This means that in total, there are over 17,000 households in El Paso County who experience cost burden that is 30% or greater.

The most common housing problem in El Paso County is housing cost burden, with over 6,000 owner-occupied households experiencing housing cost burden. In particular, roughly half of all those households fall within the 50%-80% AMI, which is significant in comparison to any other group making below the AMI of El Paso County.

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

In examining the data via CPD maps by race and ethnicity, there is data to suggest that LMI households of Black or Hispanic racial/ethnic background are more affected by housing burden, particularly in certain areas of Fountain and Security-Widefield (such as around Big Johnson Reservoir).

In examining tracts which have higher populations citizens aged 65 or over (usually consisting of 20% or more of the population), there is a correlation between housing cost burden and age. Persons 65 or older appear to be disproportionately affected by housing cost burden. This especially true for tract 08041004603, where more than 25% of the population is 65 or older, and approximately 83% of households experience housing cost burden.

This trend can also be observed when cost burden is broken down by households type. Elderly homeowners experience cost burden homogenously even when separated out by income as a percentage of AMI. While small related households and large related households experience disparity based on income bracket, elderly households experience it with little variation. The only exception to this trend is elderly renters who make 30%-50% of the AMI, who experience cost burden significantly less frequently than other elderly renters below the 50% AMI.

### **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**

Many LI and ELI individuals and families with children at risk of becoming homeless lack stable employment or a safety net (such as a savings account) in the event of a financial emergency. Some also lack support systems (such as friends and family) who may provide the resources needed to keep them in permanent housing during difficult times. While there are currently no numbers on formerly homeless families and individuals that are nearing the end of their housing assistance, it is a common issue (as identified by the Independence Center's study) for formerly homeless persons to struggle with addiction problems that they are unable to overcome prior to the end of their housing assistance, and once on the streets again they return to those addictions.

Another identified issue is the lack of longer term housing assistance. The Independence Center’s study revealed that supportive housing that lasts for approximately a year is far more effective in getting homeless individuals into permanent housing than shorter term opportunities (such as 1-3 months).

**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:**

No at-risk populations have been estimated. Any numbers provided for at-risk populations have been provided by partner agencies and non-profit organizations. At this time, the methodology of these numbers have not been made available to the El Paso County CDBG Program.

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

Housing that is considered to be in an unsafe neighborhood is typically linked with instability, as persons who choose to live in these areas often do so out of desperation for a place to live, thereby putting them at greater risk for homelessness. This particular kind of housing is also linked with instability because if an individual cannot feel safe in their home, it will take an emotional, mental, and physical toll on their well-being through stress and insecurity. This issue is spoken to at greater length in a study conducted by the Independence Center, where it is explained that residents who do not feel safe even in their own homes may find that homelessness is a better alternative, simply because it is easier for them to leave an unsafe situation.

**Discussion**

By a notable margin, housing cost burden and severe housing cost burden are the clear issues in El Paso County, for renters as well as owners. Improving access to public transportation, as well as providing greater education in fair housing and financial stability, may help to lessen these housing problems, but an increase in the available stock of affordable housing available in El Paso County would undoubtedly be the most effective strategy.

Additionally, outreach and an increase in services to the elderly and Black or Hispanic families should be undertaken in the city of Fountain to address their disproportionate needs, particularly in terms of housing cost burden. This issue can be approached in a number of ways, including:

- Increasing the stock of affordable housing or publicly supported housing in El Paso County would enable members of this community to find areas of greater opportunity while obtaining less housing cost burden
- Improved transportation and mobility services for seniors would allow for greater access to senior services and potentially save them cost on transportation

- Increased supportive services for families and seniors (such as emergency financial assistance programs) in the Fountain area would increase stability and reduce their risk of homelessness

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

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

### Introduction

Within El Paso County, affordable housing is in the process of aging. The problem with this trend is that it places LMI residents at disproportionate odds of encountering housing problems, particularly for renters or those on fixed income. In order to best meet the needs of the community, identifying areas and certain populations that disproportionately experience housing problems will help the El Paso County CDBG program identify the most critical needs to address in our Annual Action Plan.

Note: Because the El Paso County CDBG Program has already successfully submitted an Assessment on Fair Housing, certain sections of the Housing Needs Assessment were not necessarily required to complete. However, CDBG Staff had already completed their analysis and the decision was made to keep the analysis in the Consolidated Plan so that residents will have access to two sources of information regarding disproportionate housing need. Residents may view the Assessment of Fair Housing on the El Paso County website, but for those that lack internet access or wish to view disproportionate housing need that utilizes CHAS data, the information has been included herein.

### 0%-30% of Area Median Income

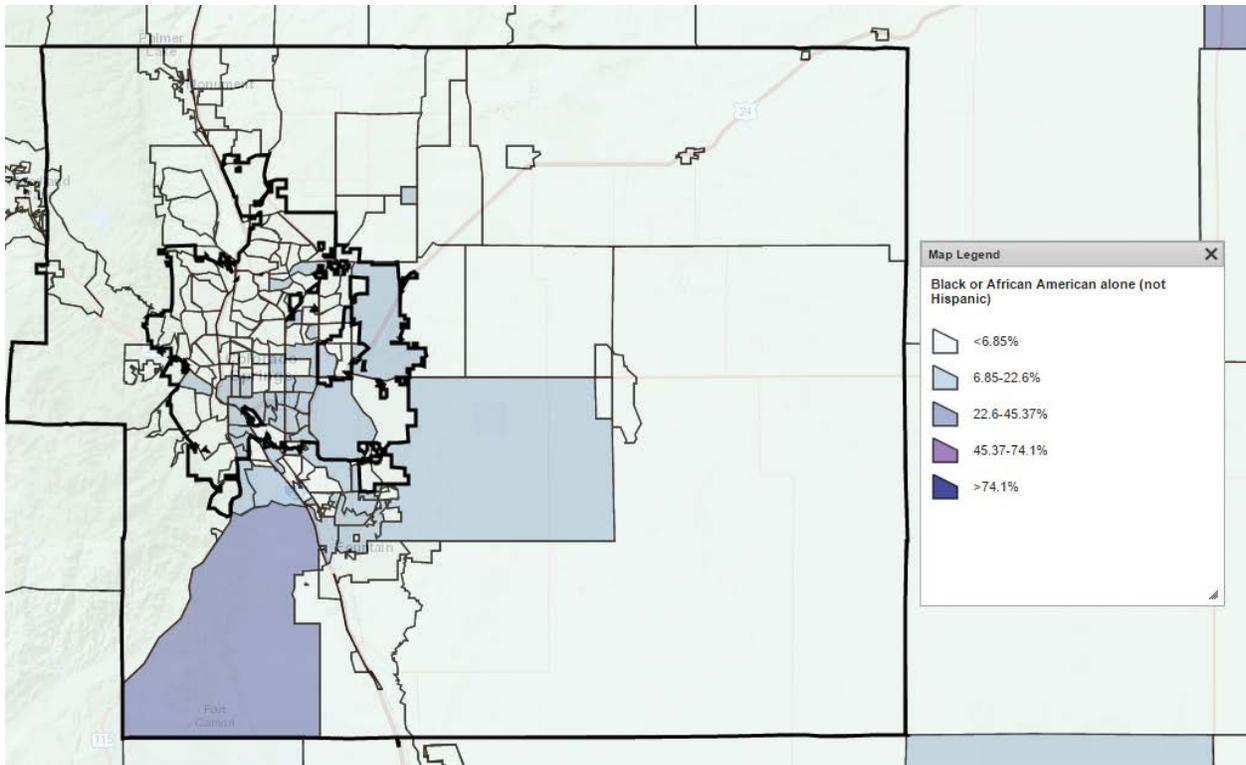
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,606	566	1,042
White	3,400	488	867
Black / African American	275	0	35
Asian	78	15	10
American Indian, Alaska Native	64	0	0
Pacific Islander	0	0	0
Hispanic	628	43	115

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

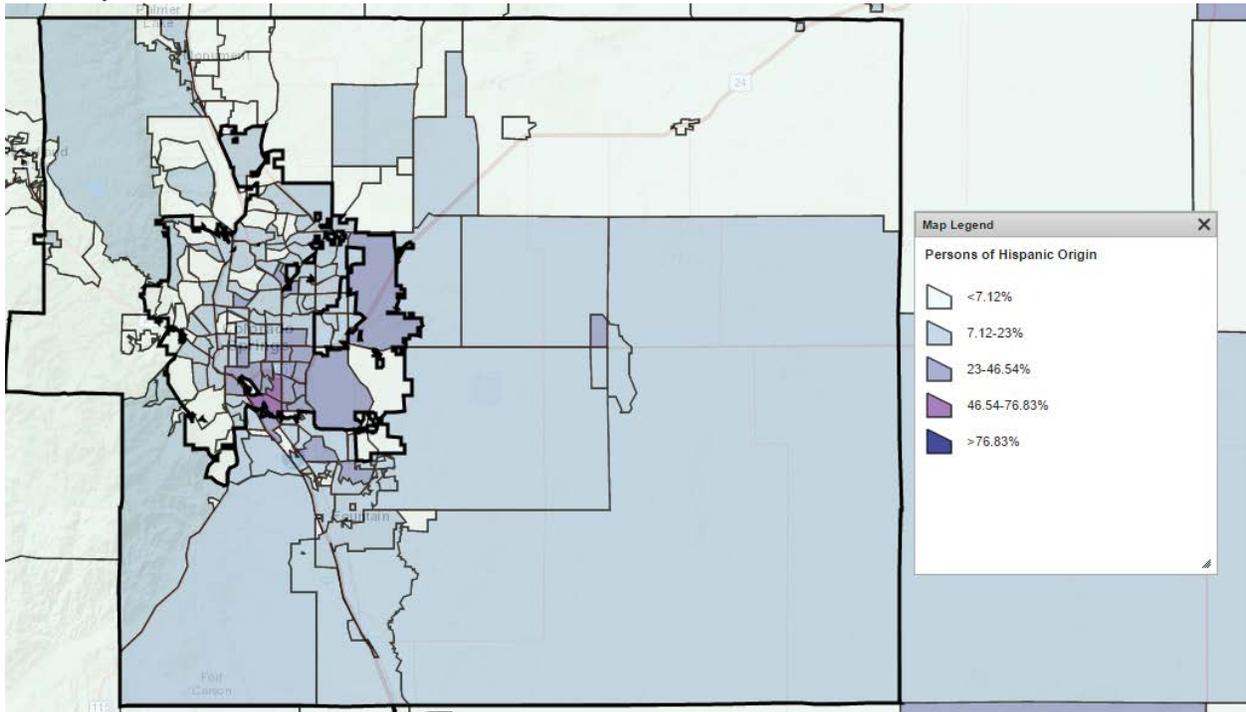
Data 2008-2012 CHAS  
Source:

\*The four housing problems are:

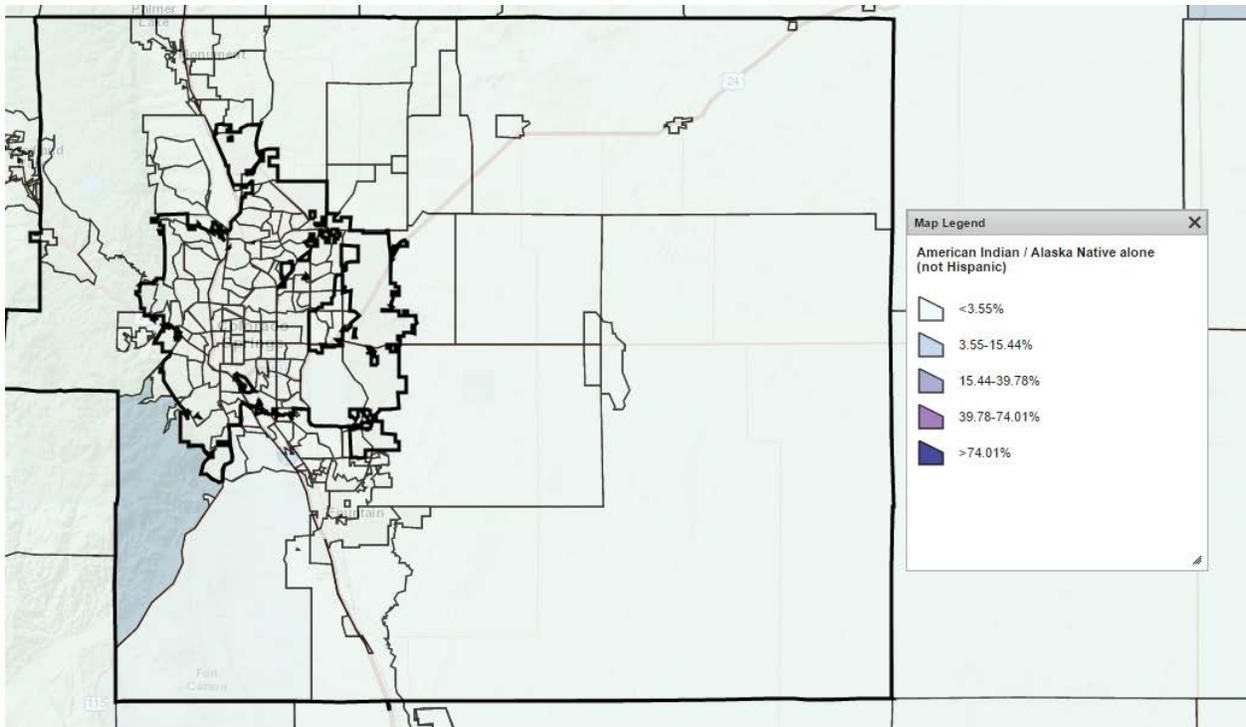
1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%



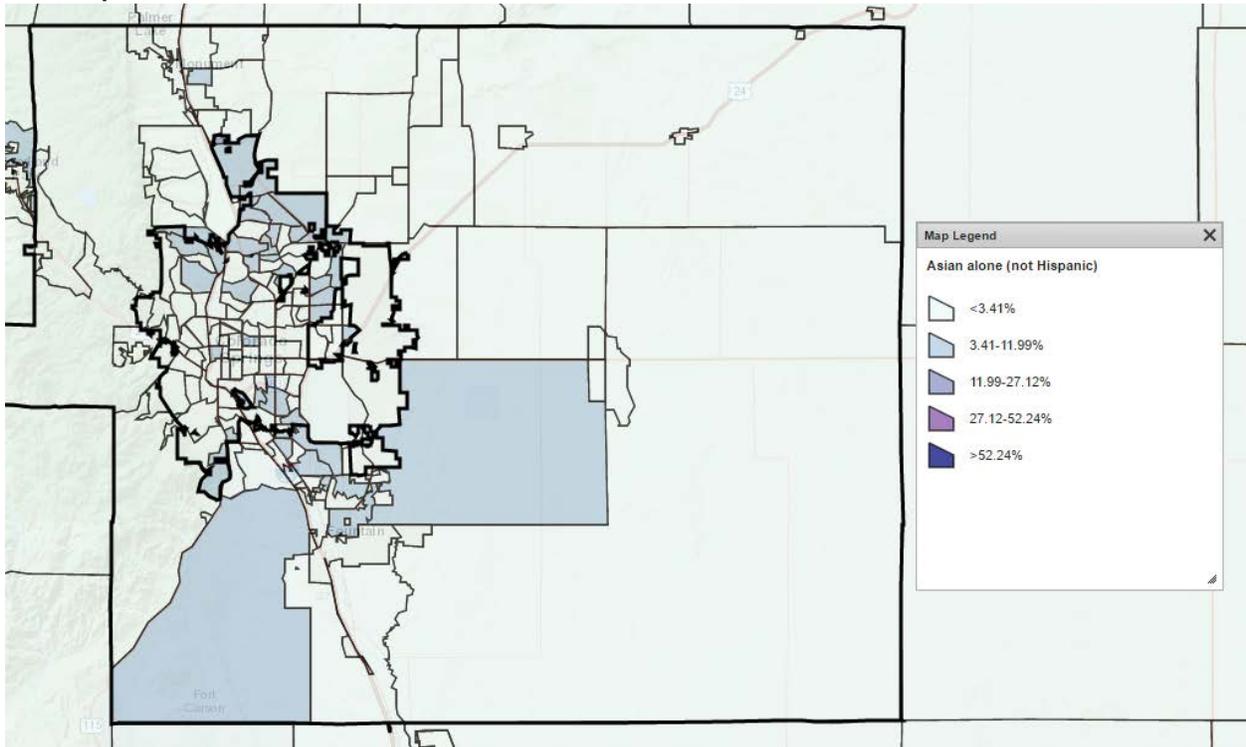
**CPD Maps Black or African American**



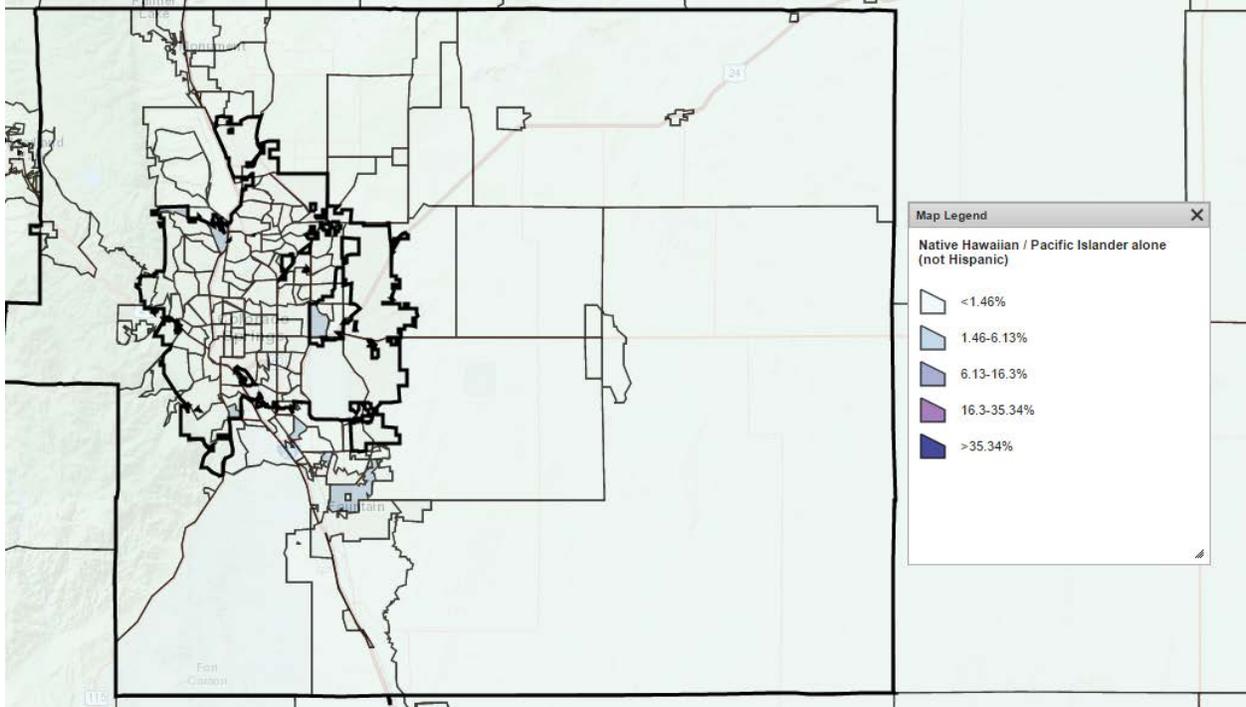
**CPD Maps Hispanic**



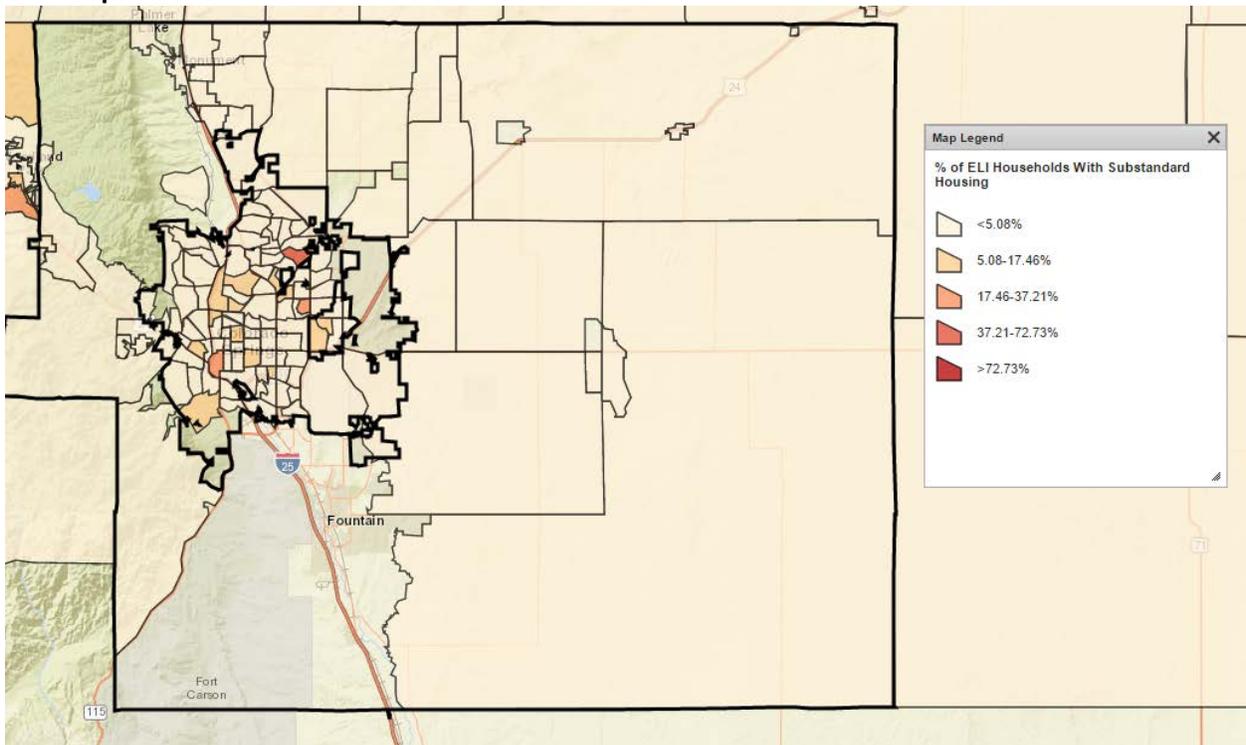
**CPD Maps American Indian, Alaskan Native**



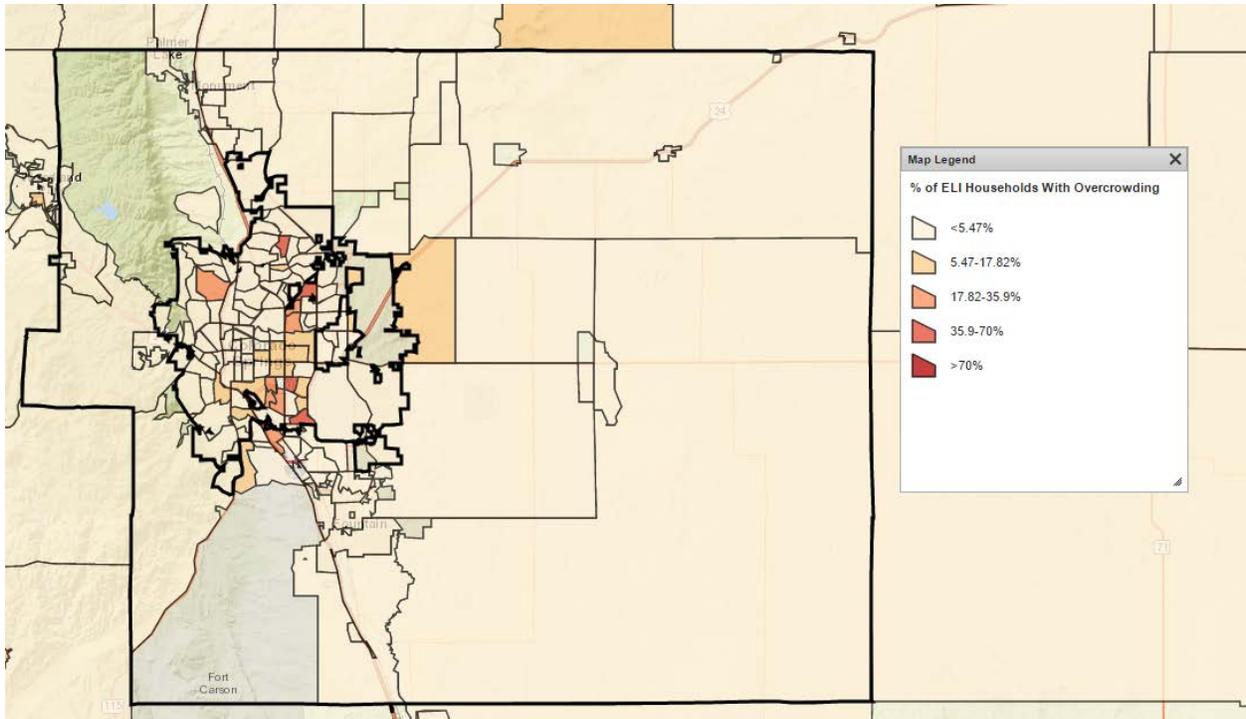
**CPD Maps Asian**



**CPD Maps Native Hawaiian Pacific Islander**



**CPD Maps ELI Substandard Housing**



**CPD Maps ELI Overcrowding**

**30%-50% of Area Median Income**

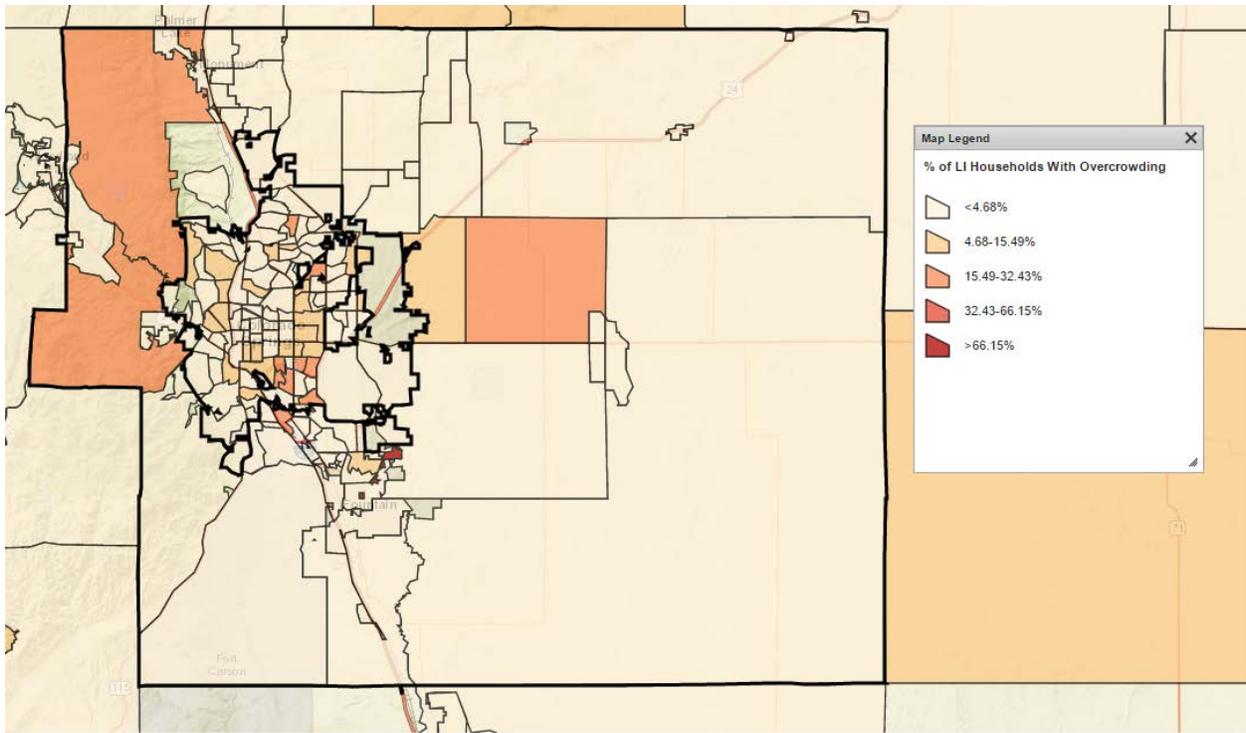
<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	4,588	1,614	0
White	3,143	1,293	0
Black / African American	300	35	0
Asian	189	80	0
American Indian, Alaska Native	52	10	0
Pacific Islander	35	0	0
Hispanic	650	135	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

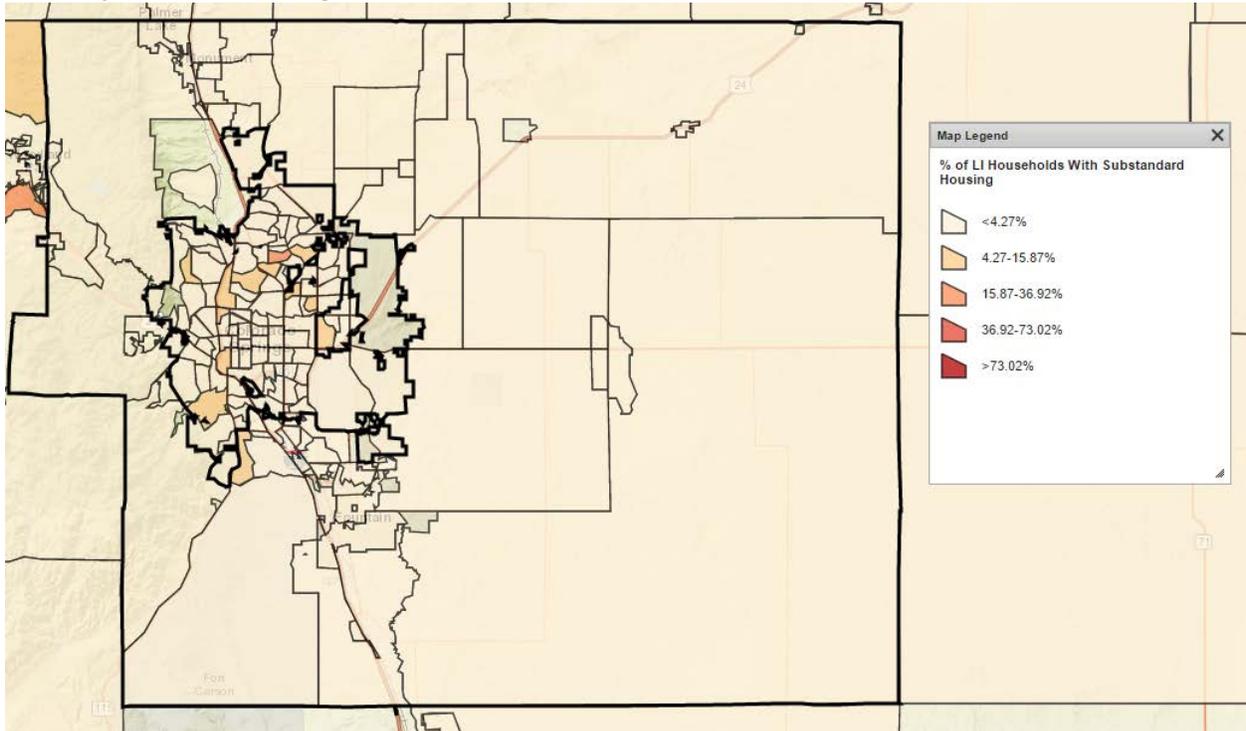
Data 2008-2012 CHAS  
 Source:

\*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%



**CPD Maps LI Overcrowding**



**CPD Maps LI Substandard Housing**

**50%-80% of Area Median Income**

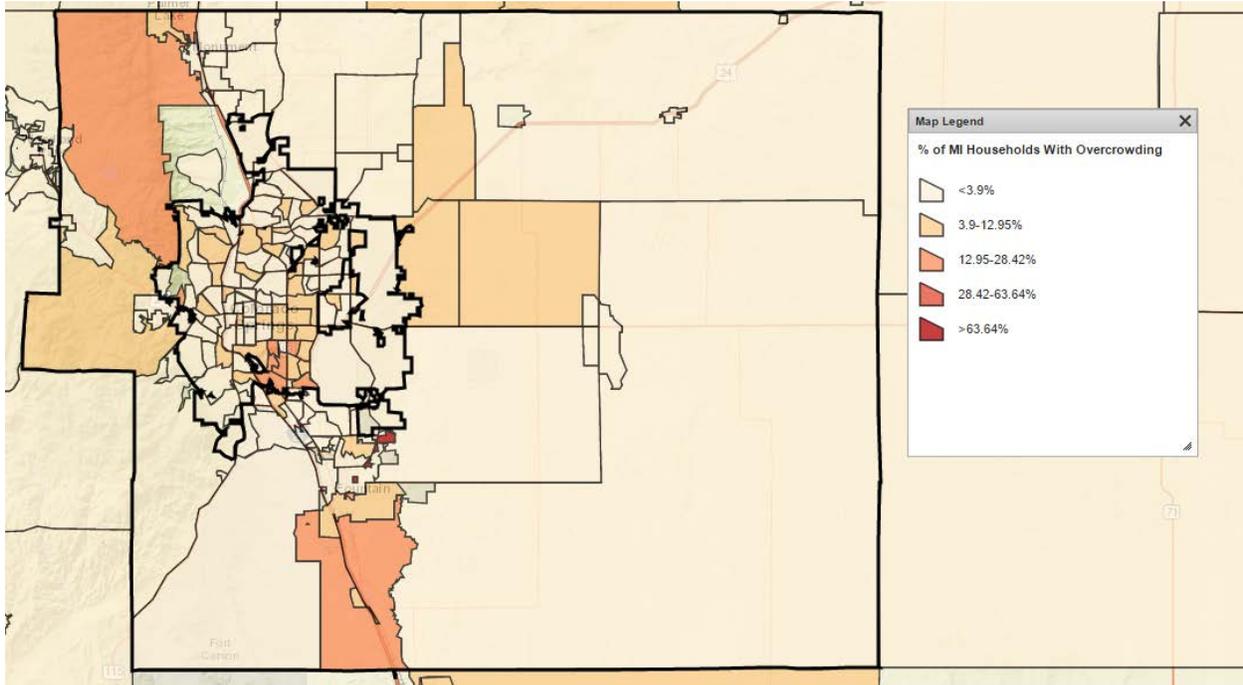
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,776	4,628	0
White	5,016	3,603	0
Black / African American	370	305	0
Asian	127	69	0
American Indian, Alaska Native	89	54	0
Pacific Islander	69	35	0
Hispanic	855	415	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

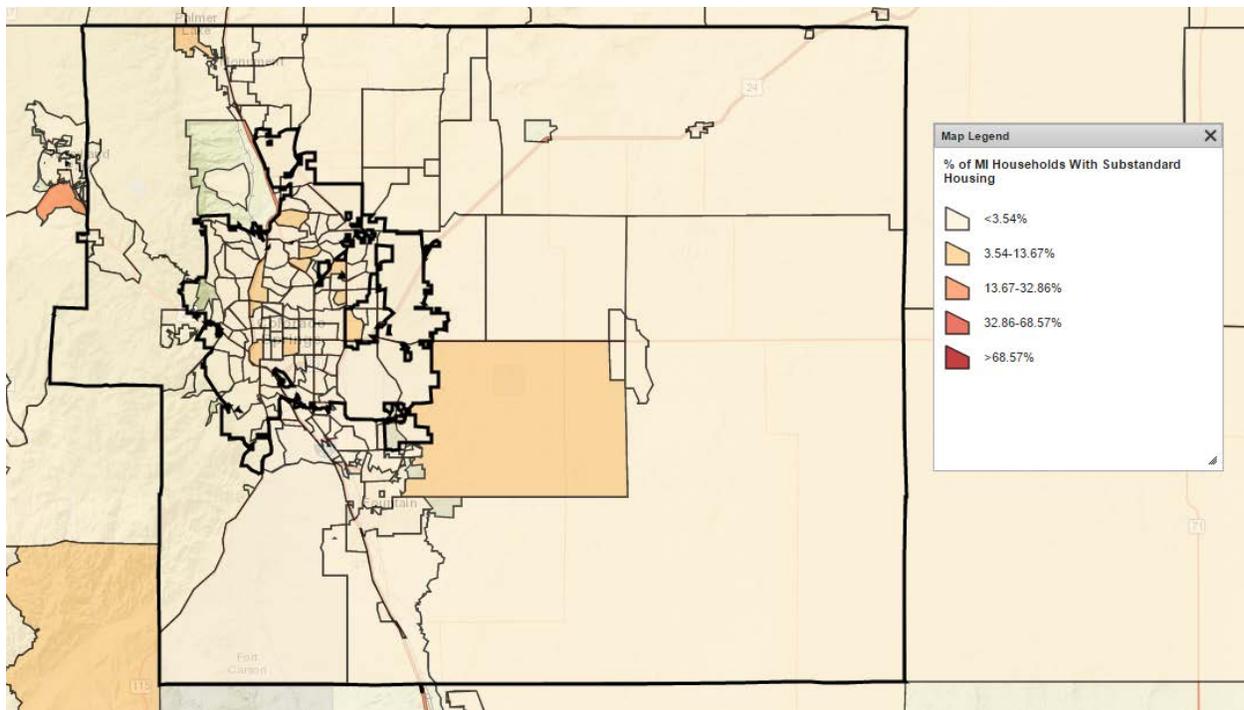
Data 2008-2012 CHAS  
Source:

\*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%



**CPD Maps MI overcrowding**



**CPD Maps MI Substandard Housing**

**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	2,748	5,044	0
White	1,893	3,889	0
Black / African American	225	264	0
Asian	45	24	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	519	555	0

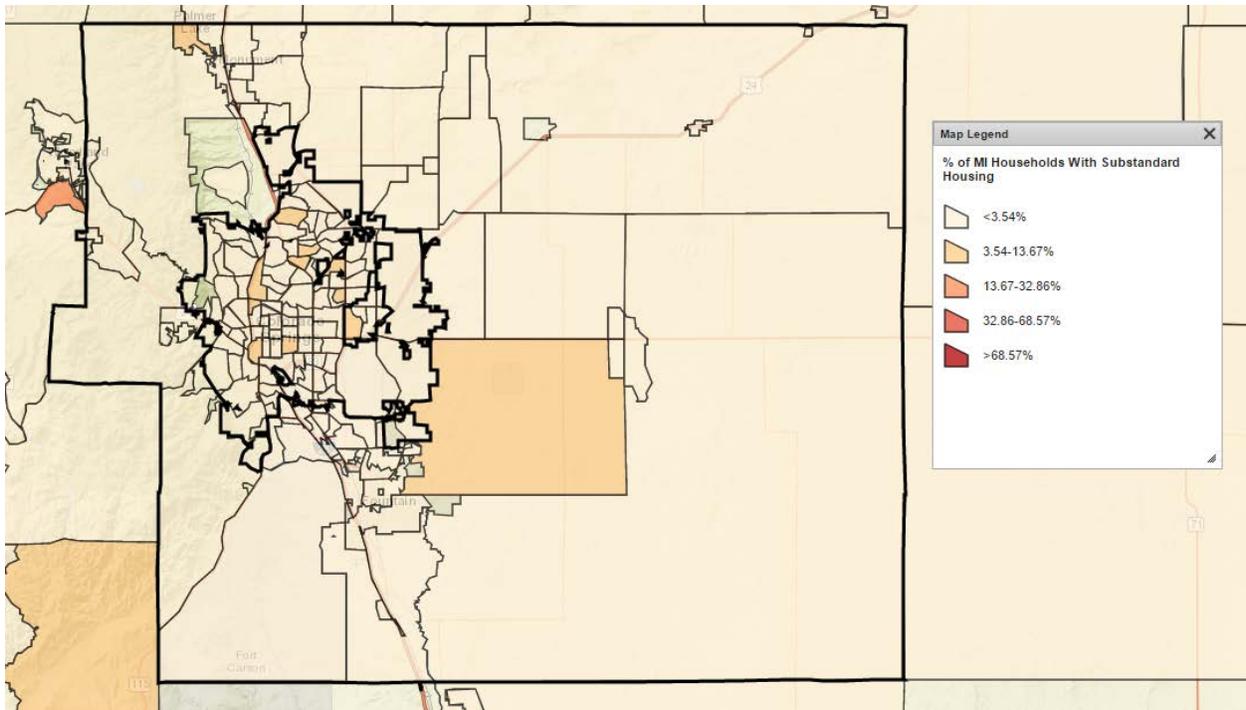
**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2008-2012 CHAS

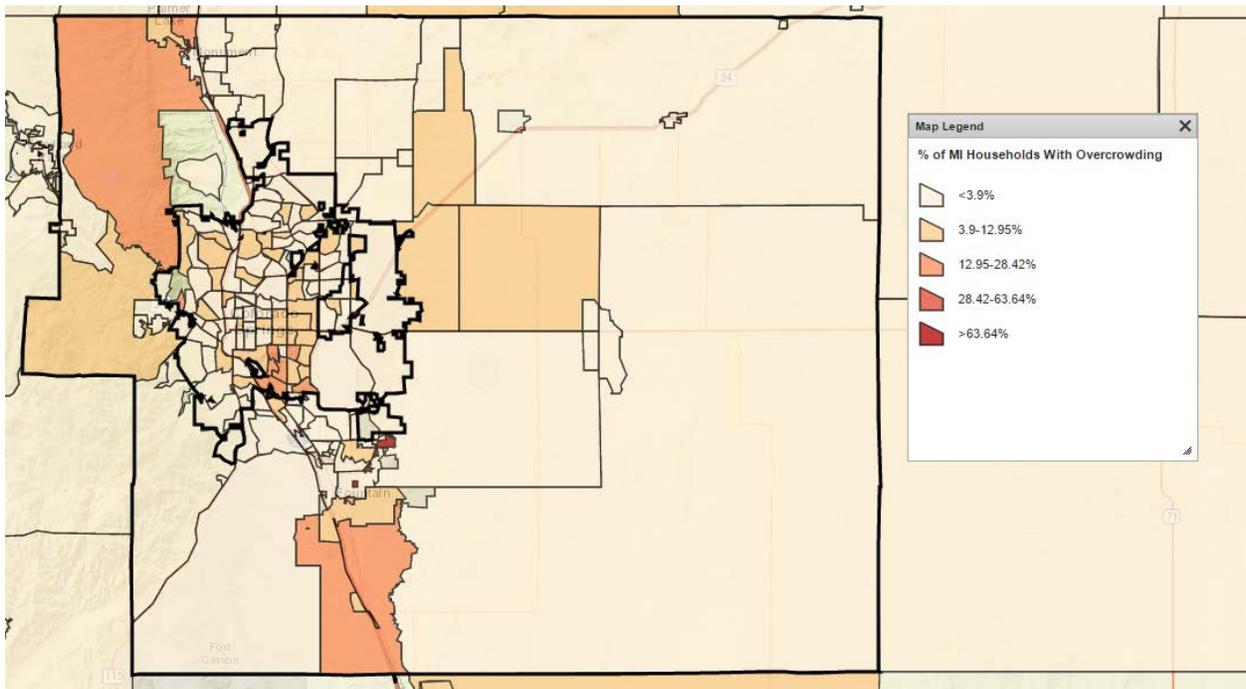
Source:

\*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%



**CPD Maps MI Substandard Housing**



**CPD Maps MI overcrowding**

**Discussion**

In a cross-examination of CHAS and ACS data, a number of trends begin to emerge in regards to disproportionate housing needs and housings problems. However, it is worth noting that for some of the

analyses there were approximately 1,000 households or less listed, which makes statistical analysis of these numbers mildly reliable at best. These numbers are still taken into account, but viewed more on a sociological/cultural perspective, and less so on a statistical one.

In particular, it appears that Black and Hispanic households are the most disproportionately affected by housing problems at 80%-100% of the median income. Both populations experience housing problems at this income level that is higher than their total representation in the El Paso County population. While both populations experience housing problems in greater numbers at the 80% AMI and below, so do other racial/ethnic groups. What stands out is the apparent fact that Black and Hispanic households at the 80%-100% AMI have greater issues finding housing that does not have housing problems. This could be that households at this income are ineligible for certain services than those below the 80% AMI have access to, thereby reducing the number of resources and support systems available to them, including access to housing without any of the four housing problems.

This information, combined with the fact that CHAS data indicates there are more than 18,000 households in El Paso County that suffer from one of the housing problems, makes it clear that additional affordable housing units are needed within the jurisdiction, as well as rehabilitation for aging housing.

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

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

### Introduction

Severe housing problems, when broken down by type, is primarily dominated by severe housing cost burden in El Paso County. Given the low vacancy rate in the region, combined with the relatively uneven proportion of housing unit types, it is perhaps no surprise that severe housing problem is the most common type. Ensuring that certain racial/ethnic groups are not disproportionately experiencing these severe housing problems will remain key to prevent increased segregation or poverty within the region.

Note: Because the El Paso County CDBG Program has already successfully submitted an Assessment on Fair Housing, certain sections of the Housing Needs Assessment were not necessarily required to complete. However, CDBG Staff had already completed their analysis and the decision was made to keep the analysis in the Consolidated Plan so that residents will have access to two sources of information regarding disproportionate housing need. Residents may view the Assessment of Fair Housing on the El Paso County website, but for those that lack internet access or wish to view disproportionate housing need that utilizes CHAS data, the information has been included herein.

### 0%-30% of Area Median Income

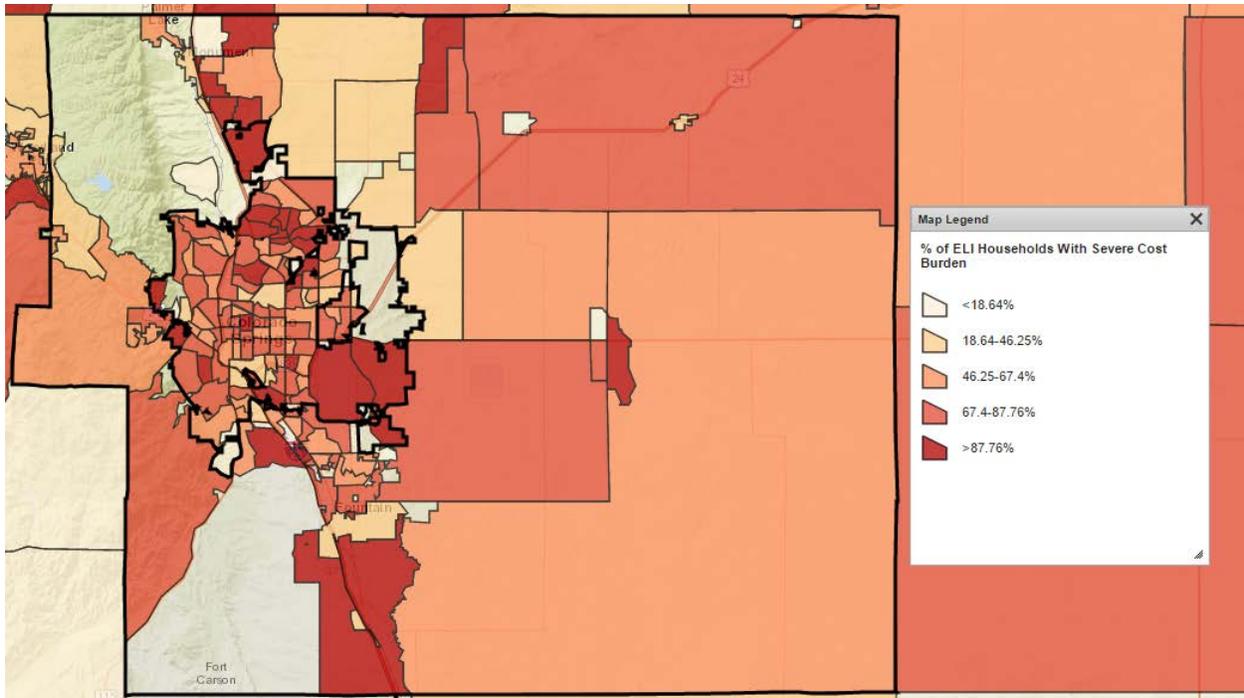
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,012	1,162	1,042
White	2,975	900	867
Black / African American	260	15	35
Asian	74	19	10
American Indian, Alaska Native	39	25	0
Pacific Islander	0	0	0
Hispanic	538	133	115

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2008-2012 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%



CPD Maps ELI Housing Cost Burden

**30%-50% of Area Median Income**

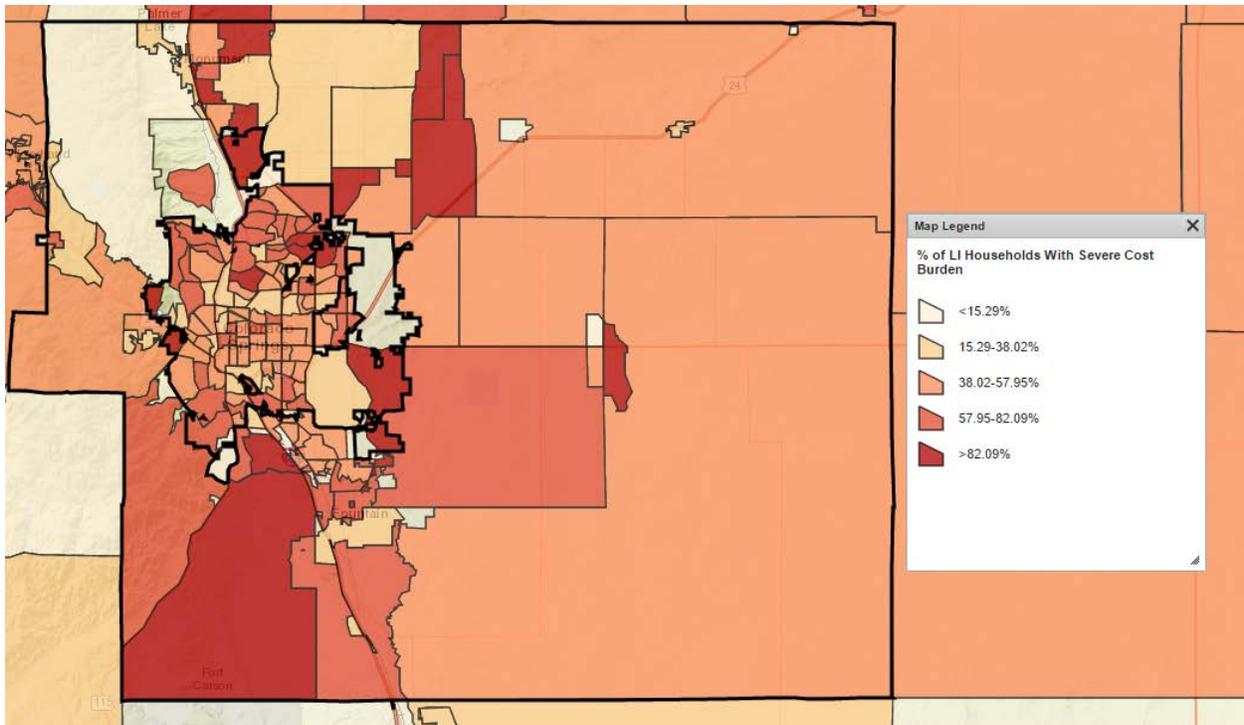
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,498	3,720	0
White	1,638	2,815	0
Black / African American	175	155	0
Asian	144	120	0
American Indian, Alaska Native	0	62	0
Pacific Islander	35	0	0
Hispanic	329	450	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2008-2012 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%



**CPD Maps LI Severe Cost Burden**

**50%-80% of Area Median Income**

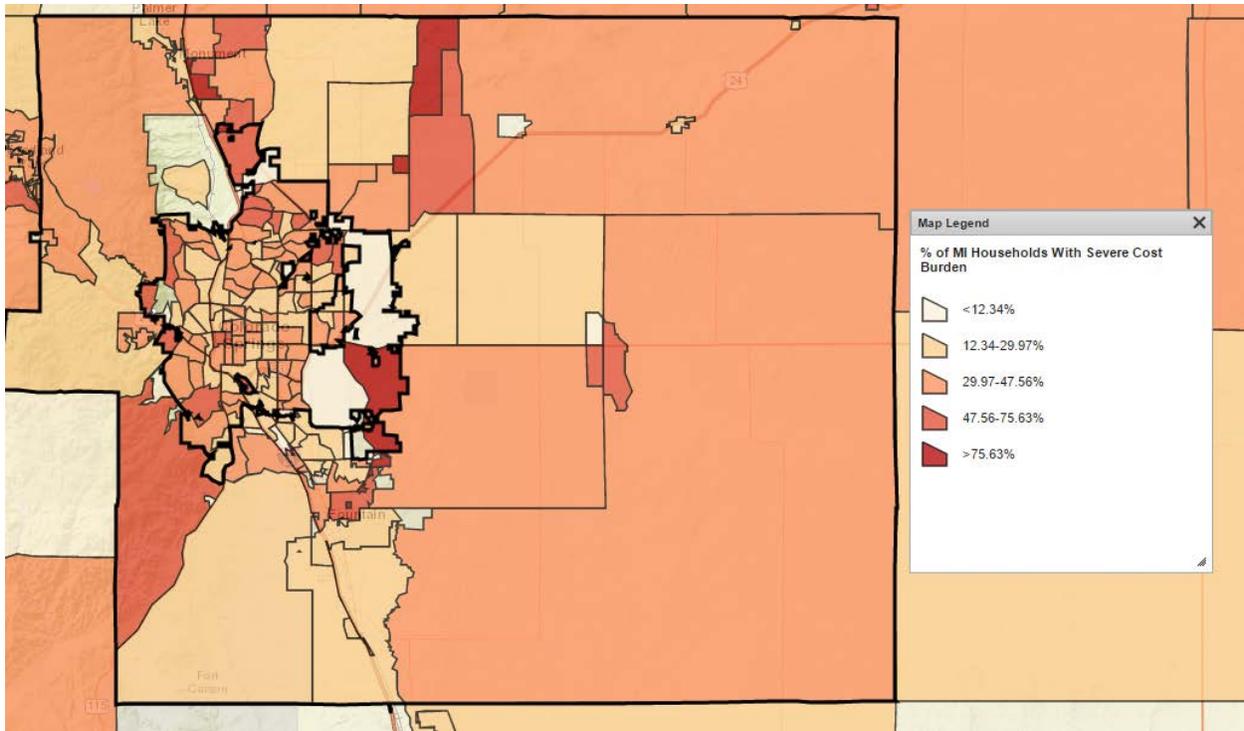
<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,627	9,758	0
White	1,328	7,278	0
Black / African American	99	570	0
Asian	0	209	0
American Indian, Alaska Native	4	133	0
Pacific Islander	4	100	0
Hispanic	120	1,140	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2008-2012 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%



**CPD Maps MI Severe Cost Burden**

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	519	7,264	0
White	409	5,379	0
Black / African American	10	475	0
Asian	10	59	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	20	0
Hispanic	85	989	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2008-2012 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**

In examining the CHAS data alone, there is data to suggest that at the 80%-100% AMI, severe housing problems are almost exclusively experienced by persons of White racial/ethnic origin. Hispanic persons experience the housing problems in numbers proportionately similar to their overall representation in the population, while households of Black racial/ethnic origin account for approximately 2% of the households with severe housing problems at this income bracket. The table with the greatest household sampling, the 0%-30% AMI with severe housing problems, nearly matches the overall demographic breakdown of the county as a whole.

Equally important to take into account is the fact that the CHAS tables for severe housing problems represent a very small sampling of the overall population. Because of this, it can be difficult to draw meaningful conclusions from this data set. It is important to note that when using a different data set, such as the larger-scale analysis of CPD maps, data suggests that persons of Black or Hispanic race/ethnicity do experience a higher percentage of housing cost burden and severe housing cost burden. This issue is particularly notable in the city of Fountain around the area of Big Johnson Reservoir in Security/Widefield.

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

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

### Introduction:

Housing cost burden is a serious problem affecting households within El Paso County. Decreasing housing cost burden is key to preventing homelessness and increasing economic opportunities for families within the jurisdiction. It is also crucial to ensure the entire community has access to these economic opportunities, and no single racial/ethnic group is disproportionately left behind. For this reason El Paso County identified needs for fair housing education and housing rehabilitation in our Assessment of Fair Housing as high priority needs.

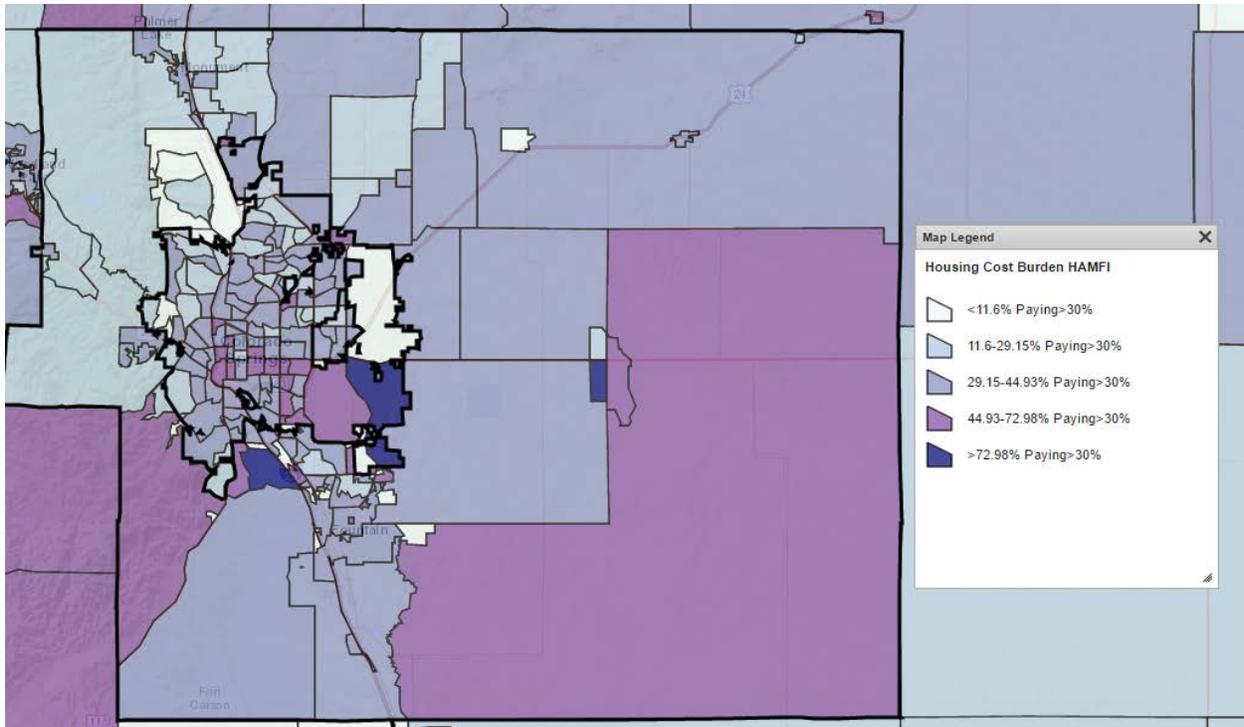
Note: Because the El Paso County CDBG Program has already successfully submitted an Assessment on Fair Housing, certain sections of the Housing Needs Assessment were not necessarily required to complete. However, CDBG Staff had already completed their analysis and the decision was made to keep the analysis in the Consolidated Plan so that residents will have access to two sources of information regarding disproportionate housing need. Residents may view the Assessment of Fair Housing on the El Paso County website, but for those that lack internet access or wish to view disproportionate housing need that utilizes CHAS data, the information has been included herein.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	44,740	13,895	8,500	1,084
White	36,730	10,319	6,293	867
Black / African American	2,410	805	515	35
Asian	754	267	264	10
American Indian, Alaska Native	138	175	39	0
Pacific Islander	69	85	35	0
Hispanic	3,502	1,852	998	145

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2008-2012 CHAS



**CPD Maps Housing Cost Burden**

**Discussion:**

In analyzing the CHAS data provided, results appeared consistent with previous analyses conducted during the formulation of the El Paso County AFH. As previously mentioned, persons of Hispanic race/ethnicity appear to experience housing cost burden at 80% AMI, while White households represent a higher percentage of households in the 30% AMI category, it is not different enough from their overall representation of the population to draw any conclusions. What is known, however, is that failure to address the underlying causes of housing cost burdens will only result in the overall number of households to increase, and potentially begin to disproportionately affect certain racial/ethnic groups more so than others.

## **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?**

As previously discussed, there is no current data to suggest there is a single racial/ethnic group that disproportionately experiences greater need. While it appears that Black and Hispanic households disproportionately experience housing problems (as discussed in NA-10), there is no evidence in the CHAS data specifically regarding housing cost burden to indicate that one racial/ethnic group disproportionately experiences it over the other. The percentages, when examined against the county-wide demographic information, are either very close to the overall count or less.

On a census tract basis, however, understanding what the data means for communities of racial or ethnic groups is much harder to come by. A large part of the problem is the huge variance in population amongst different census tracts. Some census tracts have over 5,000 persons, while others have scarcely over 100. One such anomaly is census tract 08041004510, which has a population of 111 people. This census tract is also over 35% Black or African American. Data such as this is difficult to analyze due to the remarkably small sample size. Ultimately, these census tracts must be analyzed in comparison to surrounding census tracts in order to get a better understanding of the true makeup of the community.

This analysis is also useful when examining more populous census tracts, such as tract 08041004501, which has a population of 3,779 persons, with over 25% of them reported to be Hispanic. This would normally be viewed as troubling anomaly, but when adjacent census tracts are reviewed, a more obvious answer is uncovered. tract 08041004501 is directly next to the United States Army Base Fort Carson. All census tracts near Fort Carson have higher rates of minorities, primarily due to the soldiers stationed at the base who choose to live off base with their families. Some of these could also be civilian employees who work on Fort Carson, but additional data would be needed to know for sure.

Even after performing this detailed examination of census tract data within El Paso County, there is a clear lack of racial or ethnic groups disproportionately experiencing greater needs of the category as a whole. Any census tracts that would be determined to be a cause for concern are areas disproportionately occupied by senior citizens, rather than a specific racial or ethnic group.

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

As previously discussed in the AFH, there was some evidence to indicate that Asian/Pacific Islander households experienced severe housing problems more frequently than other racial/ethnic groups, based on tables provided from the AFFHT. However, due to their limited presence in El Paso County (Asian/Pacific Islanders account for less than 4% of the total population), it was difficult to find additional data to support this. Additional research actually provided information that suggested this conclusion was not accurate (Asian/Pacific Islanders experience poverty at rates lower rather than other racial/ethnic groups, and tend to live near areas of educational opportunity). What was discovered is

that when Asian and Pacific Islanders are separated as distinct racial/ethnic groups, it is the Pacific Islanders that are actually experiencing a greater level of overpopulation and housing cost burden. Likewise, the CHAS data does not currently support the initial conclusion drawn within the AFH, which confirms the current determination that there is no single racial/ethnic group that disproportionately experiences housing problems.

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

In reviewing the maps developed using the AFFH online tool, as well as CPD maps that display housing problems, severe housing problems, and overcrowding on a neighborhood basis, no specific areas or neighborhoods that fit this criterion become evident. What is apparent, however, is census tracts that experience the greatest levels of housing problems are neighborhoods with 69.3%-88.57% of the population being White, which is in line with the overall White population of the county. The percentage of other racial/ethnic groups in the same tract appears to be based on the level of urbanization in the community (meaning that the more urbanized a tract is, the greater the representation of minority racial/ethnic groups). It is a well observed fact from multiple maps and demography sources that the rural areas of El Paso County are even more predominantly White than the urbanized localities.

When these maps are reviewed on a regional basis, certain trends do emerge. For example, the area due north of the city of Colorado Springs (where the town of Monument is located), there is a clear lack of persons of Black and Hispanic racial/ethnic background, particularly in comparison to the southern and central parts of El Paso County. While this may be due in part to the very high cost of living (median contract rent averages in excess of \$1,000/month), it may also be due in part to a lack of transportation opportunities. While generally considered an affluent area of the county, it's lack of access to transportation, job corridors (barring personal vehicle commute to Colorado Springs or Denver), and persons per square mile suggests that the affluence in this area is a rural affluence, rather than urban affluence.

However, the El Paso County CDBG Program has already identified in it's Assessment of Fair Housing certain urban and rural areas that have higher levels of poverty and housing problems. These areas, which sometimes have higher concentrations of elderly, minorities, or other protected classes, have already been identified as focus areas for our program. These areas have also received significant funding in past years from our program, but there is still work to be done. The new Assessment of Fair Housing goals will ensure our program is able to further address the needs of these communities.

## NA-35 Public Housing – 91.205(b)

### Introduction

Public housing meets a crucial need in El Paso County. Without publicly assisted housing, it is highly probable that an increased number of families and individuals would lack stable housing, particularly those on fixed income. Maintaining the existing publicly assisted housing stock is necessary to prevent a decrease in affordable housing stock. Likewise, an increase in publicly assisted housing will assist in increasing affordable housing stock in our region. Given the extensive waitlists for publicly supported housing in El Paso County, there is little question as to the necessity of publicly supported housing.

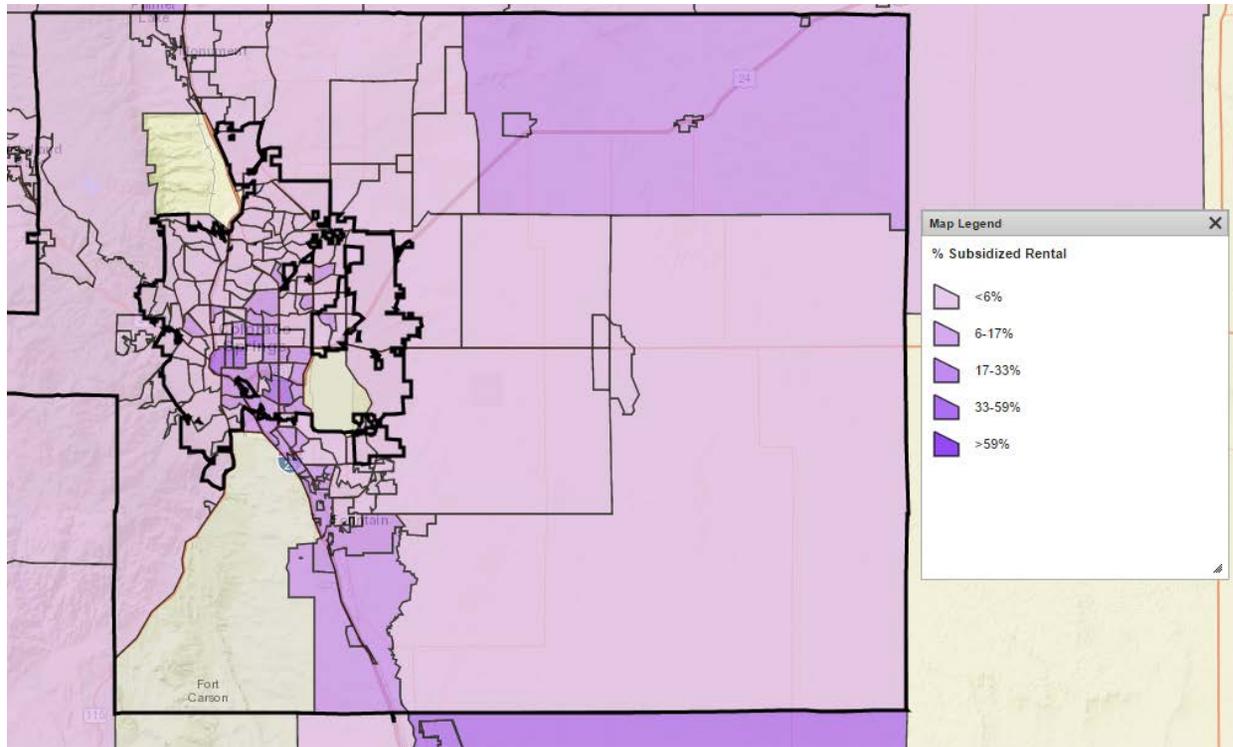
### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	92	0	92	0	0	0

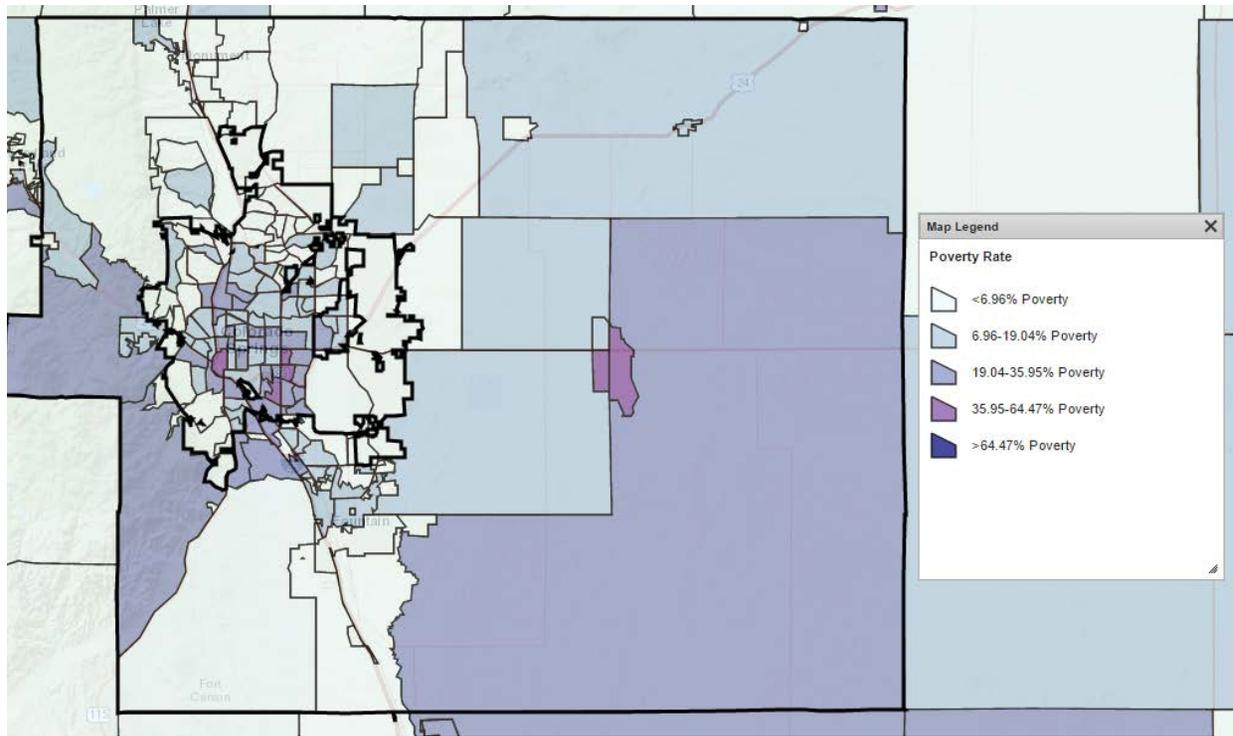
**Table 22 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)



**CPD Maps % Subsidized Rental**



CPD Maps Poverty Rate

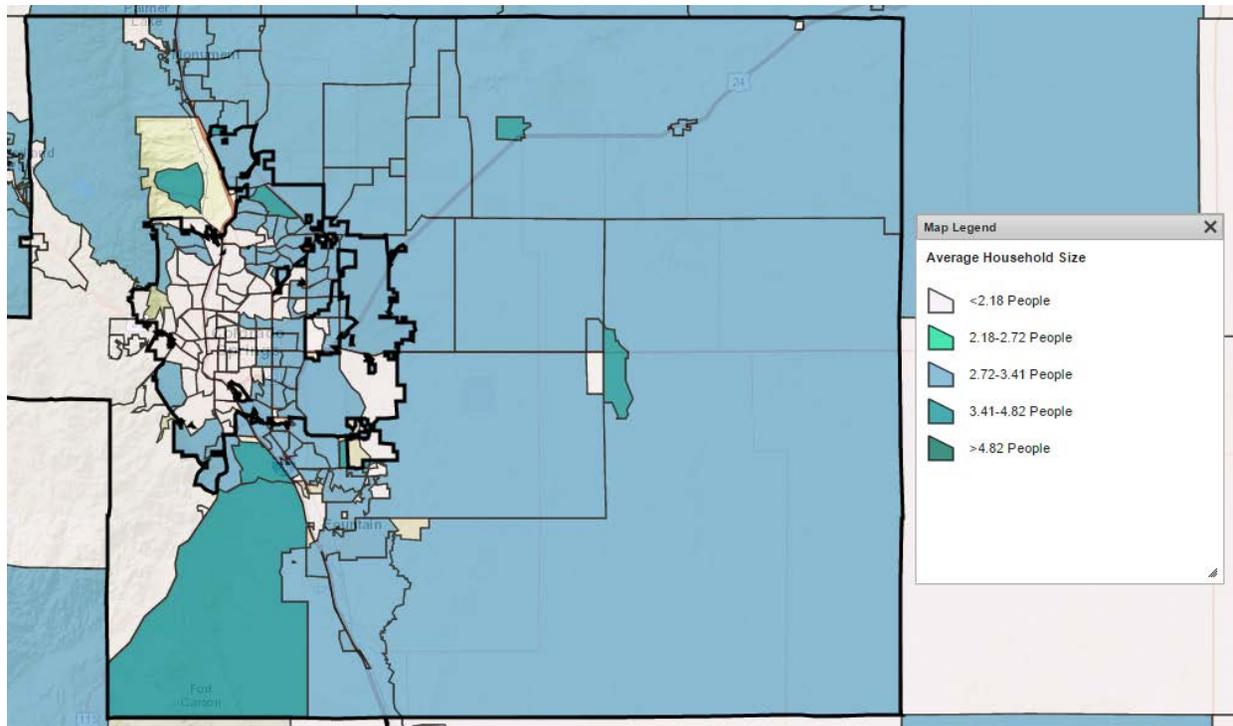
Characteristics of Residents

	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	0	0	11,731	0	11,731	0	0
Average length of stay	0	0	0	5	0	5	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	0	3	0	3	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	9	0	9	0	0
# of Disabled Families	0	0	0	29	0	29	0	0
# of Families requesting accessibility features	0	0	0	92	0	92	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

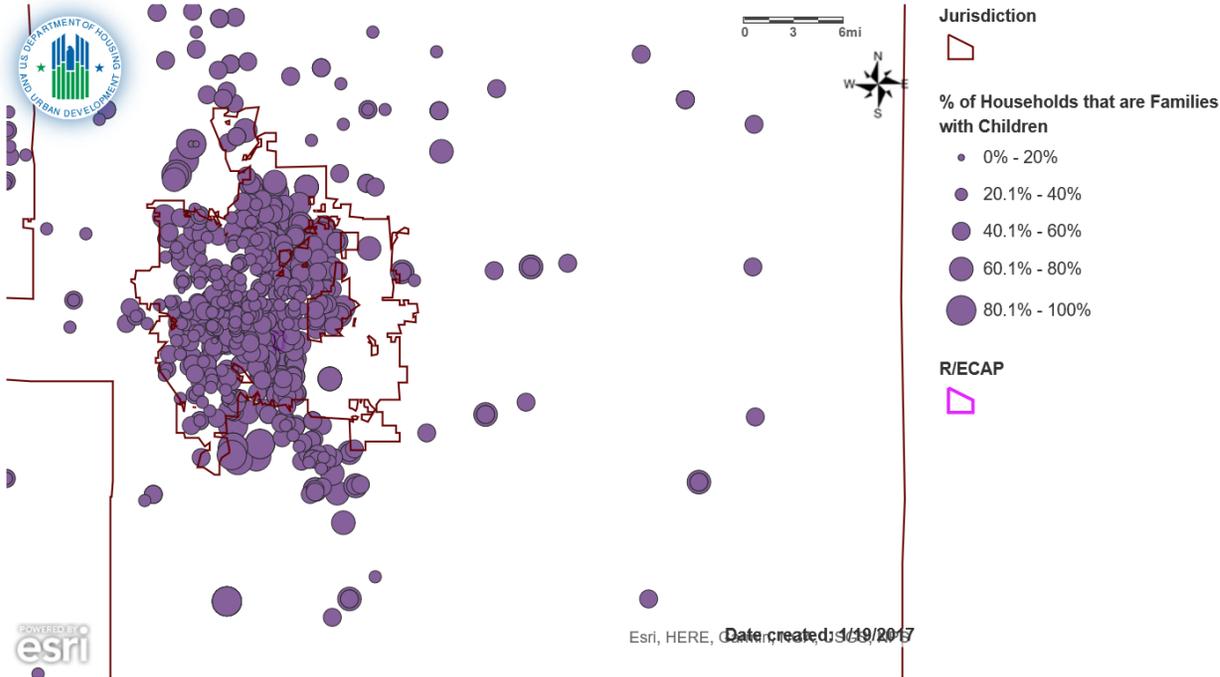
**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)



**CPD Maps Average Household size**

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



AFH Percent Households with Children

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	0	0	63	0	63	0	0	0
Black/African American	0	0	0	27	0	27	0	0	0
Asian	0	0	0	2	0	2	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	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

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	10	0	10	0	0	0
Not Hispanic	0	0	0	82	0	82	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)

<b>Race/Ethnicity</b>	
Hispanic	86

White	159
Black	100
Indian/Alaskan	8
Asian	4
Pacific Islander	5
Multi-Racial	13
Elderly/Disabled/Family	
Elderly	29
Disabled	57
Family	253
Income	
High income	5
Low income	15
Very Low income	96
Extremely low income	217

**Table 26 - Housing Choice Vouchers- 333 Applicants on the waiting list**

<b>Race/Ethnicity</b>	
Hispanic	6
White	29
Black	11
Indian/Alaskan	2
Asian	1
Pacific Islander	1
Multi-Racial	2
Elderly/Disabled/Family	
Elderly	16
Disabled	29
Both	4

Income	
High	1
Low	2
Very low	4
Extremely low	42

**Table 27 - Low Rent Public Housing One Bedroom Elderly/Disabled Project- 49 applicant on the waiting list**

<b>Race/Ethnicity</b>	
Hispanic	33
White	75
Black	59
Indian/Alaskan	2
Asian	0
Pacific Islander	2
Multi-Racial	2
Elderly/Disabled/Family	
Elderly	2
Disabled	15
Family	136
Income	
High	3
Low	10
Very low	41
Extremely low	99

**Table 28 - Section 8 New Construction Multifamily 14 units- 153 applicants on the waiting list**

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

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. In addition, a Housing Authority's administrative offices, application offices and other nonresidential facilities must be accessible to persons with disabilities. The Uniform Federal Accessibility Standards (UFAS) is the standard against which outlines accessibility compliance.

As previously mentioned, most provided data relates to the Fountain Housing Authority (FHA), though EPC-ED also carefully examines the practices of the Colorado Springs Housing Authority (CSHA) and the Independence Center as it administers vouchers regionally, crossing into the El Paso County jurisdiction. The FHA has a Section 504 Self Evaluation Plan, as well as strategies in place to ensure they are in compliance with all Section 504 regulations. CSHA currently has a plan in place which outlines the strategy to do accessibility work on five to seven units per year with their capital fund dollars.

The FHA has had all housing programs wait lists closed since December 1, 2015. This means that for over a year no new names have been added to the Fountain Housing Authority waiting lists. In the tables attached to this section, demographics of the residents that are currently on the waiting lists has been listed. As previously discussed, affordable, accessible housing units within El Paso County are in dire need. In particular those on the waitlists seeking public housing assistance appear to experience a higher overall rate of disability than the overall population in the region (11%).

Additionally, CSHA opened up their waitlist for three days in 2016 and then closed it again. Currently their Public Housing waitlist has 2651 residents, of which 460 or 17% are disabled and their Housing Choice Voucher waitlist has 2080 residents, of which 442 or 21% are disabled. Again, waitlists for residents seeking public housing assistance from the CSHA experience a higher overall rate of persons with disability than the overall population in the region (11%).

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

As previously noted, there continues to be a substantial need for more accessible and affordable housing region wide. The local public housing authorities continue to address the most immediate needs of public housing residents by keeping the maximum number of units possible available and in good condition. For Housing Choice voucher holders, identifying eligible and affordable units continue to be a challenge. Furthermore, persons with disabilities, face additional barriers as identifying eligible, affordable and accessible units seems to be the most challenging. It is also important to note that the majority of those on waitlists 82-85% fall within the extremely low income category, earning less than 30% of AMI. So many of the most immediate needs of residents of public housing and housing choice voucher holders mirror those of extremely low income. According to HUD's Community Assessment

Reporting Tool (CART), the median income of those assisted with public housing is \$10,044 and the median income of those assisted with Housing Choice vouchers is \$10,080.

Analysis of the Fountain and Colorado Springs Housing Authority waiting lists demographics also show that the needs and demographics of those on the waiting list differ slightly than the overall population of the Fountain area. The waitlist demographics are comprised of a more racially diverse population, as well as a higher rate of those with disabilities. Furthermore, according to HUD's Community Assessment Reporting Tool (CART), the needs of families must also be considered, as the populations with children are at a much higher percentage than the overall population. The 745 public housing units serve over 747 children and the 3,102 voucher tenant figures serve over 3,084 children. As previously mentioned, the needs of the residents accessing publicly supported housing are very similar to the needs of our low income populations. Within our region over 77% of families that are low-income are spending over 30% of their income on housing. The most immediate needs include smaller, accessible units and units that can accommodate families.

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

The HCV program is administered through a scattered site approach, ensuring no concentrations of poverty. The public housing and project-based Section 8 developments' demographics mirror those of the overall populations they are located within. For example, in Table AFH-8 it can be noted that the Silvercrest Villas a project based Section-8 senior community has a White population of 93%. This development is located in the rural eastern town of Calhan. Calhan has a total population of 780 residents, of which 732, or 93.8%, are White. However, the other public housing and project-based Section 8 developments are located within the city of Fountain and a small pocket of unincorporated El Paso County just north of Fountain. Fountain demographics according to census data show an overall population of about 71% White, while the White populations of the developments range from 47%-80% White. Furthermore, the households with children in the Fountain area make up about 65% of the population while the developments show 82%-86% of their developments are households with children.

The overall population of El Paso County, Colorado, is roughly 11% disabled. In Table AFH-15, it is depicted that a larger percentage of disabled persons' access publicly supported housing. It is important to note that 37.5% of people living in public housing are disabled and 17.2% of those accessing the HCV program in our jurisdiction are disabled. Project-Based Section 8 vouchers in the jurisdiction report only 9% of their population are disabled. In summary, public housing and the HCV program experience higher rates of utilization by residents with disabilities in relation to their county-wide distribution.

Analysis of the Fountain and Colorado Springs Housing Authority waiting lists demographics also show that the needs and demographics of those on the waiting list differ slightly than the overall population of the Fountain area. The waitlist demographics are comprised of a more racially diverse population, as well as a higher rate of those with disabilities. Furthermore, according to HUD's Community Assessment Reporting Tool (CART), the needs of families must also be considered, as the populations with children are at a much higher percentage than the overall population. The 745 public housing units serve over

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## **Discussion**

As previously discussed, certain groups at a higher risk of homelessness can be found at higher rates on the local waitlists for publicly supported housing, such as disabled persons, minority racial/ethnic groups, and families with children. While their individual breakdowns as a percentage of the homeless population will be discussed in NA-40, it is important to recognize the linkages between waiting for an opening for a publicly supported unit and being housing unstable.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

Addressing homelessness is a priority in the region. The annual point-in-time count conducted in January 2016 revealed a total of 1,302 homeless persons in El Paso County, an increase of 229 from the previous year, in which 1,073 were counted. Of these 1,302 persons, 311 were unsheltered, 591 were in an emergency shelter and 400 were in transitional housing. Annually, coordination for the annual point-in-time continues to improve through new resources and expanded outreach efforts. While the numbers continue to rise, it is known that there are many residents facing housing instability who are not being reached. This can occur due to a number of factors: differing definitions of homelessness, the difference in rural versus urban homelessness and the simple fact that some persons avoid being counted. The entirety of the region, including participating government entities, the non-profit sector, the business sector, and those who serve the homeless, are aware that overall inventory and services must be increased to better address homelessness in the region.

At the center of these various agencies is the Pikes Peak Continuum of Care, which acts as the cornerstone of preventing and reducing homelessness in our region. They are the key facilitators for connecting agencies to a broader range of resource, which ultimately expands the scope of services provided to persons who experience homelessness. By continuing to expand this net of services, ideally the number of persons who fall into homelessness in the first place will be reduced, or that their time without a stable place to live is shortened.

With this in mind, the following priorities will continue to define the El Paso County CDBG program's homelessness initiatives:

Prevent homelessness, through the support of programs that provide homeless prevention services, and keep persons at risk of becoming homeless in stable housing.

Help those that are homeless move quickly into permanent and supportive housing, through the support and/or increase of transitional housing units, and the enhance job training opportunities to increase independence.

Increase the availability of emergency assistance, by supporting emergency service programs and increasing emergency shelter beds.

These points will be further expounded upon in SP-60, Homelessness Strategy. Furthermore, efforts are underway to address veteran- specific housing and services due to the large military presence in the region. The overall housing inventory to address homelessness has increased from

2015. The El Paso County CDBG program realizes that housing services and needs are on a continuum and addressing homelessness must be done in a coordinated and thoughtful manner.

### 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)	19	420	0	0	0	0
Persons in Households with Only Children	0	1	0	0	0	0
Persons in Households with Only Adults	292	570	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 29 - Homeless Needs Assessment**

**Data Source Comments:** The 2016 CoC Point in Time count does not provide details for all population type on the basis of sheltered/unsheltered. Available data is entered as provided.

**Persons in Households with at least one Adult and one Child**

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total Number of Households	32	85	5	122
Total Number of persons (Adults & Children)	109	311	19	439
Number of Persons (under age 18)	63	198	10	271
Number of Persons (18 - 24)	5	18	3	26
Number of Persons (over age 24)	41	95	6	142

**2016 PIT Count Households with at least one adult and one child**

Date of PIT Count: 1/24/2016

Population: Sheltered and Unsheltered Count

**Total Households and Persons**

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	513	172	0	275	960
Total Number of Persons	591	400	0	311	1,302
Number of Children (under age 18)	64	198		10	272
Number of Persons (18 to 24)	55	29	0	40	124
Number of Persons (over age 24)	472	173	0	261	906

**2016 PIT Count Total Households**

### Chronically Homeless Veterans

	Sheltered		Unsheltered	Total
	Emergency Shelters	Safe Haven		
Chronically Homeless Individuals	33	0	24	57
Chronically Homeless Families (Total Number of Families)	2		0	2
Chronically Homeless Families (Total Persons in Household)	6		0	6

### CoC 2015 Veterans

**Data Summary Veterans**

Note: This page is designed to help communities review their AHAR data prior to submitting their report categories to the AHAR research team. Please verify that the information in this data summary is accurate and complete.

Reporting Year: 10/1/2014 - 9/30/2015

Site: ColoradoSprings/El Paso County

**Bed Coverage Rates**

**Unduplicated Counts**

Number of Persons	ESFAM	ESIND	THFAM	THIND	PSHFAM	PSHIND
<b>1 year count (October 1-September 30)</b>	15	276	15	13	52	163
<b>On an average night</b>	1	19	5	7	38	117
<b>Point-in-Time Counts</b>						
<i>October 29, 2014</i>	2	13	0	7	38	98
<i>January 28, 2015</i>	1	23	1	8	41	108
<i>April 29, 2015</i>	0	23	5	7	37	125
<i>July 29, 2015</i>	0	21	12	8	40	131
<b>Number of Families with Veterans</b>						
Number of Families with Veterans	ESFAM		THFAM		PSHFAM	
<b>1 year count (October 1-September 30)</b>	15		14		52	
<b>Point-in-Time Counts</b>						
<i>October 29, 2014</i>	2		0		38	
<i>January 28, 2015</i>	1		1		41	
<i>April 29, 2015</i>	0		5		37	
<i>July 29, 2015</i>	0		11		40	

**CoC 2015 Veterans 2**

Indicate if the homeless population is: Partially Rural Homeless

**Rural 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)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	33	33	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 30 - Homeless Needs Assessment**

**Data Source Comments:** The 2016 CoC Point in Time count does not provide details for all population type on the basis of sheltered/unsheltered. Available data is entered as provided.

**Exhibit 3.1 Demographic Characteristics of Sheltered Homeless Persons**

*Reporting Year: 10/1/2014 - 9/30/2015*  
*Site: ColoradoSprings/El Paso County*

Characteristics	Persons in Families in Emergency Shelters	Persons in Families in Transitional Housing	Persons in Families in Permanent Supportive Housing	Individuals in Emergency Shelters	Individuals in Transitional Housing	Individuals in Permanent Supportive Housing
Number of Sheltered Homeless Persons <sup>1</sup>	618	529	242	2,268	187	345
Number of Sheltered Adults <sup>2</sup>	251	185	103	2,237	186	343
Number of Sheltered Children	367	344	138	25	0	0

**Homeless Families- Continuum of Care**

**Chronically Homeless Veterans**

	Sheltered		Unsheltered	Total
	Emergency Shelters	Safe Haven		
Chronically Homeless Individuals	33	0	24	57
Chronically Homeless Families (Total Number of Families)	2		0	2
Chronically Homeless Families (Total Persons in Household)	6		0	6

**Homeless Veterans- Continuum of Care**

**Data Summary Veterans**

Note: This page is designed to help communities review their AHAR data prior to submitting their report categories to the AHAR research team. Please verify that the information in this data summary is accurate and complete.

Reporting Year: 10/1/2014 - 9/30/2015

Site: ColoradoSprings/El Paso County

**Bed Coverage Rates**

**Unduplicated Counts**

Number of Persons	ESFAM	ESIND	THFAM	THIND	PSHFAM	PSHIND
<b>1 year count (October 1-September 30)</b>	15	276	15	13	52	163
<b>On an average night</b>	1	19	5	7	38	117
<b>Point-in-Time Counts</b>						
<i>October 29, 2014</i>	2	13	0	7	38	98
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<i>April 29, 2015</i>	0	23	5	7	37	125
<i>July 29, 2015</i>	0	21	12	8	40	131
<b>Number of Families with Veterans</b>						
Number of Families with Veterans	ESFAM		THFAM		PSHFAM	
<b>1 year count (October 1-September 30)</b>	15		14		52	
<b>Point-in-Time Counts</b>						
<i>October 29, 2014</i>	2		0		38	
<i>January 28, 2015</i>	1		1		41	
<i>April 29, 2015</i>	0		5		37	
<i>July 29, 2015</i>	0		11		40	

**Homeless Veterans 2- Continuum of Care**

Date of PIT Count: 1/24/2016

Population: Sheltered and Unsheltered Count

**Total Households and Persons**

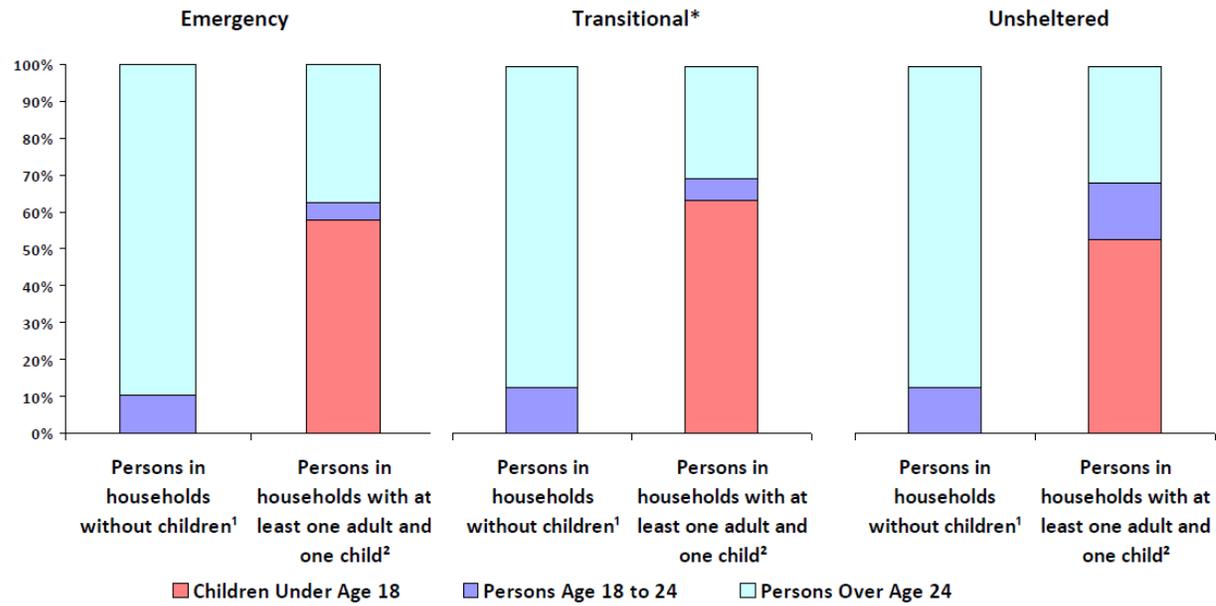
	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	513	172	0	275	<b>960</b>
Total Number of Persons	591	400	0	311	<b>1,302</b>
Number of Children (under age 18)	64	198		10	<b>272</b>
Number of Persons (18 to 24)	55	29	0	40	<b>124</b>
Number of Persons (over age 24)	472	173	0	261	<b>906</b>

**2016 PIT Count Total Households**

CoC Name: Colorado Springs/El Paso County CoC

CoC Number: CO-504

2016 Point-In-Time Count Proportion of Persons in each Age Group by Household Type



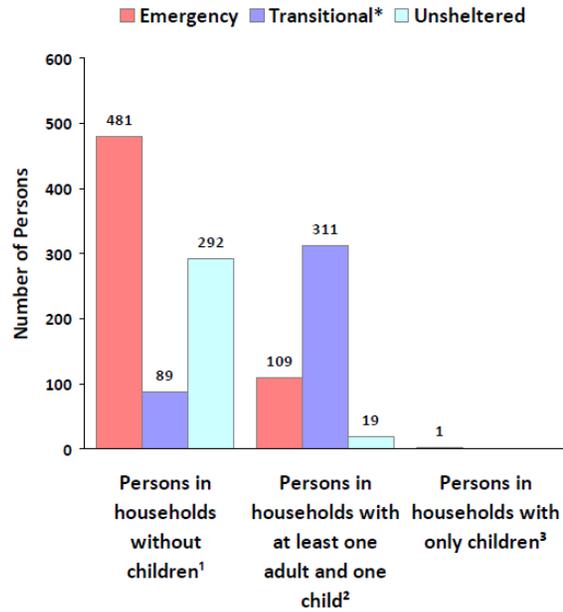
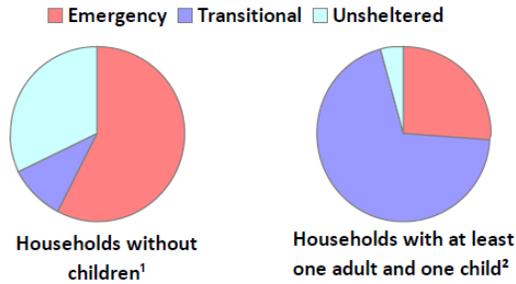
**CoC 2016 Household and age breakdown**

CoC Name: Colorado Springs/El Paso County CoC

CoC Number: CO-504

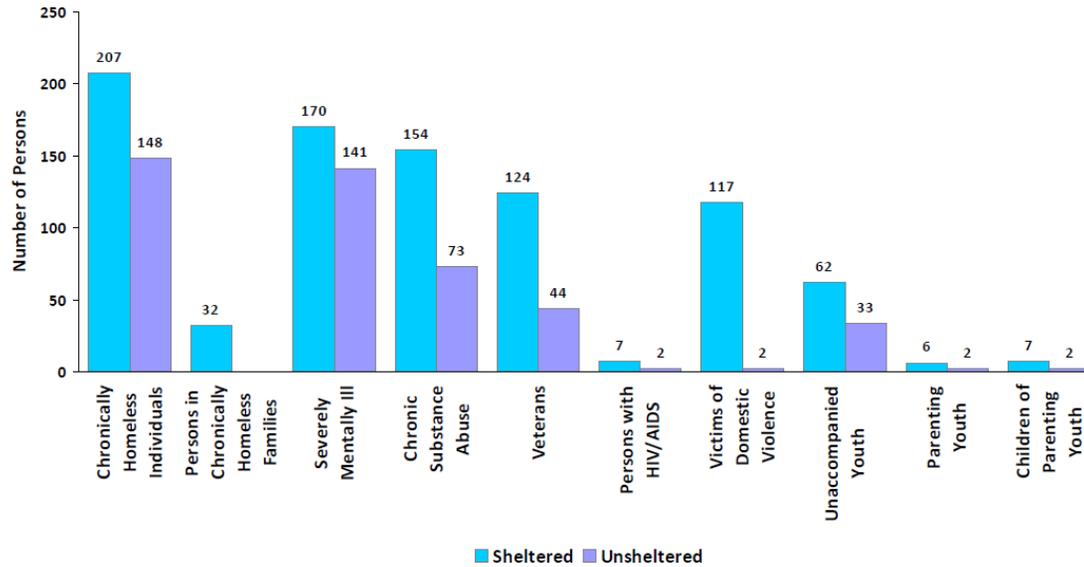
**2016 Point in Time Count Summarized by Household Type**

Proportion of Households Served by Program Type



**CoC 2016 Household type**

**2016 Point in Time Count Summarized by Sub-Population**



**CoC 2016 Sub-population**

**For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:**

While it is difficult to estimate the extent of unsheltered and sheltered rural persons within the jurisdiction, it is the very nature of rural homelessness that makes the estimations difficult to obtain. Rural homelessness persons and their families are likely to find themselves 'couch surfing,' or temporarily living with friends or family. They may also take residence in abandoned properties or sublets offered by unscrupulous tenants. The El Paso County CDBG currently aims to address rural homelessness through its support of rural public services, including emergency rent/utility assistance to prevent homelessness in the first place.

**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 individuals and families- According to the U.S. Interagency on Homelessness, chronically homeless individuals and their families often struggle with additional barriers to stable housing, such as addiction, mental illness, or brain injuries. In order to place this group in stable housing, supportive services are required.

Families with children- Families with children may experience additional barriers, such as homeless shelters or transitional housing that does not accept children. They may find the size of their family to be a barrier that other homeless persons do not experience.

Veterans and their families- In addition to the typical bureaucratic barriers placed between homeless persons and assistance programs (such as Medicaid, disability, and TANF), veterans must also contend with the VA to maintain or reinstate their benefits. The difficulty of these processes can discourage and ultimately prevent veterans from obtaining stable housing.

Unaccompanied youth- Unaccompanied youth are often homeless because they ran away, or their family kicked them out. Returning unaccompanied youth to their previous residence may not be the safest or most beneficial decision, so supportive housing that helps them become self-sufficient is necessary. They may also require legal services, should they need to be emancipated.

## Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Racial/Ethnic data for the homeless population is provided in percentages by the CoC point in time count. Estimating the number of sheltered and unsheltered numbers based on the percentage breakdowns provided would not provide accurate data. For percentage breakdowns by racial/ethnic group, please see the attached image.

**Data Source**  
**Comments:**

<b>Characteristics</b>	<b>Persons in Families in Emergency Shelters</b>	<b>Persons in Families in Transitional Housing</b>	<b>Persons in Families in Permanent Supportive Housing</b>	<b>Individuals in Emergency Shelters</b>	<b>Individuals in Transitional Housing</b>	<b>Individuals in Permanent Supportive Housing</b>
<b>Race</b>						
<i>White, non-Hispanic/non-Latino</i>	48%	33%	35%	67%	67%	68%
<i>White, Hispanic/Latino</i>	16%	20%	21%	9%	13%	10%
<i>Black or African American</i>	27%	32%	31%	17%	15%	17%
<i>Asian</i>	0%	1%	1%	1%	0%	0%
<i>American Indian or Alaska Native</i>	3%	1%	2%	3%	3%	2%
<i>Native Hawaiian or other Pacific Islander</i>	0%	0%	0%	1%	0%	0%
<i>Several races</i>	5%	13%	11%	3%	1%	3%
<i>Unknown</i>	1%	0%	0%	0%	1%	0%

### Homeless racial/ethnic data- Continuum of Care

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

As indicated by the veteran-specific charts provided by the Pikes Peak Continuum of Care's 2015 Annual Homeless Assessment Report to HUD, the majority of veterans are currently individuals located in permanent supportive housing or in families in transitional housing. However, there are still individual veterans who continue to be homeless and unsheltered. Additional kinds of transitional housing may be necessary to interest these currently unsheltered veterans in obtaining shelter.

As the data regarding sheltered homeless adults and children reveals, a significant number of sheltered children are concentrated in emergency shelters and transitional housing. It is possible that this may be due in part to a lack of availability of family-friendly permanent supportive housing. Regardless, the data points to a clear need in our community for increased affordable housing to ensure there are fewer children experiencing homelessness in our community.

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

As the data above shows, persons of Black or African American race are disproportionately represented in almost every type of sheltered homeless category. Persons of White, Hispanic/Latino race/ethnicity are also disproportionately represented in certain areas, but less so. At this time, racial/ethnic data for unsheltered homeless is not currently available as it was not provided by the Pikes Peak Continuum of Care.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

According to data from the 2016 Point in Time Count, approximately 311 persons were unsheltered, 591 were in emergency shelter, and 400 were in transitional housing. Of the unsheltered persons, 62.6% were originally from El Paso County, 9.5% were from somewhere else in Colorado, and 27.9% were from out of state. In total, 1,302 people were identified as homeless during the 2016 Point in Time count. All of these numbers are an increase from the 2015 Point in Time count, but whether that be due to improved counting practices or an actual increase in homeless is not confirmed.

### **Discussion:**

As reviewed in the previous questions in NA-40, there is little doubt that homelessness continues to be a pressing and disconcerting issue in El Paso County. While there are local efforts to remediate the problem, oftentimes these approaches are fragmented and unfocused. For example, the local political advocacy group, Coalition for Compassion and Action, advocates for a 'tiny home' community with shared public spaces, while Springs Rescue Mission is currently in the process of building a more traditional 65-unit permanent supportive housing complex targeted towards the chronically homeless specifically. Other agencies, such as the Salvation Army, prefer providing homeless persons with structure and safe, sober living in the form of emergency shelter with rules. While this multi-modal approach is ideal for reaching as many kinds of homeless persons as possible, it also disperses the energy in the region to resolve the issue. There is no clear 'right' way to approach homelessness, but there are certain methods and practices that have been shown to have results. In light of this, research-based initiatives produced by the Pikes Peak Continuum of Care will most likely formulate the best practices in the region and create centralized forward momentum.

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

### Introduction:

The non-homeless special needs populations in El Paso County include, but are not limited to:

- Elderly
- Frail Elderly
- Persons with Severe Mental Illness
- Intellectually and Developmentally Disabled persons (IDD)
- Physically Disabled Persons
- Persons with Alcohol/Other Drug Addictions
- Persons with HIV/AIDS
- Victims of Domestic Violence

It is important to note that there exists overlap between these non-homeless special needs populations; for example, a person may be considered frail elderly and also be physically disabled, or be a victim of domestic violence and be recovering from alcohol or drug addiction. While there are many non-profit agencies within El Paso County that seek to address the issues faced by non-homeless special needs populations, these agencies are often faced with a lack of financial resources. Many of these agencies also specialize in which special needs population they serve, which can be a barrier in providing citizens with a holistic approach to their needs.

These agencies include, but are not limited to:

- TESSA
- The Independence Center
- NAMI Colorado Springs Chapter
- SCAP
- Peak Vista Community Health Centers
- Special Kids Special Families
- The Resource Exchange
- Cheyenne Village

Data from the El Paso County CDBG Consolidated Planning Process survey indicated that special needs populations are considered one of the top three key issues to the residents of El Paso County, as indicated by the following data from Question 15 (“List the top three needs from this survey that you feel should receive the highest priority for the County’s use of Community Development Block Grant federal funding over the next five years”) of the survey (see citizen participation survey attached to ES-05).

While housing and infrastructure were considered the most critical, special needs populations were considered the third most important topic to respondents (please note: for the purposes of this graph, seniors were separated from special needs populations due to the high volume of response that specifically spoke to addressing the needs of seniors. When taken in context together, the needs of seniors and special needs population is still considered the third highest needs, but trailing only slightly behind infrastructure).

Additionally, out of all special needs services in El Paso County, services for seniors is considered by

residents to be the most critical, with services for the physically and mentally disabled following closely behind. Conversely, services for persons with HIV/AIDS and their families had the least support from respondents. The exact breakdown of is shown in our citizen participation survey, question 14.

As demonstrated by the Question 14 chart, services for seniors, persons with physical disabilities, and injured soldiers and veterans were listed as the three areas of greatest need. Some of the categories overlap, such as senior veterans or veterans that have physical disabilities. These results are fairly in line with the fact that there are a disproportionate number of veterans who live in El Paso County, compared to other areas of the state and country. This data confirms that as the number of seniors within El Paso County increases, so does concern for their well-being and access to services.

### **Describe the characteristics of special needs populations in your community:**

According to the 2012 ACS, approximately 10.8% of the population in El Paso County is disabled. Of the approximately 64,000 persons in our county with a disability, roughly 34% of them are 65 years or older. Another important characteristic of this special needs population is their higher risk for suicide. Specifically, Pikes Peak Suicide Prevention states that, "White men 85 years and older have a suicide rate that is six times that of the overall national rate." While an inability to recover from a suicide attempt certainly plays a part in this trend, the development of mental illnesses like Alzheimer's may be a contributing factor.

Disabled persons often experience difficulty making ends meet on fixed income. For this reason, some may choose to live with friends or family, but finding homes or apartments that will meet their individual needs is a challenge. It is estimated that as the number of elderly persons in El Paso County grows, the number of disabled persons will increase as well.

For persons with severe mental illness, there are two different kinds of housing necessary for their continued safety and well-being. For persons with treatable mental illness, access to affordable healthcare and consistent mental health support is necessary to maintain their quality of life and maintain employment/stable housing. For persons with non-treatable mental illness, supportive housing where they have continued access to the services necessary to maintain their safety and prevent conditions from worsening. There are currently no estimates for the exact number of mentally ill persons residing within El Paso County, Aspen Pointe, a local mental health treatment center, reported serving approximately 53,229 persons in FY2014-2015. This number makes it quite clear that mental health services are a need in our community.

Using 2010 Census data, local non-profit The Resource Exchange estimates that within El Paso, Park, and Teller Counties, there is a cumulative total of 11,250 potentially IDD persons in the region. The Resource Exchange currently has a wait list of over 800 people for its services.

Another one of the many barriers facing IDD persons is a lack of understanding by the overall

community. While the CDC has made great strides in documenting trends in Colorado with their CO-ADDM Project, it is also documented that around, “86% of children identified with ASD had concerns about their development noted in their health and/or education records by age 3 years.” However, the same community report from the CDC also states that roughly half of children with ASD are not diagnosed until after age four.

Victims of domestic violence are in need of emergency and transitional housing, ideally with access to supportive services such as financial counseling and reduced cost childcare. Persons who have been victims of domestic violence may often have difficulty transitioning into housing that is affordable because they may be in a hurry to leave a dangerous situation and do not have the luxury of using places with a waiting list. This puts them at a higher risk of becoming homeless.

For persons with alcohol/drug addictions, one of the most needed supportive services is a safe place to begin the transition to sobriety. While there are a number of non-profit agencies that provide this service, the El Paso County Community Detoxification Facility provides award winning services to persons recovering from substance abuse. Detox provides a safe location for persons to go through recovery while receiving physical assessments and referrals to additional assistance. This facility does not require health insurance, and does not check persons entering the facility for warrants or discriminate against those with a criminal history. Additional supportive services for persons transitioning to sobriety can be found at Soaring Hope Recovery and The Recovery Village in Palmer Lake.

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

According to the 2012 ACS, approximately 10.8% of the population in El Paso County is disabled. Of the approximately 64,000 persons in our county with a disability, roughly 34% of them are 65 years or older. Another important characteristic of this special needs population is their higher risk for suicide. Pikes Peak Suicide Prevention states that, “White men 85 years and older have a suicide rate that is six times that of the overall national rate.” While an inability to recover from a suicide attempt is part of this characteristic, the development of mental illnesses like dementia or Alzheimer’s may be a contributing factor.

For persons with severe mental illness, there are two different kinds of housing necessary for their continued safety and well-being. For treatable mental illness, access to affordable healthcare and consistent mental health support is necessary to maintain their quality of life and maintain employment/stable housing. For persons with non-treatable mental illness, supportive housing where they have continued access to the services necessary to maintain their safety and prevent conditions from worsening. There are currently no estimates for the exact number of mentally ill persons residing within El Paso County, but local mental health treatment center Aspen Pointe, reported serving approximately 53,229 persons in FY2014-2015.

Using 2010 Census data, local non-profit The Resource Exchange estimates that within El Paso, Park, and Teller Counties, there is a cumulative total of 11,250 potentially IDD persons within the region. Given the fact that Teller and Park Counties have a population total of approximately 40,000 people, it is safe to assume that the vast majority of the estimated 11,250 IDD persons reside within El Paso County. The

Resource Exchange currently has a wait list of over 800+ people for its services.

Another one of the many barriers facing IDD persons is a lack of understanding by the overall community. While the CDC has made great strides in documenting trends in Colorado with their CO-ADDMM Project, it is also documented that around, “86% of children identified with ASD had concerns about their development noted in their health and/or education records by age 3 years.” However, the same community report from the CDC also states that roughly half of children with ASD are not diagnosed until after age four.

Physically disabled persons often experience issues with obtaining affordable housing that is compatible with their disabilities. While they may request reasonable accommodations through their landlord, those with a LMI may find themselves remaining in unsafe units for the sake of affordable housing. These persons may also experience difficulty when it comes to accessing transportation.

Victims of domestic violence are in need of emergency and transitional housing, ideally with access to supportive services such as financial counseling and reduced cost childcare. Persons who have been victims of domestic violence may often have difficulty transitioning into housing that is affordable because they may be in a hurry to leave a dangerous situation and do not have the luxury of using places with a waiting list, increasing their risk of homelessness.

For persons with alcohol/drug addictions, perhaps one of the most needed supportive services is a safe place to begin the transition to sobriety. While there are a number of non-profit agencies that provide this service, the El Paso County Community Detoxification Facility provides award winning services to persons recovering from substance abuse. This facility does not require health insurance, and does not check persons entering the facility for warrants or discriminate against those with a criminal history. Additional supportive services for persons transitioning to sobriety can be found at Soaring Hope Recovery and The Recovery Village in Palmer Lake.

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

The most reliable source of information on HIV/AIDS families in El Paso County is the Colorado Department of Public Health and Environment’s (CDPHE) five-year trend tables for new HIV diagnoses, which is broken down by county. According to the CDPHE’s 2010-2014 table, 38 persons were newly diagnosed within the county. It is important to note that this information includes the city of Colorado Springs. Due to patient privacy, there is currently no way to discern how many of these newly diagnosed HIV cases, if any, originated outside the boundaries of Colorado Springs. Although Teller County is considered to be part of the Colorado Springs Metropolitan Statistical Area, CDPHE five year trends show that Teller County reported 1 or fewer HIV/AIDS diagnoses per year; therefore, data from Teller County is considered superfluous in this analysis.

The majority of persons newly diagnosed with HIV/AIDS in El Paso County are males who are listed under the risk category MSM. There is no particular age group that has the greatest probability, although it is the least common for the very young and very old. While the majority diagnosed were of White racial/ethnic origin (14 new cases), persons of Hispanic racial/ethnic origin were disproportionately close behind, at 11 newly diagnosed males (these numbers are applicable for 2014

only). Persons of White racial/ethnic origin are the most frequently diagnosed across all five years, but there are years where the number of persons of Black racial/ethnic origin diagnosed exceeds the number of Hispanic persons diagnosed, with no clear trend. For other racial/ethnic groups, the number of persons diagnosed remains low across the five-year table. To summarize, persons of Black and Hispanic racial/ethnic origin are disproportionately diagnosed with HIV/AIDS, but the actual numbers by which they do so vary by year.

When analyzing data from the CDPHE, it is important to bear in mind the source of the HIV records is through the use of eHARS, the HIV/AIDS Reporting System. This means that this data may be under reported in one or more areas, particularly when the cultural stigma of HIV/AIDS is taken into account. This information also does not provide any additional insight into family type or the number of persons in their household, most likely due to patient privacy.

The CDPHE also provides a cumulative total of cases reported in their eHARS system. As of June 2014, the most recent information available, 1,381 persons had been diagnosed in El Paso County, 934 of which are presumed to be living. While these are much higher numbers than the majority of counties in Colorado, much of this has to do with the fact that El Paso County is one of the most urbanized and heavily populated counties in the state. Currently, there is no additional information (such as race, sex, or age) on the 1,381 persons diagnosed with HIV/AIDS. This number also does not include persons who moved to El Paso County after being diagnosed in a different state.

### **Discussion:**

By looking at the totality of needs, one housing barrier becomes very clear: special needs populations experience a great need for affordable housing in El Paso County, but affordable housing alone is not enough. Different special needs populations have unique needs that must be met, and whether this comes in the form of mental health treatment or rehabilitation of an existing home, the creation of additional affordable housing units in El Paso County is only a piece of the solution. Special needs population that receive housing support and nothing else will still find themselves struggling. For this reason improved integration of supportive services, such as healthcare and transportation, as well as community education to reduce social stigmas, are key components of addressing the needs of non-homeless special needs populations. This analysis highlights the importance of public services in El Paso County that seek to bridge these gaps in service and aid the most underserved members of our community.

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

### **Describe the jurisdiction's need for Public Facilities:**

There are needs for new public facilities within El Paso County, particularly for seniors and youth residing in LMI households. Numerous responses to the open-ended portion of the Consolidated Plan Citizen Participation Survey indicated a need for programs for seniors and youth, specifically safe places for social interaction and supportive services. Question 12 on the survey also asked respondents to specifically speak to public facility needs. The data developed from the responses to question 12 ("Please rate the following types of public facility needs in your area") clearly highlights the desire of respondents to have additional neighborhood and community centers. As the population of El Paso County continues to grow, the need for such public facilities will only grow. However, these public facilities are costly and obtaining the funding, as well as the necessary public-private partnership to see it through, is difficult at best.

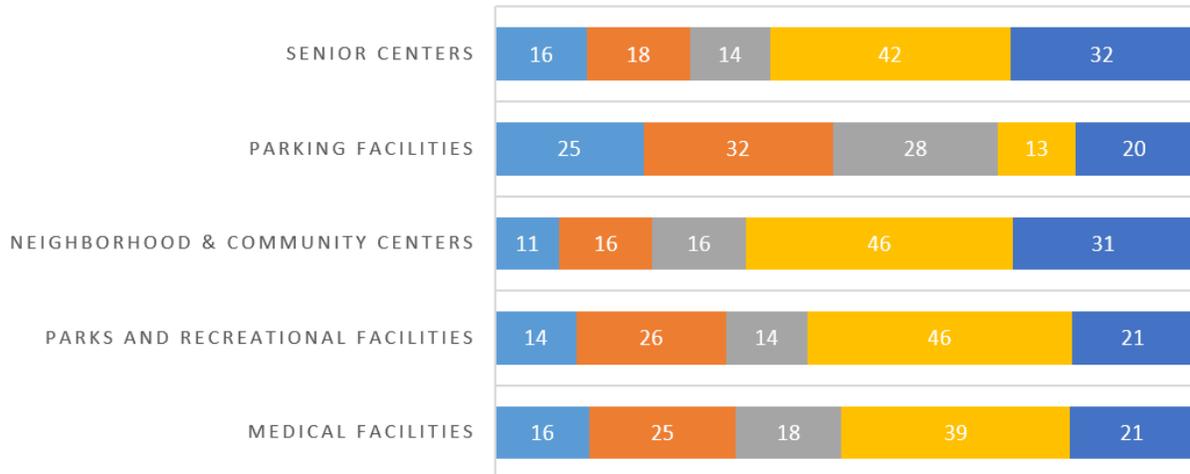
In order to best meet the needs of the community, research into the potential use of a Section 108 loan is already underway. While never used by El Paso County before, use of a Section 108 loan could prove particularly beneficial for a strategic project that will improve opportunities for LMI residents, and provide increased financial leverage to attract private company prospects with the proper level of capacity for larger-scale projects. While no specific projects are being considered at this time, taking the time to build a stronger understanding of Section 108 loans early on will better prepare future potential projects for federal compliance and a more holistic approach to meeting citizen needs.

### **How were these needs determined?**

These needs were determined through the use of the Citizen Participation Survey conducted alongside the development of the El Paso County CDBG Program's 2017-2021 Consolidated Plan. These responses are confirmed by maps that indicate few, if any, community centers in or near LMI Census tracts. A graph depicting the responses to question 12 ("Please rate the following type of public facility needs in your area") is attached to this response.

## Q12. PLEASE RATE THE FOLLOWING TYPES OF PUBLIC FACILITY NEEDS IN YOUR AREA

■ Not Needed ■ Low Need ■ No Opinion ■ Needed ■ High Need



**Question 12 chart**

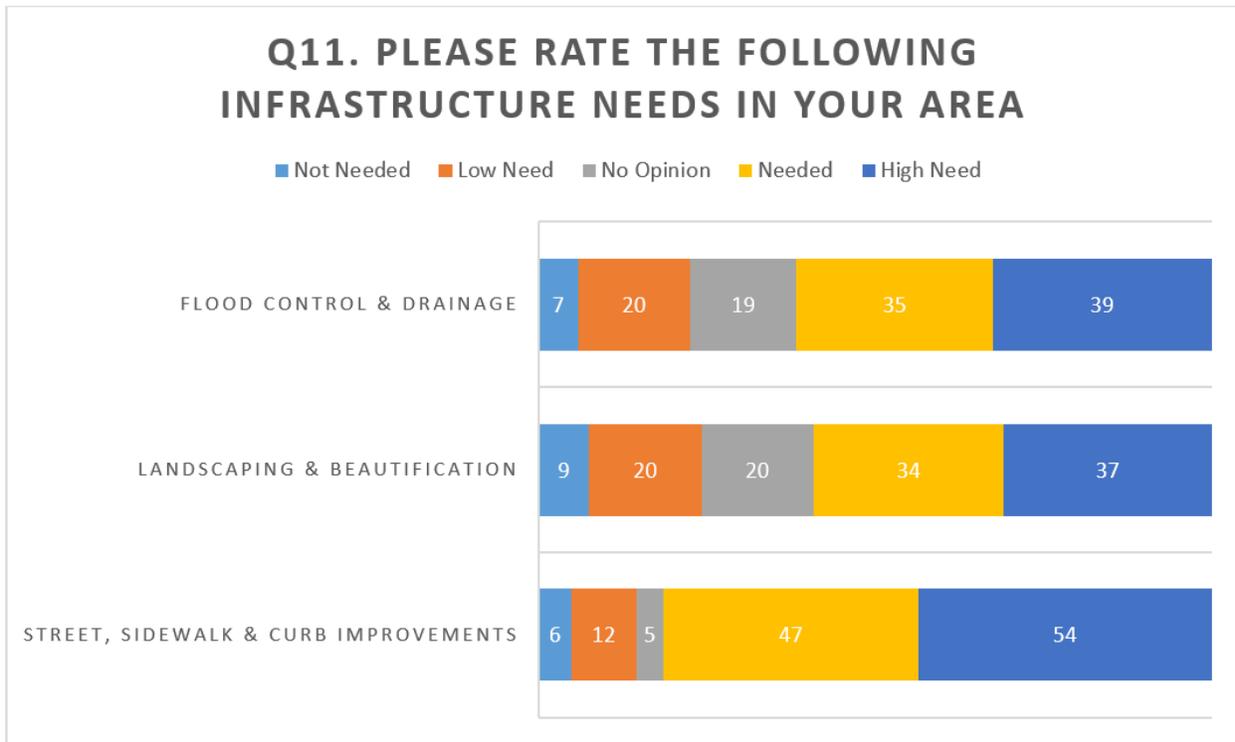
### **Describe the jurisdiction’s need for Public Improvements:**

There is a definitive need for public improvements in El Paso County, particularly in LMI census tracts and rural towns (such as Ramah and Calhan). In many of these areas, any infrastructure that does exist is aging and in need of updating. El Paso County Public works alone is responsible for more than 2,100 miles of public roadway. In addition to public roadway, storm water management, curbs, bridges also fall under the umbrella of critical infrastructure that inevitably ages and needs replacing. Responses to Question 11 confirm that street, sidewalk and curb improvements are a priority infrastructure to residents. Flood control and drainage was nearly tied with landscaping and beautification, although it is worth noting that well-designed landscaping and beautification can, in fact, also serve as a means to improve water drainage and reduce flooding.

### **How were these needs determined?**

These needs were determined by the Citizen Participation Survey conducted alongside the development of the El Paso County CDBG Program’s 2017-2021 Consolidated Plan. These determinations were also confirmed in discussions with subrecipient municipalities, who have stressed the ongoing need to improve infrastructure within their neighborhoods. This need has also been reflected in the frequent CDBG applications that specifically request funding for infrastructure projects. A graph depicting the

responses to question 11 ("Please rate the following infrastructure needs in your area") is attached to this response.



**Question 11 chart**

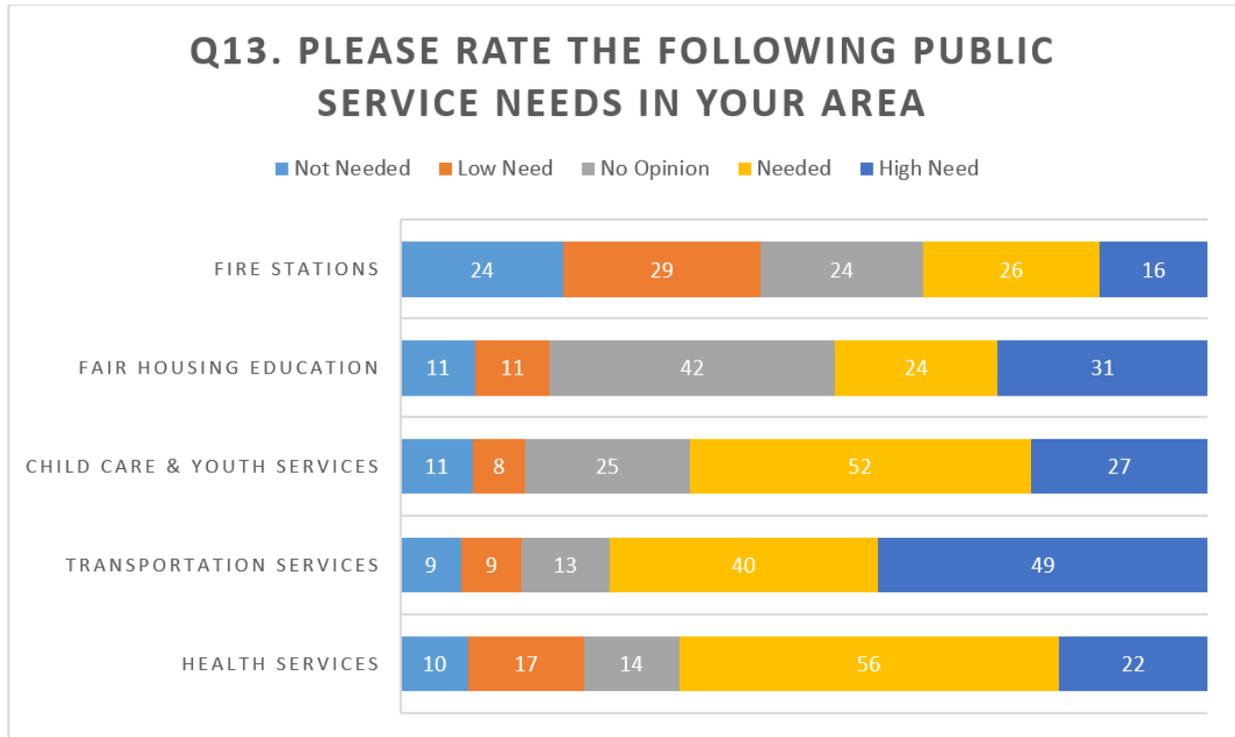
**Describe the jurisdiction’s need for Public Services:**

For public services, respondents of the Citizen Participation Survey indicated a need for transportation services. As previously discussed in the El Paso County’s Assessment on Fair Housing, transportation services are a great need within the entirety of El Paso County, particularly outside of the city of Colorado Springs. Both documentations affirm the fact that residents, particularly in the more rural areas of El Paso County, often have few options for transportation outside the ownership of a personal vehicle. The El Paso County’s Assessment on Fair Housing has already identified the improvement of transportation services to be a goal; analysis from the Consolidated Plan has underscored this necessity. Fire stations were determined to be the least needed, most likely because recent events such as the Waldo Canyon Fire has resulted in an emergency services build up. The exact breakdown of this response is shown in the Question 13 chart.

**How were these needs determined?**

These needs were determined by the Citizen Participation Survey conducted alongside the development of the El Paso County CDBG Program’s 2017-2021 Consolidated Plan. This data is also confirmed by the

El Paso County’s Assessment of Fair Housing, as well as the resident survey completed alongside it. Both documents illustrate a high need for transportation services, as well as a strong desire on the part of residents to see transportation services increased. Please see the attached Question 13 chart for exact breakdown of citizen responses.



**Question 13 Chart**

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Perhaps unsurprisingly, the current housing market indicates an increase in demand for housing without fully addressing the issues of affordable housing. The 2016 third quarter Colorado Springs Metro Area Apartment Vacancy and Rent Study indicates that vacancy rates have dropped while the average cost of rent has risen. While these may be signs of a healthy economy, it is also indicative of a housing market that is not fully addressing the needs of low-to-moderate income residents.

Specific issues that will be key to addressing the needs of low-to-moderate income residents in the current housing market include the following:

- An increase of zero and one-bedroom housing units
- Mitigation and/or prevention of federally subsidized housing from aging out of the affordable housing stock
- Preventing the increasing of housing shortage in the region, either through the prevention of lost units, increase in affordable homeownership opportunities, or the construction of new affordable housing.

The El Paso County CDBG program also consulted with the public during the initial development phase of its consolidated planning process. Specifically, the survey requested that respondents rate the housing needs in their area, and the results were documented in Question 9 ("Please rate the following housing needs in your area"). A chart with the exact breakdown of responses is attached.

Respondents felt the areas with greatest need was affordable housing. This conclusion is also backed by multiple studies, including the 2014 Affordable Housing Needs Assessment. There is simultaneously a lack of affordable unit, as well as a lack of quality affordable units.

Outside of housing alone, economic improvements and other reductions in barriers to housing may also help improve the housing market for low-to-moderate income residents. Improving economic opportunities may help LMI residents better afford their rent or mortgage, and reducing affordable housing barriers can help LMI residents transition faster to affordable units. Reducing housing problems through our residential rehabilitation program will also help to maintain existing housing stock inventory.

## Q9. PLEASE RATE THE FOLLOWING HOUSING NEEDS IN YOUR AREA

■ Not Needed   
 ■ Low Need   
 ■ No Opinion   
 ■ Needed   
 ■ High Need



**Question 9 Chart**

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

### Introduction

The need for additional housing units in El Paso County has been discussed in the Assessment of Fair Housing and revisited in multiple portions of the Consolidated Plan. Additional housing, including a greater variety of housing, is necessary to meet the housing needs of the county. Acquiring the private and public buy-in necessary to meet these needs is a difficult process that often favors the construction of market rate units, or luxury custom homes. Increasing public understanding of the benefits of affordable housing alongside the market rate units will continue to be an ongoing challenge.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	57,785	78%
1-unit, attached structure	5,409	7%
2-4 units	3,246	4%
5-19 units	1,491	2%
20 or more units	1,074	1%
Mobile Home, boat, RV, van, etc	5,205	7%
<b>Total</b>	<b>74,210</b>	<b>100%</b>

**Table 31 – Residential Properties by Unit Number**

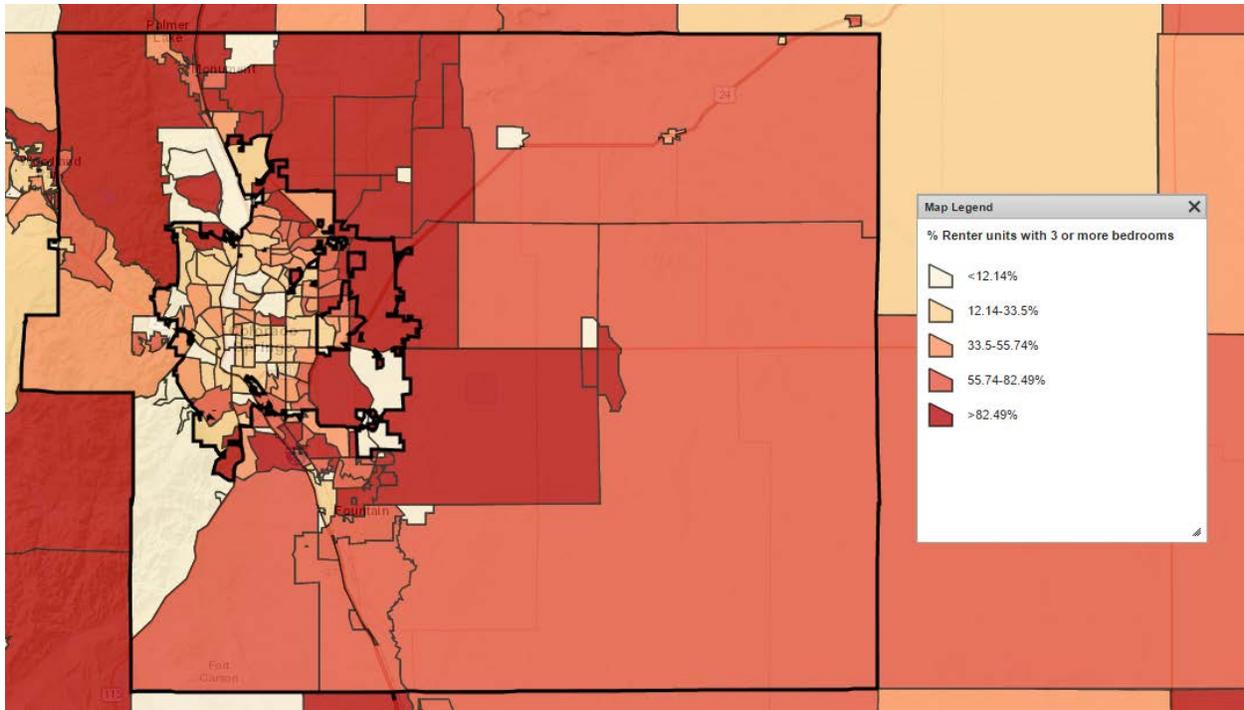
Data Source: 2008-2012 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	75	0%	128	1%
1 bedroom	587	1%	1,588	10%
2 bedrooms	4,517	9%	4,864	30%
3 or more bedrooms	46,646	90%	9,799	60%
<b>Total</b>	<b>51,825</b>	<b>100%</b>	<b>16,379</b>	<b>101%</b>

**Table 32 – Unit Size by Tenure**

Data Source: 2008-2012 ACS



**CPD Maps % Renter Units with 3 or more Bedrooms**

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

As discussed in the 2014 Affordable Housing Needs Assessment, there are approximately 2,251 assisted units within the entirety of El Paso County. When units within the city of Colorado Springs are excluded, this number drops to approximately 241 units. Of these units, 20 of them are reserved for seniors of low income at Silvercrest Villas. Silvercrest Villas are project-based Section 8 housing, designed to specifically cater to elderly and frail elderly populations. Assisted housing in Fountain, Colorado is managed by the Fountain Housing Authority (FHA). The majority of assisted housing in El Paso County comes in the form of Section 8 vouchers. The Fountain Housing Authority currently distributes 240 of these, with over 200 families on their waitlist. The Fountain Housing Authority also manages 118 units across three housing developments in the city of Fountain (Grinde Manor, Fountain Townhomes, and Fountain Mesa Court). The Fountain Valley Housing Authority reports that their most popular publicly supported housings units are 2 bedroom units.

According to the 2014 Affordable Housing Needs Assessment, the majority of tenants in publicly supported housing are families with children, although elderly persons also take up a disproportionate share of housing units.

Locally, the El Paso County Housing Authority has supported the following housing projects to increase affordable housing inventory in our community:

- Copper Creek Apartments: affordable housing on the northeast side of Colorado Springs, featuring 1, 2, and 3 bedroom units.
- The Residence at Village Green: Senior assisted living facility, committed to serving seniors of all

income levels. Amenities include 24-hour staffing, transportation to medical appointments, recreational activities, and provided meals.

- Lynmar Apartments: 100 affordable housing units that include, 1, 2, and 3 bedroom units, with the majority being 2 bedrooms.
- Constitution Square: affordable housing on the east side of Colorado Springs, located near public transportation and features 1, 2, and 3 bedroom units.
- West Meadow Peaks Apartments: 216-unit apartment complex located outside Fort Carson and near public transportation, with some units being income-restricted. Features 1, 2, 3, and 4 bedroom apartments.
- Stetson Meadows Apartments: 180-unit affordable housing complex featuring 1, 2, and 3 bedroom units.

Note: This should not be considered an all-inclusive list, as new projects are under development and older projects may be at risk of becoming market rate.

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

When assessing the future of existing housing inventory, one of the most important aspects to take into consideration is the age of existing units. Relatively speaking, housing structures within El Paso County are considered to be fairly young. According to the 2014 Affordable Housing Needs Assessment, over half of currently existing housing inventory was constructed after 1980, with a median construction age of 1982. However, due to the rich history of El Paso County dating back to the mid-1800s, there is still a tendency for affordable housing to be characterized as older, poorly maintained units that can sometimes be synonymous with substandard housing or housing problems. This issue is particularly existent for properties built in 1959 or earlier, which accounts for almost 15% of all existing housing structures.

At risk affordable units that may be lost due to their subsidy expiring includes the Silvercrest Villas located in Calhan. This income restricted senior community has a period of affordability expiration of March 31, 2017. At that time the Silvercrest Villas will be available to be converted to market rate housing. Fortunately, at this time the Calhan Housing Authority has already submitted a one-year extension on the property, and is looking into additional ways to increase the long term availability of these units. The transition of Silvercrest Villas to market rate housing would mean a loss of 20 affordable housing units in El Paso County. At this time there are no other upcoming expiring subsidies within the eligible area of El Paso County.

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

Current stock of housing units does not meet the needs of the population. As discussed in the 2014 Affordable Housing Needs Assessment, there is a disconnect between the type of units available and the type of units that residents seek. The average household size continues to shrink, yet over 60% of the housing structures in El Paso County are single detached units. The majority of households in El Paso County are 2 person households, followed closely behind by 1 person and 3 person households. The only

household type that has a closely matching number of units, is 5 or more person households, which has a similar percentage of 5 or more bedroom units available. However, this may have less to do with the housing inventory meeting specific needs and more to do with both groups being the least common type of household/unit in the county.

### **Describe the need for specific types of housing:**

Analysis conducted in the 2014 Affordable Housing Needs Assessment shows the greatest need for 1 and 2 bedroom units. This is due to the decreasing size of households within the county, meaning that the most common type of housing unit in El Paso County (the three-bedroom unit) is in fact too large for an increasing number of families. This mismatch in unit size will only serve to make locating affordable housing more difficult for low-income seniors and other small family units.

When examined by income level, persons making 0%-30% of the AMI have the least access to affordable housing. Given the recent decrease in unit vacancy in El Paso County, this population has most likely only become even less able to find affordable housing.

### **Discussion**

According to the 2014 Affordable Housing Needs Assessment, there is a gap of approximately 24,513 affordable housing units within El Paso County. Since then, the number has no doubt grown and will continue to grow as the region's population increases. This need is clearly felt by community residents, as evidenced by the open-ended responses to Question 15 ("List the top three needs from this survey that you feel should receive the highest priority for the County's use of Community Development Block Grant federal funding over the next five years") of the El Paso County 2017-2021 Consolidated Plan Survey.

Responses to this question made it clear the top two priorities of residents in El Paso County: housing and infrastructure, with housing rating as the greatest need. While CDBG funding cannot be used for new housing construction, the El Paso County CDBG program intends to continue supporting housing rehabilitation programs as it has in the past, and continue to seek out new opportunities to remove accessibility barriers in and around old and new housing in El Paso County.

Fortunately, housing and infrastructure needs often go hand-in-hand, meaning that improvements to one topic should also serve to improve the quality of the other. While housing rehabilitation and infrastructure projects are supported on an annual basis by our CDBG program, any potential improvements to support of these key areas should be considered a priority.

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

### Introduction

Understanding the connections between housing cost and housing age is an important factor when considering the pricing of currently available housing stock. Older units with fewer amenities will generally be more affordable than newer units with a surplus of amenities. Ensuring that the market is not excessively flooded with one particular type of housing over the other is necessary to ensure a healthy housing market.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	143,600	217,500	51%
Median Contract Rent	597	752	26%

Table 33 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,421	14.8%
\$500-999	6,956	42.5%
\$1,000-1,499	5,937	36.2%
\$1,500-1,999	944	5.8%
\$2,000 or more	121	0.7%
<b>Total</b>	<b>16,379</b>	<b>100.0%</b>

Table 34 - Rent Paid

Data Source: 2008-2012 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	324	No Data
50% HAMFI	2,027	641
80% HAMFI	4,784	1,624
100% HAMFI	No Data	2,522
<b>Total</b>	<b>7,135</b>	<b>4,787</b>

Table 35 – Housing Affordability

Data Source: 2008-2012 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

**Table 36 – Monthly Rent**

Data Source Comments:

### Is there sufficient housing for households at all income levels?

At this time there is not sufficient housing for households at all income levels. According to the National Low Income Housing Coalition (NLIHC), a person making minimum wage can afford to rent a place for approximately \$432/month, which is more than \$100 less than the fair market rent for a zero-bedroom unit (approximately \$550/month) within El Paso County. The majority of the units available in El Paso County range from \$500-\$999; however, it is important to note that this information is now four years old, and given typical inflation and the recent economic strength shown in the El Paso County housing market, it is possible this trend is no longer valid and that more units are now priced in the \$1,000-\$1,499 range. Unfortunately, this trend indicates that persons of very low and extremely low income have the least access to sufficient, affordable housing. Further compounding the issue is the lack of publicly supported housing available. Vouchers distributed by the Colorado Springs Housing Authority, Fountain Valley Housing Authority, and the Independence Center all have waitlists and some have been closed for years.

Fair market rent according to the NLIHC is approximately \$891/month for a two-bedroom unit. The income necessary to afford a fair market rent two-bedroom unit is approximately \$35,640. According to HUD's FY2016 Income Limits Documentation System, a family of four or fewer making \$35,640 would qualify as low income (or 80% of AMI), and a family of five at this income level would qualify as very low income (50% of AMI).

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

Barring any major changes in local or federal policies, housing units are likely to become less affordable within El Paso County as home values are predicted to rise, and rent as a result. As of December 2016, apartment vacancy within the city of Colorado Springs has fallen to a 15-year low. Much of the increase in home values and rental prices is attributed to the strengthening economy, as more people are willing to spend the money in exchange for desirable living areas with amenities. According to the Colorado Springs Metro Area Apartment Vacancy and Rent Study for the third quarter of 2016, vacancy in Colorado Springs Metro area apartments dropped from 5% in the second quarter to 4% in the third quarter. This is a three-year low in third quarter vacancy, the previous years listed at 4.2% and 4.3% vacancy. There is little evidence to suggest that the new 528 units added to the housing stock of the

metro area is helping to maintain affordable housing; rather, the study suggests that rental housing built since 2010 actually inhabits the most expensive tier of rental housing, which will do little to alleviate the shortage of affordable housing in El Paso County.

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

There is currently no information available on HOME rents outside of Colorado Springs, as El Paso County does not receive HOME funding. However, CPD maps does indicate that HOME funding has been used within the Fountain and Security-Widefield areas, outside of the city of Colorado Springs limits. The El Paso County Housing Authority does not receive HOME funding, and as such, these programs were provided HOME funds from an alternative source.

As viewed in CPD maps, area median rent (AMR) of various census tracts within El Paso County ranges from \$454-\$702 in the far western and eastern census tracts, while areas close to Colorado Springs range between \$702-\$1,019, and \$1,019-\$1,498. Certain census tracts north of Colorado Springs have median contract rent in excess of \$1,498. The issue with utilizing an Area Median Rent for the entire county is clearly highlighted by the hefty price disparity between different parts of the county.

Depending on where someone works and what kind of transportation is available to them, living within a certain part of the county can become a requirement, even if that area is not as affordable as other areas. For example, living on the far east or west of the county is more affordable, but the commute time and the lack of public transportation going to and from those areas makes the area a more expensive place to live than it seems. The ideal strategy to preserve affordable housing will involve:

- Maintenance of federal/local subsidies and grants to keep rent at or below Fair Market Rate
- Continued partnership with local transportation authorities and workforce centers to increase access for opportunities for LMI households and racial/ethnic minorities
- Increasing the availability of supportive services as needed for special needs populations

### **Discussion**

According to the 2014 Affordable Housing Needs Assessment, persons of extremely low income have the greatest housing burdens and the smallest inventory of affordable housing. These ELI households are at the greatest risk of becoming homeless, and despite qualifying for many free or low-cost supportive services, are often one major financial hardship from becoming displaced. The ideal approach to reduce this disparity would be to reduce the number of ELI households through workforce training and increased economic opportunities. However, some of these families may be unable to increase their income due to disability or age. In these cases, enabling local non-profits and other supportive agencies to increase their reach to this income bracket could prove particularly beneficial.

This need is has also become apparent to members of our community. In the El Paso County CDBG Program Consolidated Plan Survey, 94 respondents indicated on Question 9 ("Please rate the following Housing Needs in your Area") that affordable housing is needed or greatly needed in our community.

While rental housing assistance, homeownership assistance, and residential rehabilitation received noticeable support from respondents, affordable housing is clearly considered the most needed. While the creation of new housing did not receive significant support, the interest in affordable housing underscores the importance of preserving existing affordable housing as well as adding to the affordable housing inventory stock.

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

### Introduction

The condition of housing in El Paso County varies wildly across the jurisdiction, partially due to the fact that different areas of the county were developed at very different times. Conditions can vary from the custom homes in Black Forest and Monument, to the pre-1969 mobile homes in rural El Paso County that are on verge of being condemned. Understanding which units to save through rehabilitation, and which to ultimately demolish is a key aspect of utilizing resources efficiently. Furthermore, developing a holistic approach to improving areas with housing in the worst condition will help to create true improvements.

### Definitions

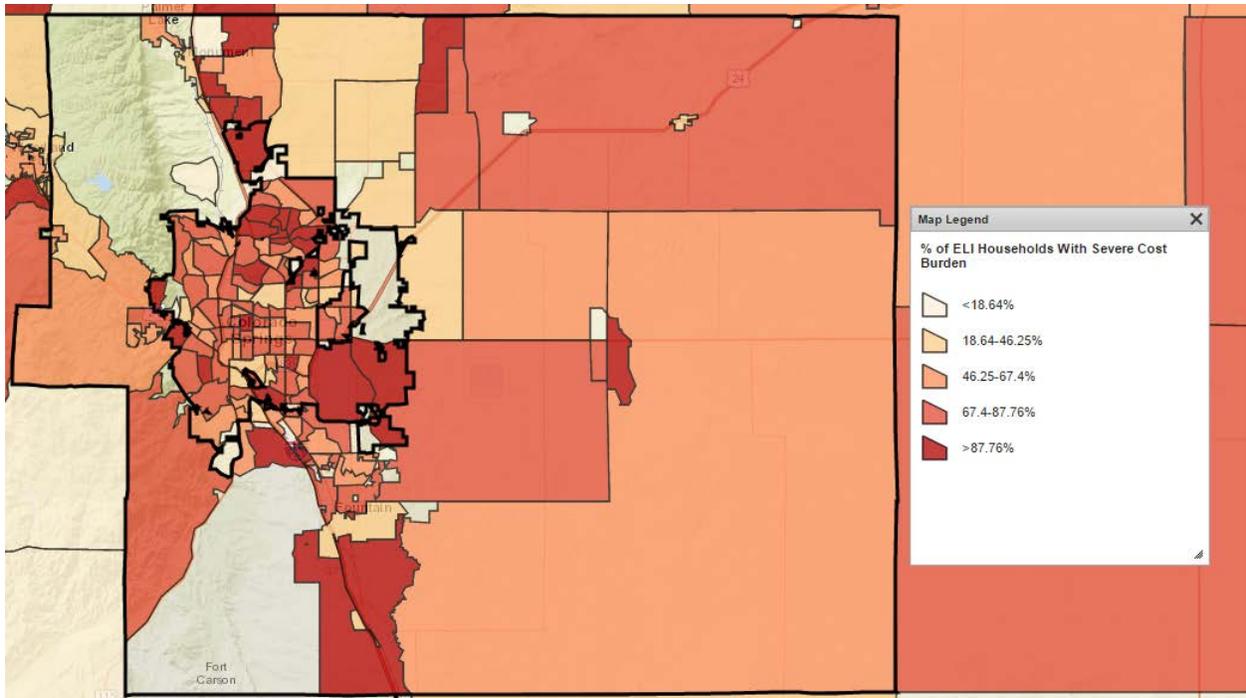
For the purposes of the 2017-2021 Consolidated Planning process, homes with any of the housing or severe housing problems (excluding cost and severe cost burden) are considered to be substandard, in addition to homes with major code violations that make occupying the building unsafe. For CDBG program purposes, "substandard condition but suitable for rehabilitation," includes properties that contain code violations or lack working appliances, but can be brought back within compliance with funding supplied for residential rehabilitation. Properties that would continue to be a risk for the resident to occupy even with rehabilitation are not considered acceptable.

### Condition of Units

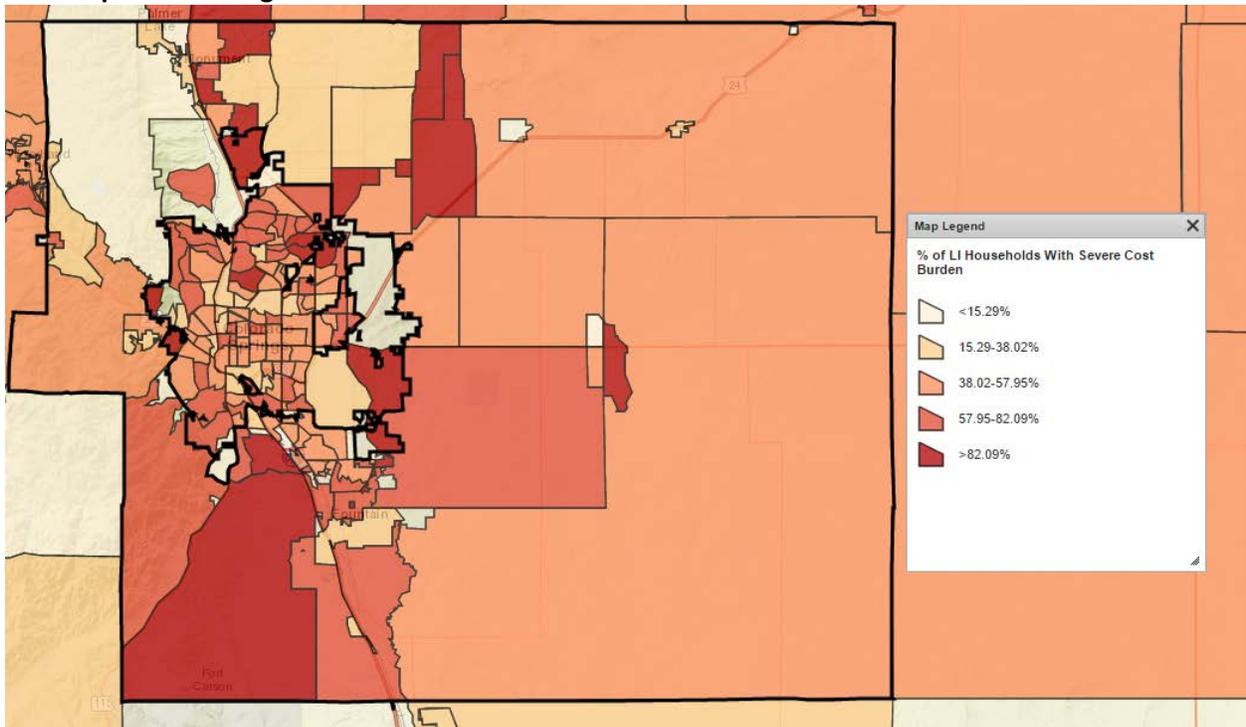
Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	14,964	29%	7,456	46%
With two selected Conditions	227	0%	308	2%
With three selected Conditions	31	0%	107	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	36,603	71%	8,508	52%
<b>Total</b>	<b>51,825</b>	<b>100%</b>	<b>16,379</b>	<b>101%</b>

Table 37 - Condition of Units

Data Source: 2008-2012 ACS



**CPD Maps ELI Housing Cost Burden**



**CPD Maps LI Severe Cost Burden**

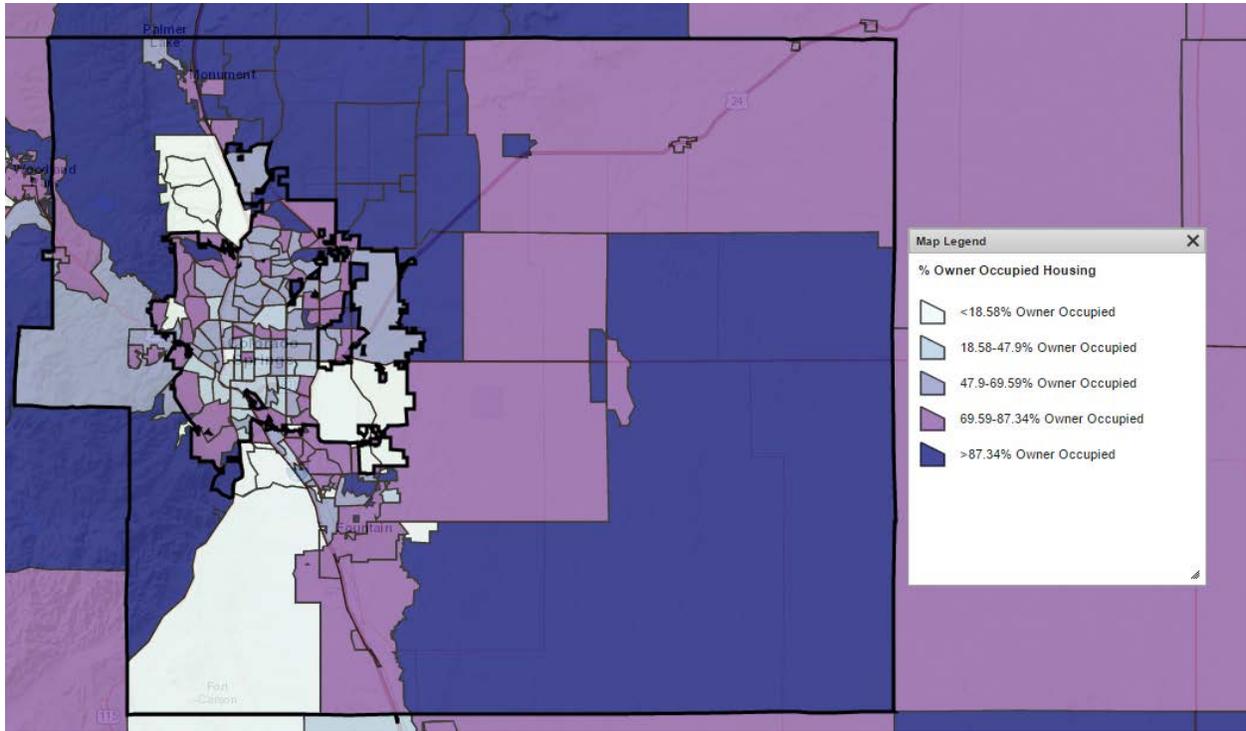
**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	15,212	29%	3,810	23%

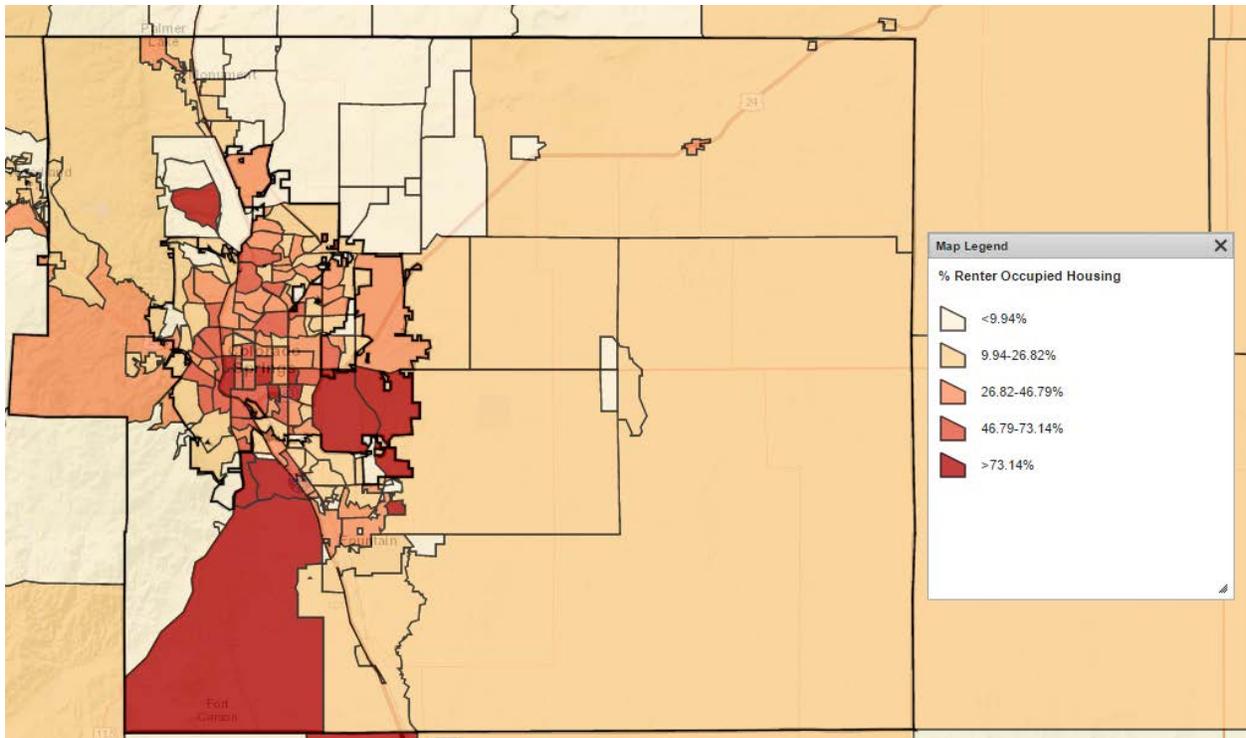
Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1980-1999	20,360	39%	4,906	30%
1950-1979	14,351	28%	6,392	39%
Before 1950	1,902	4%	1,271	8%
<b>Total</b>	<b>51,825</b>	<b>100%</b>	<b>16,379</b>	<b>100%</b>

Table 38 – Year Unit Built

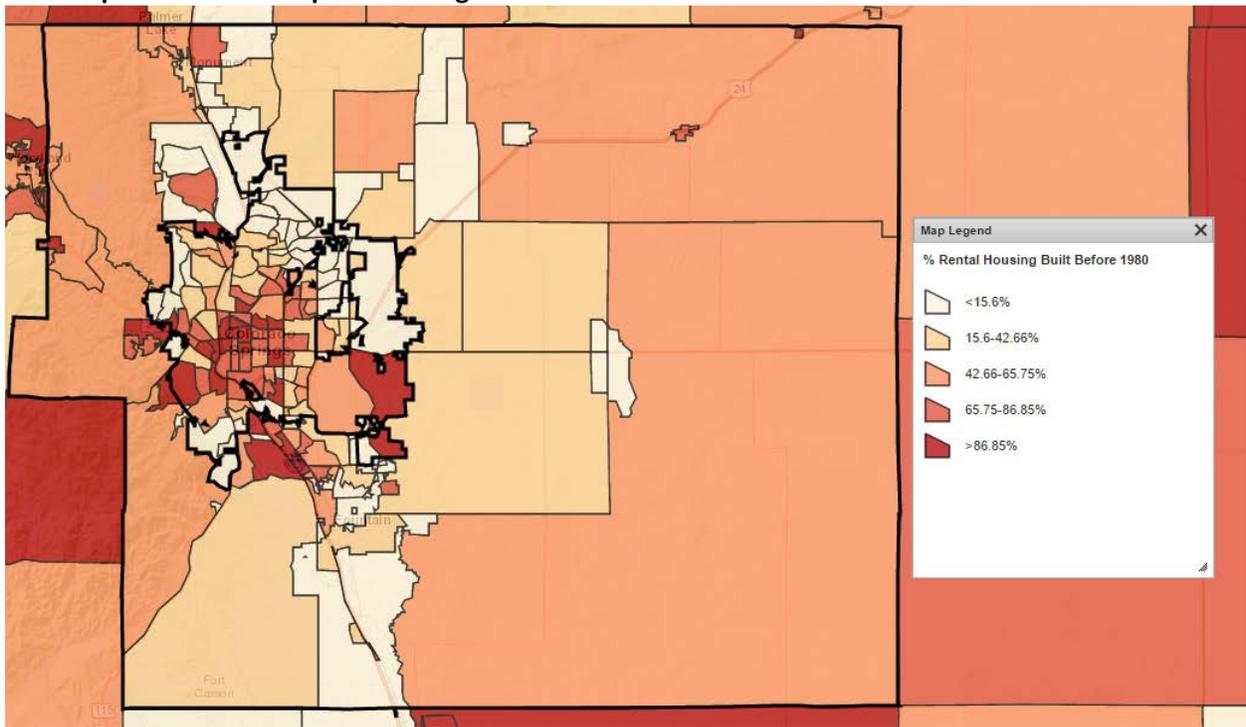
Data Source: 2008-2012 CHAS



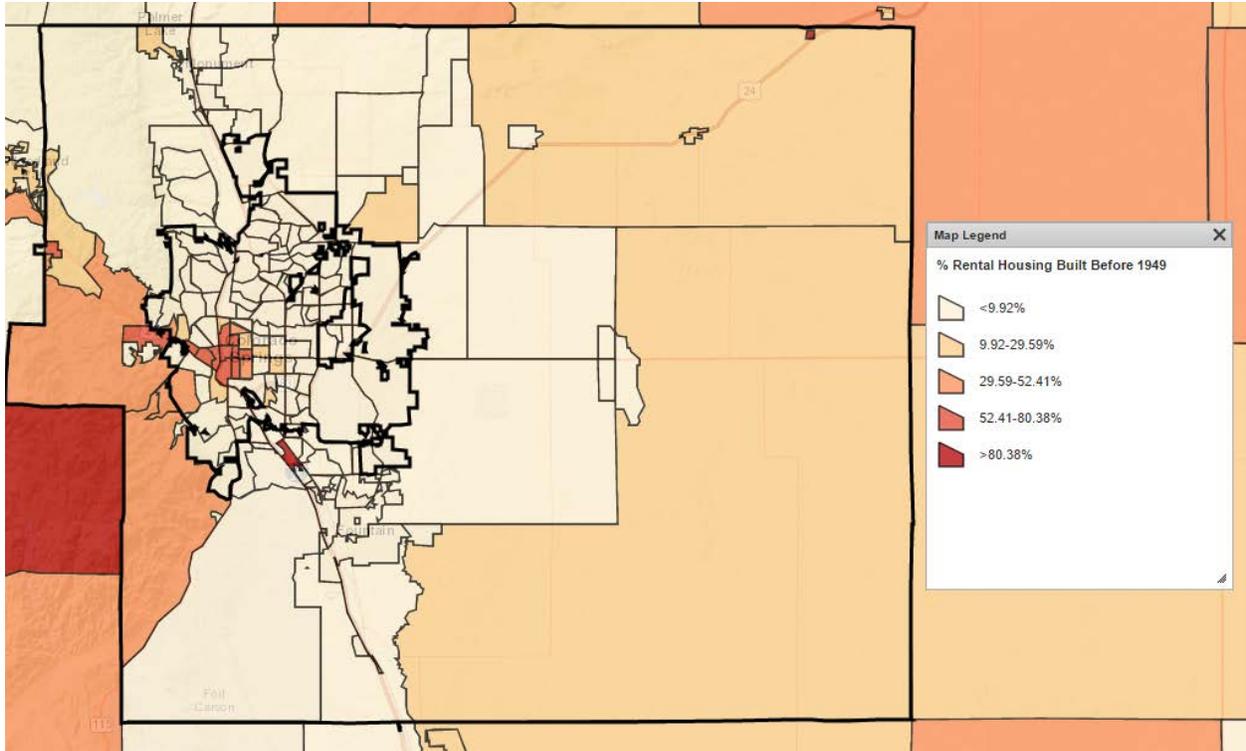
CPD Maps % Owner Occupied Housing



**CPD Maps % Renter Occupied Housing**



**CPD Maps % of Rental Housing Built Before 1980**



**CPD Maps % of Rental Housing Built Before 1949**

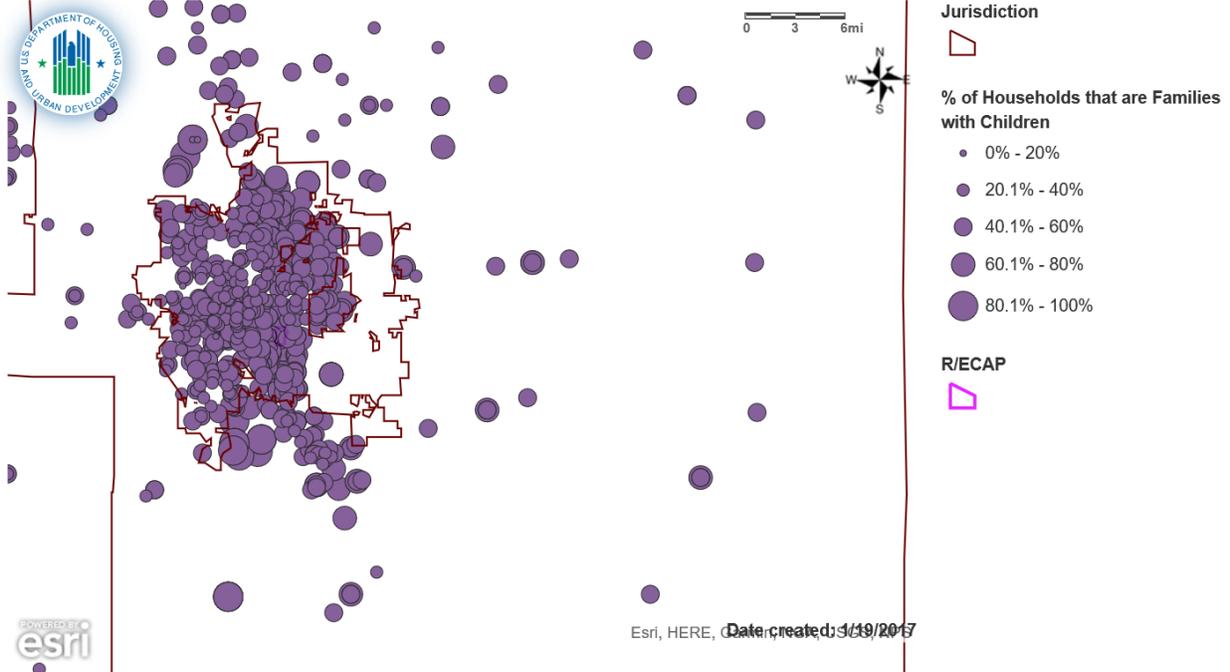
**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	16,253	31%	7,663	47%
Housing Units build before 1980 with children present	10,631	21%	7,379	45%

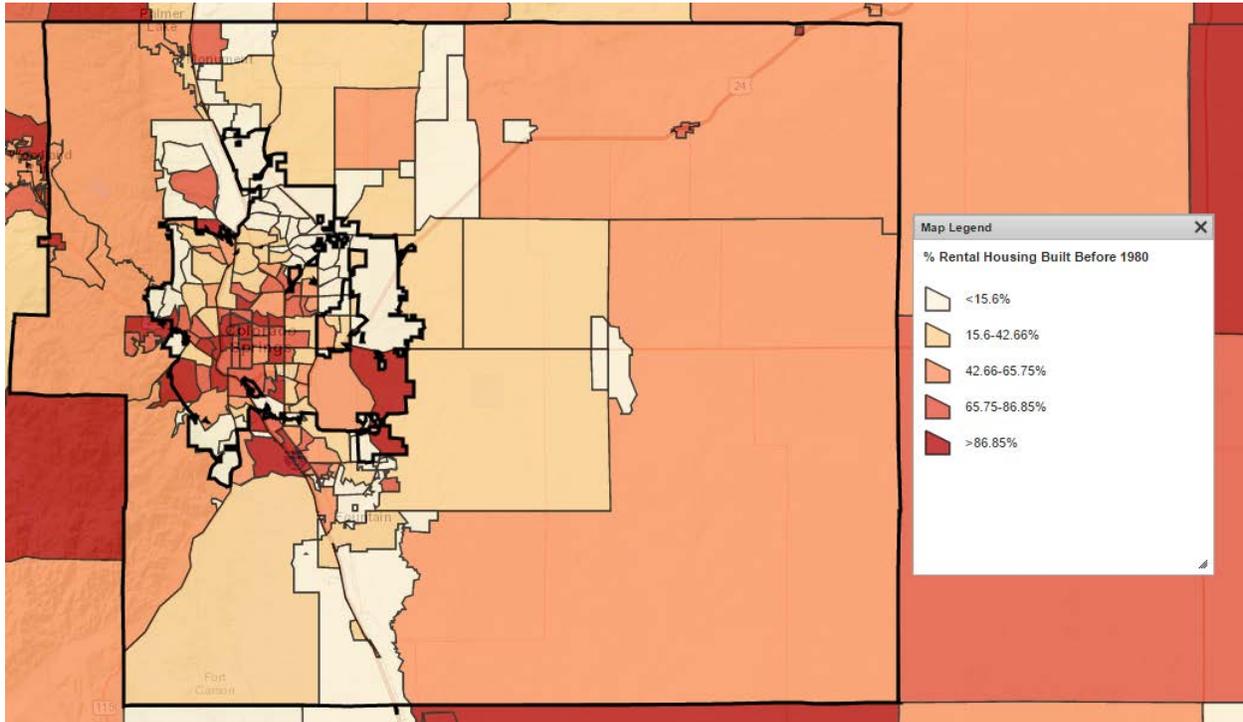
**Table 39 – Risk of Lead-Based Paint**

**Data Source:** 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Percent of Households that are Families with Children



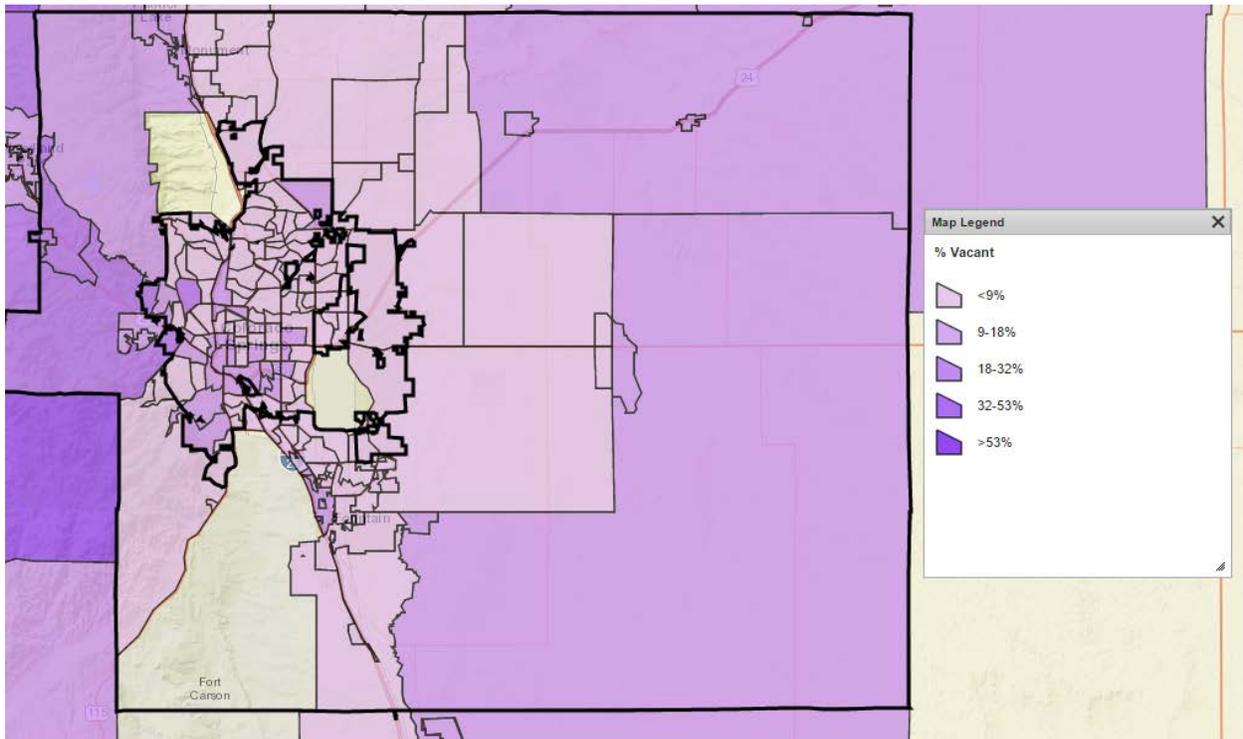
CPD Maps % of Rental Housing Built Before 1980

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 40 - Vacant Units**

Data Source: 2005-2009 CHAS



**CPD Maps % Vacant**

## Need for Owner and Rental Rehabilitation

Owner and rental rehabilitation is a clear need within El Paso County, despite the fact that there is no currently available data on abandoned, vacant, or REO properties that are suitable for rehabilitation. This is primarily due to the aging population within El Paso County, which has an ever-increasing need for supportive services to allow them to age in place. This place-based strategy is popular because it allows aging households to maintain existing connections to their community, which contributes to the mental health and longevity of citizens. Surveys conducted by the AARP consistently show that approximately 80% of seniors prefer to remain in their homes than to leave their community and move into supportive housing. This statement is further confirmed by the El Paso County CDBG Consolidated Planning Process Survey, in which a majority of respondents listed affordable housing and residential

rehabilitation as ‘needed’ or ‘high need.’ Housing need breakdowns are shown in the attached Question 9 Chart.

This information, combined with the shortage of affordable housing in El Paso County, highlights the necessity of renovating both owner-occupied and renter-occupied housing to ensure these properties remain within the housing inventory for as long as possible.

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

At this time, it is estimated that approximately 23,916 housing units within El Paso County were built prior to 1980. Of the owner-occupied units, it is estimated that approximately 10,631 are households with children. Out of the renter-occupied units, approximately 7,369 are households with children. This means that within El Paso County, there are approximately 18,000 housing units where children are being potentially exposed to lead based paint. While the percentage of these housing units occupied with low to moderate income families is not known, it is well-established that older housing is disproportionately affordable for low to moderate income families. The 2011-2015 ACS data from the U.S. Census also shows that there are approximately 59,774 persons living at or below the poverty line within El Paso County. Of these persons, approximately 9,324 are under the age of 18. While again, it is not currently known how many families are currently exposed to lead based paint, it is safe to assume that the approximately 9,324 children living at or below the poverty level are at disproportionate risk for exposure to lead based paint.

### **Discussion**

It is worth noting that housing built prior to 1980 is not homogeneously distributed throughout El Paso County. The city of Manitou Springs has approximately 79% of its housing units built in 1979 or earlier, according to ACS data. In particular, over 35% of its housing stock was built in 1939 or earlier. This is in direct contrast to other areas of the county, such as the city of Fountain. Approximately 28% of Fountain’s housing inventory was built prior in 1979 or earlier, with only 2.6% of units built in 1939 or earlier. The majority of Fountain’s housing was built from 2000 to 2009. This means that different areas of the county will present higher lead-based paint hazards to families. Future efforts to reduce lead-based paint hazards in El Paso County would benefit from utilizing this data to maximize impact in the neighborhoods most afflicted with lead based paint hazards.

Another aspect to take into consideration is areas with concentrations of families with children. This data is provided through HUD’s AFFH mapping tool, which shows family concentrations in El Paso County and is attached earlier in this section.

As displayed in the map, Manitou Springs has an average or less than average number of households with children, particularly in comparison to areas around the military bases (Fort Carson and the Air Force Academy). While the County CDBG program is unable to address the housing issues on the

military installations, the military families that reside outside the bases and qualify as a low-to-moderate income household are still eligible for the programs that address housing rehabilitation.

The value of improving the average age of the affordable housing stock in El Paso County is that it will decrease housing problems and increase opportunities for families with children to avoid housing that may put their children at risk of LBP exposure.

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

### Introduction

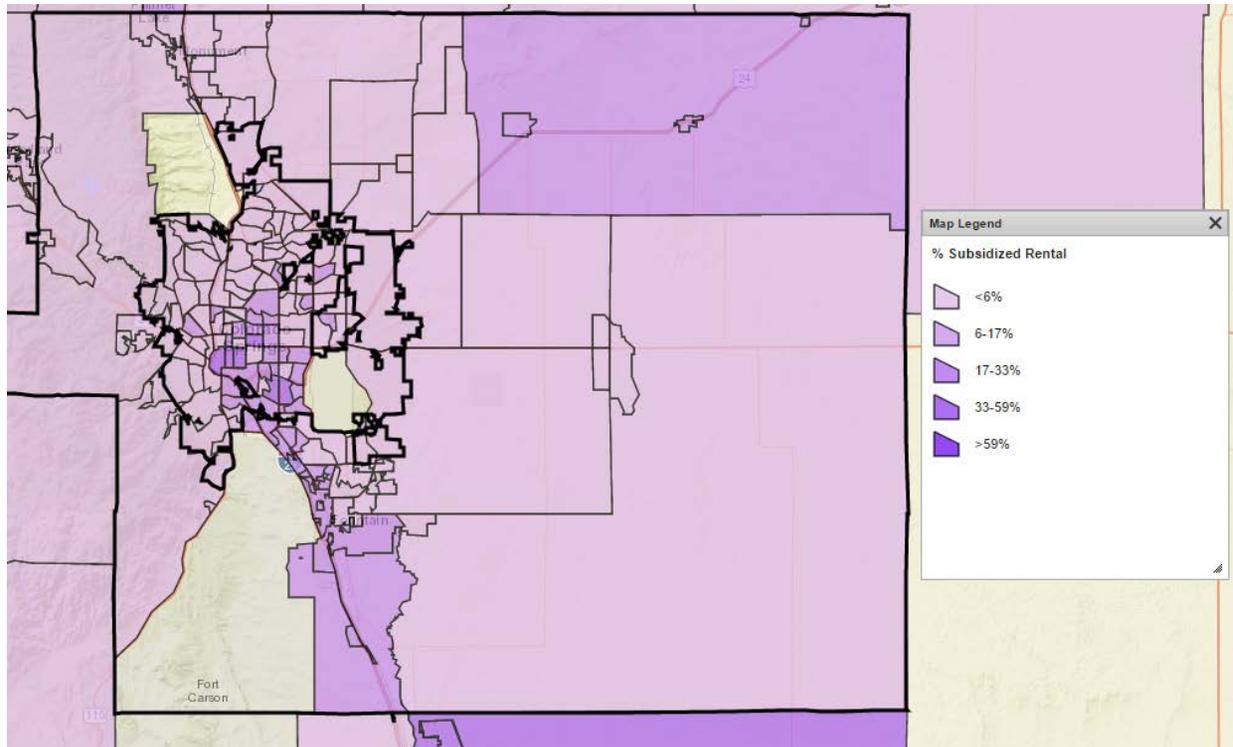
Publicly supported housing is limited within our county, due in part to the rural nature of much of our county. However, this does not detract from the need for publicly supported housing in our community. In order to improve affordable housing opportunities for residents, improving the current state of publicly supported housing will be necessary.

### Totals Number of Units

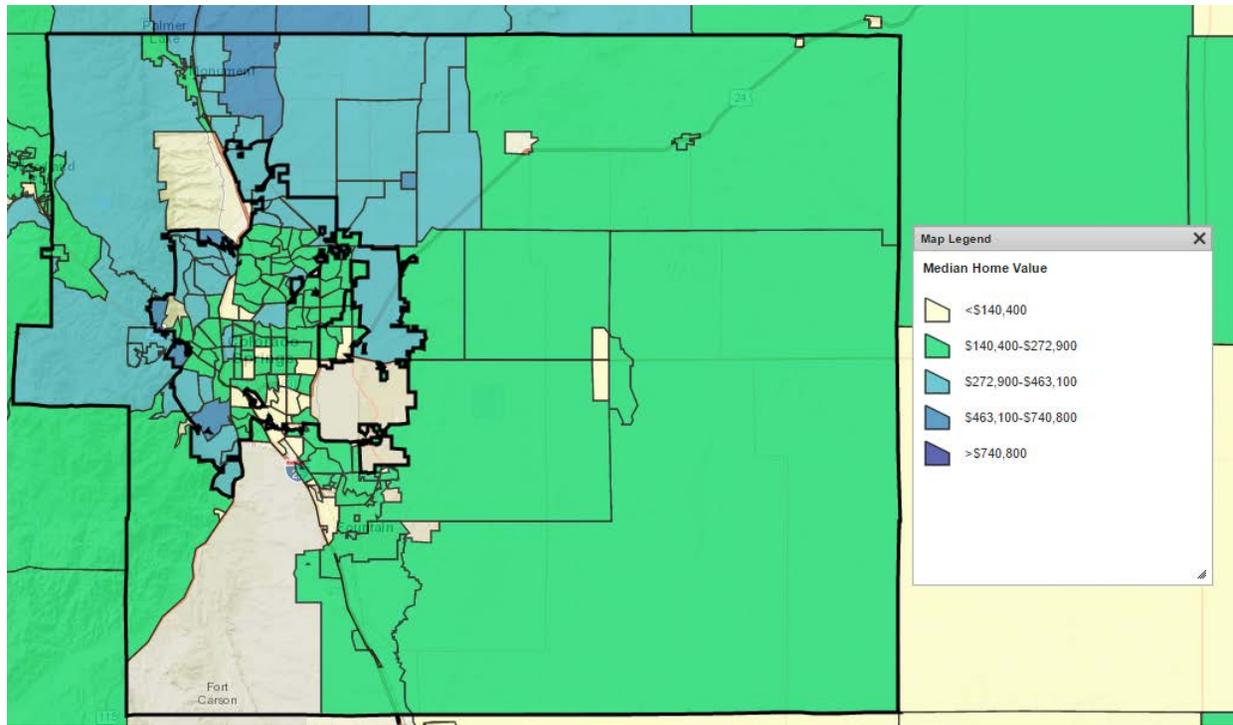
	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				103			0	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 41 – Total Number of Units by Program Type**

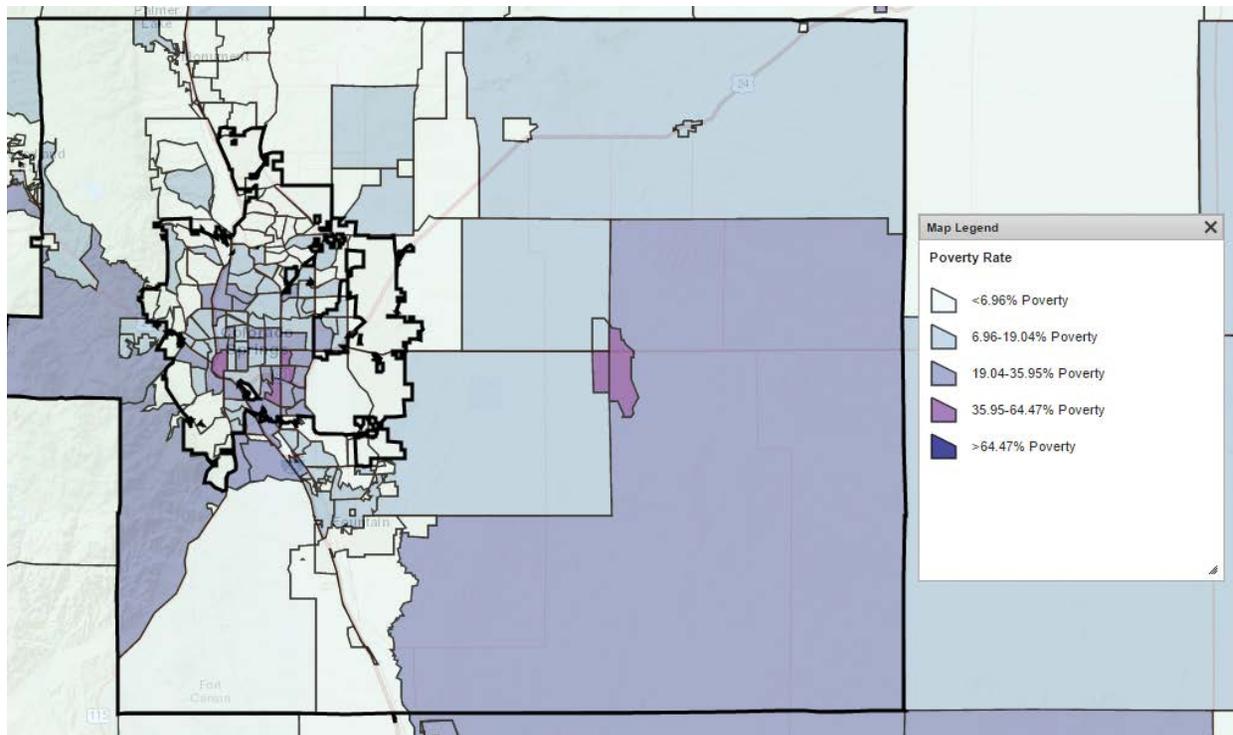
Data Source: PIC (PIH Information Center)



**CPD Maps % Subsidized Rental**



**CPD Maps Median Home Value**



**CPD Maps Poverty Rate**

**Describe the supply of public housing developments:**

**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:**

As discussed in the 2014 Housing Needs Assessment, there is a definitive shortage of public housing developments in El Paso County. Waitlists for public housing vouchers are measured in years, not months. This issue is further compounded by the reported decreasing vacancy rate of rental housing in the region as a whole.

Currently, within all of El Paso County there are 707 public housing units. 118 of these units are located within the city of Fountain, and an additional 20 units are located in Calhan. There is little doubt that a public housing inventory this lacking relative to population size can only

make a small dent in the affordable housing issues prevalent within the county.

The waitlist for Silvercrest Villas in Calhan is in excess of two years and the Fountain Housing Authority reports a similar waiting time for its units. Many times, a unit only becomes vacant after a senior resident is moved to an end of life care facility or passes away. All housing authorities in El Paso County are currently experiencing similar issues with their waitlists.

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 42 - Public Housing Condition**

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

Silvercrest Villas in Calhan is an older public housing development, approximately built in 1976. Due to its age, there is a need for a large number of improvements, including the addition of ADA sidewalks and ADA walk-in showers. The El Paso County CDBG program is currently in communication with the Calhan Housing Authority regarding the potential updating of their units. This will also provide the El Paso County CDBG program the opportunity to aid in the mitigation of lead-based paint, and increase the accessibility of these public housing units.

At this time, no are other public housing authorities in El Paso County have communicated any rehabilitation needs at their public housing units. Outside of the El Paso County CDBG Program’s jurisdiction, the El Paso County Housing Authority is currently providing support for a rehabilitation of Whitney Young Manor, a publicly supported housing community in Colorado Springs. The scope of the rehabilitation will include new carbon monoxide detectors, new flooring, new kitchen appliances including microwaves, new sink fixtures with levered handles, energy efficient lighting, and exterior rehabilitation of the roof, siding, and landscape drainage.

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

Currently, the Calhan Housing Authority is planning to improve the living environment of the seniors residing in their public housing by installing ADA-accessible showers with fold-down benches. This will be a significant improvement over the bathtub/shower combinations currently installed, as they are a falling and safety hazard for the elderly residents.

**Discussion:**

The actions and steps to be taken by the housing authorities to improve the management and operations of public housing units and to enhance the living environments of public housing tenants described above are only a small part of what it will take to improve public housing for residents. Increasing access to employment, healthcare, and community-building activities are also necessary to ensure public housing residents enjoy an acceptable quality of life. In the case of senior public housing, access to healthcare through transportation is especially important. This is especially true for Silvercrest Villas, because they are so far away from the major hospitals and medical facilities in the county.

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

### Introduction

This section contains a thorough but not complete listing of homeless facilities and services. This is due to the fact that homelessness is a very high priority issues for many agencies in our region, and as a result are adding and expanding services frequently. Some items listed are upcoming projects that have secured funding and are scheduled to proceed. Projects that are being examined but lack funding are not listed. Other projects are listed, but in the process of expanding their services. With this rapid expansion of services, it is hoped by many agencies throughout the region that homelessness will be reduced.

### 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)	298	300	453	660	0
Households with Only Adults	298	300	453	660	0
Chronically Homeless Households	298	300	453	660	65
Veterans	298	300	453	660	0
Unaccompanied Youth	298	300	453	660	0

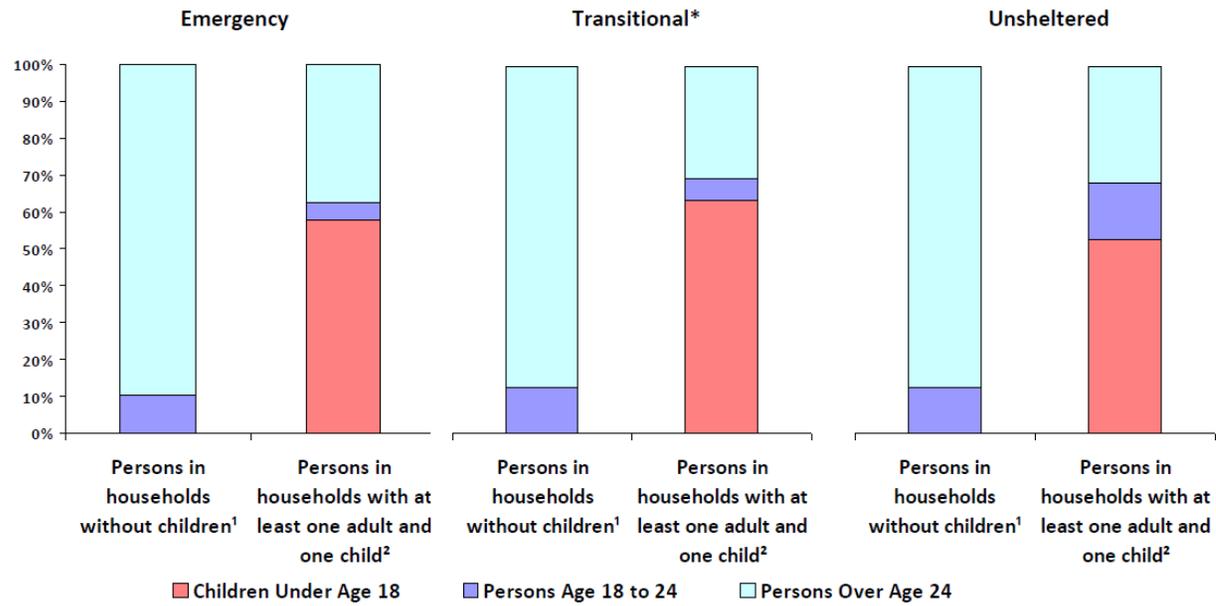
**Table 43 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** Source: 2016 Point in Time count conducted by the Pikes Peak Continuum of Care. Please note that for many local shelters, there is no distinction between emergency, transitional, and permanent supportive housing beds in terms of households with adults and children, households with only adults, chronically homeless households, veterans, and unaccompanied youth.

CoC Name: Colorado Springs/El Paso County CoC

CoC Number: CO-504

2016 Point-In-Time Count Proportion of Persons in each Age Group by Household Type

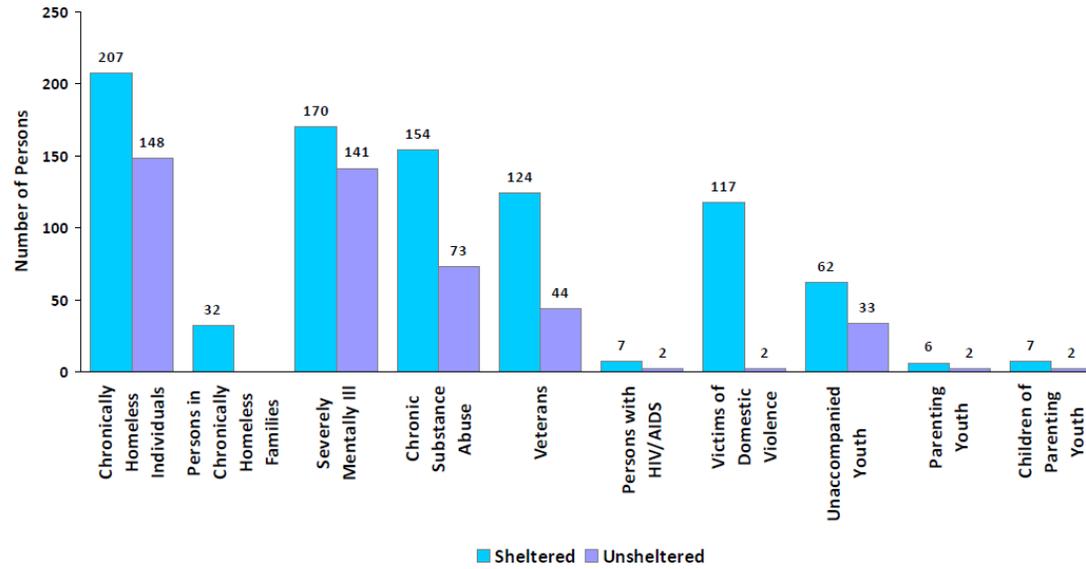


**CoC 2016 Household and age breakdown**

CoC Name: Colorado Springs/El Paso County CoC

CoC Number: CO-504

2016 Point in Time Count Summarized by Sub-Population



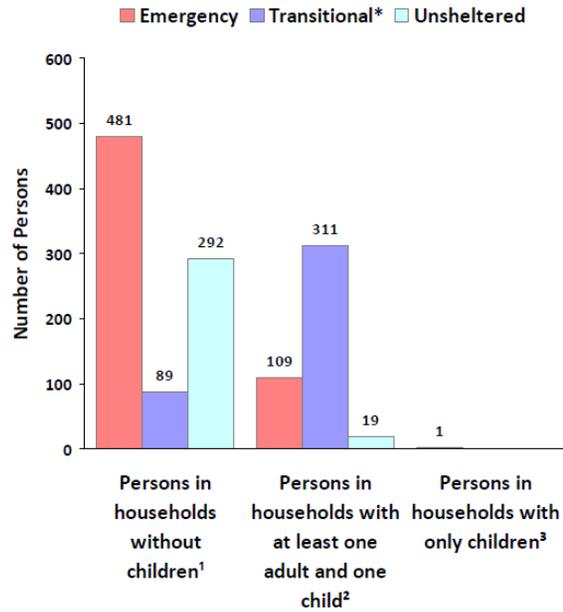
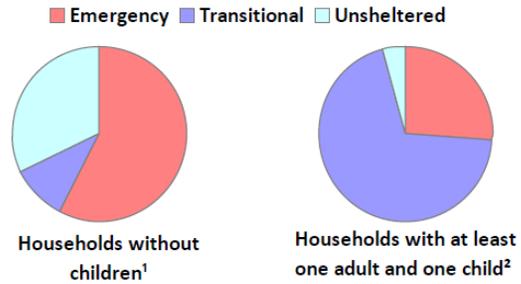
**CoC 2016 Sub-population**

CoC Name: Colorado Springs/El Paso County CoC

CoC Number: CO-504

**2016 Point in Time Count Summarized by Household Type**

Proportion of Households Served by Program Type

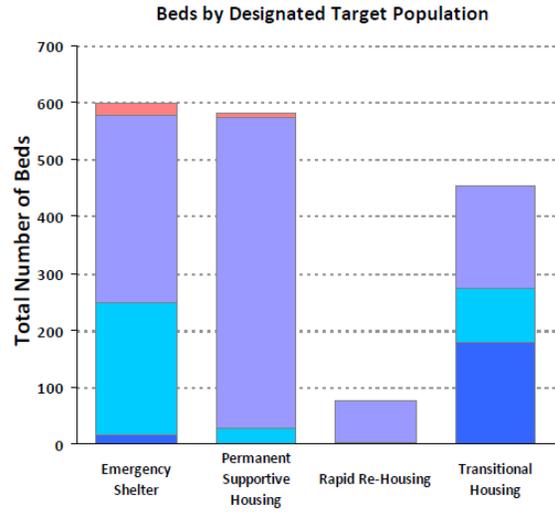


**CoC 2016 Household type**

CoC Name: Colorado Springs/El Paso County CoC

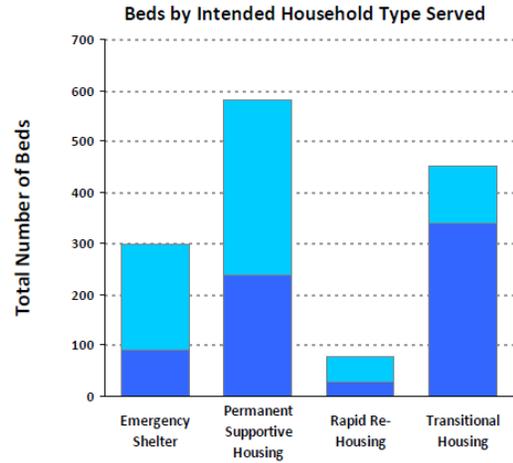
CoC Number: CO-504

**2016 Housing Inventory Summarized by Target Population and Bed Type**



	Emergency Shelter	Permanent Supportive Housing	Rapid Re-Housing	Transitional Housing
Youth	20	8		
Mixed	329	547	76	180
Individuals	233	27	2	95
Households	16			178

\* Mixed beds may serve any target population  
 \*\*Adult & Child and Adult & Child Beds refer to beds for households with one adult and at least one child under age 18



	Emergency Shelter	Permanent Supportive Housing	Rapid Re-Housing	Transitional Housing
Child-Only Beds	1	0	0	0
Adult-Only Beds	205	345	49	114
Adult & Child Beds**	92	237	29	339

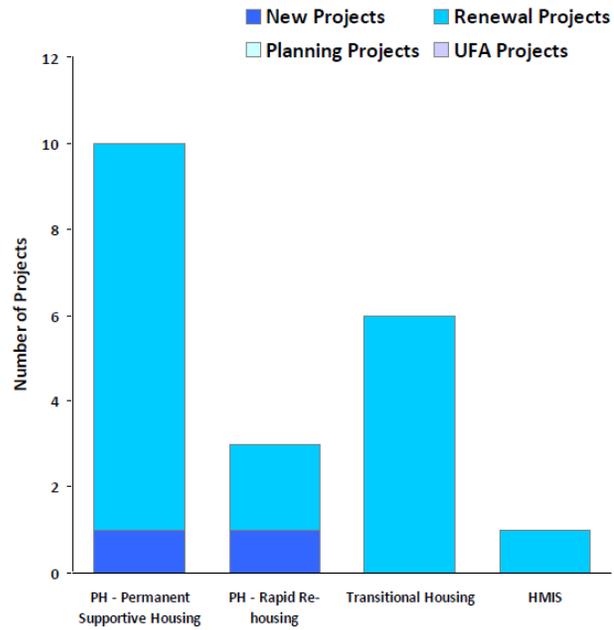
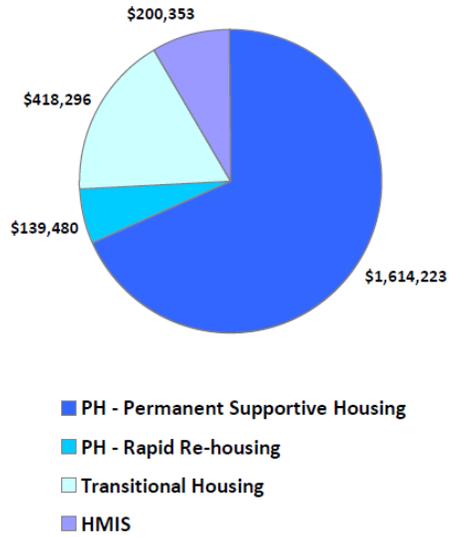
**CoC 2016 Housing Inventory**

CoC Name: Colorado Springs/El Paso County CoC

CoC Number: CO-504

2016 Awards by Component and Renewal Type

Total Award Amount  
\$2,443,940.00



**CoC 2016 Award Breakdown**

**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**

There is no single stream of processes that will move homeless persons into permanent housing and completely remove the problems that once made them homeless in the first place. In light of this, the El Paso County CDBG program chooses to continue its commitment to the Pikes Peak Continuum of Care, and combat homelessness through supporting local agencies that are seeking to expand their outreach and modes of service to homeless. Each agency provides a unique approach to the many issues surrounding homeless and plays an important role in the Pikes Peak Continuum of Care. Many of the smaller agencies are faith-based groups that attempt to fill gaps in service provided by larger services, such as Springs Rescue Mission, Ecumenical Social Ministries, the Salvation Army, and Urban Peak.

A complete description of how these agencies provide services such as health, mental health, and employment services in a complementary fashion to the major emergency shelter providers is detailed below.

- Pikes Peak Workforce Center: Provides free classes, training and job fair opportunities
- Peak Vista: Provides a homeless health center in downtown Colorado Springs.
- Women’s Resource Agency: Has a declaration of intention and resolutions for women experiencing homelessness, which details the way they intend to improve the lives of homeless women through health, work, and wellness initiatives. They provide individual coaching for job seekers and workshops to improve job prospects.

**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.**

Due to the nature of our region, many homeless who originate from outside of Colorado Springs end up within Colorado Springs due to the concentration of homelessness services within the city limits. As such, services offered in Colorado Springs will be included in this list to ensure that all modes of services being utilized by homeless persons is covered.

- Springs Rescue Mission:
  - o Samaritan’s Kitchen- provides meals Monday through Saturday, and monthly meal boxes.
  - o Homeless Shelter- low barrier year round shelter that provides hot breakfasts in the morning and pet kennels.
  - o Women’s winter shelter- Open during the winter months, includes 32 beds and 20 additional mats
  - o Supportive Family Services- provides free essentials such as clothing and food.
  - o Resource Advocate Program- persons experiencing homelessness are paired with an advocate who helps them achieve personal goals and make progress towards the goals.
  - o New Life- 12-month addiction recovery program for men with drug or alcohol addictions.
  - o Mission Inn- 12-unit renovated motel offers transitional sober housing for graduates of the New Life

Program.

- o Greenway Flats (upcoming)- permanent supportive housing that will provide 65 units to chronically homeless persons. The project is expected to be completed in 2018.
- Urban Peak:
  - o Shelter for youth and young adults
  - o Support Services
  - o Outreach
  - o Education and Employment
  - o Independent Apartment Program
- Care and Share:
  - o Meal Sites and Food Pantries
  - o Emergency Food Assistance
- High Plains Helping Hands:
  - o Meal sites and food pantries
- Catholic Charities
  - o Marian House Soup Kitchen- provides nutritious meals seven days a week to more than 600 persons on most days. Approximately one third of the daily guests are homeless.
  - o Marian House Client Services- provides a variety of resources to low-income and homeless persons, including financial literacy classes, legal referrals, bus tokens, and employment search referrals.
  - o Marian House Life Support- provides rent and utility assistance, necessary items to expectant mothers, and school supplies.
  - o Family Mentor Alliance
- Ecumenical Social Ministries
  - o Guest Services- provides approximately 4,000 people a year with basic emergency needs
  - o Food pantry- food provided based on income levels, size of family, and emergency needs
  - o WISH (Women in Safety and Hope) House- provides intensive case management services for single homeless women.
- The Salvation Army
  - o Homeless Shelter- accommodates up to 200 homeless persons every night, provides case management and meals in a sober environment.
  - o Children's Discovery Center- accommodates families with young children. Provides a safe place for children to play and families to cook meals together
  - o Soup Run Feeding Service- warm meals and toiletries offered Monday through Friday at the America the Beautiful Park.
- Rocky Mountain Human Services, veteran services
  - o Housing First, Rapid Rehousing
  - o Homeless Prevention
  - o Temporary shelter and permanent housing
  - o Medical/counseling services
  - o Emergency financial and food needs
  - o Mental health and substance abuse assistance
  - o Employment services

- o Legal and financial planning services
  - Homeward Pikes Peak
- o Housing First- chronically homeless persons with a dual diagnosis of mental illness and substance abuse can utilize this program to receive case management services and rental assistance.
- o Harbor House- Residential addiction recovery program for motivated homeless adults
- o Veteran Specific Housing- permanent housing for homeless veterans and their families, and a rapid rehousing program.

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

### **Introduction**

Special needs populations within El Paso County cannot be served by a ‘one size fits all’ approach. Even among the same special needs groups (such as those with mental illness), each person will have different needs that must be addressed to further their self-sufficiency and reduce homelessness risk. For this reason, multiple approaches to the same issues must be undertaken to provide a more supportive and complete net for those with special needs. Furthermore, a deeper understanding of where the current system fails is necessary to be sure that future programs address said 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**

In order to thoroughly discuss each special needs population and their supportive housing needs, each section has been added as a separate text document to this response.

### **Elderly/Frail Elderly Populations**

As previously established in NA-45, the currently favored form of housing for seniors is actually a process known as aging in place. This method allows for seniors to maintain community ties and friendships, even if their mobility does decrease. While supportive housing may improve their access to healthcare services, aging in place allows an elderly person’s mental well-being to be maintained through pre-existing social networks.

For those who cannot age in place, a popular form of supportive housing in El Paso County is known as graduated care campuses, typically for persons 80 years or older who have no major health issues but need additional assistance in maintaining quality of life. Some of these options include Brookdale’s Village at Skyline, Palisades at Broadmoor Park, and Liberty Heights. Conversely, local collaborative Innovations in Aging recommends that multi-generational housing is a better option for seniors who need supportive housing, as it will allow greater interactions with the younger, more able-bodied generations. Additionally, a scattered site approach of senior restricted housing will allow seniors to move into supportive housing without necessarily moving out of their community.

According to Innovations in Aging, there are 61 assisted living residences for the elderly and frail elderly in El Paso County, and approximately half of them accept Medicaid. Twelve of these locations provide memory cares for seniors with diseases like Alzheimer’s, and approximately 32 of these facilities offer respite care. For those who need additional help, there are currently 23 nursing homes in El Paso County, including non-profit and for-profit. Of these nursing homes, 22 are Medicare certified, and 18

are Medicaid certified. Other kinds of supportive services include transitional care services, and hospice/palliative care.

Even though there are many kinds of supportive services available for seniors, the ever-increasing senior demographic is still in need of additional housing. While there may be additional developments on the horizon, this growing needs highlights the importance of residential rehabilitation projects such as those carried out by Brothers Redevelopment.

### **Persons with Mental Disabilities/Illness**

Persons struggling with mental illness first and foremost face stigma when trying to gain supportive housing. Mental illness can be difficult to identify and even harder to manage, mainly because the illness will often encourage behaviors that push away support networks that play a key role in getting help. While there are a number of mental health treatment locations in Colorado Springs, such as Aspen Pointe's offices, NAMI of Colorado Springs, and Colorado Crisis services, most of these locations only offer respite care or inpatient services, but not transitional housing which is a crucial stepping stone for many struggling with mental health issues. However, Ithaka Land Trust in Colorado Springs owns two transitional housing properties, as well as permanent rentals for families earning less than 30% of the area median income. At this time, they currently support approximately 125 residents at their properties. Other agencies offering transitional housing services include Partners in Housing and Operation Homefront. Ideally, these supportive services will help residents develop treatment plans that work best for their situation to help them gain self-sufficiency and mitigate the effects of their illness.

### **Persons with Intellectual and Physical Disabilities**

For persons with physical disabilities, local resources can help to meet a number of supportive housing needs. For those that are independent enough to own a home but cannot afford the necessary modifications for their disability, rehabilitation programs from the Independence Center and Brothers Redevelopment can help finance these projects. For those who need additional supportive services, supportive senior housing is offered at Silvercrest Villas in Calhan and multiple locations in Colorado Springs.

For persons who are disabled and/or intellectually disabled, the Cheyenne Village non-profit is a nationally recognized organization that serves adults with developmental disabilities by developing unique approaches to each person's needs. Outreach programs supports those who have no government assistance and are in need of recreational, social, and personal care opportunities. Cheyenne Village also offers supervised homes, apartment living support, host family opportunities, and healthcare coordination. Paid services through contractors are also provided for those who are not on government assistance. The true value of these various programs is in the flexibility of each one. Intellectual disabilities are unique to each person, and as such the supportive housing for these individuals could never take a 'one size fits all' approach and expect success. According to the Cheyenne Village website, they currently support approximately 375 adults, with nearly 70% of them falling below

the poverty line. For the intellectually disabled, The Resource Exchange and Special Kids Special Families provide a number of supportive services as well, although their efforts are frequently focused on helping disabled children and respite care for parents/caregivers.

### **Persons with Drug or Alcohol Addictions**

For persons with alcohol/drug addictions, perhaps one of the most needed supportive services is a safe place to begin the transition to sobriety. Where there are a number of non-profit agencies that provide this service, the El Paso County Community Detoxification Facility (commonly referred to as Detox) provides award winning services to persons recovering from substance abuse. Detox provides a safe location for persons to go through recovery while receiving physical assessments and referrals to additional assistance. This facility does not require health insurance, and does not check persons entering the facility for warrants or discriminate against those with a criminal history. This crucial service is an important first step to persons transitioning from addiction to recovery. Additional supportive services for persons transitioning to sobriety can be found at organizations like Soaring Hope Recovery (formerly known as Courage to Change), The Recovery Village in Palmer Lake, and Homeward Pikes Peak's Harbor House Clinic.

Juveniles who are recovering from drug or alcohol addictions are also in need of supportive services, particularly sober education settings to prevent them from being re-introduced to drugs and alcohol by peers. To meet this need, a new sober school in Colorado Springs has begun to offer teens who have been sober for at least 30 days a new kind of supportive service. The educational environment within Landmark Community School is specifically designed to be conducive to recovery and preventing relapses. The supportive approach of Landmark Community School includes counseling, increased family involvement, and drug testing. Teachers have also received training in the principles of addiction and recovery.

### **Persons with HIV/AIDS and their families**

The majority of persons newly diagnosed with HIV/AIDS in El Paso County are males who are listed under the risk category MSM. There is no particular age group that has the greatest probability, although it is the least common for the very young and very old. While the majority diagnosed were of White racial/ethnic origin (14 new cases), persons of Hispanic racial/ethnic origin were disproportionately close behind, at 11 newly diagnosed males (these numbers are applicable for 2014 only). While persons of White racial/ethnic origin are the most frequently diagnosed across all five years, there are years where the number of persons of Black racial/ethnic origin diagnosed exceeds the number of Hispanic persons diagnosed, with no clear trend. For other racial/ethnic groups, the number of persons diagnosed remains low across the five-year table. To summarize, persons of Black and Hispanic racial/ethnic origin are disproportionately diagnosed with HIV/AIDS, but the actual numbers vary by year.

Given this information, persons with HIV/AIDS and their families are in most need of supportive housing that can provide additional medical care. As most persons with HIV/AIDS develop secondary or tertiary health issues, additional access to disease prevention and wellness services may greatly enhance the quality of life for both them and their families.

### **Public Housing Residents**

Like many of the other special needs populations, public housing residents may struggle to make ends meet or find themselves unable to adapt to major financial emergencies in life. In light of this, outreach and educational opportunities provided a supportive service will better equip public housing residents to ensure a more stable future and enhance their quality of life. Such supportive services could but would not be limited to: financial literacy classes, vehicle maintenance workshops, or tool lending programs.

### **Abused/Neglected Children**

Teenagers who have suffered abuse or neglect may find themselves at disproportionate risk of becoming homeless. According to local non-profit Urban Peak's 2013 Impact Statement, "Often, youth choose the uncertainty of the streets as an alternative to living with family mired in drug dependency, sexual abuse or other violence."

The supportive services offered by Urban Peak are invaluable to abused and neglected youth who have chosen to leave dangerous homes. Urban Peak empowers youth to become self-sufficient through a number of programs, including job training and housing assistance. It is estimated that as many as 44% of all youth served by Urban Peak have experienced some kind of abuse or neglect.

Safe Passage is another non-profit in El Paso County that provides supportive services for abused and neglected children. Their supportive services are aimed at assisting children through the legal process by performing forensic interviews, exams, and victim advocacy.

Within the last five years, both Urban Peak and Safe Passage have received CDBG funding for their public services to special needs populations.

### **Victims of Domestic Violence**

Victims of domestic violence are in need of emergency and transitional housing, ideally with access to supportive services such as financial counseling and reduced cost childcare. Persons who have been victims of domestic violence may often have difficulty transitioning into housing that is affordable because they may be in a hurry to leave a dangerous situation and do not have the luxury of using places with a waiting list. This puts them at a higher risk of becoming homeless, or without reliable transportation depending on the situation.

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

At this time, the majority of mental and physical health institutions have built in their own programs to ensure outpatients receive appropriate support and if necessary, supportive housing. For physical health institutions, this typically manifests in the form of outpatient clinics where patients are provided physical therapy, caseworkers, or simply classes to improve their understanding of whole body health. Physical health institutions also may partner with non-affiliated physical therapy centers to improve quality of care and a variety of locations. For mental health institutions, programs to help patients slowly transition back into normal life are implemented, typically in the form of transitional housing, or 'halfway houses.' For patients with the ability to live with family and friends, it may be more appropriate for frequent visits and check ins with a therapist, rather than a more traditional housing model.

**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)**

In the 2017 program year, the El Paso County CDBG program anticipates a continued partnership with the CASA Supervised Exchange and Parenting Time program, which is a service provided to abused and neglected children. This service provides the children with the opportunity to visit non-custodial parents in a conflictive custody or domestic violence court case. Not only does this program help to foster healthy relationships between the child and their families, but it also empowers domestic violence victims to obtain greater self-sufficiency. All visits and interactions between the parents and children are supervised by trained CASA staff members. This program is also in line with our goal to, "Provide for and improve access to services to stabilize living situations and enhance quality of life, particularly for seniors, youth and special needs populations" (goal CD3).

Additionally, the 2017 program will support Silver Key Senior Services to expand their transportation services for seniors. Many of these seniors are disabled, unable to drive for other reasons, or simply cannot afford a personal vehicle. This service will improve their access to healthcare and other wellness opportunities. This activity will support our goal to, "Improve access to transportation services and infrastructure, remove impediments to mobility and increase access to opportunities" (goal AFH1).

**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))**

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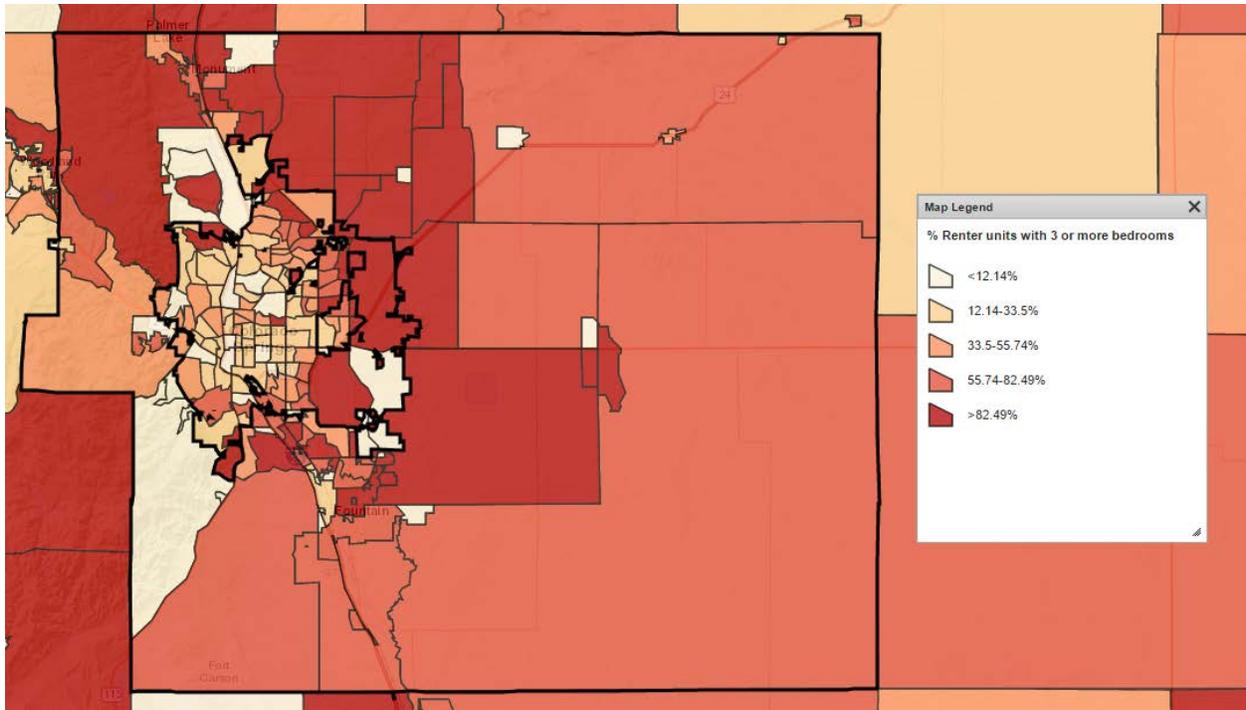
## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

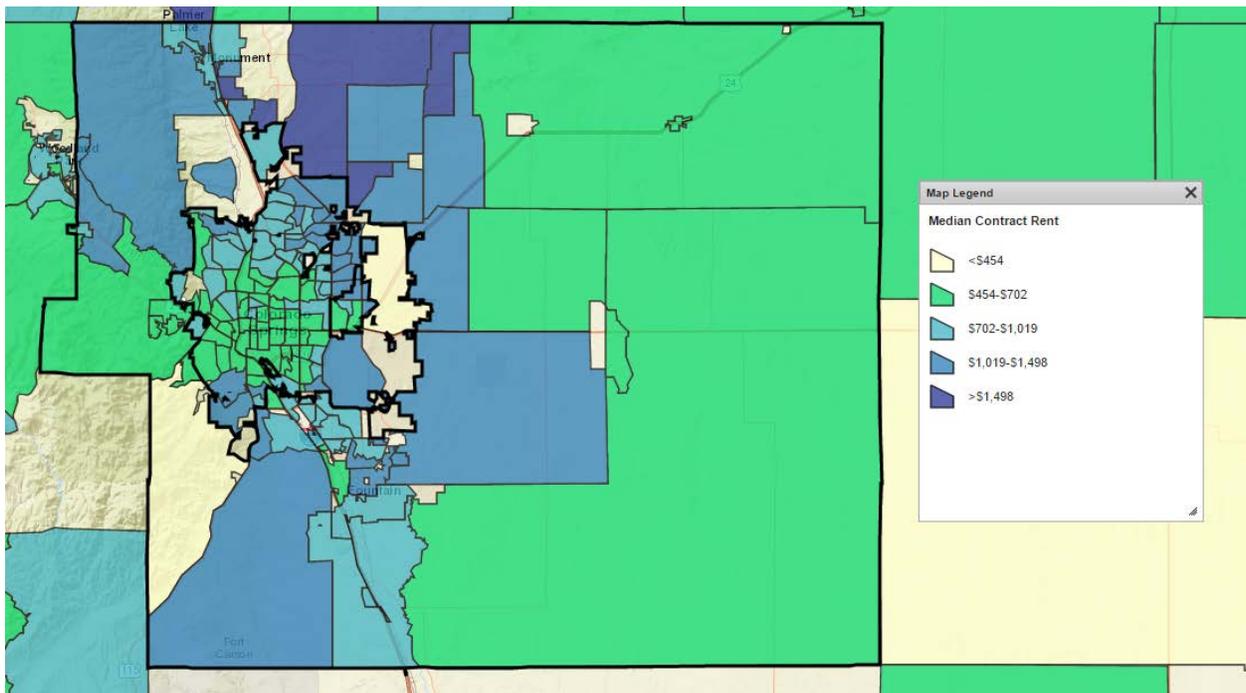
Perhaps the greatest fair housing issue facing the jurisdiction and region is a lack of housing units that are both affordable and accessible. Factors contributing to this include a lack of publicly supported accessible housing and a lack of housing units in a variety of ranges. To put this in perspective, the Independence Center provides vouchers specifically for affordable, accessible housing. There is a waitlist for these vouchers that is in excess of 200 people. The 2014 Housing Needs Assessment also demonstrates that the region has a surplus of 3+ bedroom housing units available, but a lack of 0 and 1-bedroom housing units. These factors not only create barriers to affordable housing for LMI residents, but decrease access to accessible units as well.

In a similar vein, another affordable housing issue is the lack of infrastructure between housing and public transportation, which perpetuates a disabled person's reliance on outside resources and only contributes to accessibility issues for those without a personal vehicle. There is a definitive shortcoming in the currently available public transportation, which needs more stops, more routes, and available times, particularly on the weekends.

According to the 2014 Housing Needs Assessment, it was recommended that the region engage in public education and outreach to increase residential investment. The community as a whole must develop a deeper understanding of the costs associated with an undersupply of affordable housing, such as lower achievement scores among school-age children, increased traffic congestion, increased commuting times and distance, increased need for road maintenance, and less time for volunteer and other civic activities. Additionally, it was recommended that affordable housing developers can help change negative perceptions through quality design that is compatible with existing surrounding neighborhoods. Every effort should be made to ensure that all affordable housing is well-designed, integrated into the neighborhood and effectively managed. Residents are sensitive to affordable housing being located in their neighborhoods due to the fear that affordable housing units will decrease property values. In reality, affordable housing developments that are well-designed, smartly-integrated and effectively managed have been shown to enhance property values rather than diminish them. The design and function elements of workforce housing is a topic that El Paso County staff and developers continue to have. Recent developments have ensured that this important component is well thought out and executed.



**CPD Maps % of rental units with 3 or more bedrooms**



**CPD Maps Median Contract Rent**

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

### Introduction

Non-housing community development assets help make our community vibrant and a better place to live by providing a variety of employment opportunities and leisure activities. Ensuring that the employment sector maintains a healthy balance of various kinds of jobs, as well as a steady level of entry-level opportunities in various fields, will help to keep housing in El Paso County affordable and obtainable.

### 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	339	174	1	1	0
Arts, Entertainment, Accommodations	8,387	4,399	16	18	2
Construction	3,673	3,726	7	15	8
Education and Health Care Services	7,967	2,203	15	9	-6
Finance, Insurance, and Real Estate	4,543	1,246	9	5	-4
Information	2,509	560	5	2	-3
Manufacturing	3,890	1,916	8	8	0
Other Services	2,530	1,322	5	5	0
Professional, Scientific, Management Services	7,134	3,268	14	13	-1
Public Administration	0	0	0	0	0
Retail Trade	7,104	3,511	14	14	0
Transportation and Warehousing	1,417	896	3	4	1
Wholesale Trade	1,978	1,174	4	5	1
Total	51,471	24,395	--	--	--

**Table 44 - Business Activity**

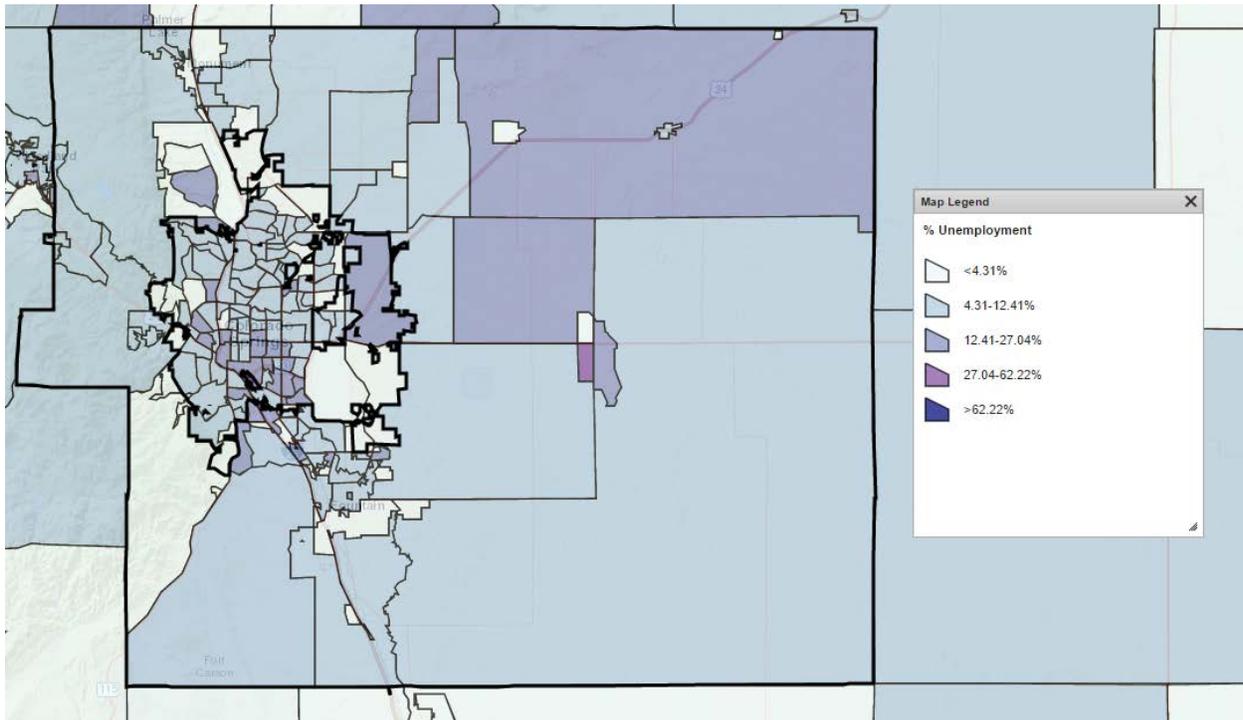
Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

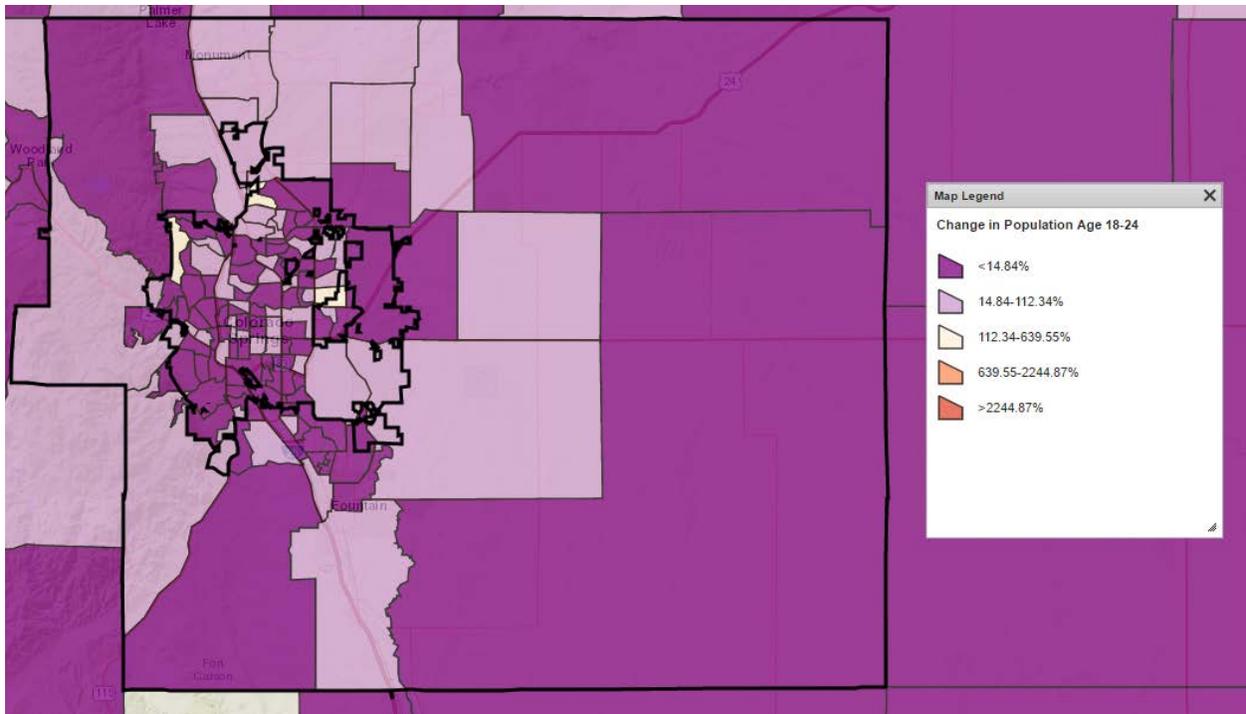
Total Population in the Civilian Labor Force	90,187
Civilian Employed Population 16 years and over	82,456
Unemployment Rate	8.57
Unemployment Rate for Ages 16-24	15.30
Unemployment Rate for Ages 25-65	5.03

**Table 45 - Labor Force**

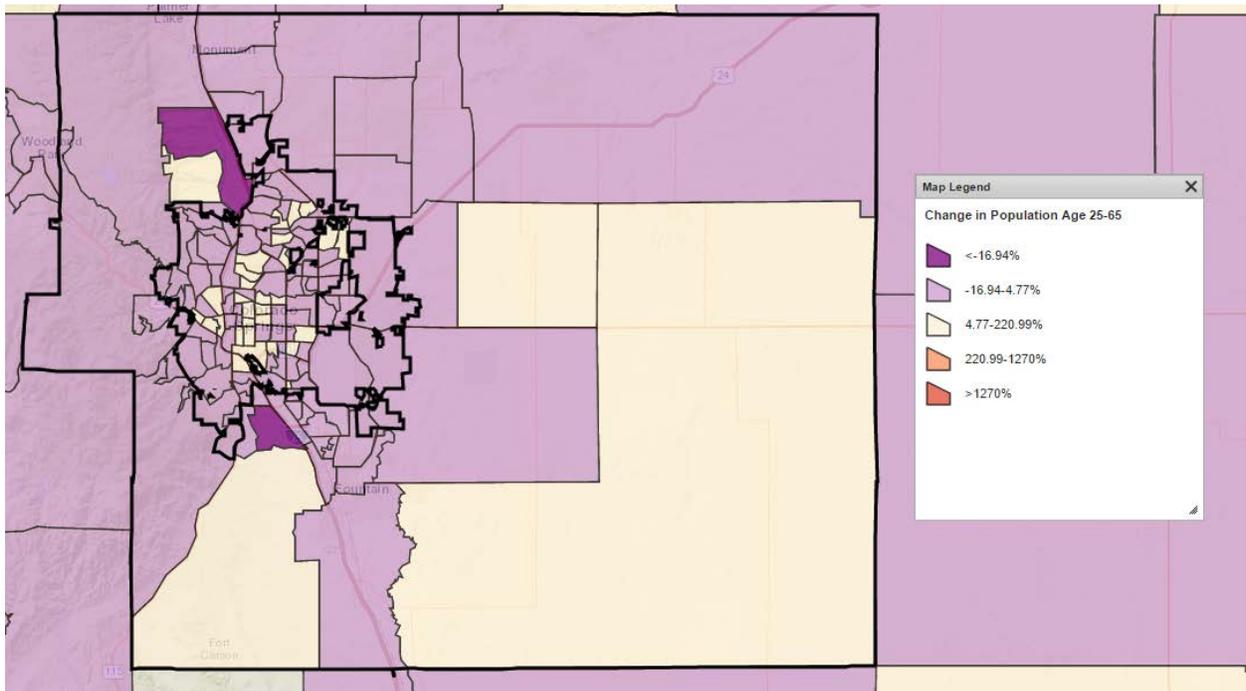
Data Source: 2008-2012 ACS



**CPD Maps % Unemployment**



**CPD Maps % Change in Population 18-24**



**CPD Maps % Change in Population 25-65**

Occupations by Sector	Number of People
Management, business and financial	23,105
Farming, fisheries and forestry occupations	3,725

Occupations by Sector	Number of People
Service	8,711
Sales and office	19,929
Construction, extraction, maintenance and repair	7,596
Production, transportation and material moving	4,756

**Table 46 – Occupations by Sector**

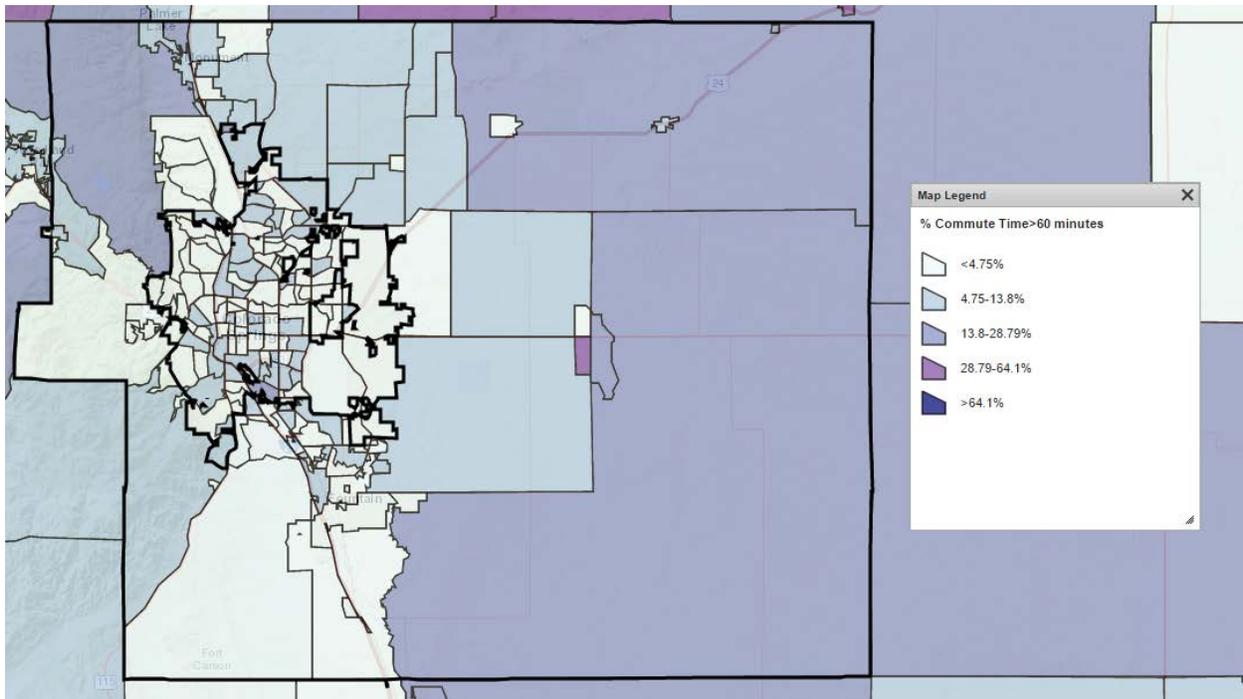
Data Source: 2008-2012 ACS

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	61,941	68%
30-59 Minutes	25,095	27%
60 or More Minutes	4,408	5%
<b>Total</b>	<b>91,444</b>	<b>100%</b>

**Table 47 - Travel Time**

Data Source: 2008-2012 ACS



**CPD Maps Commute Time**

**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	2,138	452	1,891
High school graduate (includes equivalency)	15,108	1,296	5,608
Some college or Associate's degree	26,372	2,416	9,096
Bachelor's degree or higher	26,394	1,142	6,014

**Table 48 - Educational Attainment by Employment Status**

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	75	276	213	564	680
9th to 12th grade, no diploma	2,117	940	873	1,628	1,246
High school graduate, GED, or alternative	7,452	6,218	5,547	11,633	5,353
Some college, no degree	13,573	9,128	7,589	13,025	4,049
Associate's degree	744	3,266	3,382	5,387	1,449
Bachelor's degree	925	5,167	5,854	11,842	2,710
Graduate or professional degree	3	1,538	3,704	7,791	2,337

**Table 49 - Educational Attainment by Age**

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,712
High school graduate (includes equivalency)	27,226
Some college or Associate's degree	32,417
Bachelor's degree	47,151
Graduate or professional degree	64,711

**Table 50 – Median Earnings in the Past 12 Months**

Data Source: 2008-2012 ACS

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

As indicated by the Business Activity table, 'Arts, Entertainment, and Accommodations' is currently the largest business sector in El Paso County, followed shortly by 'Retail Trade' and 'Professional, Scientific, Management Services.' Together, these three sectors account for approximately 42% of the workforce. However, it is necessary to mention that the table provided is not entirely accurate, as it currently lists 0 workers and 0 jobs in the public administration sector. The State of Colorado Department of Labor and Employment listed 12,897 workers in the public administration sector of in the first quarter of 2016. For the purposes of the remaining questions, local data will be primarily sourced for the purpose of using data more recent than 2011 as well as filling in the gaps of the LEHD jobs dataset.

## **Describe the workforce and infrastructure needs of the business community:**

Workforce has quickly become the number one component when trying to attract and retain businesses in a community. Businesses once located their facilities and operations wherever they wanted to and the workforce would come to them. However, this is not the case any longer. Businesses are now forced to go where the workforce is, particularly where the millennial workforce is concentrating. Colorado as a whole ranks high in the attraction of the millennial generation, with the Denver metro area ranked as the highest concentration in Colorado. The local demand for quality labor is strong, particularly in occupations such as Information Technology and Healthcare. The demand for labor locally exceeds the number of people looking for work, which has created a tight labor market in the Colorado Springs MSA. In October of 2016, the unemployment rate for El Paso County was 3.5%, which is more than 1 full point below the national average of 4.7% and slightly higher than the state of Colorado at 3.1%. In order to meet the workforce demand now and in the future, El Paso must continue to produce its own workforce through local training and education resources. Additionally, making improvements in infrastructure will make El Paso County more appealing to attract and retain the sought after millennial workforce.

Infrastructure includes roads, transportation and utility aspects of a community, but also the cultural and lifestyle opportunities that exist in a community or region, such as more urban living opportunities, etc. Businesses are paying specific attention to communities that are investing in their infrastructure in order to best position themselves for future growth.

In 2015, the Pikes Peak Workforce Center, along with Pikes Peak Community College and the University of Colorado at Colorado Springs produced the Skills Gap 2018 report. A full .pdf copy of the report is attached. The Skill Gap 2018 report surveyed 271 companies in the region and found the following skills to be most in need:

- Basic Skills – General computing and basic computer efficiency
- Soft Skills – Customer service, conflict resolution, and communication
- Occupational Skills – Cisco, cyber, software programming, and IT certifications

Employers reported that the majority of job applicants and incumbent workers possess the right basic and soft skills. The occupational and foundational skillset most often missing among applicants and incumbent workers is computer skills. Job applicants and incumbent workers lack sufficient experience.

Employers cited that hands-on practical experience was the top missing occupational skill for both job seekers and incumbent workers. Perhaps the most startling gap is the 'perception gap' and it is playing into the inability of the region's workforce developers to match job seekers to open positions. Becoming demand-driven requires workforce development partners to be patient and persistent.

**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.**

According to the Pikes Peak Workforce Center, a common question heard from businesses is "Can the workforce support our growth?" One such example is the addition of Great Wolf Lodge to the community. Their hiring efforts added 400 jobs to the local economy. Looking forward, culturally-focused projects (such as the addition of an Olympic museum) will also help to drive the economy. Additional high-skilled positions from the growth and development of the National Cybersecurity Center will also drive workforce development activities around Information Technology training.

Other private sector investments are also taking place throughout the region. The Colorado Springs Chamber & EDC reports that Sierra Completions announced plans in early 2015 to establish an aircraft retrofit and completions operation at the Colorado Springs Airport, which is expected to add over 2,000 new jobs over the next 5-8 years just to their company alone. Several hundred additional jobs will also be created by vendor and supplier companies supporting their project. The Sierra Completions project has gotten somewhat of a slow start but there is strong indication that the project will take off in 2017. There is an approved workforce development plan between Pikes Peak Community College and Sierra Completions which will establish a new training center for Sierra Completions' employees as well as serving other like employers, bringing a new industry, skill set, and opportunity to the market. The Sierra Completions campus will be located at the Colorado Springs Airport, which will create additional growth opportunities for the Colorado Springs Airport.

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

According to the Colorado Springs Chamber & EDC, the demand for labor locally exceeds the number of people looking for work, creating a tight labor market in the Colorado Springs MSA. The region-wide trend of more open positions than workers to fill those jobs also speaks to a widening of the skills gap. According to the Skills Report 2018, even in the height of the recession the region's employers were unable to attract qualified applicants for positions citing a lack of people trained for middle-skill jobs (requiring more education than a high school diploma, but less than a 4-year degree). The local demand for quality labor is strong, particularly in occupations such as Information Technology and Healthcare. This means that organizations such as the Pikes Peak Workforce Center must not only work hard to train and educate local workers to meet the current labor demands, but also be able to attract additional workforce to our community in order to assist businesses in meeting their growth needs.

**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.**

All of PPWFC's activities are implemented with the Workforce Innovation and Opportunity Act (WIOA) guidelines. They have aligned their focus to a "priority of service population." This includes veterans, individuals receiving public assistance, those who are basic skills deficient, and those who are low income. These barriers are considered during the eligibility and enrollment process in WIOA funded activities.

PPWFC is working with PPCC and Colorado Springs School District on an Adult Career Pathways grant, which would provide funding for three years to create sustainable career pathways within Advanced Manufacturing, IT, and Childhood Development certificates. These career pathways align with areas in which the regional skills gap is greatest and provides a pipeline of talent for employers within these industries.

PPWFC is involved with the Colorado Workforce Development Council sector partnerships. We have an emerging healthcare sector partnership and established manufacturing sector partnership. PPWFC holds a seat on the Colorado Advanced Manufacturing Alliance (CAMA) South board and regularly participates in workforce development activities within these sectors.

(As a note, PPWFC no longer has a 'Workforce Investment Board,' it is now called Workforce Development Board as governed by the Workforce Innovation and Opportunity Act.)

**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.**

At this time, El Paso County does not utilize a CEDS. However, discussions have taken place to consider implementing such a strategy at some time in the future. In the event a CEDS is implemented, information regarding it will be included with the corresponding Annual Action Plan.

Because El Paso County does not utilize a CEDS, there are a number of other local/regional plans that impact economic growth. They are detailed as follows:

- Pikes Peak Workforce Center Report to the Region: details skill gaps, job improvements in our region, and which industries are expanding/decreasing
- Pikes Peak Continuum of Care's Annual Point in Time Count: annual count of homeless population in the region allows local agencies to access which homelessness initiatives require greater attention.
- Colorado Springs 2015-2019 Consolidated Plan- This plan outlines the five year priorities of the city of

Colorado Springs' CDBG program and their strategic use of funds to impact the economic opportunities of persons of low-to-moderate income.

## **Discussion**

As the Colorado Springs Metropolitan Statistical Area continues to grow and diversify, understanding the nexus of skill gaps, affordable housing, and economic strengths will become critical. Each is intrinsically tied to the others, although the improvement of one area does not necessarily guarantee a similar change in the others. To keep housing affordable, viable job opportunities must continue to be available in a variety of markets, while economic growth in key industries with in turn lead to an improved variety of jobs. Moving forward, public and private investment in the housing market, as well as in the quality of education within the region, will be key to a healthy balance between the three.

## **MA-50 Needs and Market Analysis Discussion**

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

Before beginning to analyze where households with multiple housing problems are concentrated, the methodology and definition of concentration must be explained. For the purposes of this analysis, map queries were pulled from CPD maps and AFFH maps, specifically Map 7. Then, this map was cross-referenced with CPD maps in regards to LMI residents that experience housing problems. The maps used are attached to the response.

For the definition of concentration, this was determined to be any areas that showed housing problems in excess of 24% on the AFFH Map 7, as well as multiple housing problems in excess of 24% on any of the CPD maps. The decision to utilize 24% rather than 25% (meaning 1 in four households is experiencing housing problems), was decided to match CPD measurements with AFFH Map 7 measurements (which cannot be altered). This ensures the definition of concentration is a consistent statistical analysis across maps. However, due to the significant population disparity between differing census tracts, a tract-by-tract analysis could not be performed. Instead, more generalized areas of El Paso County will be addressed, in order to best describe trends across the county.

The following areas of El Paso County were identified to have concentrations of households with multiple housing problems:

- Security-Widefield/city of Fountain
  - o Specifically, the areas around Big Johnson Reservoir and areas directly adjacent to the east side of Interstate 25
- Eastern plains/Northeast plains
  - o Specifically, the area of the Census-designated place Ellicott and the town of Calhan. The majority of the eastern half of El Paso County listed at or around 24% of households experiencing housing problems, but this number can be misleading due to the extremely rural nature of the area. Ellicott and Calhan experience higher levels of multiple housing problems, and have a higher population concentration.
- Manitou Springs/Western edge
  - o Specifically, the majority of census tracts within Manitou Springs and certain census tracts on the western edge of the County contain concentrations of 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, areas where racial or ethnic minorities are defined as concentrated will include areas where CPD maps shows a disproportionate level of a particular race or ethnic minority in the area. This will be in comparison to the overall population breakdown, based on 2015 ACS data. The overall breakdown for population by demographic in El Paso County is as follows:

- White: 80.3%
- Black or African American: 6.0%
- Hispanic or Latino: 16.0%

- American Indian/Alaskan Native: 0.6%
- Asian: 2.7%
- Native Hawaiian/Pacific Islander: 0.4%
- Some other race: 4.5%
- Two or more races: 5.4%

For the definition of concentration, the only areas to be considered will be areas with a racial/ethnic population 20% or greater than their breakdown across the overall county (listed above). The statistics for this analysis are shown below:

- White: 96.3%
- Black or African American: 7.2%
- Hispanic or Latino: 19.1%
- American Indian/Alaskan Native: 0.76%
- Asian: 3.2%
- Native Hawaiian/Pacific Islander: 0.44%
- Some other race: 5.4%
- Two or more races: 6.5%

Census tracts that meet any of the above requirements are considered, but not all will qualify as concentrated. This is due to the substantial population disparity between differing census tracts. Instead, census tracts with exceptionally high racial/ethnic minority population will be considered, as well as areas where multiple census tracts meet the above shown minimum.

For the purposes of discussing low-income families, analysis of census tracts already determined by HUD to be LMA will be examined.

The findings of the racial/ethnic analysis are listed below:

- White: No concentration found as defined.
- Black or African American: Concentrations can be found within the Security/Widefield and Fountain area, as well as east of the Colorado Springs Airport within the area of Schriever Airport Base.
- Hispanic/Latino: The Security/Widefield and Fountain area, specifically around Big Johnson Reservoir, has a concentration of Hispanic/Latino families.
- American Indian/Alaska Native: While there is some loose concentration of families to the northeast of Colorado Springs and within the Security/Widefield and Fountain area, the greatest concentration is along the western edge of El Paso County, specifically west of Highway 115.
- Asian: Concentrations are in areas around Security/Widefield, Fountain, and Big Johnson Reservoir.
- Native Hawaiian/Pacific Islander: Concentrations are also around the Security/Widefield and Fountain area.
- Some other race: No concentration found as defined.
- Two or more races: Some concentration in the Security-Widefield and Fountain area.

From a county-wide standpoint, it is apparent that the majority of racial/ethnic families are concentrated in the Security-Widefield/Fountain area, as well as the eastern plains or western edges of the county.

The analysis of LMI households has revealed the majority of LMI family concentrations to be primarily found in the following areas:

- Security-Widefield and Fountain

- o LMI blocks of census tracts are primarily located directly adjacent to Interstate 25, as well as along the northeastern edge of Fort Carson.
- Eastern rural El Paso County and the town of Calhan
- o LMI families appear to be concentrated in areas south of Highway 94, from Ellicott to Rush and the eastern county line.
- o The town of Calhan is a Census-designated place, and is considered a LMI concentration.
- Manitou Springs
- o The city of Manitou Springs has a concentration of LMI families, primarily on the south side.

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

Due to the size and diversity of El Paso County, the areas identified as LMI family concentrations or racial/ethnic concentrations above have a number of distinct features that make each area unique.

- Security-Widefield/city of Fountain
- o The housing market of this area is characterized as more affordable than other areas of the county, specifically the Monument area and most of the Colorado Springs city limits. The city of Fountain has significantly fewer multi-family housing units than Colorado Springs as well. Survey respondents from this area indicated a need for senior services and affordable housing.
- Eastern plains/northeast plains
- o This rural area is characterized as very affordable, but also far away from most amenities and access to opportunities, such as job corridors and healthcare. Many properties feature manufactured homes with ample space for livestock or farming. Survey respondents from the towns of Calhan and Ramah indicated in the open response portion of their surveys that an increase in job opportunities and community spaces is needed.
- Manitou Springs/western edge
- o While Manitou Springs has a strong tourism economy, the city is built within a canyon, which limits the land available and has led to an increase in home values. Additionally, 2015 ACS data shows that approximately 79% of all housing units were built 1979 or earlier, and 35% of units were built prior to 1939. These aging housing units present greater risks for housing problems, including lead-based paint hazards.

### **Are there any community assets in these areas/neighborhoods?**

- Security-Widefield/city of Fountain
- o Community assets in this area include a popular senior center, a bus route that goes into Colorado Springs, and a number of parks near or within walking/biking distance of LMI neighborhoods. Fort Carson is in close proximity, and serves as a significant employer and driver of the local economy.
- Eastern plains/northeast plains
- o The primary community asset in this area is the Calhan Community Outreach Center (COC). The COC was built with the help of CDBG funding, and offers residents of this area the opportunity to be connected with supportive services without having to travel into Colorado Springs (approximately a 45-minute drive by personal vehicle). Over 20 agencies currently utilize the center with a range of

supportive services, from free tax preparation to health fairs and job opportunities. Just west of this community is the unincorporated Falcon area, which in recent years has begun to rapidly grow and now features amenities such as a library, a Wal-Mart, and other employment opportunities. The growth of Falcon has resulted in community assets growing closer to areas such as Calhan, Ramah, and Ellicott.

- Manitou Springs/western edge

- o Manitou Spring's strong tourism economy provides many job opportunities to residents. Another strong community asset is the Mountain Metropolitan Transit's bus lines 3, 33, and 36. Lines 3 and 33 can be considered high use bus lines, as they run 7 days a week, and line 3 also runs during the evening. Line 36 is a seasonal service offered May through October, to help reduce the impact of tourists on existing bus routes. However, the lack of available land also inhibits the future growth of the city and improved supportive services for residents. Aging infrastructure also needs to be updated in order to improve access to opportunities for the disabled and mitigate flood hazards.

### **Are there other strategic opportunities in any of these areas?**

- Security-Widefield/city of Fountain

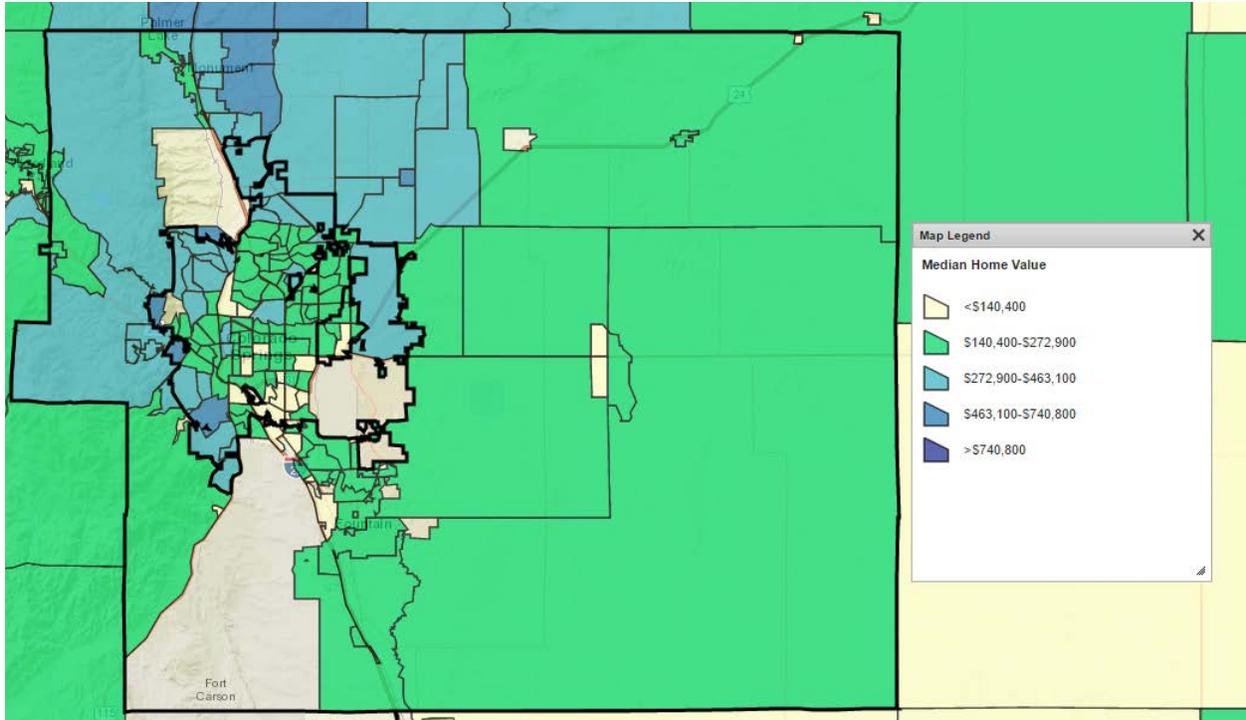
- o This area of El Paso County has a higher level of diversity and integration than other parts of El Paso County, which also means it has the greatest opportunity to become a multi-cultural hub of the region. Economic development, increased affordable housing, and supportive service growth would improve quality of life and community engagement. New developments at the Colorado Springs Airport would also improve employment/economic opportunities for residents in this area.

- Eastern plains/Northeast plains

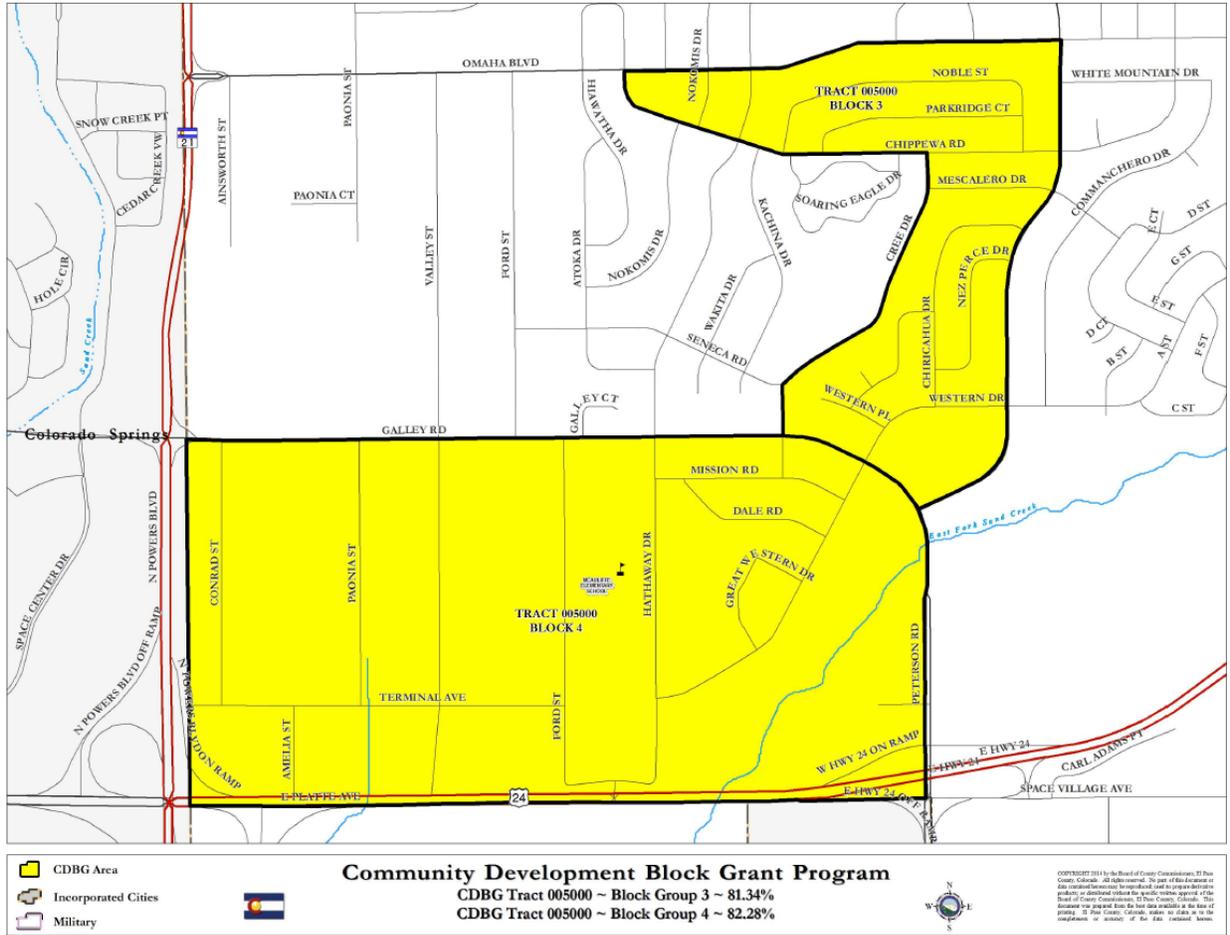
- o The availability and affordability of land allows for future development to be done on a cheaper basis than other areas of El Paso County, such as large scale operation buildings or military contractors.

- Manitou Springs/Western areas

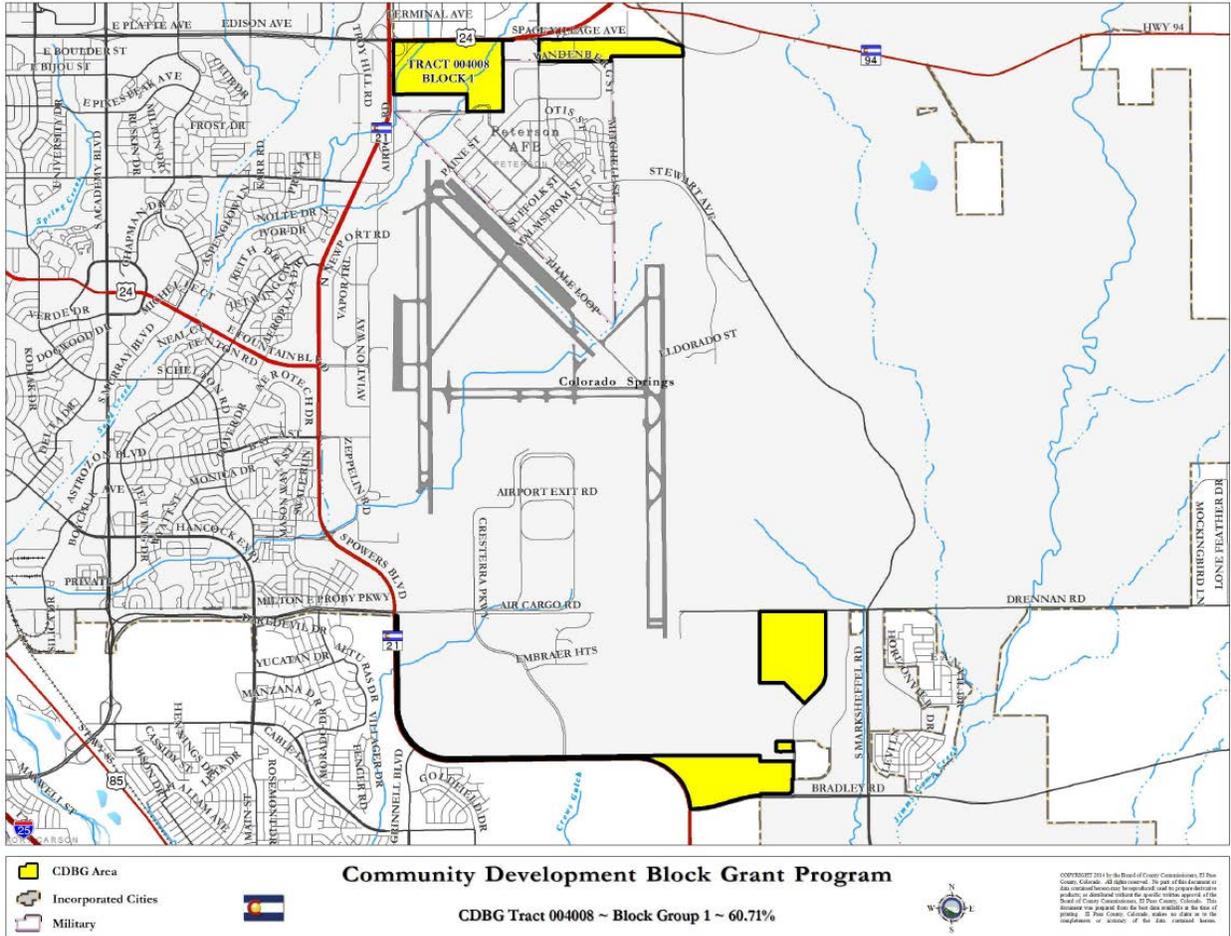
- o The high level of access to opportunities in this area (employment, transportation, and exceptional school proficiency) make it an attractive location for future developments, assuming the project is financially feasible. Rehabilitation of aging units will also be necessary to reduce housing problems and lead-based paint hazards in the area.



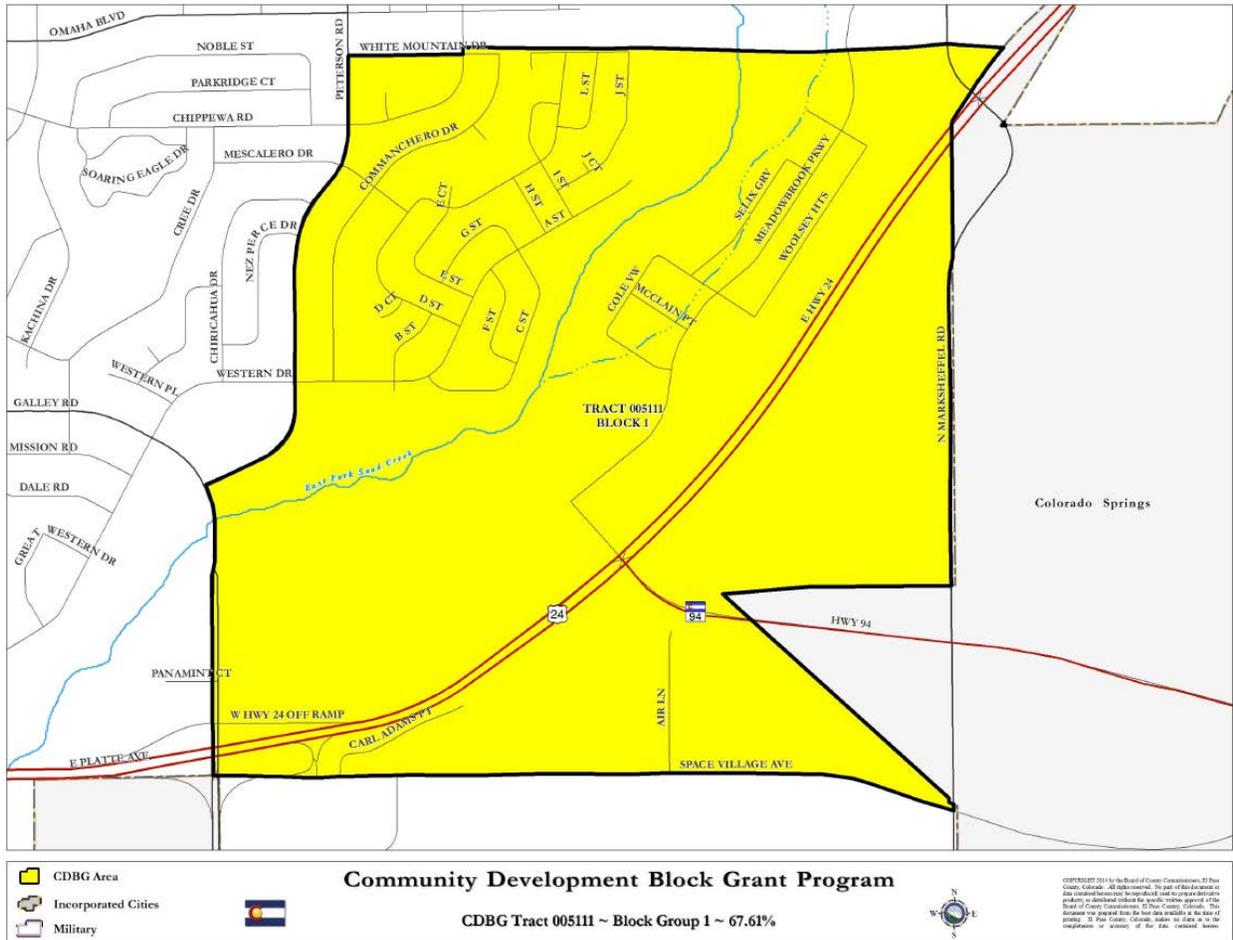
CPD Maps Median Home Value



LMA Map Cimarron Hills 0500

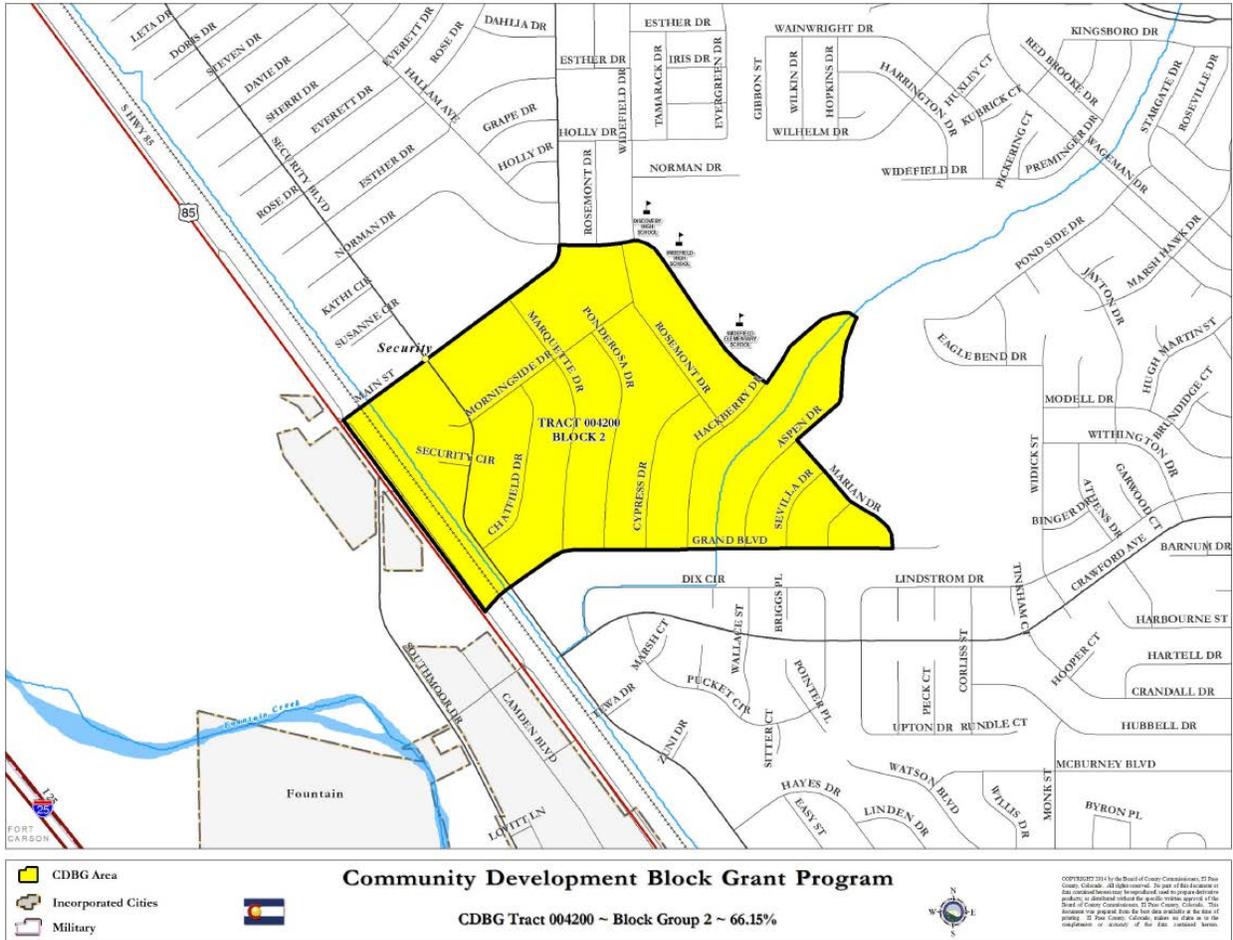


LMA Map Cimarron Hills 004008

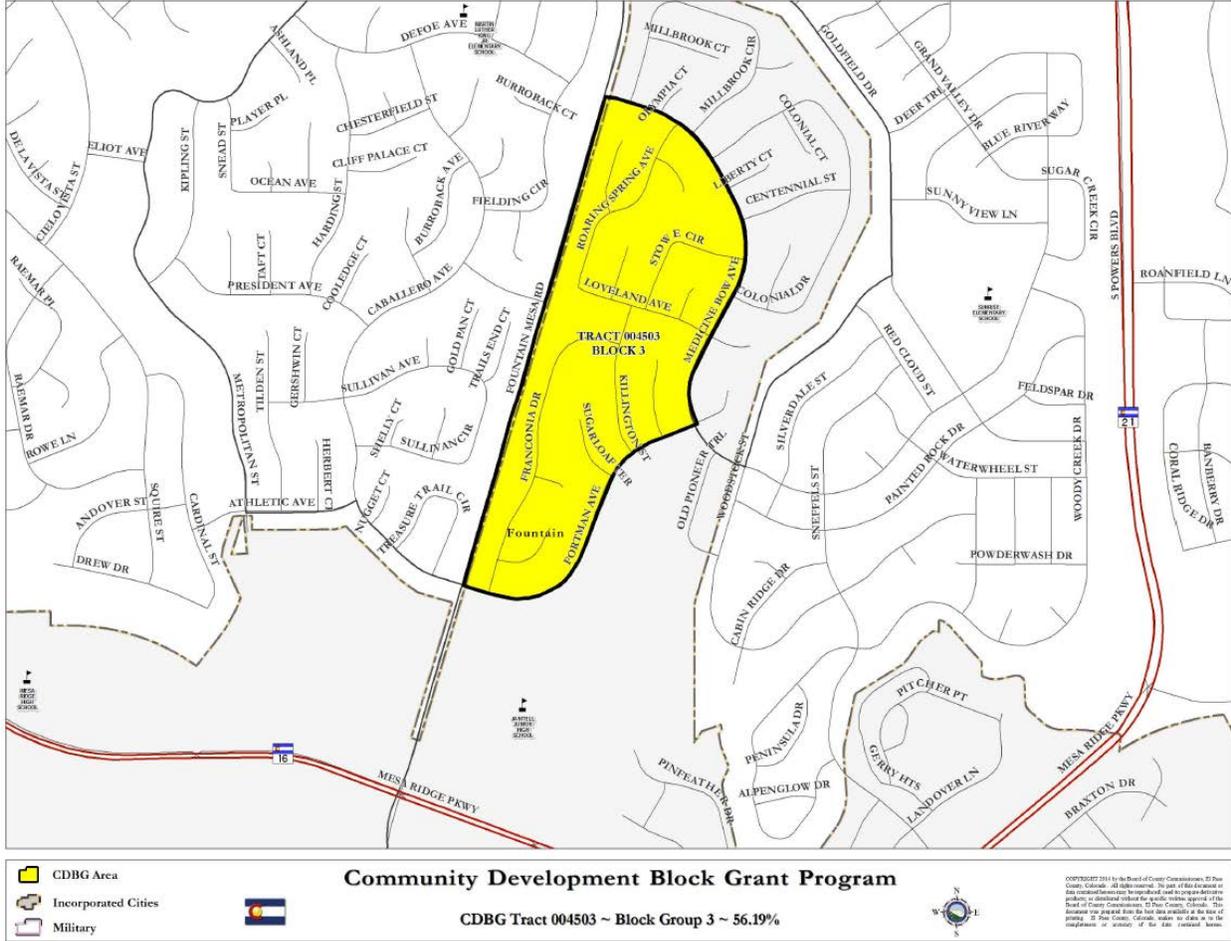


LMA Map Cimarron Hills 05111

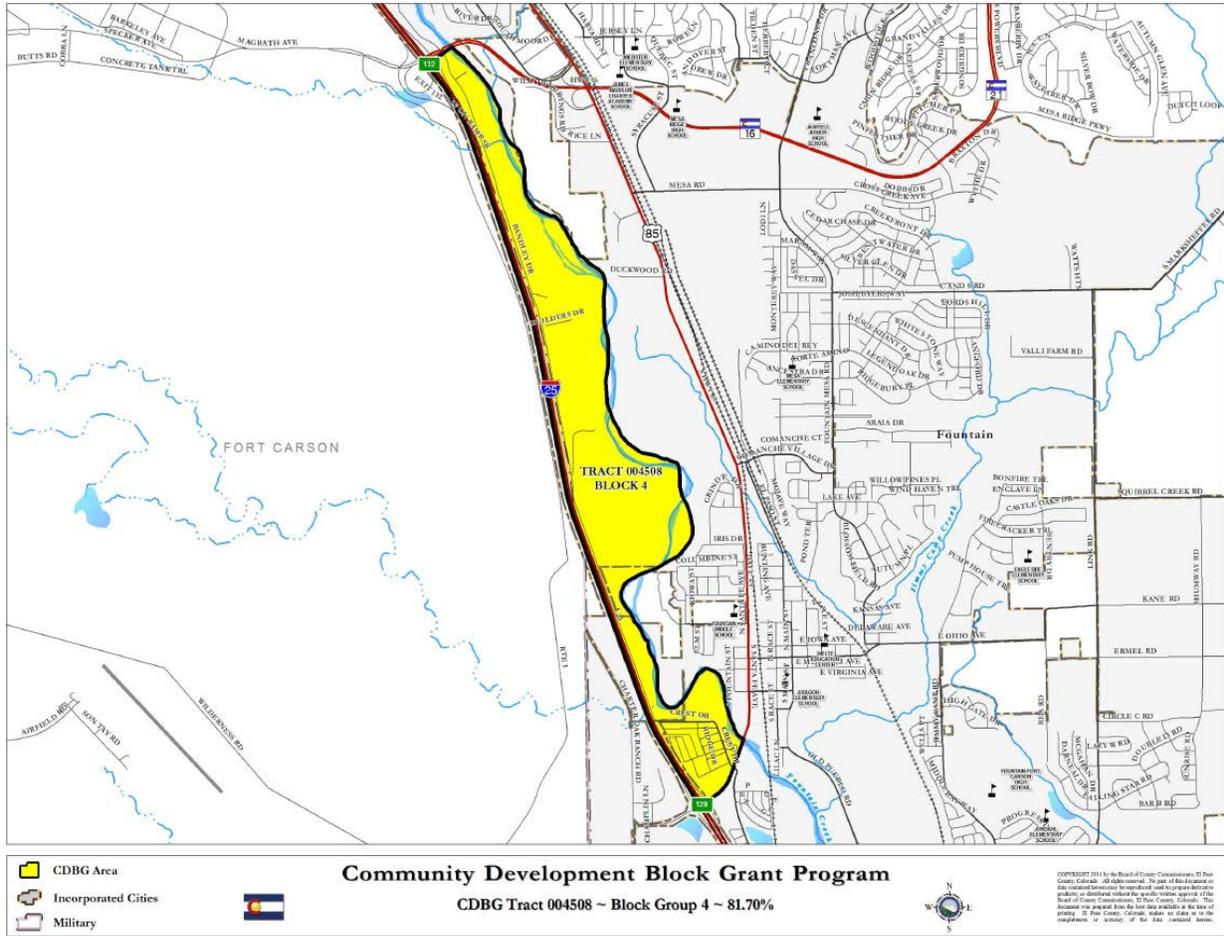




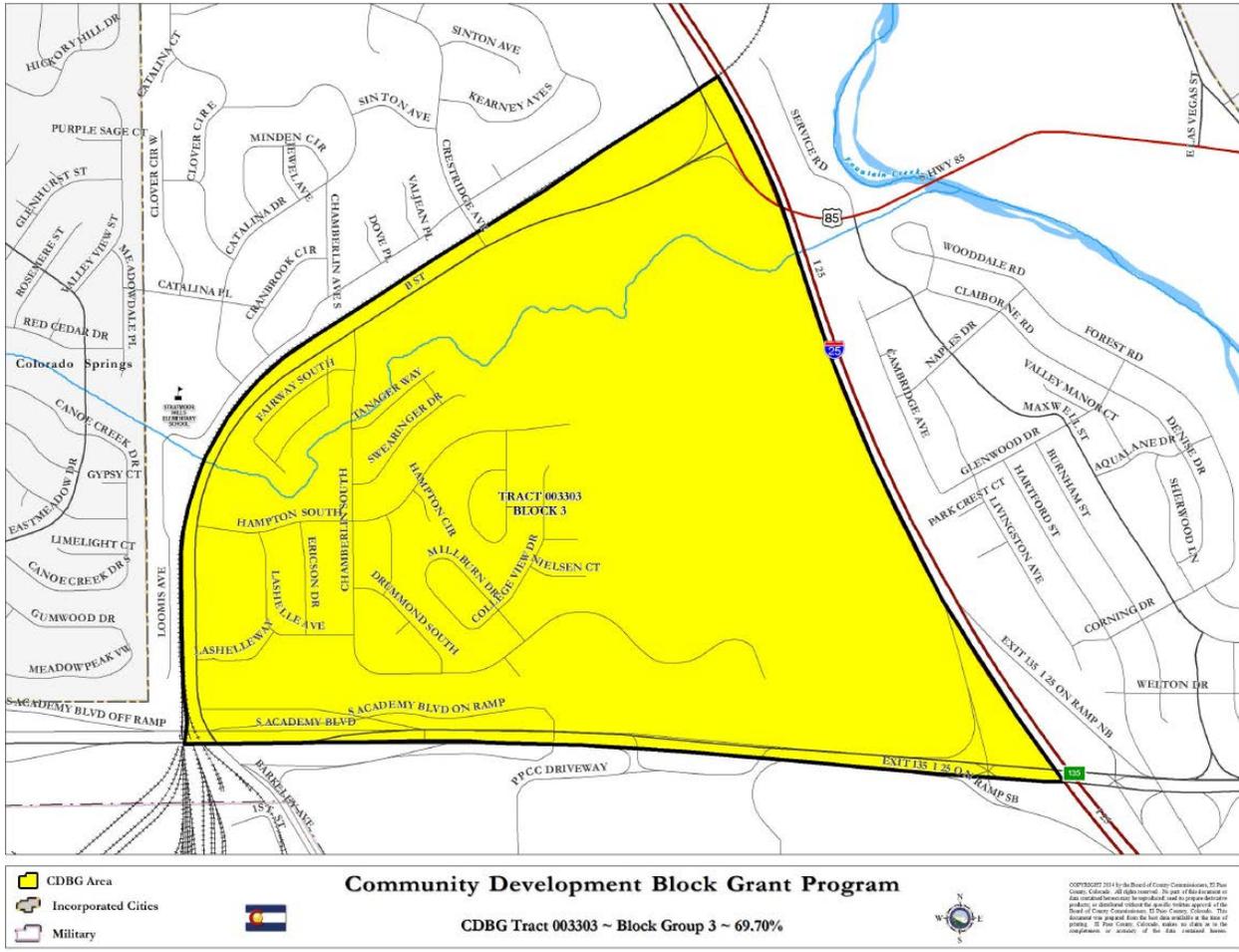
LMA Map Fountain 004200



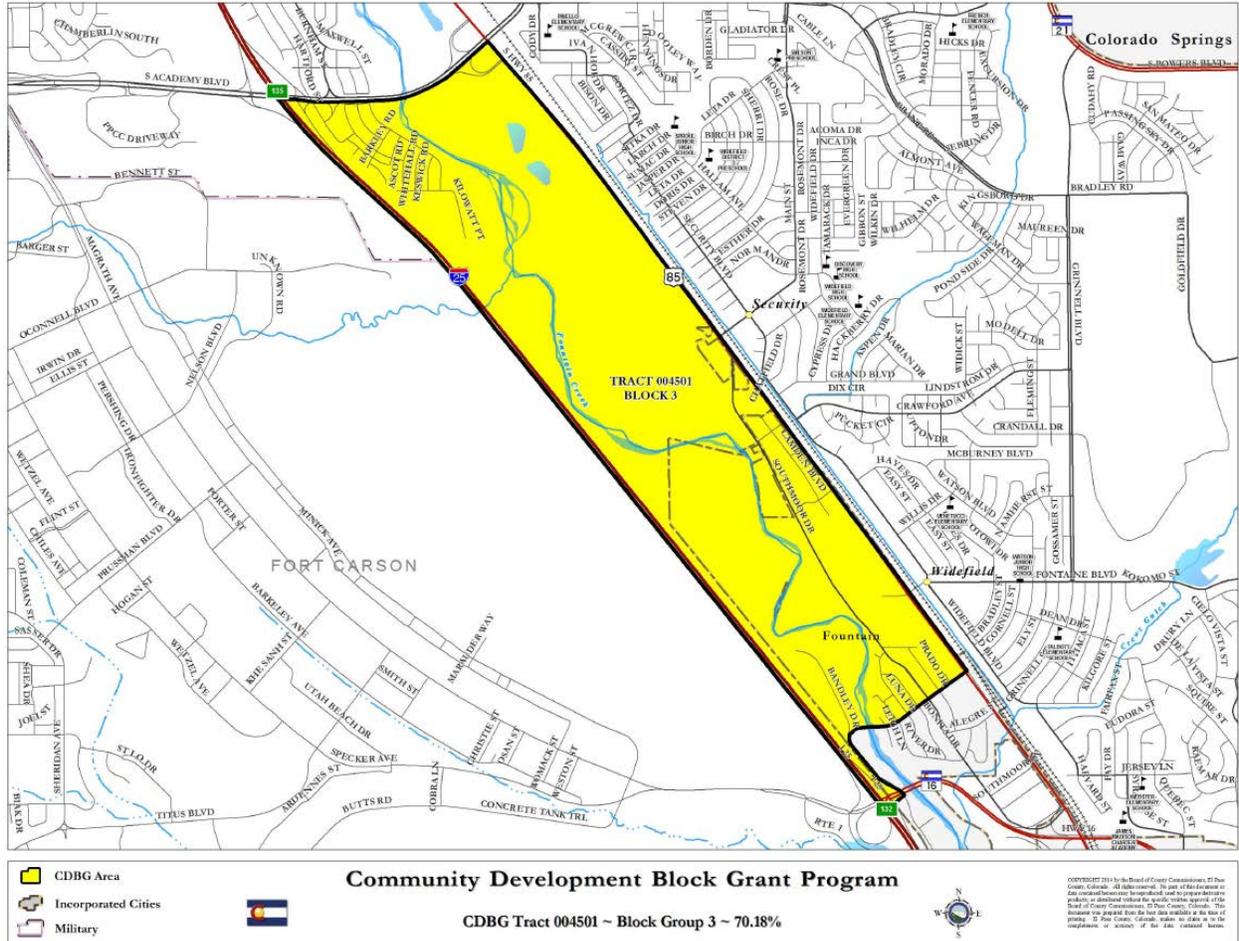
LMA Map Fountain 004503



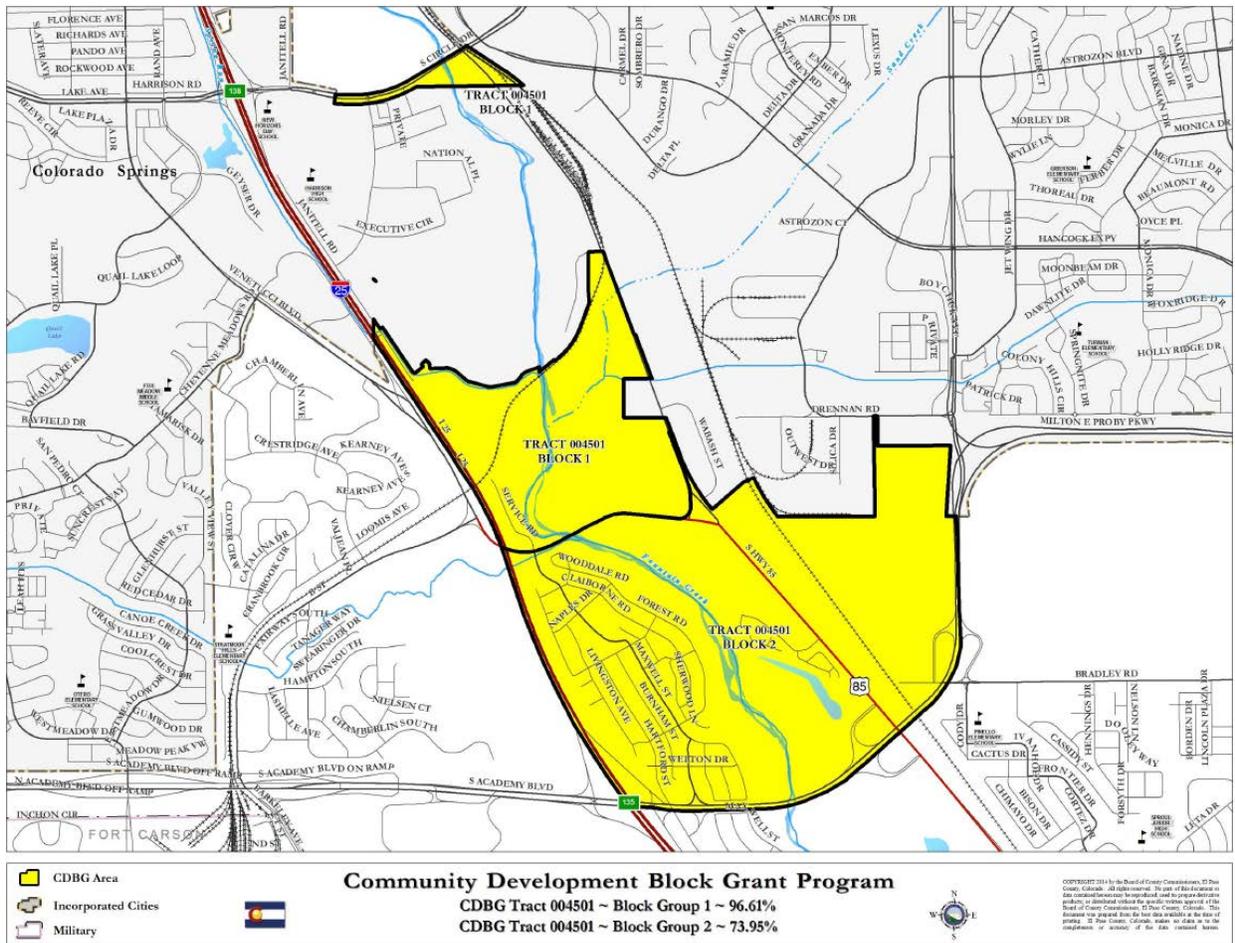
**LMA Map Fountain, Security-Widefield 004508**



**LMA Map Security-Widefield 003303**

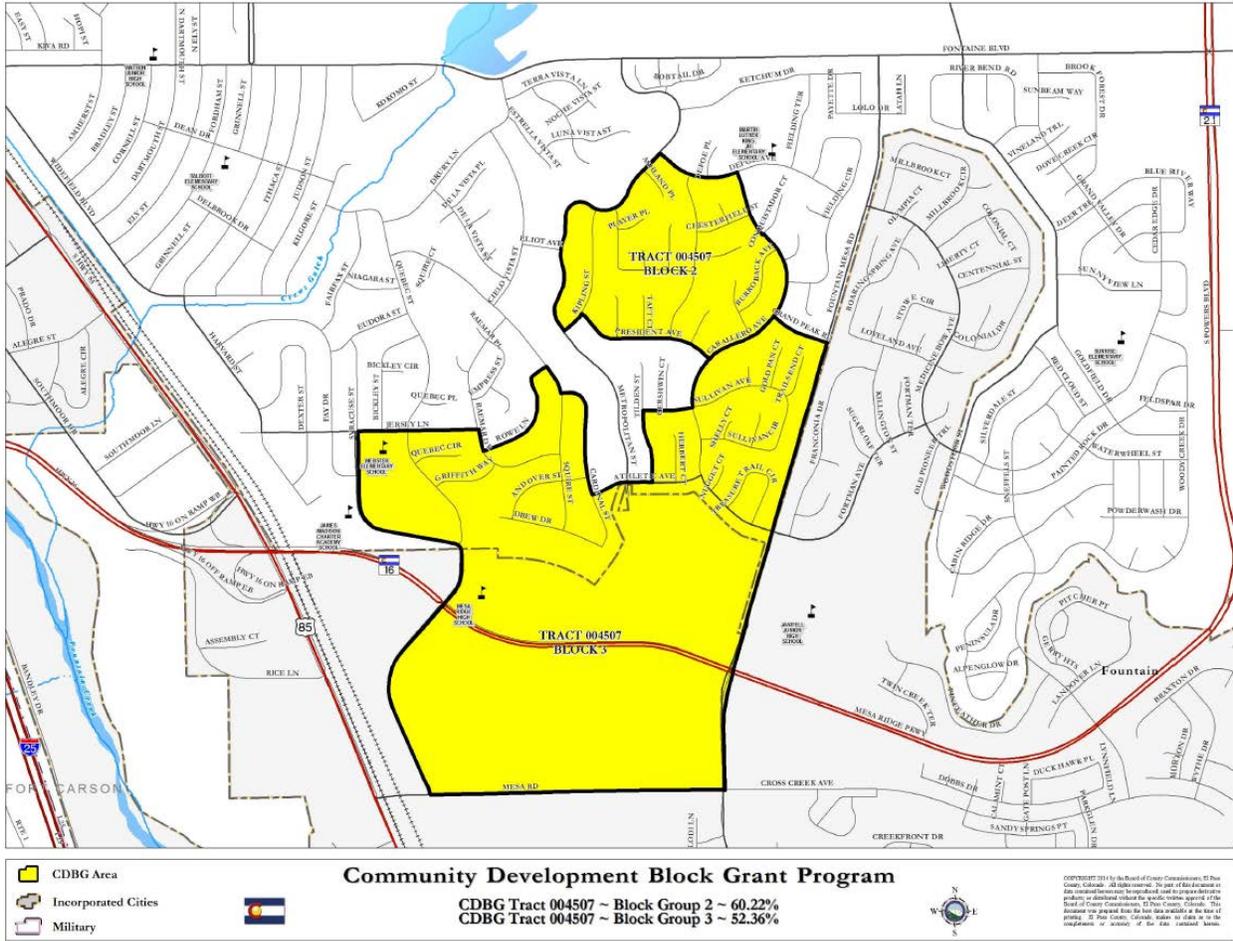


LMA Map Security-Widefield 004501



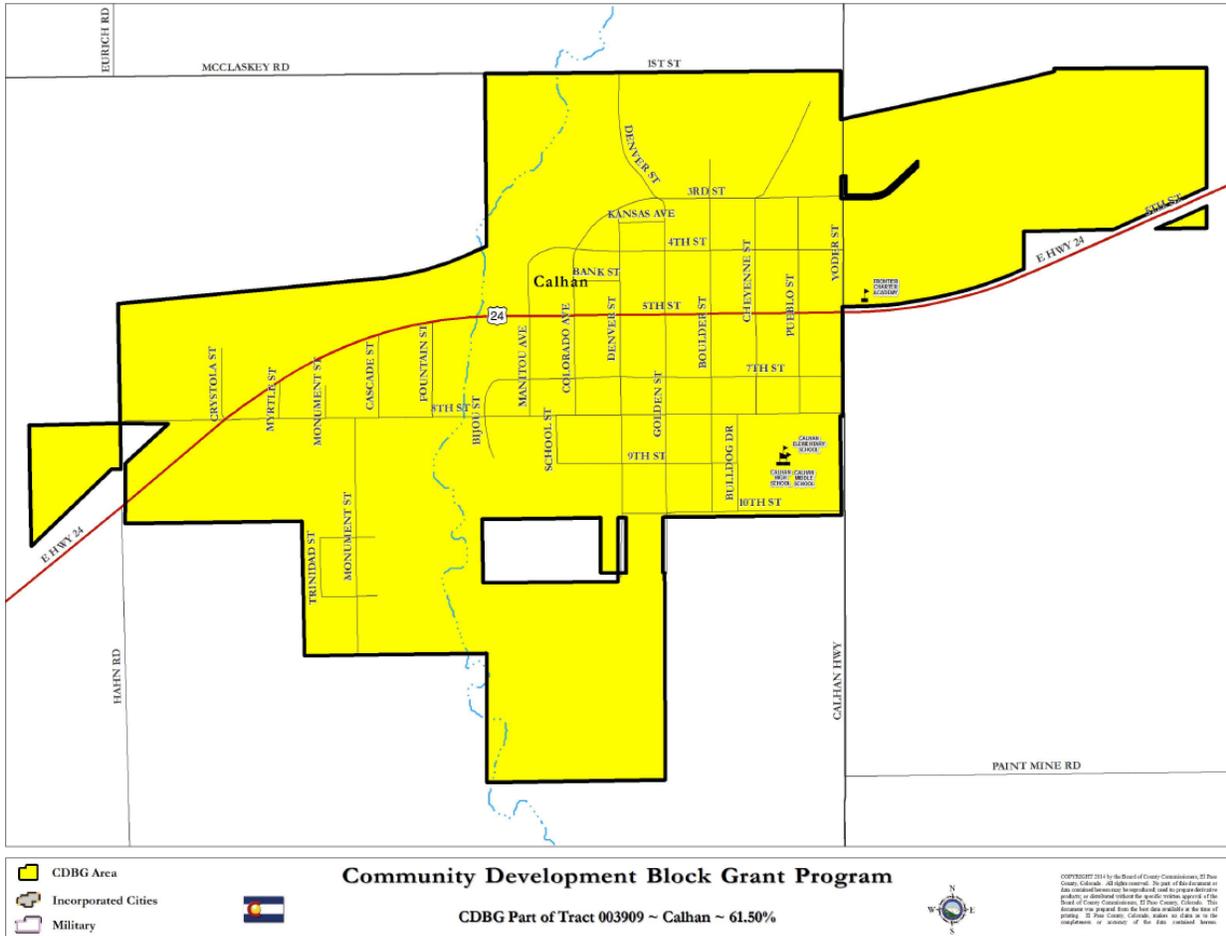
LMA Map Security-Widefield 004501 blk group 1 and 2



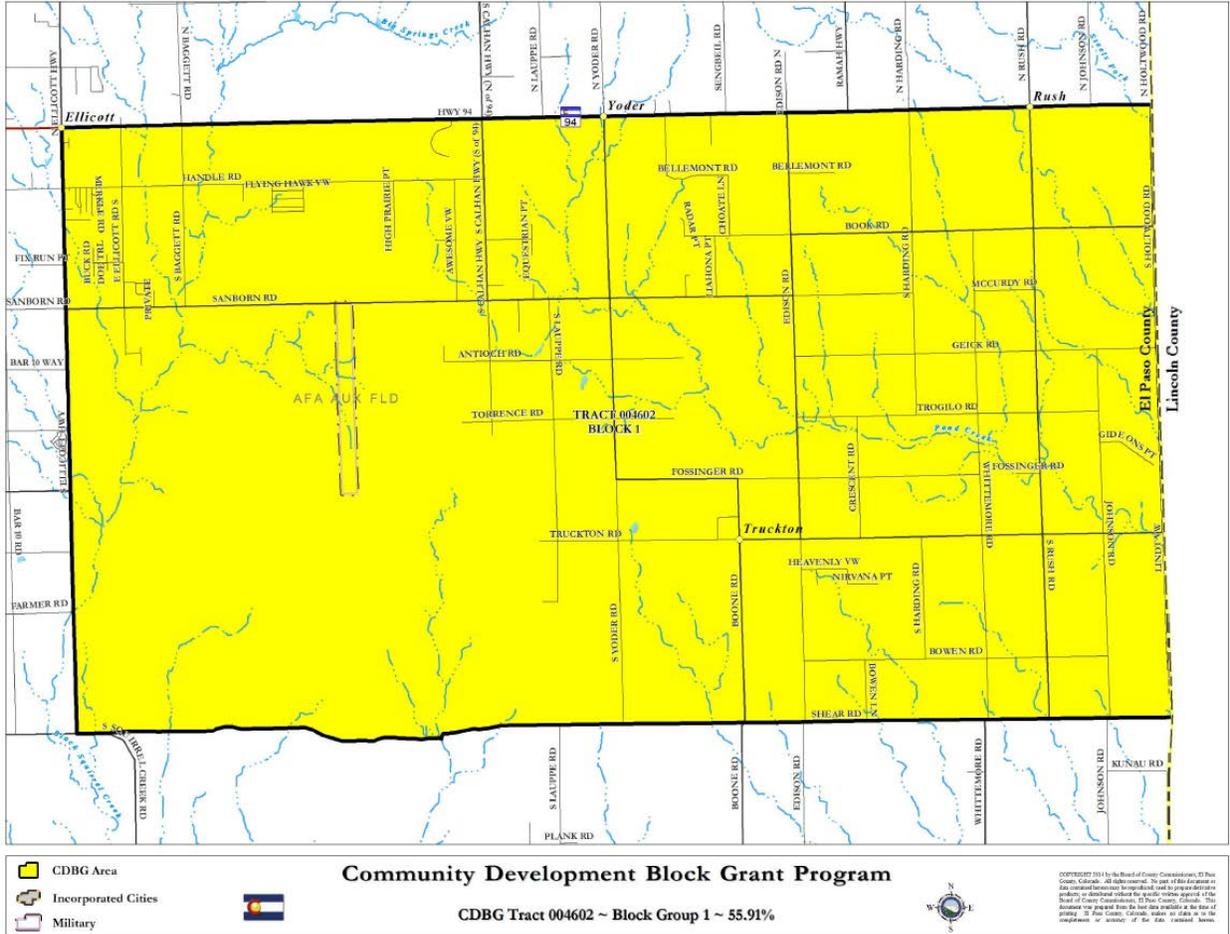


LMA Map Security-Widefield 004507



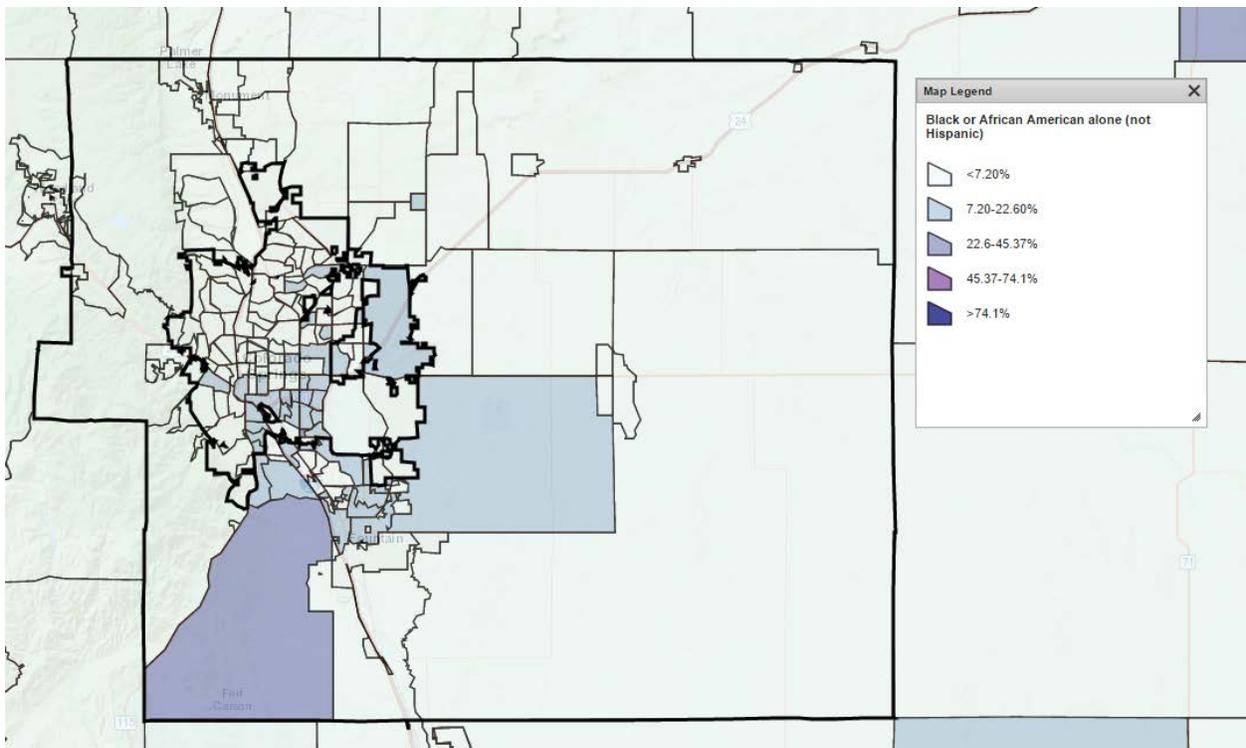


LMA Map Calhan CDP

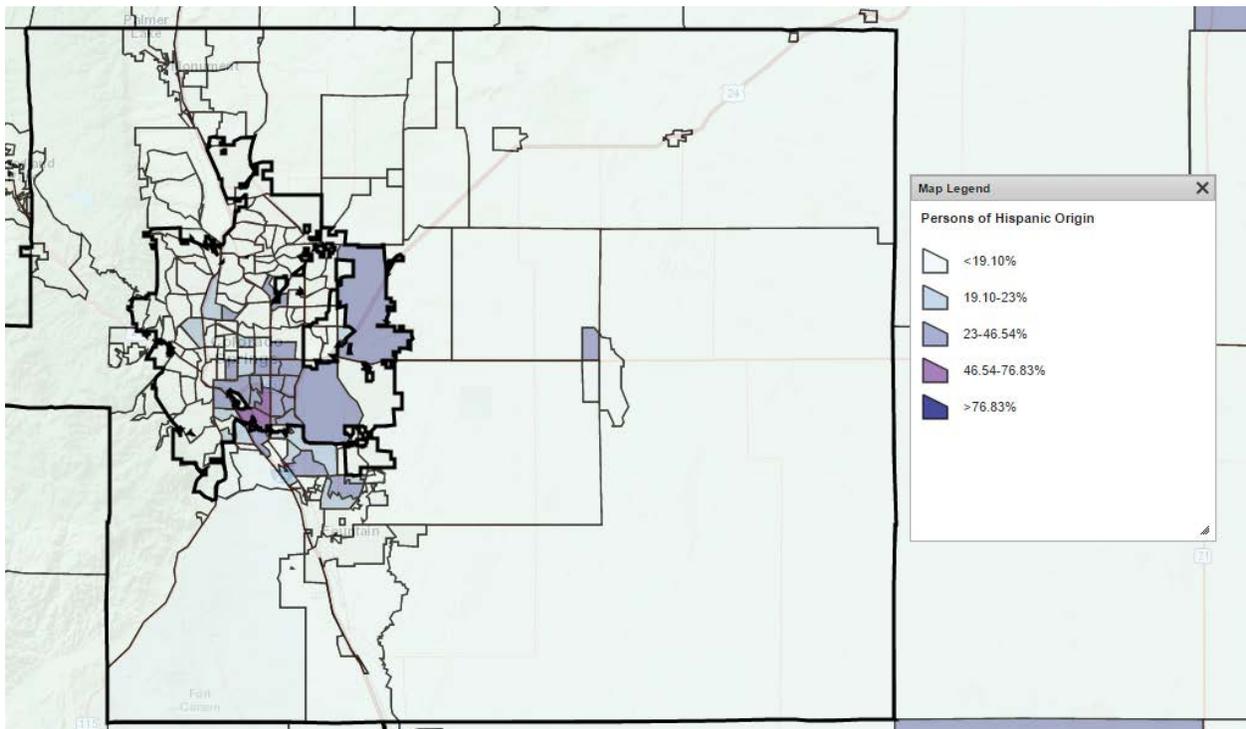


**LMA Map Unincorporated 004602**

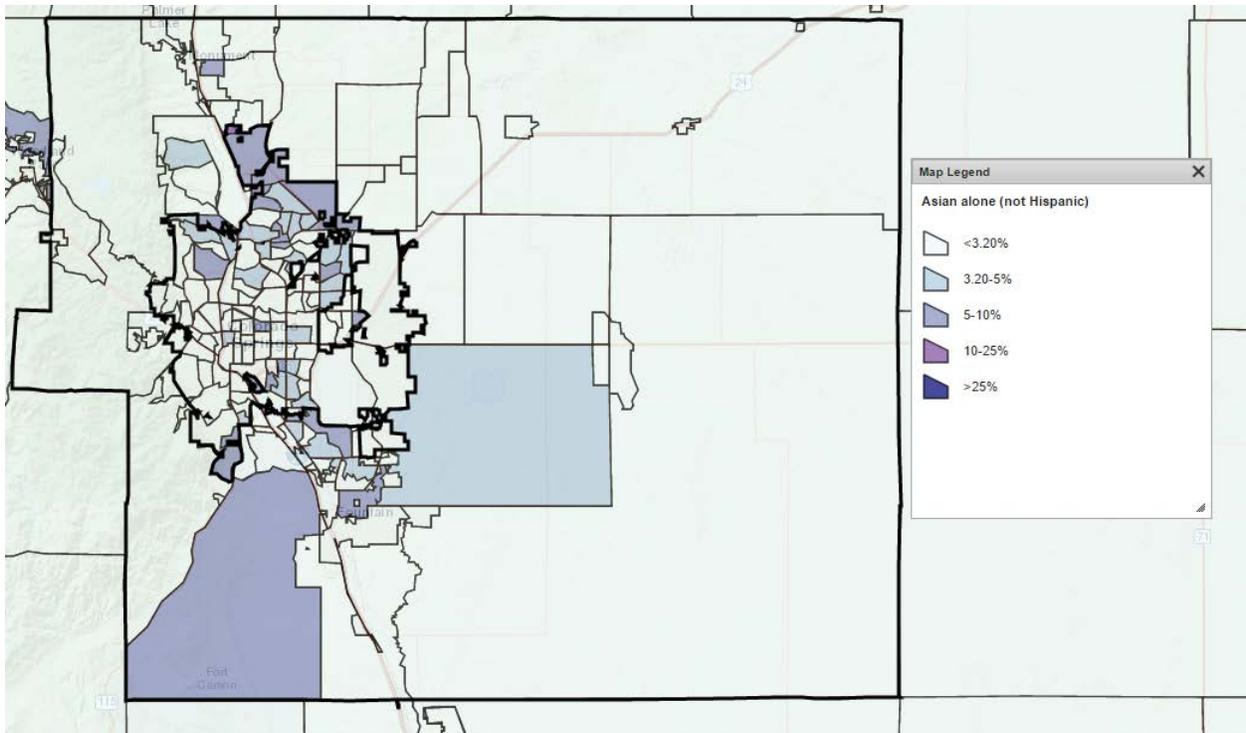




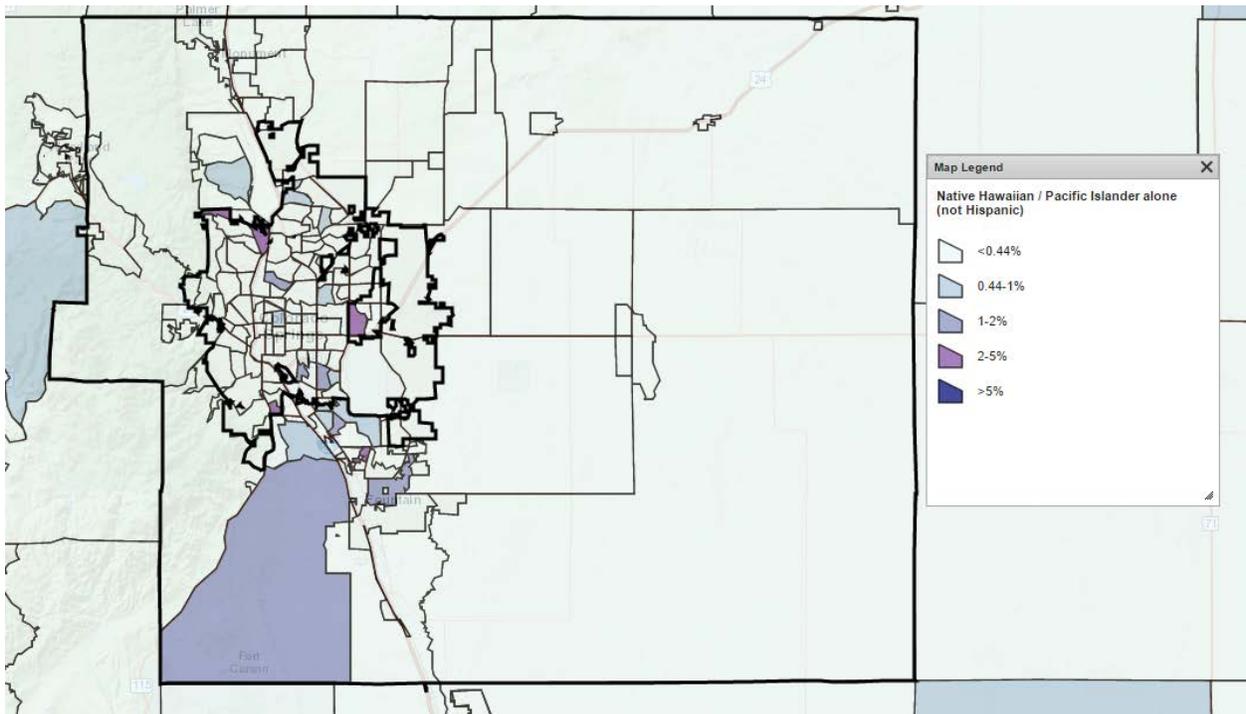
**CPD Maps Black or African American Concentration**



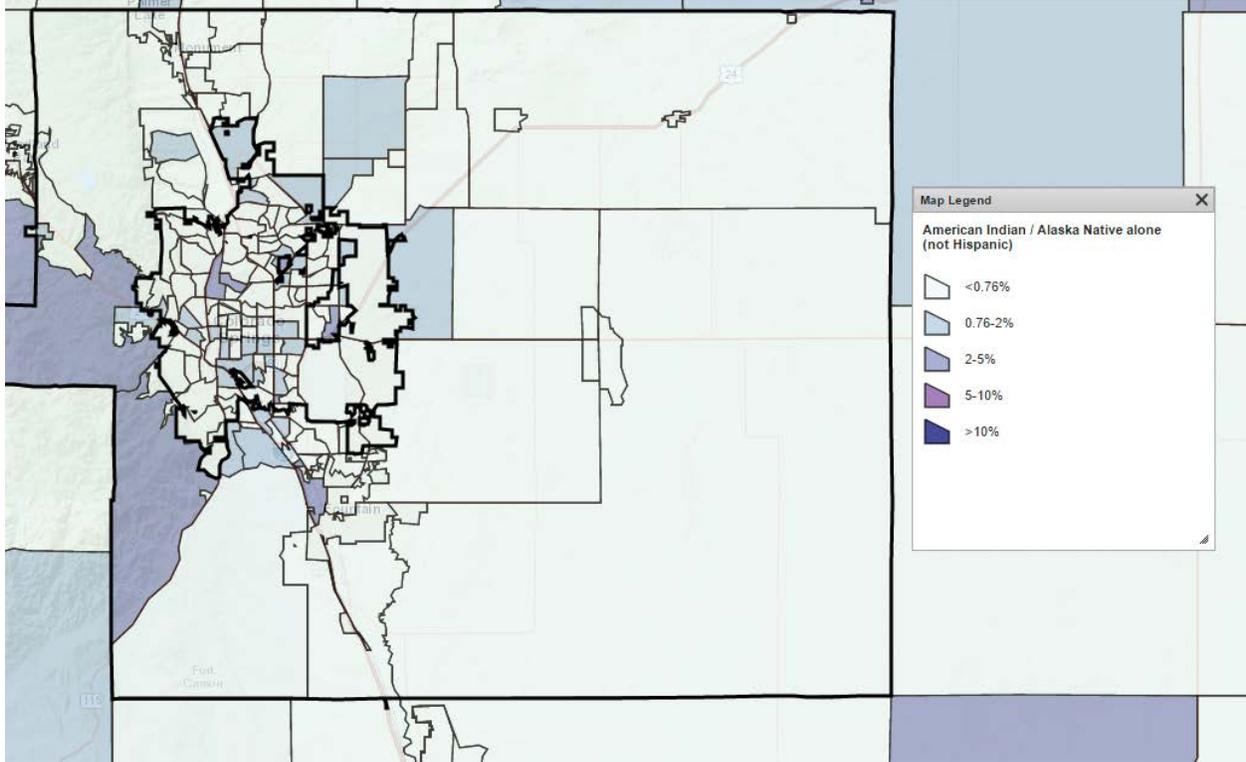
**CPD Maps Hispanic Concentration**



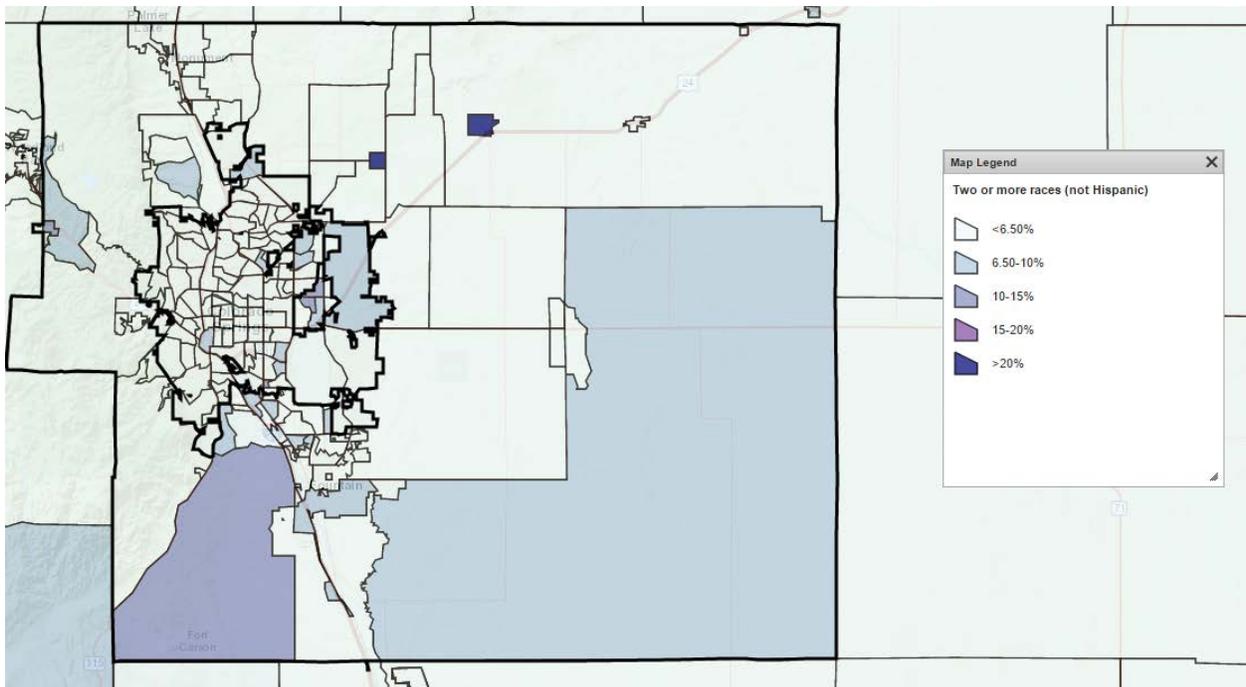
**CPD Maps Asian Concentration**



**CPD Maps Native Hawaiian Pacific Islander Concentration**



**CPD Maps American Indian, Alaskan Native Concentration**



**CPD Maps Two or More Races Concentration**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The El Paso County CDBG program is committed to using federal funds in a deliberate and influential way. Strategic use of funds will promote decent housing, suitable living environments, and expanded economic opportunities. Eligible activities that meet key goals from the El Paso County's Assessment on Fair Housing are given priority.

As discussed in the following section, understanding the most pressing barriers to affordable housing, homelessness prevention, and quality of life improvements are key to developing and implementing a successful plan. Some of these barriers were identified during the development of the Assessment of Fair Housing, while others are a result of consulting with local agencies and direct citizen participation. By analyzing both the strengths and weaknesses, the El Paso County CDBG Program is able to identify the holistic best practices that can dually service to maintain strengths while improving weaknesses.

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

### **Geographic Area**

**Table 51 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Geographic priority areas for the El Paso County CDBG program are based on HUD recognized LMA block groups within the jurisdiction. In particular, geographic areas where multiple LMA block groups are identified are given higher priority than smaller, isolated ones. A summary of these high priority areas are as follows:

- **Security-Widefield:** This unincorporated area of El Paso County has a number of LMA block groups, almost all of them either immediately adjacent to Fort Carson or the city of Fountain. An unincorporated portion of the county, it has the highest concentrations of persons of Black and Hispanic race/ethnicity. This area also includes the community referred to as Stratmoor Valley, which is commonly known for the mobile home neighborhoods in the area.
- **City of Fountain:** This municipality south of Colorado Springs also has a number of LMA block groups, some of them located relatively close to the LMA block groups in Security-Widefield.
- **Cimarron Hills:** This community on the east side of Colorado Springs includes pockets of unincorporated El Paso County. Some of these pockets qualify as LMA block groups, and many of them are in need of infrastructure improvements.

The following municipalities are considered vital to our holistic approach to improving El Paso County, but only contain single LMA block groups:

- **Calhan:** A census designated place in eastern El Paso County, this town is considered a LMI census designated place by HUD data. This town is also home to the Calhan Housing Authority and Silvercrest Villas, a senior public housing community.
- **Manitou Springs:** this city is located west of Colorado Springs in a canyon, and as such it experiences limited land availability. While it home to a strong tourism economy, the age of housing inventory and lack of space leads to increased housing problems, especially for LMI residents.

Geographic priorities for the El Paso County CDBG program are exclusively based on the HUD-approved data that indicates block groups where there are concentrations of persons of low-to-moderate income in excess of 51%. Higher priority is given to areas where there are multiple LMA block groups, or have an especially high concentration of LMI residents. In the interest of avoiding the use of exclusively place-based opportunities, the El Paso County CDBG program also utilizes a holistic approach to approve opportunities in multiple parts of the county, which will enhance mobility for LMI persons.

El Paso County does not participate in EMSA or HOPWA at this time.



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

### Priority Needs

Table 52 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	AFH1 (Transportation Needs)
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Elderly Rural Individuals Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH1 (Transportation Access)

	<b>Description</b>	<p>Improve access to transportation services and infrastructure, remove impediments to mobility and increase access to opportunities. Contributing factors to this need include:</p> <p>o #1: The availability, type, frequency, and reliability of public transportation: The region is lacking robust public transportation infrastructure. Only two of the eight municipalities within the region have a public transit system. Those systems lack connections, and a schedule that allows for residents to have access to opportunities.</p> <p>o #2: Access to transportation for persons with disabilities: There is inadequate public infrastructure which would allow persons with disabilities to safely access, public transit, jobs, housing, medical services, schools, and leisure activities.</p> <p>o #3: Inaccessible buildings, sidewalks, pedestrian crossings, or other infrastructure: There is inadequate public infrastructure which would allow persons of all protected classes to safely access, public transit, jobs, housing, medical services, schools, and leisure activities.</p> <p>o #4: Lack of regional cooperation: There are inadequate connections between municipally operated public transit. Furthermore, no regional system is in place to connect all areas of El Paso County, nor is there an authority that oversees planning this regionally.</p>
	<b>Basis for Relative Priority</b>	This need is considered high because it is a need that was identified in the Assessment of Fair Housing. All AFH needs and goals are considered high priority.
2	<b>Priority Need Name</b>	AFH2 (Affordable Housing Needs)
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH2 (Affordable Housing Units)

	<b>Description</b>	<p>Assist in the development of additional publicly supported affordable housing units in areas of opportunity. Contributing factors to this need include:</p> <ul style="list-style-type: none"> <li>o #1: Location and type of affordable housing: There are substantial waitlists for all publicly supported housing. Additionally, El Paso County could benefit from additional housing choices throughout the jurisdiction.</li> <li>o #2: The availability of affordable units in a range of sizes: Due to changing demographics there is increased need for smaller, affordable housing units in a variety of locations.</li> <li>o #3: Impediments to mobility: Inability to move to a neighborhood or area of choice, due to lack of available, accessible, affordable units. A shortage of units and Housing Choice Vouchers limits mobility.</li> <li>o #4: Location of accessible housing: Due to a shortage of accessible housing, choices are limited for persons with disabilities</li> <li>o #5: Location of employers: Areas of the County have low job proximity due to the overall size and geographic nature of the region.</li> <li>o #6: Location of proficient schools and school assignment policies: Proficient schools are disproportionately concentrated in the north and west regions of the County.</li> <li>o #7: Location of environmental health hazards: Decreased air quality on Fort Carson, combined with potential PFC water quality issues in the Fountain Valley, create less environmentally healthy neighborhoods.</li> </ul>
	<b>Basis for Relative Priority</b>	This need is considered high because it is a need that was identified in the Assessment of Fair Housing. All AFH needs and goals are considered high priority.
<b>3</b>	<b>Priority Need Name</b>	AFH3 (Housing Rehabilitation Needs)
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH3 (Housing Rehabilitation)
	<b>Description</b>	Rehabilitation of pre-existing housing inventory to increase affordable, accessible housing choices. Contributing factors include: <ul style="list-style-type: none"> <li>o #1: Lack of assistance for housing accessibility modifications: There minimal number of agencies that offer housing accessibility modifications and when offered it is usually income restricted.</li> <li>o #2: Lack of affordable, accessible housing in a range of unit sizes: Due to changing demographics there is increased need for smaller, affordable housing units in a variety of locations. This need is even greater for persons with disabilities.</li> <li>o #3: Impediments to mobility: Inability to move to a neighborhood or area of choice, due to lack of available, accessible, affordable units. A shortage of units and Housing Choice Vouchers limits mobility.</li> </ul>
	<b>Basis for Relative Priority</b>	This need is considered high because it is a need that was identified in the Assessment of Fair Housing. All AFH needs and goals are considered high priority.
<b>4</b>	<b>Priority Need Name</b>	AFH4 (Fair Housing Education Needs)

<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	AFH4 (Fair Housing Education)

	<b>Description</b>	<p>Increase fair housing education, outreach and enforcement. Contributing factors to this need include:</p> <ul style="list-style-type: none"> <li>o #1: Lack of resources for fair housing agencies and organizations- There is lack of agencies that produce activities which: test, enforce, coordinate and advocate about fair housing laws.</li> <li>o #2: Quality of affordable housing information programs- Agencies that perform these activities have limited resources to ensure all needs is met.</li> <li>o #3: Lack of local public fair housing enforcement- Review of U.S. Department of Housing and Urban Development- Fair Housing and Equal Opportunity and the Department of Regulatory Agencies- Colorado Civil Rights Division fair housing complaints filed, uncovered that most complaints filed related to disability discrimination. Furthermore, most complaints resulted in no probable cause findings, which could be due to lack of evidence or education.</li> <li>o #4: Lack of local private fair housing outreach and enforcement- Lack of agencies in our areas that provide these services which can result in underreporting.</li> <li>o #5: Private discrimination- Review of U.S. Department of Housing and Urban Development- Fair Housing and Equal Opportunity and the Department of Regulatory Agencies- Colorado Civil Rights Division fair housing complaints filed, uncovered that private discrimination is occurring within the region.</li> </ul>
	<b>Basis for Relative Priority</b>	This need is considered high because it is a need that was identified in the Assessment of Fair Housing. All AFH needs and goals are considered high priority.
5	<b>Priority Need Name</b>	HM1 (Prevent Homelessness)
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Families with Children Chronic Homelessness
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	HM1 (Prevent Homelessness)
	<b>Description</b>	Prevent homelessness
	<b>Basis for Relative Priority</b>	The priority for this need is low because it was not identified in the Assessment of Fair Housing.

<b>6</b>	<b>Priority Need Name</b>	HM2 (PSH)
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Families with Children Chronic Homelessness veterans Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	HM2 (PSH)
	<b>Description</b>	Help those that are experiencing homelessness move quickly into permanent or permanent supportive housing, with specific focus on serving veterans, youth, and families with children
	<b>Basis for Relative Priority</b>	The priority for this need is low because it was not identified in the Assessment of Fair Housing.
	<b>7</b>	<b>Priority Need Name</b>
<b>Priority Level</b>		Low

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Rural Individuals Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	HM3 (Emergency Housing Assistance)
	<b>Description</b>	Increase the availability of emergency housing assistance
	<b>Basis for Relative Priority</b>	The priority for this need is low because it was not identified in the Assessment of Fair Housing.
<b>8</b>	<b>Priority Need Name</b>	SN1 (Special Needs Housing)
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	SN1 (Special Needs Housing)
	<b>Description</b>	Help special needs residents obtain housing and remain housed while living independently as they choose
	<b>Basis for Relative Priority</b>	The priority for this need is low because it was not identified in the Assessment of Fair Housing.
<b>9</b>	<b>Priority Need Name</b>	SN2 (ADA)
	<b>Priority Level</b>	Low
	<b>Population</b>	Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	SN2 (ADA)
	<b>Description</b>	Reduce accessibility barriers (ADA compliance)
	<b>Basis for Relative Priority</b>	The priority for this need is low because it was not identified in the Assessment of Fair Housing.
<b>10</b>	<b>Priority Need Name</b>	CD1 (Improve Infrastructure)
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	CD1 (Improve Infrastructure)

	<b>Description</b>	Improve infrastructure to foster accessible and livable neighborhoods and improve access to public amenities
	<b>Basis for Relative Priority</b>	The priority for this need is low because it was not identified in the Assessment of Fair Housing.
11	<b>Priority Need Name</b>	CD2 (Improve Facilities)
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	CD2 (Improve Facilities)
	<b>Description</b>	Develop or improve facilities that provide services to low- to moderate income residents and specials needs populations
	<b>Basis for Relative Priority</b>	The priority for this need is low because it was not identified in the Assessment of Fair Housing.
	12	<b>Priority Need Name</b>
<b>Priority Level</b>		Low
<b>Population</b>		Extremely Low Low Moderate Middle Non-housing Community Development

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	CD3 (Improve Access to Services)
	<b>Description</b>	Provide for and improve access to services to stabilize living situations and enhance quality of life, particularly for seniors, youth, and special needs populations
	<b>Basis for Relative Priority</b>	The priority for this need is low because it was not identified in the Assessment of Fair Housing.
<b>13</b>	<b>Priority Need Name</b>	CD4 (Expand Economic Opportunities)
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	CD4 (Expand Economic Opportunities)
	<b>Description</b>	Expand economic opportunities for low- to moderate income residents
	<b>Basis for Relative Priority</b>	The priority for this need is low because it was not identified in the Assessment of Fair Housing.

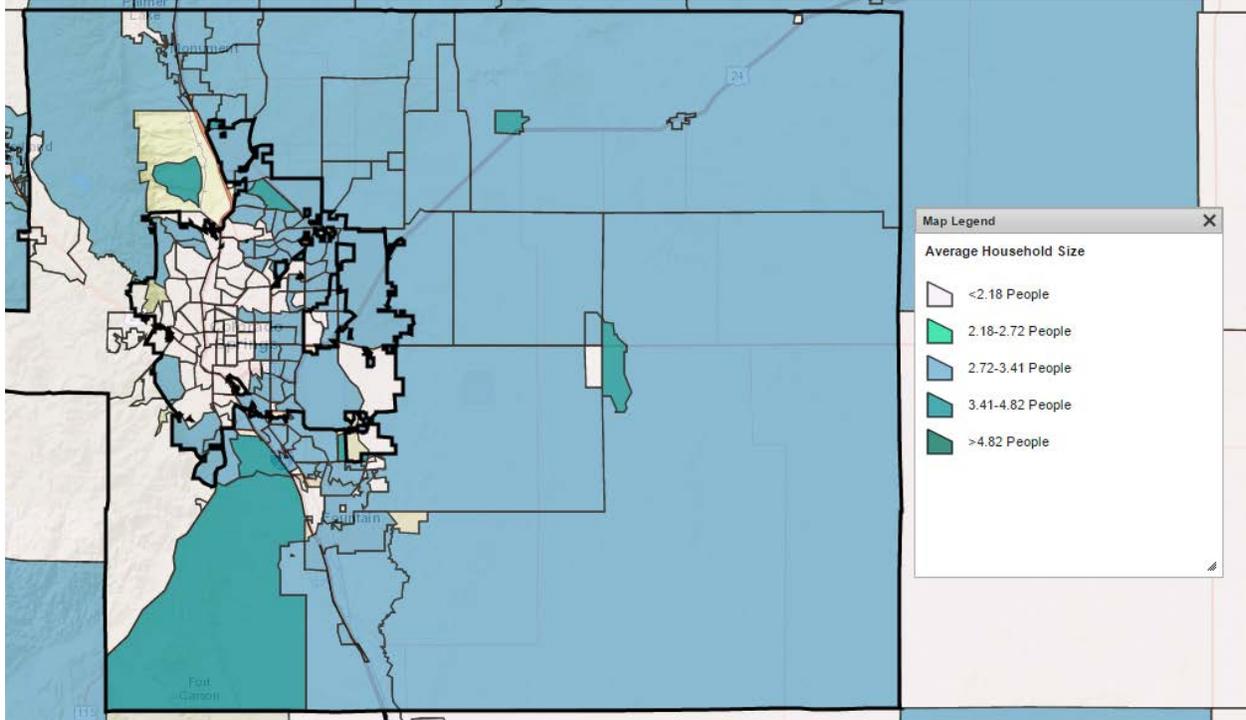
**Narrative (Optional)**

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

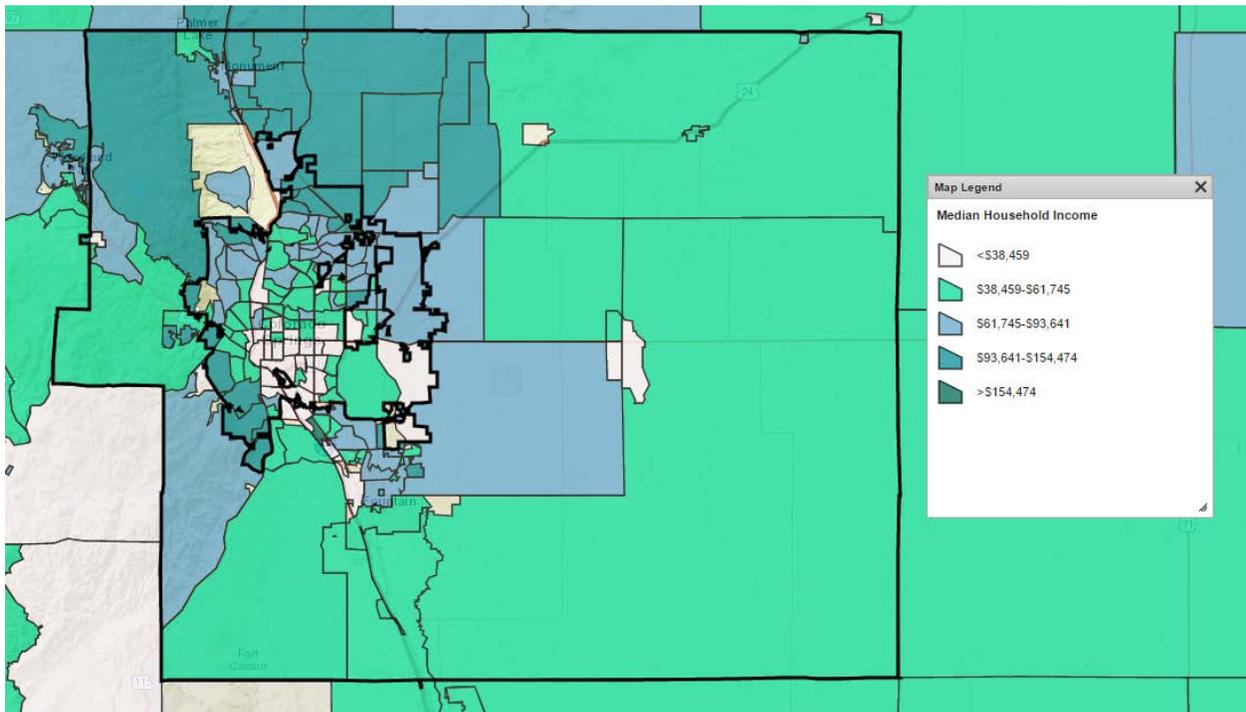
### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	The El Paso County CDBG program does not provide any Tenant Based Rental Assistance at this time; please see the City of Colorado Spring’s consolidated plan for information regarding how market conditions effect the availability of TBRA
TBRA for Non-Homeless Special Needs	The El Paso County CDBG program does not provide any Tenant Based Rental Assistance for Non-Homeless Special Needs at this time; please see the City of Colorado Spring’s consolidated plan for information regarding how market conditions effect the availability of TBRA for Non-Homeless Special Needs
New Unit Production	Private activity bonds for multifamily development through EPCHA; if developers in eligible areas, we provide info about CDBG eligible activities (such as land acquisition or infrastructure)
Rehabilitation	The El Paso County CDBG program currently has a goal for rehabilitation of pre-existing housing inventory to increase affordable, accessible housing choices. To achieve this, the program currently partners with Brothers Redevelopment to provide no-cost rehabilitation of homes to low-to-moderate income households in El Paso County. Should the housing market tighten and indicate there is a more pressing need for this type of rehabilitation, increasing the availability of funding to Brothers Development would be explored.
Acquisition, including preservation	The El Paso County CDBG program is currently in the process of potentially granting funding to preserve the quality of publicly-supported housing in El Paso County, specifically Silvercrest Villas in Calhan. A continued shortage of newly-constructed publicly-supported housing will place greater priority on the preservation and maintenance of the current inventory.

**Table 53 – Influence of Market Conditions**



**CPD Maps Average Household size**



**CPD Maps Median Income**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

CDBG funds are a primary funding source for El Paso County’s housing, community and economic development needs throughout the County. This grant will be used to address the priority needs, goals, and objectives outlined in the Consolidated Plan. The funds will be used to support activities consistent with the National Objectives for the CDBG program, as established by HUD. No program income is anticipated to be created from prior year projects.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	937,983	0	240,651	1,178,634	0	

**Table 54 - 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 CDBG allocation on its own will not be able to address all the needs identified in the Consolidated Plan. It is important to leverage both financial and intellectual resources to accomplish the goals of the program.

In addition to utilizing the sources mentioned above, the County will take prudent actions to assist other agencies and organizations in applying for all available funds and leveraging other resources to implement the strategies and programs. Also, while there is no Federal match requirement for the CDBG program, the County will find more weight in applications that do propose to match funds.

The County will also work with a network of representatives from the private lending community, financial experts, private and non-profit developers, and consultants, who can provide technical expertise. The County will also submit letters of support and certificates of consistency for project applications which support the goals and objectives found in the Consolidated Plan.

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

Not applicable. There is no publicly owned land or property that can be used to address the needs identified in the plan.

**Discussion**

The County will take financially prudent actions to assist other agencies and organizations in applying for all available funds and leveraging other resources to implement the strategies and programs. Also, while there is no federal match requirement for the CDBG program, the County will find more weight in applications that do propose to match funds. For the 2017 program year, \$937,983.00 was allocated to our program from HUD. An additional \$240,651.00 will be pulled from prior year resources, which is the result of projects coming in under budget or being cancelled. Together, the total budget from the 2017 El Paso County CDBG Program Year will be \$1,178,634.00.

## 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
El Paso County Economic Development	Government	Economic Development neighborhood improvements public facilities public services	

Table 55 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

El Paso County’s institutional delivery system benefits from a holistic approach that is complemented by the services of many agencies within the region. The variety of agencies available provide a unique level of coverage, whether the needs be more urban or rural-based. In particular, the El Paso County CDBG program from every municipality within the county (excluding Colorado Springs) participating in the county-level CDBG program, rather than the state level program. Not only does this allow our program greater access to the areas of greatest need, but also the areas of greatest opportunity.

A common gap experienced in the El Paso County institutional delivery system is level of need is always greater than the level of funding available. Non-profits could always use more donors, and the availability of a grant is always less than the applied need. Additionally, disagreements about the best practice for approaching certain issues (such as homelessness or affordable housing) can result in organizations approaching the same problems from diametrically opposed positions, potentially preventing more effective approaches to problem solving.

### 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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X		

Street Outreach Services			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 56 - 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 El Paso County CDBG program chooses to continue its commitment to the Pikes Peak Continuum of Care, and combat homelessness through supporting local agencies that are seeking to expand their outreach and modes of service to homeless, including any of them that may have HIV. This delivery system allows the agency that best fits the need of the person to be the service provider. Many of the agencies seeking to improve the lives of homeless persons are smaller agencies that are faith-based groups that attempt to fill gaps in service provided by larger services, such as Springs Rescue Mission. When speaking directly to homeless veterans and their families, there are a number of local agencies tailored to specifically meet their needs. This includes Rocky Mountain Human Services’ Homes for all Veterans programs, Operation Homefront, and Homeward Pikes Peak Veteran Specific Housing. Ideally, future improvements will include the addition of more permanent supportive housing for the chronically homeless who suffer from severe mental or physical illnesses. Permanent supportive housing is also a goal identified by the USICH Opening Doors report, stating that it is an important step to ending chronic homelessness. Currently, Springs Rescue Mission is in the process of developing Greenway Flats, a 65-unit permanent supportive housing structure that will eventually become a critical step in the delivery of services to the chronically homeless.

A common issue that is experienced in attempting to facilitate access to affordable housing units for individuals and families experiencing homelessness is the barrier between jurisdictions. Because the majority of homelessness services are offered within Colorado Springs, but the El Paso County CDBG program cannot be used within city limits, the program is limited to assisting only the homeless services that are able to successfully document exactly which clients originated outside of city limits. Other organizations that choose not to participate in this documentation, or lack the capacity, are unable to be

considered. This resulting gap can potentially cause some recipients of services to be left out or stuck on one side of the service system or the other, depending on which jurisdiction they originated from. This is particularly true for persons with HIV because the stigma against their ailment can result in normally accessible services becoming less so or potentially unwilling to work with them. For this reason, low barrier services play a crucial role within our jurisdiction.

**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**

Currently, strengths in the service delivery system include the wide variety of non-profits serving these populations. Even if many of the agencies are smaller or meet very specific needs, the variety results in a network of services that strive to prevent persons from falling into the cracks. This can also allow approaches to be tailored to persons with more emergent and pressing needs, such as populations with multiple special needs.

Weaknesses in the system are often the result of the same traits that make the El Paso County service delivery strong. The variety of agencies providing services means that a person's needs may not be holistically addressed by one agency, therefore needing the assistance of multiple agencies rather than one. Additionally, the communication between these agencies is not fool-proof, which may result in someone receiving only a portion of the help they need and never knowing of a different agency that would assist in the unaddressed areas.

**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**

At the completion of El Paso County's 2016 Assessment of Fair Housing, El Paso County's CDBG Program adopted four goals which will help overcome gaps in the institutional structure and service delivery system, ultimately improving our ability to address priority needs:

- AFH1: Improve access to transportation services and infrastructure, remove impediments to mobility and increase access to opportunities
- AFH2: Assist in the development of additional publicly-supported affordable housing units in areas of opportunity
- AFH3: Rehabilitation of pre-existing housing inventory to increase affordable, accessible housing choices
- AFH4: Increase fair housing education, outreach and enforcement

These goals are ultimately designed to create a variety of place-based strategies as well as emphasize development in areas of opportunity. By taking a holistic approach to the strategic use of CDBG funding, the program can maximize the effect it has while overcoming certain institutional delivery gaps.

## 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	AFH1 (Transportation Access)	2017	2021	Non-Housing Community Development Assessment of Fair Housing		AFH1 (Transportation Needs)		Other: 5 Other
2	AFH2 (Affordable Housing Units)	2017	2021	Affordable Housing Assessment of Fair Housing		AFH2 (Affordable Housing Needs)		Rental units constructed: 100 Household Housing Unit
3	AFH3 (Housing Rehabilitation)	2017	2021	Housing Rehabilitation		AFH3 (Housing Rehabilitation Needs)		Homeowner Housing Rehabilitated: 25 Household Housing Unit
4	AFH4 (Fair Housing Education)	2017	2021	Assessment of Fair Housing		AFH4 (Fair Housing Education Needs)		Other: 10 Other
5	HM1 (Prevent Homelessness)	2017	2021	Homeless		HM1 (Prevent Homelessness)		Homelessness Prevention: 500 Persons Assisted
6	HM2 (PSH)	2017	2021	Homeless		HM2 (PSH)		Housing for Homeless added: 500 Household Housing Unit
7	HM3 (Emergency Housing Assistance)	2017	2021	Homeless		HM3 (Emergency Housing Assistance)		Homelessness Prevention: 500 Persons Assisted
8	SN1 (Special Needs Housing)	2017	2021	Non-Homeless Special Needs		SN1 (Special Needs Housing)		Other: 50 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	SN2 (ADA)	2017	2021	Non-Housing Community Development		SN2 (ADA)		Other: 5 Other
10	CD1 (Improve Infrastructure)	2017	2021	Non-Housing Community Development		CD1 (Improve Infrastructure)		Other: 5 Other
11	CD2 (Improve Facilities)	2017	2021	Non-Housing Community Development		CD2 (Improve Facilities)		Other: 5 Other
12	CD3 (Improve Access to Services)	2017	2021	Non-Housing Community Development		CD3 (Improve Access to Services)		Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
13	CD4 (Expand Economic Opportunities)	2017	2021	Non-Housing Community Development		CD4 (Expand Economic Opportunities)		Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted

Table 57 – Goals Summary

### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	AFH1 (Transportation Access)
	<b>Goal Description</b>	<p>Improve access to transportation services and infrastructure, remove impediments to mobility and increase access to opportunities.</p> <p>Utilize CDBG allocation to annually fund one activity per year related to transportation accessibility which will serve to strengthen regional collaboration and transportation connections that increase access to opportunity. The final milestone will be having funded five transportation accessibility activities by the end of the 2021 program year.</p>
<b>2</b>	<b>Goal Name</b>	AFH2 (Affordable Housing Units)
	<b>Goal Description</b>	<p>Assist in the development of additional publicly supported affordable housing units in areas of opportunity.</p> <p>Facilitate activities that assist in the development of additional affordable housing units. The final milestone will be to assist with the development of 100 units by the end of the 2021 program year. Special attention will be made to ensure that these units are in environmentally healthy neighborhoods with greater access to opportunities.</p>
<b>3</b>	<b>Goal Name</b>	AFH3 (Housing Rehabilitation)
	<b>Goal Description</b>	<p>Rehabilitation of pre-existing housing inventory to increase affordable, accessible housing choices.</p> <p>Utilize CDBG allocation to annually fund activities that rehabilitate income- eligible, owner occupied housing and publicly-supported housing to increase the number of accessible units. The final milestone will be to rehabilitate 25 units by the end of the 2021 program year.</p>
<b>4</b>	<b>Goal Name</b>	AFH4 (Fair Housing Education)
	<b>Goal Description</b>	<p>Increase fair housing education, outreach, and enforcement.</p> <p>El Paso County CDBG staff will regionally coordinate semi-annual fair housing outreach and educational opportunities. The final milestone will be to coordinate 10 fair housing events by the end of the 2021 program year. Additionally, El Paso County will set the goal of increasing participant attendance by 10% each year.</p>

5	<b>Goal Name</b>	HM1 (Prevent Homelessness)
	<b>Goal Description</b>	Prevent homelessness. Utilize CDBG allocation to fund activities that assist eligible residents who are experiencing homelessness. The type of assistance may vary depending upon an individual's position on the homeless continuum, but the final milestone will be assisting at least 500 homeless residents by the end of the 2021 program year.
6	<b>Goal Name</b>	HM2 (PSH)
	<b>Goal Description</b>	Help those that are experiencing homelessness move quickly into permanent or permanent supportive housing, with specific focus on serving veterans, youth, and families with children. Utilize CDBG allocation to fund activities that assist eligible residents who are experiencing homelessness. The type of assistance may vary depending upon an individual's position on the homeless continuum, but the final milestone will be assisting at least 500 homeless residents by the end of the 2021 program year. Help those that are experiencing homelessness move quickly into permanent or permanent supportive housing, with specific focus on serving veterans, youth, and families with children.
7	<b>Goal Name</b>	HM3 (Emergency Housing Assistance)
	<b>Goal Description</b>	Increase the availability of emergency assistance. Utilize CDBG allocation to fund activities that assist eligible residents who are experiencing homelessness. The type of assistance may vary depending upon an individual's position on the homeless continuum, but the final milestone will be assisting at least 500 homeless residents by the end of the 2021 program year.
8	<b>Goal Name</b>	SN1 (Special Needs Housing)
	<b>Goal Description</b>	Help special needs residents obtain housing and remain housed while living independently as they choose. Utilize CDBG allocation to fund activities that assist special needs residents with housing needs. The final milestone will be assisting 50 special needs residents with housing assistance by the end of the 2021 program year.

9	<b>Goal Name</b>	SN2 (ADA)
	<b>Goal Description</b>	Reduce accessibility barriers (ADA compliance). Utilize CDBG allocation to fund activities that reduce accessibility barriers and help with ADA compliance. The final milestone will be providing CDBG assistance to five public facility/infrastructure activities that address physical accessibility barriers by the end of the 2021 program year.
10	<b>Goal Name</b>	CD1 (Improve Infrastructure)
	<b>Goal Description</b>	Improve infrastructure to foster accessible and livable neighborhoods and improve access to public amenities. Utilize CDBG allocation to improve infrastructure which fosters accessible and livable neighborhoods and improves access to public amenities. The final milestone will be providing CDBG assistance to five infrastructure activities in a qualifying low to moderate income area (LMA) by the end of the 2021 program year.
11	<b>Goal Name</b>	CD2 (Improve Facilities)
	<b>Goal Description</b>	Develop or improve facilities that provide services to low- to moderate income residents and specials needs populations. Utilize CDBG allocation to develop or improve facilities that provide services to low- to moderate income residents and special needs populations. The final milestone will be providing CDBG assistance to five public facility activities that provide services for low- to moderate income residents and special needs populations by the end of the 2021 program year.
12	<b>Goal Name</b>	CD3 (Improve Access to Services)
	<b>Goal Description</b>	Provide for and improve access to services to stabilize living situations and enhance quality of life, particularly for seniors, youth, and special needs populations. Utilize CDBG allocation to provide for and improve access to services to stabilize living situations and enhance quality of life, particularly for seniors, youth, and special needs populations. The final milestone will be assisting 1,000 residents (with particular focus on seniors, youth, and special needs populations) by the end of the 2021 program year.

13	<b>Goal Name</b>	CD4 (Expand Economic Opportunities)
	<b>Goal Description</b>	Expand economic opportunities for low- to moderate income residents. Utilize CDBG allocation to expand economic opportunities for low- to moderate income residents. The final milestone will be assisting 200 residents with employment training by the end of the 2021 program year.

**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)**

At this time, El Paso County is not a recipient of HOME funds. For information regarding the city of Colorado Springs’ utilization of HOME funds to provide affordable housing to LMI families, please review the Colorado Springs Housing and Community Initiatives Division’s Consolidated Plan.

## **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)**

At this time, the El Paso County CDBG Program is not under a Section 504 Voluntary Compliance Agreement. However, there is still a need for an increased number of accessible units within the El Paso County housing inventory, as discussed in the El Paso County Assessment of Fair Housing.

### **Activities to Increase Resident Involvements**

During El Paso County's completion of the Assessment of Fair Housing, it was identified that the most common housing discrimination complaint is disability discrimination complaints. In light of this, it was determined that fair housing education events would be focused on helping disabled persons understand their rights as a protected class of the Fair Housing Act. To further this goal, the following steps have been taken or are in the process of being undertaken:

- El Paso County's Fair Housing Month event will take place at the Fountain Valley Senior Center in the city of Fountain. This senior center primarily serves person 60 or older, meaning they are disproportionately likely to be disabled.
- Fair Housing resources have been gathered for the event, as well as a slideshow specifically designed to be easier to see for those with restricted sight, as well as resources in multiple languages to encourage participation from persons of low English proficiency.
- Future fair housing education opportunities will be offered in geographically distinct areas of the county to ensure ease of access for disabled LMI residents. Potential future locations include Calhan, Manitou Springs, and Palmer Lake.
- Efforts are underway to coordinate a region-wide fair housing event in an accessible location in Colorado Springs with the Colorado Springs CDBG program staff. Date and location are still TBD.
- El Paso County CDBG will continue to invite disability supportive service providers in the region (such as the Independence Center, Cheyenne Village, and Special Kids Special Families) to participate in our comment windows for documents such as the AFH and Consolidated Plan, as well as apply for CDBG funding.

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

No

### **Plan to remove the 'troubled' designation**

There are no public housing agencies in El Paso County designated as troubled under 24 CFR part 902.

At this time, there are no plans to remove the 'troubled' designation because there are currently no public housing agencies designated as troubled under 24 CFR part 902.



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

### **Barriers to Affordable Housing**

Perhaps the greatest fair housing issue facing the jurisdiction and region is a lack of housing units that are both affordable and accessible. Factors contributing to this include a lack of publicly supported accessible housing and a lack of housing units in a variety of ranges. To put this in perspective, the Independence Center provides vouchers specifically for affordable, accessible housing. There is a waitlist for these vouchers that is in excess of 200 people. The 2014 Housing Needs Assessment also demonstrates that the region has a surplus of 3+ bedroom housing units available, but a lack of 0 and 1-bedroom housing units. These factors not only create barriers to affordable housing for LMI residents, but decrease access to accessible units as well.

In a similar vein, another affordable housing issue is the lack of infrastructure between housing and public transportation, which perpetuates a disabled person's reliance on outside resources and only contributes to accessibility issues for those without a personal vehicle. There is a definitive shortcoming in the currently available public transportation, which needs more stops, more routes, and available times, particularly on the weekends.

According to the 2014 Housing Needs Assessment, it was recommended that the region engage in public education and outreach to increase residential investment. The community as a whole must develop a deeper understanding of the costs associated with an undersupply of affordable housing, such as lower achievement scores among school-age children, increased traffic congestion, increased commuting times and distance, increased need for road maintenance, and less time for volunteer and other civic activities. Additionally, it was recommended that affordable housing developers can help change negative perceptions through quality design that is compatible with existing surrounding neighborhoods. Every effort should be made to ensure that all affordable housing is well-designed, integrated into the neighborhood and effectively managed. Residents are sensitive to affordable housing being located in their neighborhoods due to the fear that affordable housing units will decrease property values. In reality, affordable housing developments that are well-designed, smartly-integrated and effectively managed have been shown to enhance property values rather than diminish them. The design and function elements of workforce housing is a topic that El Paso County staff and developers continue to have. Recent developments have ensured that this important component is well thought out and executed.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

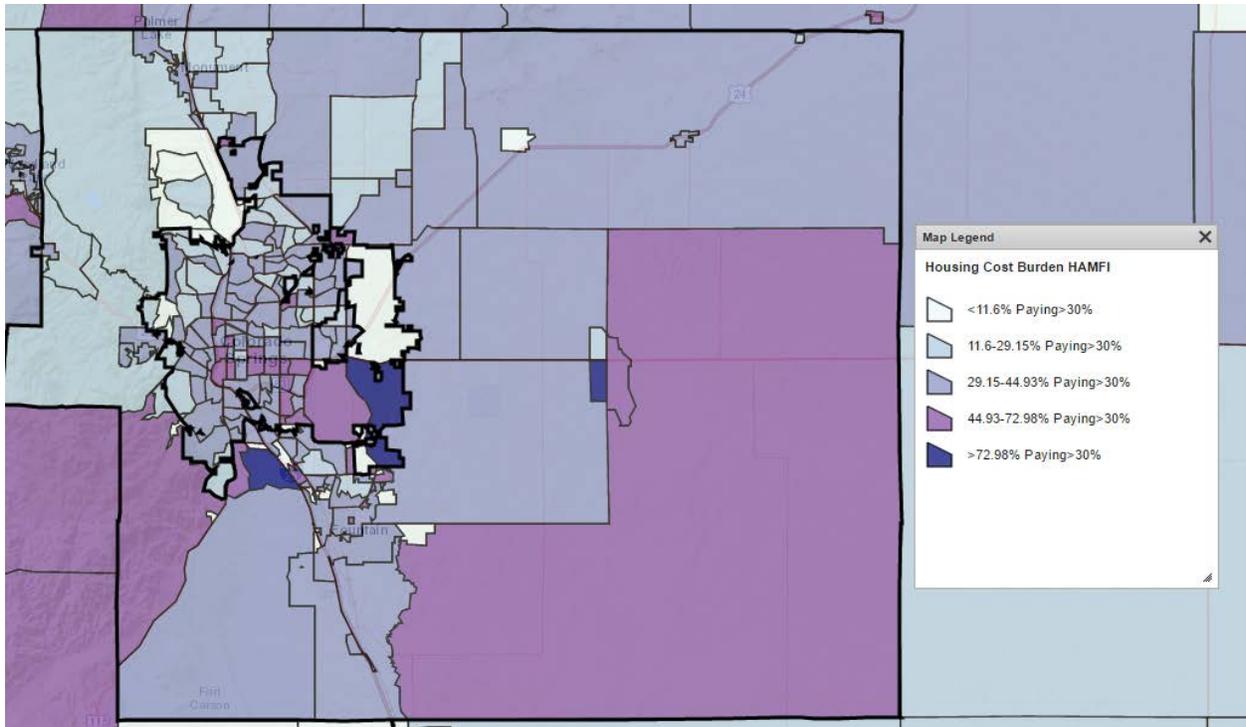
In order to ensure efforts to remove or ameliorate the barriers to affordable housing are effective, a holistic approach must be undertaken. No single improvement will be able to make a comprehensive difference in the lives of those in need of affordable housing. Rather, El Paso County's efforts seek to maximize the use of taxpayer dollars by addressing the areas of greatest need, while also seeking ways to incentivize public-private partnerships through the leveraging of CDBG funding and other resources.

As discussed in the El Paso County's Assessment on Fair Housing, public transportation is a major element missing from key areas of the county. However, equally important is ensuring that LMI persons can safely access the bus stops, even if they are disabled. For this reason, infrastructure improvements to roads and sidewalks, especially paths leading to a bus stop, are a priority for El Paso County CDBG funding. There are areas within El Paso County that have aging sidewalks with no wheelchair ramps, or completely lack sidewalks altogether and residents must walk along the street and risk their safety, or walk in dirt. Areas that pose a safety hazard to disabled persons, or may be deterrent to residents that could benefit from nearby public transit, are considered an integral key to improved transportation opportunities within the county. Future collaboration with the Mountain Metropolitan Transit and Fountain Transit (particularly where bus stops are located outside Colorado Springs city limits) will be equally important for ensuring current and future bus stops are quality amenities for residents. Key areas of focus will include the currently underway redevelopment of the unincorporated pocket of land between Manitou Springs and Colorado Springs. The infrastructure in Fountain and unincorporated pockets of the metropolitan area such as Cimarron Hills and Security-Widefield will also continue to be improved. Additional potential improvements to bus stops in LMI areas include street lights and crosswalks to improve pedestrian safety, and bus stop covers to provide shelter in inclement weather. These amenities will enable LMI residents to rely on public transportation as a safe, comfortable alternative to owning a private vehicle.

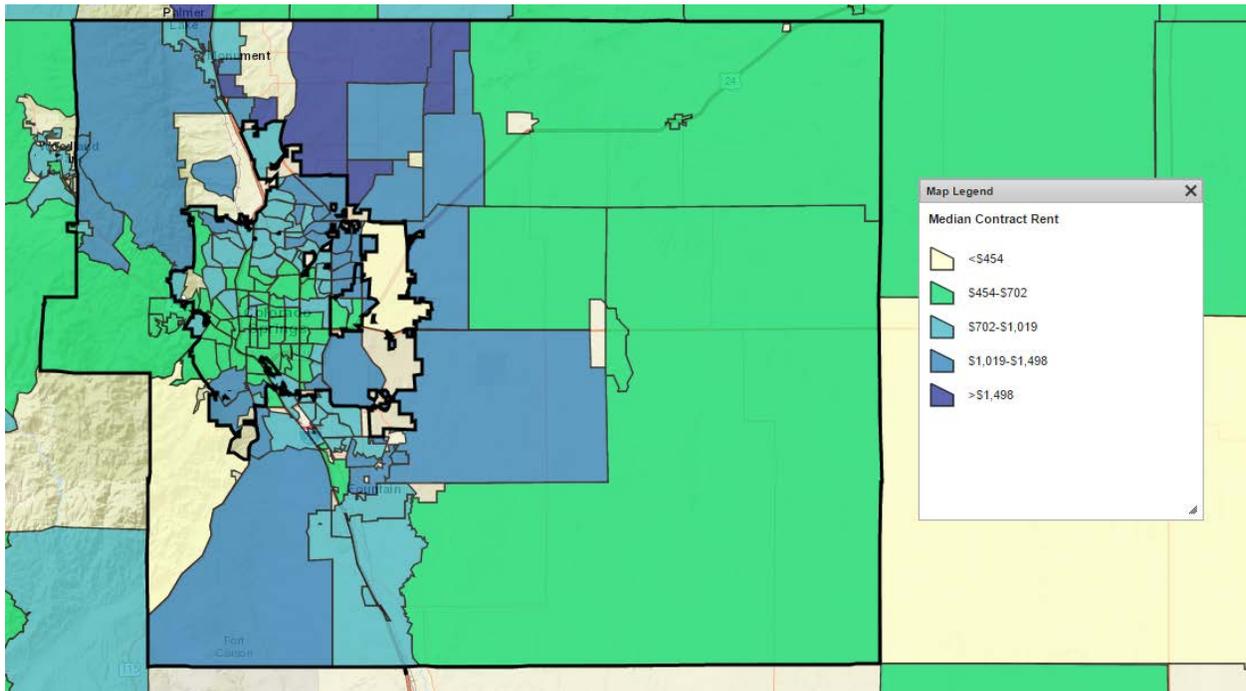
Improving the quality of existing owner occupied housing through rehabilitation in order to reduce housing problems and accessibility barriers in El Paso County will be another key component of ameliorating access to affordable housing. As previously discussed, providing seniors in El Paso County with the means to age in place contributes to the well-being of seniors and helps preserve the character of the neighborhood, which will slow or prevent the process of gentrification. This process will also help to preserve the quality of existing affordable housing stock, as well as increase the number of housing units in El Paso County with accessibility amenities.

While there is certainly a need for renter occupied housing rehabilitation as well, rehab in these units is dependent on the landlord being willing to rehabilitate the unit without necessarily raising the cost of rent on the tenant. If the rent is raised, then the unit may no longer be considered affordable and actually reduce the existing stock of available affordable housing.

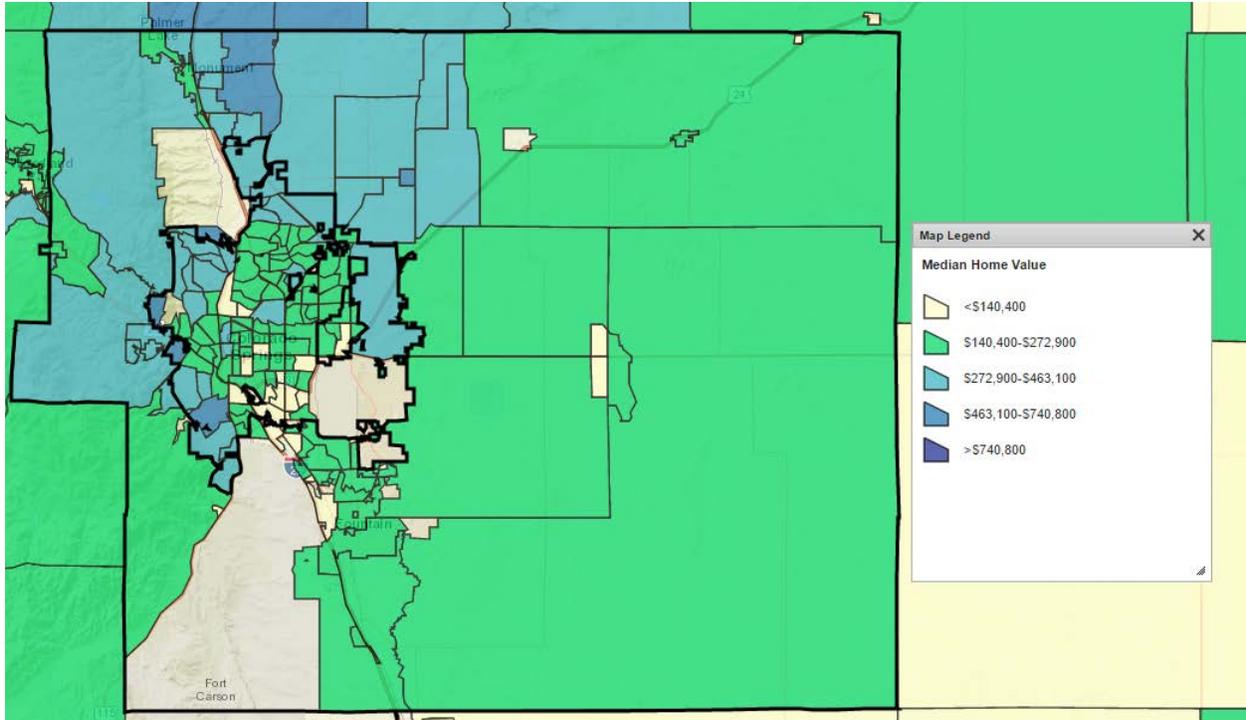
For senior citizens interested in aging in place, an already existing program in place is the senior property tax exemption. To qualify, seniors aged 65 or older must permanently reside at their property and be listed as the owner of record for a least ten consecutive years. While property taxes in El Paso County are generally considered to be low and reasonable, it is an additional safety net that can enable senior residents to maintain connections to their community.



**CPD Maps Housing Cost Burden**



**CPD Maps Median Contract Rent**



**CPD Maps Median Home Value**

## **SP-60 Homelessness Strategy – 91.215(d)**

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

As reported by the Independence Center, many of the homeless persons in El Paso County today are people who ‘fell through the cracks.’ That is to say, persons who willingly or unwittingly managed to avoid safety nets put in place by local agencies to prevent homelessness, and without knowledge of how to escape it, do not seek out the necessary resources to move forward. Other examples include persons who may be homeless but living with relatives or friends short-term, and as such do not utilize the complete supportive networks available, and homeless youth that avoid contact with agencies out of fear of getting in trouble or returned to their previous home. The Independence Center identifies that almost every example of homelessness is unique in some way, and as such there is no ‘one size fits all’ practice that will reach every family or individual that is experiencing homelessness.

Currently, the majority of outreach of homeless citizens is performed by the Colorado Springs Police Department’s Homeless Outreach Team (HOT). Since 2008, HOT has coordinated with service providers to help connect homeless persons with the agencies that best fit their needs. This team was recognized for their efforts in 2010 with the International Herman Goldstein Award for Excellence in Problem-Oriented Policing. In addition to HOT, Urban Peak has a Street Outreach Program to form relationships between their staff and homeless youth, with a goal to ultimately bring them into their shelter and connect them to services. Urban Peak estimates that their outreach case managers aid approximately 400 unduplicated youth every year. The El Paso County CDBG Program has funded Urban Peak’s program a number of times, specifically to improve their ability to provide services to homeless youth from outside Colorado Springs. At the time of its 2015 CDBG application, Urban Peak data indicated that approximately 10% of homeless youth served by their program originated from the El Paso County CDBG program jurisdiction.

Additionally, Catholic Charities of Central Colorado currently runs a Marian House Community Outreach program, which operates in the form of a truck five days a week that serves all of El Paso County. This truck then goes directly to where persons who are homeless or living below the poverty line and provides essential living items to them. While providing these living essentials, staff also connect recipients to community services, case management, and other self-sufficiency referrals. While this service is not targeted exclusively to homeless persons, the majority of persons they serve that are not homeless are at risk of becoming homeless.

At this time, HOT, the Urban Peak Street Outreach Program, and Catholic Charities of Central Colorado’s Marian House Community Outreach program are the primary forms of direct outreach to unsheltered persons. Other agencies, such as Springs Rescue Mission and Ecumenical Social Ministries allow homeless persons to come to them, and typically direct them to a welcome center where case managers assist in identifying the needs of each person.

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

As previously discussed in the Consolidated Plan goals section, it is a goal of the El Paso County CDBG program to aid the homeless in moving quickly into permanent and supportive housing, through the support and/or increase of transitional housing units. For unsheltered homeless, it becomes all too easy to lose important paperwork, contact information, etc. in the constant moving from one location to another. This issue can be further exacerbated by exhaustion or malnutrition if the unsheltered person is unable to secure consistent, nutritious meals. Emergency housing, such as shelters provided by agencies like Springs Rescue Mission and Urban Peak, may be a good step for avoiding inclement weather and getting connected to services. However, it has been documented in a study completed by the Independence Center that homeless persons living in shelter are handed a new set of issues to deal with, such as being robbed of their belongings or catching illnesses from being in constant close proximity of other residents.

For this reason, transitional housing that is in line with the issues the homeless person is currently struggling with (such as addiction, job acquisition, or mental illness), is an ideal second step. While transitional housing is offered by agencies such as Springs Rescue Mission and Ithaka Land Trust, oftentimes these services are not equipped to serve more than single person and limited options of homeless family units. Looking forward, increased opportunities for homeless family units to remain together in transitional housing may help mitigate the number of children found in emergency 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.**

As reported by the Independence Center, many of the homeless persons in El Paso County today are people who ‘fell through the cracks.’ That is to say, persons who willingly or unwittingly managed to avoid safety nets put in place by local agencies to prevent homelessness, and without knowledge of how to escape it, do not seek out the necessary resources to move forward. Other examples include persons who may be homeless but living with relatives or friends short-term, and as such do not utilize the complete supportive networks available, and homeless youth that avoids contact with agencies out of fear of getting in trouble or returned to their previous home. The Independence Center identifies that almost every example of homelessness is unique in some way, and as such there is no ‘one size fits all’ practice that will reach every family or individual that is experiencing homelessness.

In light of this, the El Paso County CDBG program chooses to continue its commitment to the Pikes Peak Continuum of Care, and combat homelessness through supporting local agencies that are seeking to expand their outreach and modes of service to homeless. Many of these smaller agencies are faith-based groups that attempt to fill gaps in service provided by larger services, such as Springs Rescue Mission.

When speaking directly to homeless veterans and their families, there are a number of local agencies tailored to specifically meet their needs. This includes Rocky Mountain Human Services’ Homes for all

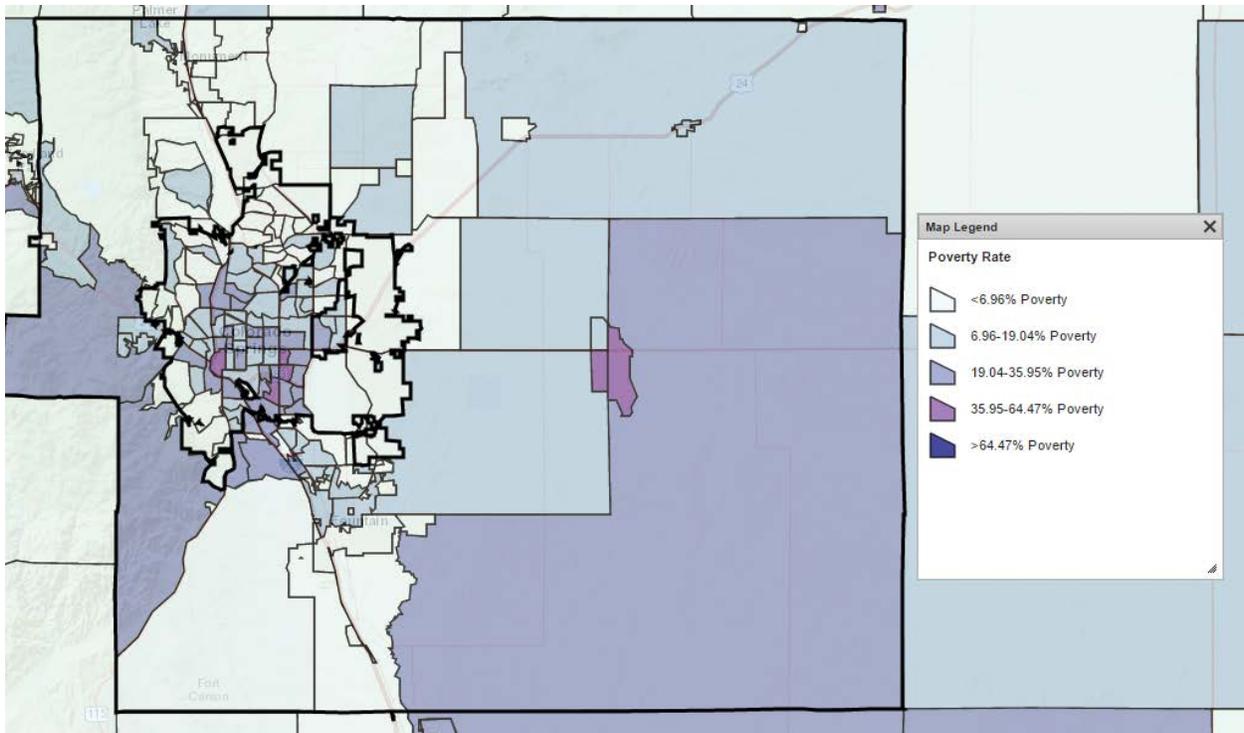
Veterans programs, Operation Homefront, and Homeward Pikes Peak Veteran Specific Housing. Ideally, future improvements will include the addition of more permanent supportive housing for the chronically homeless who suffer from severe mental or physical illnesses. Permanent supportive housing is also a goal identified by the USICH Opening Doors report, stating that it is an important step to ending chronic homelessness.

A common issue that is experienced in attempting to facilitate access to affordable housing units for individuals and families experiencing homelessness is the barrier between jurisdictions. Because the majority of homelessness services are offered within Colorado Springs, but the El Paso County CDBG program cannot be used within city limits, the program is limited to assisting only the homeless services that are able to successfully document exactly which clients originated outside of city limits. Other organizations that choose not to participate in this documentation, or lack the capacity, are unable to be considered.

**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 ideal method of assisting these low income individuals and their families is to increase the inventory of affordable housing. As discussed in the USICH (United States Interagency Council on Homelessness) Opening Doors report, affordable housing for those most at risk of experiencing homelessness (such as extremely low income individuals and their families) is a key component to preventing homelessness altogether. By providing residents with housing opportunities that allow to spend 30% or less of their income on housing, residents will have the financial security necessary to greatly reduce their chances of homelessness. Additionally, supportive affordable housing can serve as a transitioning location for persons escaping homelessness, which could help prevent homelessness recidivism. This is largely due to the fact that occupants of supportive housing will have the opportunity to learn self-sufficiency skills in a safe and stable environment.

Unique to areas outside of El Paso County, an issue often under-discussed in regional initiatives is rural homelessness. These persons may occupy severely substandard housing, living out of a car or van, and ‘couch surf’ with friends and relatives to avoid the lack of homeless services available in rural areas. Although these homeless persons may appear near-invisible in local data, it does not change the fact that they are in need of supportive services to prevent their situations from deteriorating further. Moving forward, the El Paso County CDBG program will continue to seek opportunities to mitigate rural homelessness, whether that is through the increase of supportive services in outlying areas (such as agencies that provide workforce training, low-cost health services, and youth services), or improvements to affordable housing.



**CPD Maps Poverty Rate**

Date of PIT Count: 1/24/2016

Population: Sheltered and Unsheltered Count

**Total Households and Persons**

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	513	172	0	275	<b>960</b>
Total Number of Persons	591	400	0	311	<b>1,302</b>
Number of Children (under age 18)	64	198		10	<b>272</b>
Number of Persons (18 to 24)	55	29	0	40	<b>124</b>
Number of Persons (over age 24)	472	173	0	261	<b>906</b>

**2016 PIT Count Total Households**

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

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

The majority of actions taken by El Paso County to address Lead Based Paint (LBP) hazards have been education and awareness based. El Paso County participated in Lead Poisoning Prevention Week 2016 by providing lead safety flyers in English and Spanish at the El Paso County Clerk and Recorder's Office (commonly referred to as the Centennial Hall building), which has a Department of Motor Vehicles service center on the first floor and access to the Board of County Commissioners auditorium on the second floor. El Paso County anticipates it will continue to participate in Lead Poisoning Prevention Week in future years, as well as expand its outreach to other county office locations throughout the county. Additionally, future fair housing education events will include information about compliance with federal requirements, as well as resources for families wishing to learn more about LBP hazards.

An important component of increasing access to housing without LBP hazards is rehabilitation and mitigating LBP hazards in already existing homes. Any housing rehabilitation done with CDBG funding requires confirmation of the age of the building on the El Paso County Assessor's website. Even if there are no children residing within the structure, any work that disturbs paint within a house built prior to 1979 requires LBP testing and/or abatement in order for work to commence. Additionally, furthering new development of multi-family housing in El Paso County will increase the availability of lead-free homes while also providing improving the amount of affordable housing available in El Paso County.

Brothers Redevelopment and the El Paso County Economic Development Department provides households and other interested parties with a copy of the booklet "Protecting Your Family from Lead in Your Home", upon request. Families with children under the age of seven living in pre-1978 homes are encouraged to have their children's blood tested for the presence of lead. This Division and the El Paso County Health Department are working to further educate the community and provide information on lead poisoning, specifically on the effects it has on children. Additionally, the CDBG program provides lead-based paint awareness pamphlets during lead awareness week.

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

According to a report released by the CDC in 2014, approximately 850 children were tested for blood lead levels that year. Of those children tested, 16 children were reported to have a blood lead level of 5-9 micrograms per deciliter. Additionally, 3 children were found to have a blood lead level in excess of 10 micrograms per deciliter. Only one address in the county had multiple children with confirmed excessive blood lead levels.

Based on this report level, there is evidence to suggest that the extent of children in El Paso County being exposed to lead based paint is relatively low. For this reason, continued participation in Lead Poisoning Prevention Week and educational outreach regarding lead based paint hazards is a reasonable action so as to improve the general community's knowledge of LBP hazards. Furthermore, continued vigilance regarding LBP hazards in owner-occupied housing rehabilitation projects will enable El Paso

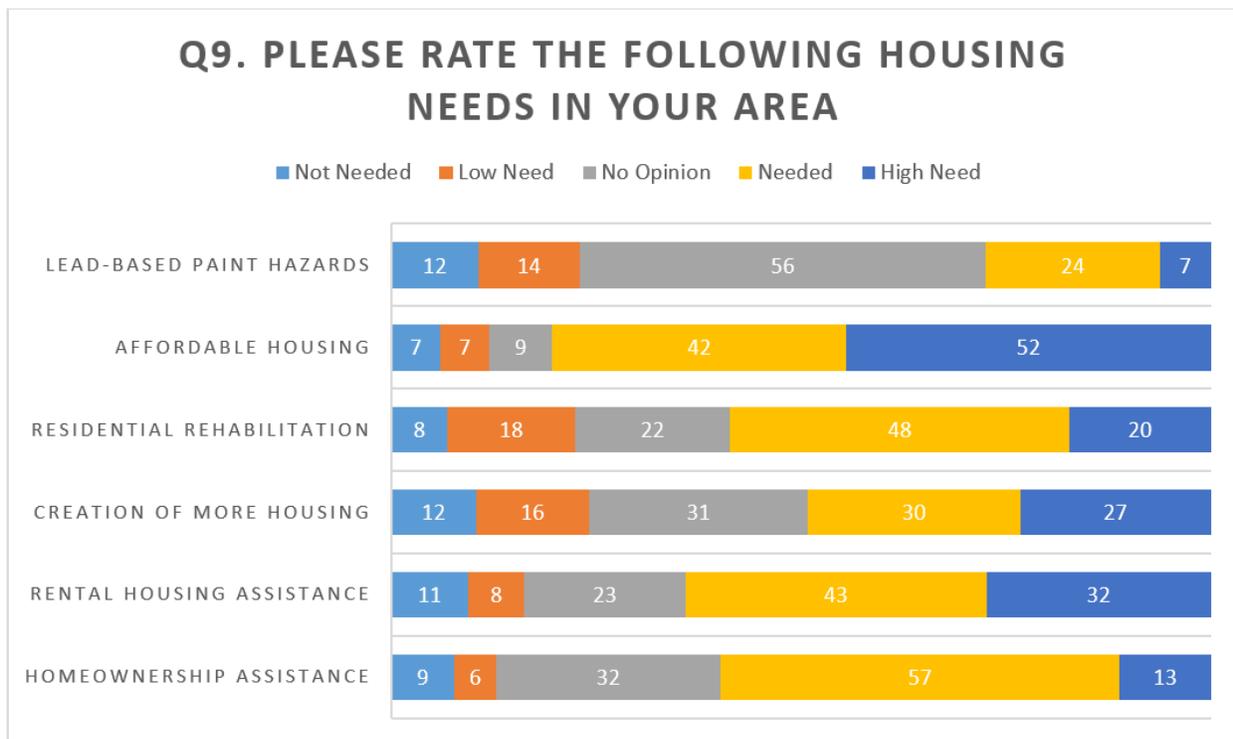
County to mitigate LBP hazards as they are discovered.

Responses from the El Paso County CDBG Program Consolidated Planning Process survey indicated that residents of El Paso County do not consider LBP hazards to be a major concern. The chart for Question 9 is attached to this section.

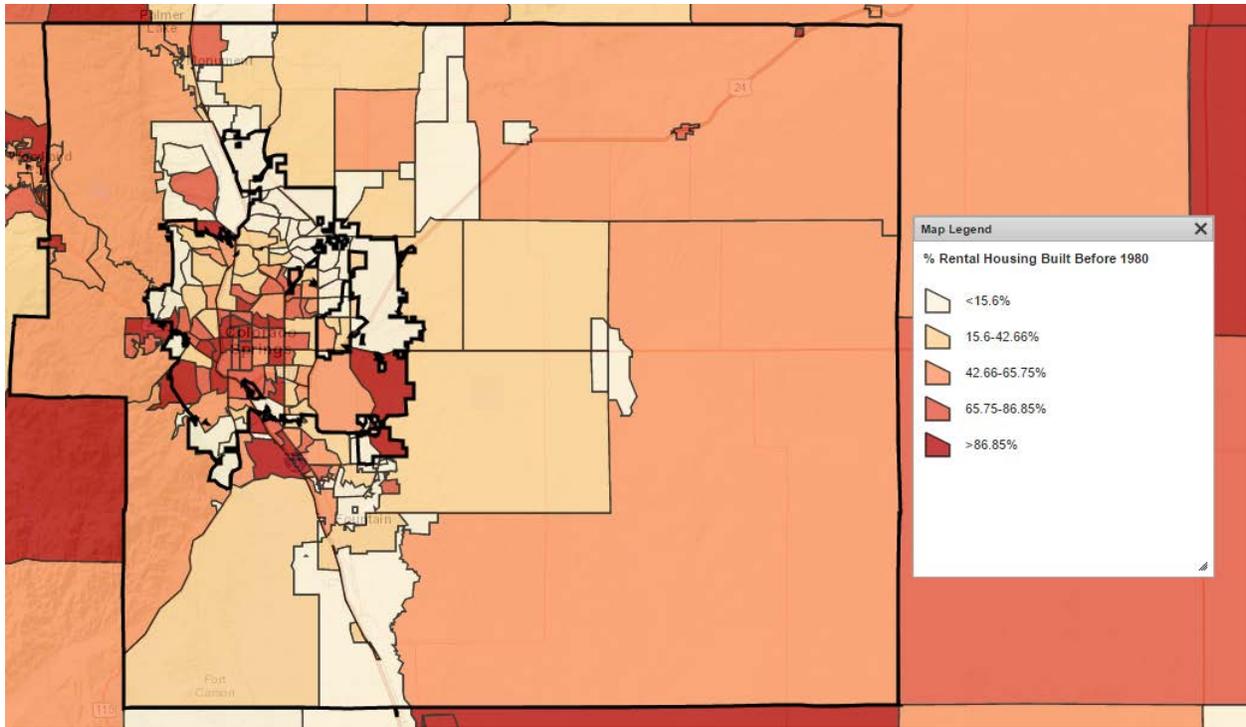
The majority of respondents listed “No Opinion” in regards to LBP hazards. Only 27% of respondents indicated that they believed LBP hazards to be a concern. Whether this is due to a lack of public education about LBP hazards or respondents living in mostly LBP hazard-free neighborhoods is not known.

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

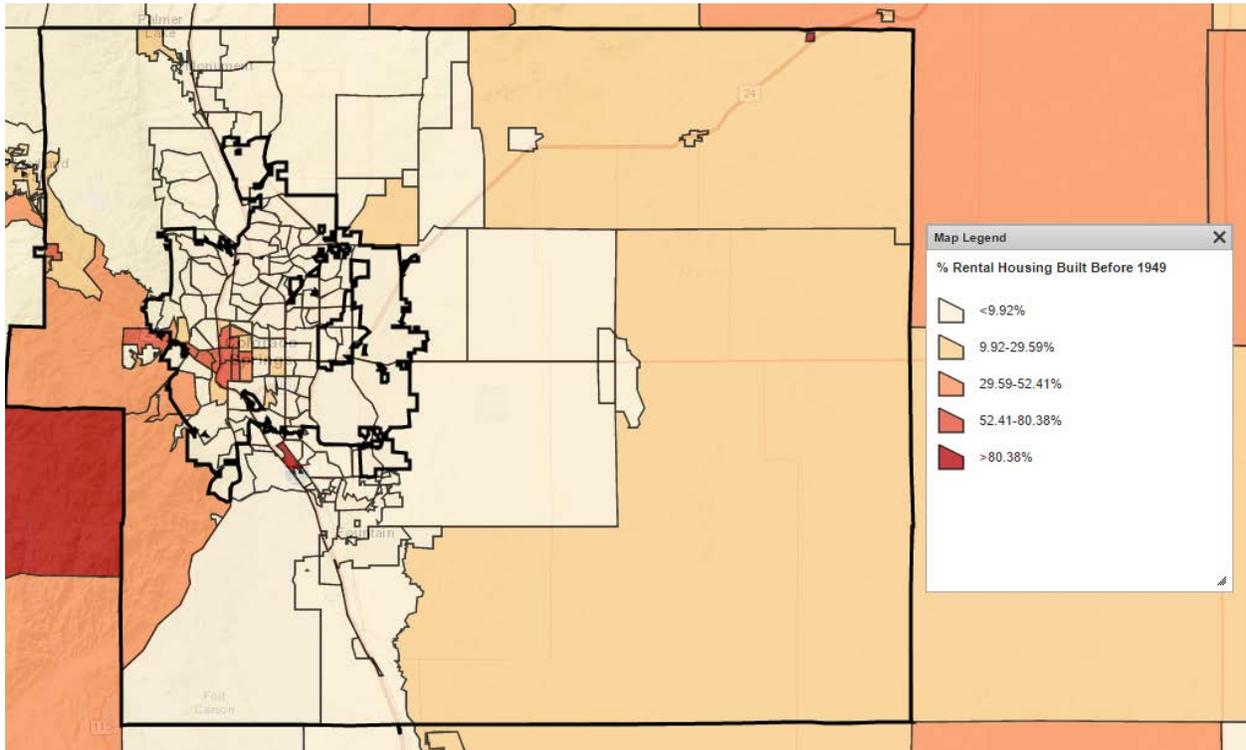
As discussed in the El Paso County’s Assessment on Fair Housing, four goals were pulled from the assessment and designed to address specific needs within the community. Two of these goals pertained to increasing fair housing education within El Paso County and maintaining a focus on rehabilitation of LMI owner-occupied homes. Fair housing education events will include LBP hazards as a part of the discussion, as well as resources for owner and renters who need additional information. As previously discussed, all housing rehabilitation funded by CDBG dollars is investigated to ensure that if the structure was built prior to 1979, it is tested for lead based paint, and if it is discovered, the hazards are mitigated as requirement of any rehab to ensure the safety of residents. These goals have now been integrated into the 2017 CDBG application process, and prioritized over less urgent needs.



**Question 9 Chart**



**CPD Maps % of Rental Housing Built Before 1980**



**CPD Maps % of Rental Housing Built Before 1949**



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

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

Reducing the number of poverty level families in El Paso County can be approached through a number of avenues. These avenues include:

- Increase workforce training for low-income families, to improve economic opportunities
- Increase opportunities to move into affordable housing, thereby reducing the housing burden on families or rehabilitation of existing homes, thereby improving quality of life while maintaining community bonds
- Investment in key infrastructure areas such as transportation to improve access to opportunities, including building in areas of opportunity
- Provision of tax credits to certain groups to maintain housing affordability
- Increased homeownership opportunities through the Single Family “Turnkey” Mortgage Program and Mortgage Credit Certificate Program
- Increase access to healthcare opportunities for rural populations

Simply put, the most obvious path to reducing the number of poverty-level families is improving their economic opportunities. However, economic opportunities for the jurisdiction as a whole do not necessarily translate to economic opportunities for poverty-level families. For this reason, programs focused on workforce training and financial literacy for low income individuals and families are a key component to any reduction in poverty. Increased understanding of best practices for personal finance, combined with improved interviewing or resume building skills, will improve the potential for poverty-level families to gain upward mobility.

Additional methods to address the problems faced by families in poverty include housing rehabilitation programs. Rehabilitation of housing reduces housing problems, improves energy efficiency, and can result in a net savings significant enough to prevent the family from becoming cost-burdened. While there is a clear need for the addition of affordable housing units, the needs of those in substandard housing can be more immediately addressed through housing rehabilitation. Furthermore, prospects to support housing developments in strategic areas of opportunity will be sought out and prioritized as they become available.

Another approach is to aid seniors and veterans by providing property tax exemptions. This benefit is particularly useful for seniors who are on fixed income and wish to age in place to maintain connections with their current neighbors and community. A similar program is also offered for veterans.

The El Paso County Economic Division has also sought to improve homeownership opportunities for families in El Paso County by offering the income-restricted Turnkey Mortgage Origination Program, which provides a down payment assistance grant equal to 4% of the mortgage amount. It can also be used jointly with the County’s Mortgage Credit Certificate (MCC) Program, which allows qualifying borrowers to receive an annual federal income tax credit equal to 50% of the annual they pay on their mortgage loan (up to \$2,000 a year). The goal of the income-restricted program is to help homeownership be more affordable to targeted homeowners within El Paso County. Both of these programs can help homeowners remain above the poverty level.

The El Paso County CDBG Program has also aimed to improve the quality of life for rural populations,

specifically rural families below the poverty line. This includes support of the Silver Key Meals on Wheels to seniors and Ronald McDonald Care Mobile operated by Peak Vista. Both of these services provide direct support to rural families in El Paso County that may have difficulties obtaining consistent healthcare of meals.

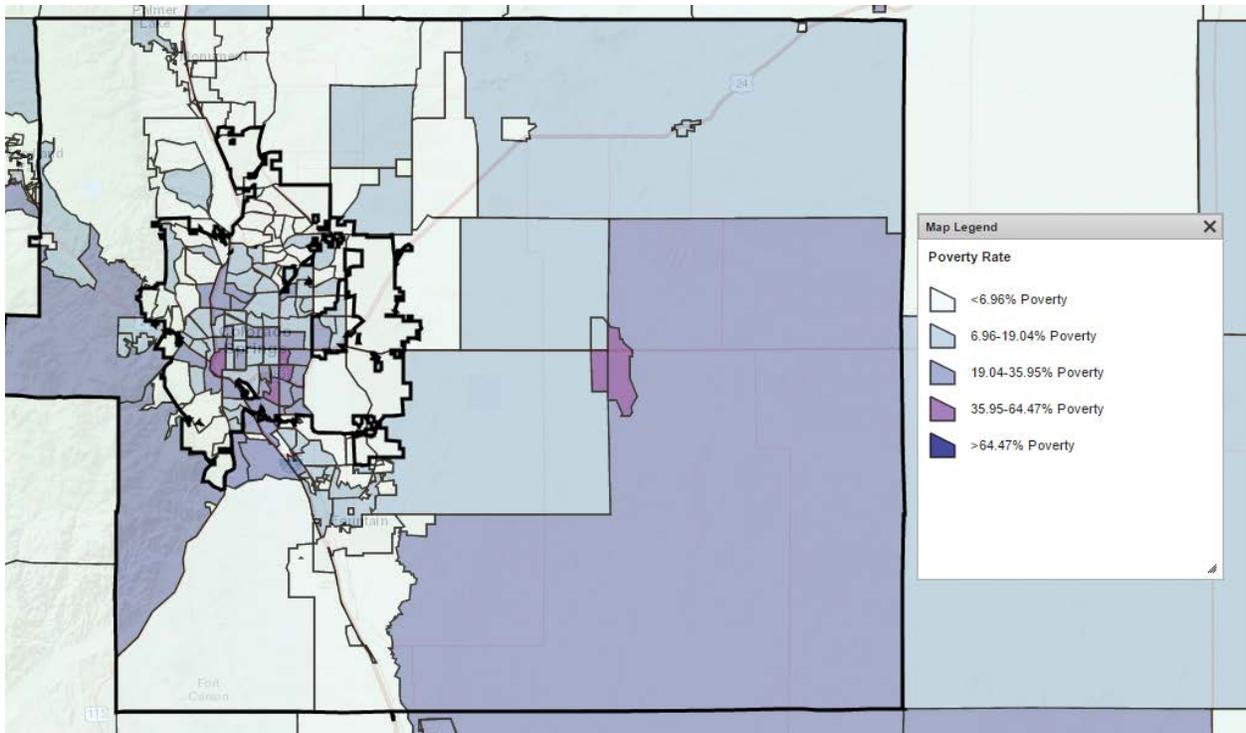
### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

At the completion of El Paso County's 2016 Assessment of Fair Housing, El Paso County's CDBG Program adopted four goals to reduce poverty while also increasing access to opportunities for those of low-to-moderate income:

- AFH1: Improve access to transportation services and infrastructure, remove impediments to mobility and increase access to opportunities
- AFH2: Assist in the development of additional publicly-supported affordable housing units in areas of opportunity
- AFH3: Rehabilitation of pre-existing housing inventory to increase affordable, accessible housing choices
- AFH4: Increase fair housing education, outreach and enforcement

These goals are ultimately designed to create a variety of placed-based strategies as well as emphasize development in areas of opportunity. By taking a holistic approach to the strategic use of CDBG funding, the program can maximize the effect it has on preventing and mitigating poverty in our county.

Additionally, local agencies such as the Pikes Peak Workforce Center (PPWFC) have established programs that help to increase self-sufficiency and employment opportunities in our community. These include the addition of adaptive technology to make job hunting and job training for disabled persons a much easier process. Volunteer opportunities for teenager and young adults also help to build resumes and increase job opportunities as they seek full-time employment. The PPWFC is the recipient of several grants, including Road 2 Work and Hire for Colorado. These programs help the long-term unemployed and persons exiting the corrections system find gainful employment.



**CPD Maps Poverty Rate**

## **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**

El Paso County monitors the expenditure of CDBG funds through the use of detailed contracts supplemented by monitoring, evaluations and reports. For each project or program funded, the County and the subrecipient enters into a contract that describes the scope of work, a budget and reporting requirements. The contract also indicates the level and type of monitoring that can be expected. All recipients of CDBG funds through the County are subject to monitoring for regulatory and statutory compliance. CDBG Staff is responsible for ensuring that subrecipients and contractors comply with all regulations and requirements governing their administrative, financial and programmatic operations. There are two types of monitoring the County will implement: report monitoring and on-site monitoring. Upon completion of an annual risk assessment, an annual monitoring schedule will be drafted. The schedule will identify whether the monitoring will be a report or on-site review. In either case, a written notification of the review process and information regarding the materials needed for the monitoring review will be sent to the fund recipient about two weeks prior to the review.

Report monitoring will occur at least once per quarter where CDBG staff will review programmatic and financial aspects of subrecipient activities. Subrecipients will be required to submit various reports as directed by contract. In addition to the reviews of performance reports, the reviews are helpful in evaluating the status of projects. This type of monitoring may help to identify the need for technical assistance or reveal the need for a more thorough monitoring review, such as on-site monitoring. New projects and new subrecipients will receive at least one on-site monitoring visit and projects that have been funded in the past and do not exhibit any risk factors may not require on-site visits. CDBG staff will make on-site monitoring visits to selected subrecipients each year based on factors such as the amount of time since the last onsite monitoring visit; if there were problems revealed during the last monitoring visit; if the program reports indicate a need for onsite monitoring; if there have been significant changes in subrecipient staff; or the size of the grant. Agencies that have an excellent track record with CDBG compliance may be viewed as low-risk. Agencies that have had findings or other indications of concern may be monitored more frequently.

The reports from such monitoring reviews are generally issued to the subrecipient within two weeks from the time of their review with a follow up to ensure the report was both accurate and fully understood by the subrecipient. This includes assuring that performance goals are achieved within the scheduled timeframe and budget, and when necessary, taking appropriate actions when performance problems arise. The specific details of monitoring requirements and action will be provided to each subrecipient receiving CDBG funds from the County.

The County has also set a number of internal measurements to ensure we remain compliant with applicable fair housing and equal opportunity laws. Starting with calendar year 2017, County CDBG staff have begun hosting biannual fair housing education events. These events ensure our program continues to increase its outreach and impact on residents, as well as keep our staff up-to-date on changes in fair

housing laws. Furthermore, El Paso County's annual application selection process involves a 12-member volunteer review board (the Community Development Action Board) selecting which projects to recommend to the Board of County Commissioners. This board of volunteers is comprised of residents from all around the county. These members have been briefed about the importance of the Assessment of Fair Housing goals, including the necessity of prioritizing projects that meet AFH priority needs.

## Expected Resources

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

#### Introduction

CDBG funds are a primary funding source for El Paso County’s housing, community and economic development needs throughout the County. This grant will be used to address the priority needs, goals, and objectives outlined in the Consolidated Plan. The funds will be used to support activities consistent with the National Objectives for the CDBG program, as established by HUD. No program income is anticipated to be created from prior year projects.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	937,983	0	240,651	1,178,634	0	

Table 58 - 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 CDBG allocation on its own will not be able to address all the needs identified in the Consolidated Plan. It is important to leverage both financial and intellectual resources to accomplish the goals of the program.

In addition to utilizing the sources mentioned above, the County will take prudent actions to assist other agencies and organizations in applying for all available funds and leveraging other resources to implement the strategies and programs. Also, while there is no Federal match requirement for the CDBG program, the County will find more weight in applications that do propose to match funds.

The County will also work with a network of representatives from the private lending community, financial experts, private and non-profit developers, and consultants, who can provide technical expertise. The County will also submit letters of support and certificates of consistency for project applications which support the goals and objectives found in the Consolidated Plan.

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

Not applicable. There is no publicly owned land or property that can be used to address the needs identified in the plan.

**Discussion**

The County will take financially prudent actions to assist other agencies and organizations in applying for all available funds and leveraging other resources to implement the strategies and programs. Also, while there is no federal match requirement for the CDBG program, the County will find more weight in applications that do propose to match funds. For the 2017 program year, \$937,983.00 was allocated to our program from HUD. An additional \$240,651.00 will be pulled from prior year resources, which is the result of projects coming in under budget or being cancelled. Together, the total budget from the 2017 El Paso County CDBG Program Year will be \$1,178,634.00.

## 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	AFH1 (Transportation Access)	2017	2021	Non-Housing Community Development Assessment of Fair Housing		AFH1 (Transportation Needs)	CDBG: \$210,309	Other: 1 Other
3	AFH3 (Housing Rehabilitation)	2017	2021	Housing Rehabilitation		AFH3 (Housing Rehabilitation Needs)	CDBG: \$200,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit
4	AFH4 (Fair Housing Education)	2017	2021	Assessment of Fair Housing		AFH4 (Fair Housing Education Needs)	CDBG: \$18,500	Other: 2 Other
6	HM2 (PSH)	2017	2021	Homeless		HM2 (PSH)	CDBG: \$15,000	Housing for Homeless added: 100 Household Housing Unit
7	HM3 (Emergency Housing Assistance)	2017	2021	Homeless		HM3 (Emergency Housing Assistance)	CDBG: \$10,000	Homelessness Prevention: 100 Persons Assisted
9	SN2 (ADA)	2017	2021	Non-Housing Community Development		SN2 (ADA)	CDBG: \$230,000	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	CD1 (Improve Infrastructure)	2017	2021	Non-Housing Community Development		CD1 (Improve Infrastructure)	CDBG: \$60,000	Other: 1 Other
11	CD2 (Improve Facilities)	2017	2021	Non-Housing Community Development		CD2 (Improve Facilities)	CDBG: \$189,000	Other: 1 Other
12	CD3 (Improve Access to Services)	2017	2021	Non-Housing Community Development		CD3 (Improve Access to Services)	CDBG: \$34,768	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
13	CD4 (Expand Economic Opportunities)	2017	2021	Non-Housing Community Development		CD4 (Expand Economic Opportunities)	CDBG: \$23,461	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted

Table 59 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	AFH1 (Transportation Access)
	<b>Goal Description</b>	Utilize CDBG allocation to annually fund one activity per year related to transportation accessibility which will serve to strengthen regional collaboration and transportation connections that increase access to opportunity.
3	<b>Goal Name</b>	AFH3 (Housing Rehabilitation)
	<b>Goal Description</b>	Utilize CDBG allocation to annually fund activities that rehabilitate income-eligible, owner occupied housing and publicly-supported housing to increase the number of accessible units, with a goal to rehabilitate 5 homes annually.

4	<b>Goal Name</b>	AFH4 (Fair Housing Education)
	<b>Goal Description</b>	El Paso County CDBG staff will regionally coordinate semi-annual fair housing outreach and educational opportunities. At least two fair housing events will be held in each program year, with efforts to have 10% increased participation each year.
6	<b>Goal Name</b>	HM2 (PSH)
	<b>Goal Description</b>	Help those that are experiencing homelessness move quickly into permanent or permanent supportive housing, with specific focus on serving veterans, youth, and families with children, with an annual goal to assist 100 homeless persons a year (which is tied into goal HM3).
7	<b>Goal Name</b>	HM3 (Emergency Housing Assistance)
	<b>Goal Description</b>	Increase the availability of emergency assistance to stabilize living situations, with an annual goal to assist 100 homeless persons a year (tied into HM2).
9	<b>Goal Name</b>	SN2 (ADA)
	<b>Goal Description</b>	Reduce accessibility barriers through ADA compliance, with an annual goal to fund 1 ADA improvement project a year.
10	<b>Goal Name</b>	CD1 (Improve Infrastructure)
	<b>Goal Description</b>	Improve infrastructure to foster accessible and livable neighborhoods and improve access to public amenities, with an annual goal of supporting one infrastructure activity in an LMA block group.
11	<b>Goal Name</b>	CD2 (Improve Facilities)
	<b>Goal Description</b>	Annually develop at least one facility that provides services to low- to moderate income residents and special needs populations.
12	<b>Goal Name</b>	CD3 (Improve Access to Services)
	<b>Goal Description</b>	Provide for and improve access to services to stabilize living situations and enhance quality of life, particularly for seniors, youth, and special needs populations, with an annual goal of serving 200 LMI persons.

<b>13</b>	<b>Goal Name</b>	CD4 (Expand Economic Opportunities)
	<b>Goal Description</b>	Expand economic opportunities for low- to moderate income residents, with an annual goal of assisting 40 LMI persons.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The 2017 program year is the first year that El Paso County will be selecting projects under the guidance of the Assessment of Fair Housing and the four goals subsequently developed as a result of the analysis. All projects selected for the 2017-2021 program years will meet at least one of the of the goals listed in this Consolidated Plan, as well as address the associated priority need. However, applications that met one of our four AFH goals were given higher priority and greater consideration during the recommendation process completed by the Community Development Action Board.

### Projects

#	Project Name
1	2017 Housing Project
2	2017 Infrastructure Project
3	2017 Public Facility Project
4	2017 Public Service Project
5	2017 Administration/Planning

Table 60 – Project Information

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

As previously discussed, allocation was prioritized based on information from the recently completed Assessment of Fair Housing and the corresponding four goals. Of the 15 projects selected for the 2017 program year, five have listed an AFH goal as the primary need that will be met as a result of their project. Others will also technically meet AFH goals, but it was not listed on the application as a primary goal. Distributing projects throughout the county while maintaining projects in the prioritization areas discussed in SP-10 was also a major factor in the determinations. Due to the size of El Paso County, addressing multiple areas of need is to the benefit of the community as a whole.

An obstacle met in the process of reviewing applications was a lack of applications that listed one of the four AFH goals as the primary need, specifically in the public services category. Of the seven public service projects, only 2 were able to list AFH goals as a primary need to be addressed. While meeting non-AFH related goals (such as preventing homelessness and expanding economic opportunities for LMI residents) is part of a holistic approach to improving El Paso County as a whole, these projects were analyzed more so on the capacity of the organization and their history of success without CDBG funds.

Another obstacle met is obtaining applications from local non-profits that can demonstrate a history of

capacity, particularly from those who choose to submit ambitious applications. However, given the limited funding available, attracting larger organizations that can confidently demonstrate this level of capacity is difficult at best. While the El Paso County CDBG program is always happy to provide any technical assistance needed, consideration must also be given to the possibility that smaller organizations may lack the ability to successfully apply CDBG funding to their activities or alter their structure to comply with federal regulations.

Lastly, there is always more need than funding available. Even applications that appear to be very promising may be ultimately denied because of funding being prioritized to other areas. Inevitably worthwhile programs will be set aside, with the hope that in future program years the application will be re-submitted and perhaps funded at a future date.

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

1	<b>Project Name</b>	2017 Housing Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	AFH3 (Housing Rehabilitation)
	<b>Needs Addressed</b>	AFH3 (Housing Rehabilitation Needs) SN1 (Special Needs Housing) SN2 (ADA)
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	2017 Housing Project
	<b>Target Date</b>	3/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 20 elderly/frail elderly of low-to-moderate income will benefit from the Calhan Housing Authority's rehabilitation of the bathrooms in their Silvercrest Villas public housing. Approximately 15 low-to-moderate income households in owner-occupied housing will benefit from Brothers Redevelopment's emergency and accessibility rehabilitation activity in the 2017 program year.
	<b>Location Description</b>	Activities will be located in Calhan, El Paso County and various site-specific addresses throughout the unincorporated county.
<b>Planned Activities</b>	Brothers Redevelopment will be performing emergency and accessibility rehabilitation to owner-occupied housing in unincorporated El Paso County. The Calhan Housing Authority will be performing ADA accessibility improvements to the bathrooms at the Silvercrest Villas senior public housing complex. Shower/tub combinations will be replaced with walk-in showers that have a folding bench for increased safety and accessibility for the elderly and disabled.	
2	<b>Project Name</b>	2017 Infrastructure Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	AFH1 (Transportation Access) SN2 (ADA) CD1 (Improve Infrastructure)
	<b>Needs Addressed</b>	AFH1 (Transportation Needs) SN2 (ADA) CD1 (Improve Infrastructure)
	<b>Funding</b>	CDBG: \$463,937
	<b>Description</b>	2017 Infrastructure Project encompasses all infrastructure activities to be completed during the 2017 Program Year.

	<b>Target Date</b>	3/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that more than 3,000 LMI persons will benefit collectively from the planned infrastructure activities.
	<b>Location Description</b>	Infrastructure activities will be located across El Paso County in the City of Fountain, the City of Manitou Springs, the Town of Calhan, and unincorporated El Paso County.
	<b>Planned Activities</b>	The town of Calhan will be replacing aging and damaged sewer lines as well as installing new manholes to facilitate future pipeline maintenance and backup mitigation. El Paso County's Public Works department will be repairing and replacing aging and damaged sidewalk that lacks pedestrian ramps in the Colorado Centre neighborhood in unincorporated El Paso County. The city of Manitou Springs will be installing new ADA sidewalks and crosswalks in an LMA area near a school. The city of Fountain will be undertaking ADA improvements in a LMA neighborhood.
<b>3</b>	<b>Project Name</b>	2017 Public Facility Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	CD2 (Improve Facilities)
	<b>Needs Addressed</b>	SN2 (ADA) CD2 (Improve Facilities) CD3 (Improve Access to Services)
	<b>Funding</b>	CDBG: \$189,000
	<b>Description</b>	2017 Public Facility Project encompasses all 2017 Program Year public facility activities.
	<b>Target Date</b>	3/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2,225 low-to-moderate income residents will benefit from the two public facility activities planned. In particular, disabled and elderly persons will benefit from the elevator addition the Manitou Arts Center and the ADA improvements to Widefield Community Park. Families with children will also benefit from the improvements to Widefield Community Park.

	<b>Location Description</b>	One public facility will be undertaken in Manitou Springs, and the other will be located in the unincorporated area of El Paso County commonly referred to as Security-Widefield. Both public facility activities will be undertaken in LMA block groups.
	<b>Planned Activities</b>	The non-profit Manitou Arts Center will be performing the final needed ADA Improvement in their public facility building to make it 100% ADA compliant. Improvements will consist of the installation of an ADA elevator in the already-existing elevator shaft. El Paso County Community Services department will be undertaking improvements in the Widefield Community Park, which will include ADA improvements and increased lighting around park structures for safety.
<b>4</b>	<b>Project Name</b>	2017 Public Service Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	AFH1 (Transportation Access) AFH4 (Fair Housing Education) HM2 (PSH) HM3 (Emergency Housing Assistance) CD3 (Improve Access to Services) CD4 (Expand Economic Opportunities)
	<b>Needs Addressed</b>	AFH1 (Transportation Needs) AFH4 (Fair Housing Education Needs) HM1 (Prevent Homelessness) HM2 (PSH) HM3 (Emergency Housing Assistance) CD3 (Improve Access to Services) CD4 (Expand Economic Opportunities)
	<b>Funding</b>	CDBG: \$138,101
	<b>Description</b>	The 2017 Public Service Project will encompass all 2017 Program Year public service activities.
	<b>Target Date</b>	3/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that approximately 800 LMI residents will benefit from these public services activities. Residents include, but are not limited to, homeless youth, abused/neglected children, female-headed households, elderly, and disabled. Most public service projects will serve more than one type exclusively and will actually improve opportunities for multiple types of non-homeless special needs populations.

	<b>Location Description</b>	These public services have offices in various areas across the county, but all of them utilize a tracking system to ensure all residents assisted under the El Paso County CDBG Program reside outside the Colorado Springs city limits.
	<b>Planned Activities</b>	For the 2017 Program Year, the El Paso County CDBG Program will partner with the following public service agencies for expand services: Community Partnership for Child Development (Behavioral Health Program), CASA (SEPT Program), Urban Peak (Emergency Shelter), Women's Resource Agency (Women's Choices), Tri-lakes Cares (Housing & Utility Assistance), Silver Key Senior Services (Transportation Driver), and Brothers Redevelopment (Comprehensive Housing Counseling).
<b>5</b>	<b>Project Name</b>	2017 Administration/Planning
	<b>Target Area</b>	
	<b>Goals Supported</b>	AFH4 (Fair Housing Education)
	<b>Needs Addressed</b>	AFH1 (Transportation Needs) AFH2 (Affordable Housing Needs) AFH3 (Housing Rehabilitation Needs) AFH4 (Fair Housing Education Needs) HM1 (Prevent Homelessness) HM2 (PSH) HM3 (Emergency Housing Assistance) SN1 (Special Needs Housing) SN2 (ADA) CD1 (Improve Infrastructure) CD2 (Improve Facilities) CD3 (Improve Access to Services) CD4 (Expand Economic Opportunities)
	<b>Funding</b>	CDBG: \$187,799
	<b>Description</b>	All 2017 Program Year administration and planning will fall under this project, with an annual goal to host 2 fair housing events each year.
	<b>Target Date</b>	3/31/2018

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>All residents that benefit from our public service, infrastructure, public facility, and housing activities indirectly benefit from the administration and planning project. Additionally, elderly and disabled residents in particular will benefit from this project as the fair housing events scheduled for the 2017 program year will focus on empowering and educating residents on fair housing law, particularly in regards to disability and helping disabled persons file a fair housing discrimination claim.</p>
<p><b>Location Description</b></p>	<p>Location will primarily be the El Paso County Economic Development Division, currently located at 200 S. Cascade Avenue, Suite 150 Colorado Springs, CO 80903. CDBG Staff will go onsite to activities as needed for monitoring, technical assistance, and site reviews.</p>
<p><b>Planned Activities</b></p>	<p>Two fair housing events will be scheduled for the 2017 Program Year, and other activities under the planning/administration project will include providing technical assistance to subrecipients, development and submission of plans and reports to HUD, and other CDBG administration activities and costs.</p>

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

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

Geographic areas of entitlement are based on HUD recognized LMA block groups within the jurisdiction. In particular, geographic areas where multiple LMA block groups are identified are given higher priority than smaller, isolated ones. A summary of these high priority areas are as follows:

- Security-Widefield: This unincorporated area of El Paso County has a number of LMA block groups, almost all of them either immediately adjacent to Fort Carson or the city of Fountain. An unincorporated portion of the county, it has the highest concentrations of persons of Black and Hispanic race/ethnicity. This area also includes the community referred to as Stratmoor Valley. This areas has both a concentration of low income persons, as well as minority concentrations.
- City of Fountain: This municipality south of Colorado Springs also has a number of LMA block groups, two of which have the highest LMI resident concentrations in the county. Additionally, some of the block groups are located relatively close to the LMA block groups in Security-Widefield. Racial/ethnic minority concentration is higher in this municipality than the majority of the county.
- Cimarron Hills: This community on the east side of the County includes pockets of unincorporated El Paso County. Some of these pockets qualify as LMA block groups, and many of them are in need of infrastructure improvements. This is a concentration of low-income persons that is known to be underserved.

### Geographic Distribution

Target Area	Percentage of Funds

Table 61 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The rationale behind priority locations in the county is exclusively based on the number of LMA blocks groups in the area, and the amount of minority concentration. Other LMA block groups in the county are also considered of strategic importance, specifically in improving ADA accessibility and transportation, but the aforementioned locations are considered to be the highest need areas.

During deliberations conducted by the Community Development Action Board, the determination has been made to spread funding across needy areas in the county, rather than focusing a year's funding exclusively on one geographic area of entitlement. This process also allows for multi-year projects in areas such as Fountain or Security-Widefield to be phased in over time and across multiple funding years. This approach typically results in a more holistic approach to community improvements, and also increases support from residents as well as local agencies. Typically, projects aimed to improve the

geographic low-to-moderate income areas are given priority.

## **Discussion**

With the newfound guidance of the Assessment of Fair Housing, the El Paso County CDBG program is eager to begin the implementation of the strategic goals created as a result of the AFH. Use of the AFH goals in prioritizing projects in geographic areas of entitlement will increase access to opportunities and act as a catalyst for long-term improvements to designated areas. Key investments in public infrastructure, public facilities, and public services will have multi-faceted, far-reaching improvements for the areas those programs serve.

## Affordable Housing

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

#### Introduction

While the El Paso County CDBG Program cannot build new affordable housing units, support of affordable continues through our program in a variety of ways. This includes homeowner rehabilitation assistance, emergency rent and utility assistance, and infrastructure improvements in affordable housing areas. Homeowner rehabilitation assistance helps maintain affordable homes in our community, as well as help the homeowners continue to enjoy the benefits of homeownership. Emergency rent and utility assistance provides struggling families with a support system that prevents homelessness, and infrastructure helps affordable housing areas maintain serviceability for disabled persons as well as improved quality of life through access to opportunities.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

**Table 62 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	35

**Table 63 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Affordable housing continues to be an ongoing need in our community, but through strategic use of funding, the El Paso County CDBG Program aims to address the need in a holistic, multi-pronged approach. Continued collaboration with municipalities and public housing agencies will be necessary to increase the reach and leveraging power of CDBG dollars. Regional collaboration and investment in key areas of the community will also continue to be imperative aspects of our continued success.

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

### **Introduction**

Public housing is a scarce resource in El Paso County, specifically outside of the city of Colorado Springs. For this reason, developing a new partnership with the Calhan Housing Authority, which manages a senior public housing community known as Silvercrest Villas, has been a significant priority for the El Paso County CDBG Program. This aging public housing is in need of significant rehabilitation, and is located in an area of the county that has limited resources available.

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

The El Paso County CDBG Program has approved an activity for 2017 that will provide the Calhan Housing Authority the funding necessary to replace install ADA accessible showers in all of their Silvercrest Villa housing units. These low-clearance showers will also feature benches to help public housing residents shower safely. Additionally, it will make the public housing community more attractive for seniors who are already disabled, and reduce barriers to affordable housing that they may currently experience.

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

Discussions are currently underway to conduct a fair housing event at the community center in Silvercrest Villas. Tentative plans include an event in October 2017, where housing residents will be given the opportunity to learn more about fair housing law and how to empower themselves as public housing residents. This event is also planned to be open to the public, so that residents of Calhan and surrounding rural areas will have the opportunity to understand their rights.

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

At this time, there is no PHA in El Paso County that is designated as troubled.

### **Discussion**

It is the hope of the El Paso County CDBG Program that continued involvement and improvements to the Silvercrest Villas public housing community will help to preserve quality affordable housing for seniors. Maintaining existing affordable housing is a component of our AFH goals, and by continuing strategic partnerships with the Calhan Housing Authority and Town of Calhan, the quality of life for residents of rural El Paso County can be improved. Given the fact that the entire town of Calhan is considered to be a LMI area, there is little doubt that these improvements are sorely needed.

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

### **Introduction**

The El Paso County CDBG Program continues to support homelessness outreach and homelessness prevention in our community; however, our program does not typically receive a large volume of homelessness related applications, and the 2017 program year has been no exception. While there are several agencies that continue to frequently apply for funding to improve their homelessness initiatives, it is uncommon for new agencies to consider application. A contributing factor of this is the homelessness concentration in Colorado Springs, making the use of CDBG dollars specifically for outside the city's jurisdiction difficult for certain agencies. Fortunately, the agencies who do frequently apply have proven their capacity to handle CDBG dollars and contribute meaningful results to our program.

### **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**

The El Paso County CDBG Program is choosing to continue its partnership with Urban Peak, a local non-profit that works with homeless youth and young adults. Their persistent outreach to unsheltered youth through their outreach team is critical to getting unsheltered youth into stable housing and teach them self-sufficiency skills. By addressing these juveniles early on, Urban Peak helps to prevent homelessness later on in their lives as well.

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

The El Paso County CDBG Program is choosing to continue its partnership with Urban Peak, a local non-profit that works with homeless youth and young adults. Their emergency sheltering of youth and stable housing opportunities for youth who refuse to return to their previous home continue to be an important part of El Paso County's strategy to prevent chronic homelessness in our community. By addressing these juveniles early on, Urban Peak helps to prevent homelessness later on in their lives as well.

#### **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 El Paso County CDBG Program is choosing to continue its partnership with Urban Peak, a local non-

profit that works with homeless youth and young adults. Their services to unaccompanied homeless youth in our community provides a valuable resource by addressing the juveniles early on, which will mitigate their chances of becoming homeless again later in life. By teaching the youth they service self-sufficiency skills, these youth will also be better able to care for themselves, should they chose to become emancipated and live independently.

**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 El Paso County CDBG Program is choosing to continue its partnership with Tri-Lakes Cares, which provides emergency financial assistance to LMI families in the northern half of the jurisdiction. This emergency assistance typically comes in the form of utility payments, mortgage/rent payments, and fees associated with turning on/off utilities or late payments. This program prevents homelessness by providing families threatened with evictions or foreclosure from losing their homes and given them a hand up when perhaps no other resources are available to help. By providing assistance before these families and individuals become homeless, Tri-Lakes Cares actually saves homeless supportive agencies far more money than the amount they spend on emergency assistance.

Brothers Redevelopment's Housing Counseling Program provides educational resources to empower residents by educating them about their rights under fair housing law and the state of Colorado's landlord-tenant codes. This is particularly important for those with mental or physical disabilities, as current evidence suggests they are the most likely to be discriminated against in El Paso County.

## **Discussion**

Homeless needs are described in detail in the County's Consolidated Plan. The main obstacle to meeting all the identified community needs is lack of funding and resources to meet all the needs of the community. In addition, the high cost of housing, lack of knowledge of social services and service providers in the County for low-income residents and availability of living wage jobs are also challenges in meeting needs.

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

### **Introduction:**

Barriers to affordable housing are policies, administrative rules and regulations, market conditions, public or private systems and economic conditions that impede access to affordable housing. Three barriers to affordable housing in El Paso County that were identified in the Consolidated Plan are:

-Market Constraints such as land costs, construction costs, and access to financing. The County and individual jurisdictions have little influence over market constraints, but can provide incentives or assistance to overcome the impacts of market constraints.

-Social Constraints. There are various social beliefs and standards that impede affordable housing. These social constraints consist of social perceptions, industry standards and discrimination.

### **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**

Unfortunately, local governments do not have the ability remove or control market forces or completely eliminate social perceptions that act as barriers to affordable housing. Local governments can, however, lead by example in reforming public policies and regulations that serve as barriers.

-Create a streamlined permitting system to make reviews more user-friendly without diminishing environmental, public health, or safety standards.

-Adopt an expedited system to process permits for affordable housing projects.

-Support programs that provide Fair Housing education and services.

Currently, the El Paso County CDBG Program provides in-house semi-annual fair housing events throughout the county. The content of these fair housing events is derived from the needs identified in our recently completed Assessment of Fair Housing. These events are designed to make safe, accessible, and affordable housing easier for residents to obtain through education and empowerment.

### **Discussion:**

In addition to funding of rental housing and homeownership programs, El Paso County, through the CDBG program, aims to support various housing programs that are designed to help low-income families, seniors and disabled persons stay in their homes. Such activities and programs include

rehabilitation, emergency home repair, and other efforts to upgrade and preserve existing affordable housing stock. The County will also work with local housing authorities and developers to ensure there is adequate affordable housing in the County.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The CDBG allocation on its own will not be able to address all the needs identified in the Consolidated Plan. It is important to leverage both financial and intellectual resources to accomplish the goals of the program. The County will also work with a network of representatives from the private lending community, financial experts, and private and non-profit developers and consultants who can provide technical expertise. CDBG program staff will also note programs of exceptional merit and competency to the Community Development Action Board, in the interest of maintaining an effective, efficient program.

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

A key underserved need in our community is access to transportation, as previously identified in our Assessment of Fair Housing. Silver Key's program to provide ADA-accessible transportation to LMI residents will help to reduce this obstacle. By increasing the number of rides they can provide, more residents will be able to utilize their program and get where they need to go in a safe, affordable manner.

The rehabilitation and improvements to Widefield Community Park will also help to improve access to opportunities for LMI residents. ADA accessible bathrooms and increased lighting in the park will improve the safety and accessibility for the disabled, elderly and families. While the park is already a widely-used park in the community, the planned improvements will make it a safer and more family-friendly location for children, the elderly, and other LMI residents in need of a free place to meet, play and relax.

Another underserved need in the county is addressing youth needs, specifically for abused/neglected children, and/or children with behavioral health issues. These needs will be addressed in the 2017 CDBG Program through CASA's SEPT program for abused/neglected children, and CPCD's Behavioral Health Program. Both programs provide children with increased stability and support to improve life outcomes for children and their families.

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

For the 2017 program year, the El Paso County CDBG Program intends to continue funding the homeowner rehabilitation program operated by Brothers Redevelopment. The CDBG funding allows them to expand the areas they serve in El Paso County. Additionally, the program helps maintain affordable housing by helping seniors age in place (such as through the installation of wheelchair ramps) or help LMI residents maintain homeownership (emergency repairs). Without this program, seniors and LMI residents may find themselves selling properties at below market value for the sake of finding a safe or disability-accessible place to live. By helping these citizens maintain homeownership,

affordability of their housing is improved.

Additionally, El Paso County will be partnering with the Calhan Housing Authority to improve the affordable public housing units known as Silvercrest Villas. Improving the bathrooms in these units to include ADA-accessible walk-in showers will help to maintain the quality of this affordable housing, as well as prevent potential harm to disabled residents on the property.

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

Our continued support of the Brothers Redevelopment Homeowner Rehabilitation Program will continue to be our primary form of reducing lead-based paint hazards in the county. Necessary abatement work is completed as needed, depending on the scope of the projects and the age of the structure. An ideal aspect of this program is that it helps those who are the least able to handle lead-based paint abatement work.

Additionally, rehabilitation of the Calhan Housing Authority's Silvercrest Villas senior housing will also reduce lead-based paint hazards in the community. These housing units have already been confirmed to contain lead-based paint, but are currently occupied by seniors. Part of installing the ADA showers inside each unit will also include lead-based paint abatement in the bathrooms. Even if it is extremely unlikely that children will come into contact with the lead-based paint, the abatement will bring our community one step closer to be lead-based paint free.

The El Paso County CDBG Program will also continue to participate annually in Lead Safety Awareness Month. Participation will include providing lead paint awareness pamphlets at public buildings and posting lead-based paint awareness posters, space permitting.

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

Collaboration with the Women's Resource Agency in program year 2017 will provide employment training and job readiness for women of low-to-moderate income. This program empowers residents to pursue more stable and fulfilling employment opportunities, and provides them with the tools to succeed. Their program will also be focused primarily out of the city of Fountain, one of the areas of greatest need in our county.

Silver Key's transportation service will also help to ameliorate transportation costs for poverty-level families. By providing ADA-accessible transportation to LMI families and seniors, they are able to get to appointments and employment opportunities without spending money on a taxi or potentially being late due to a slow-running bus.

Tri-Lakes Care will be providing housing and utility assistance to qualifying households in the northern areas of the county. This temporary assistance will potentially prevent households from falling into

poverty, or even provide a stepping stone to leaving poverty.

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

El Paso County's housing and community development strategies will be implemented by a variety of public, private, and non-profit organizations.

There is, overall, good coordination and little duplication of services locally, in part because the participating jurisdictions are mostly small communities. The local nonprofit infrastructure is diverse and active in the community. The local public housing authorities are reputable and provide leadership in the community. Additionally, there is strong coordination and cooperation between the public housing providers in the County. There also are coordinated efforts for the homeless and those at risk of becoming homeless, as well as streamlined information services, such as the 2-1-1 information system for these individuals. Furthermore, El Paso County works closely with the local Continuum of Care to coordinate policy addressing homelessness and develop coordinated intake and assessment.

There is, however, always room for improvement in eliminating barriers to access of services, and in better outreach and communication to residents and among providers. In addition, the service delivery structure is weakened by the year-to-year unpredictability of operational funding and uncertain state and federal funding. There are needs and demands that exceed available resources and funding which is regionally disproportionate. Differing levels of management and development experience from agency to agency, and private sector partners who are not always well-informed on low-income and poverty issues, also contribute to a weakened delivery system.

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

CDBG staff is accountable for the necessary coordination and communication to identify and manage the CDBG program. It is essential that staff coordinates with other agencies to implement, enhance and bring success to the County's CDBG program. To enhance overall coordination, CDBG staff will continue consultations, open lines of communication and attend meetings that will enrich the program. While all funds are allocated according to federal, state and local program requirements, dialogue with agencies, advisory committees, subrecipients and the general public assure accomplishment of goals, objectives, strategies and priorities. These strategies will help to ensure that the implementation of this Plan is on track and that priorities are adjusted to the changing needs of the County.

### **Discussion:**

The El Paso County CDBG program has developed a robust selection of partners across the county, including non-profits, local government agencies, and public housing authorities. Moving forward, the CDBG program will continue to pursue new partnerships to increase the effectiveness of our program, leverage new sources of funding, and fulfill our obligation to affirmatively further fair housing. Seeking new resources for quality projects to serve LMI residents and other underserved populations is critical to improving the county as a whole.

## Program Specific Requirements

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

**Introduction:**

The County’s CDBG activities are intended to primarily benefit low- and moderate-income residents and the underserved communities within the County by addressing affordable housing, homelessness, and non-housing community development needs. These activities seek to meet three objectives: (1) provide decent affordable housing; (2) create suitable living environments; and, (3) expand economic opportunities. Expected outcomes to be achieved include: (1) availability or improved accessibility of infrastructure, public facilities, housing, or shelter to low- and moderate-income residents, including persons with disabilities; (2) new or improved affordability through creation or maintenance of affordable housing; and, (3) sustainability resulting from improved communities or neighborhoods, making them livable or viable by providing benefit to low- and moderate-income persons, or by providing services that sustain communities or neighborhoods.

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

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

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

#### **Other CDBG Requirements**

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

**Discussion:**

Specific annual objectives and priority needs that will be addressed by activities using CDBG funds, including proposed accomplishments and outcomes, are discussed in earlier in the Action Plan. The projects and programs that will take place during the program year to address priority needs and goals detailed in the 2017-2021 Consolidated Plan.

## Appendix - Alternate/Local Data Sources

<p><b>1</b></p>	<p><b>Data Source Name</b> Housing Needs Assessment</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> The Housing Needs Assessment was completed by Mullin and Longergan Associates on behalf of El Paso County and the city of Colorado Springs.</p>
	<p><b>Provide a brief summary of the data set.</b> The Housing Needs Assessment is based on the 2012 American Community Survey, with calculations and maps created in-house by Mullin &amp; Lonergan Associates. 2012 ACS data was utilized to create maps that identify different housing needs throughout the county, including breakdowns of needs by race/ethnicity, age, and other protected classes. Other local data, such as information from the regional building office, the County Assessor's Office, and the Colorado Department of Revenue was used in conjunction with ACS data.</p>
	<p><b>What was the purpose for developing this data set?</b> The purpose was to provide El Paso County and the city of Colorado Springs with a better understanding of housing needs in our region. Specifically, which needs are being unmet and suggestions for how to address them.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> The coverage of the data is limited to El Paso County and the city of Colorado Springs. The data is also limited by any deficiencies that may exist within the 2012 ACS and local data pulled from the regional building office, the County Assessor, and the Colorado Department of Revenue.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> The data is covered by the 2012 ACS data, as well as corresponding data from local sources that covers an approximately close time frame (January 2012-December 2012).</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b> The data set is complete.</p>
<p><b>2</b></p>	<p><b>Data Source Name</b> AFFH Tool</p> <p><b>List the name of the organization or individual who originated the data set.</b> This data set has been provided by the Department of Housing and Urban Development, utilizing American Community Survey Data (typically ranging 2009-2013) and the 2010 Decennial Census. The information is presented through the AFFH Tool, available at <a href="https://egis.hud.gov/affht/">https://egis.hud.gov/affht/</a>.</p>

<p><b>Provide a brief summary of the data set.</b></p> <p>The data set utilizes data from the U.S. Census to analyze different kinds of problems in communities, such as areas of racial/ethnic concentration, poverty concentrations, availability of public transportation, and access to quality schools and environmentally healthy communities. Information regarding how the information is used and calculated is available at <a href="https://www.hudexchange.info/resources/documents/AFFH-Data-Documentation.pdf">https://www.hudexchange.info/resources/documents/AFFH-Data-Documentation.pdf</a>.</p>
<p><b>What was the purpose for developing this data set?</b></p> <p>The purpose of this data is to better enable communities to complete the new Assessments of Fair Housing required by HUD. However, some data from this toolset is particularly useful for the development of a consolidated plan as well.</p>
<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The data is available nationwide, but for the use of our consolidated plan, analysis was limited to El Paso County, Colorado.</p>
<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The AFFH Tool is utilizing American Community Survey Data (typically ranging 2009-2013) and the 2010 Decennial Census.</p>
<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>The dataset is currently complete, but could be updated at HUD's discretion.</p>