



El Paso County, Colorado Community Development Block Grant (CDBG) Program



2017 Annual Action Plan

El Paso County, Economic Development Department
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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	Goal Name	AFH1 (Transportation Access)
	Goal Description	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	Goal Name	AFH3 (Housing Rehabilitation)
	Goal Description	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	Goal Name	AFH4 (Fair Housing Education)
	Goal Description	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	Goal Name	HM2 (PSH)
	Goal Description	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	Goal Name	HM3 (Emergency Housing Assistance)
	Goal Description	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	Goal Name	SN2 (ADA)
	Goal Description	Reduce accessibility barriers through ADA compliance, with an annual goal to fund 1 ADA improvement project a year.
10	Goal Name	CD1 (Improve Infrastructure)
	Goal Description	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	Goal Name	CD2 (Improve Facilities)
	Goal Description	Annually develop at least one facility that provides services to low- to moderate income residents and special needs populations.
12	Goal Name	CD3 (Improve Access to Services)
	Goal Description	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.

13	Goal Name	CD4 (Expand Economic Opportunities)
	Goal Description	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	Project Name	2017 Housing Project
	Target Area	
	Goals Supported	AFH3 (Housing Rehabilitation)
	Needs Addressed	AFH3 (Housing Rehabilitation Needs) SN1 (Special Needs Housing) SN2 (ADA)
	Funding	CDBG: \$200,000
	Description	2017 Housing Project
	Target Date	3/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	Activities will be located in Calhan, El Paso County and various site-specific addresses throughout the unincorporated county.
Planned Activities	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	Project Name	2017 Infrastructure Project
	Target Area	
	Goals Supported	AFH1 (Transportation Access) SN2 (ADA) CD1 (Improve Infrastructure)
	Needs Addressed	AFH1 (Transportation Needs) SN2 (ADA) CD1 (Improve Infrastructure)
	Funding	CDBG: \$463,937
	Description	2017 Infrastructure Project encompasses all infrastructure activities to be completed during the 2017 Program Year.

	Target Date	3/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that more than 3,000 LMI persons will benefit collectively from the planned infrastructure activities.
	Location Description	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.
	Planned Activities	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.
3	Project Name	2017 Public Facility Project
	Target Area	
	Goals Supported	CD2 (Improve Facilities)
	Needs Addressed	SN2 (ADA) CD2 (Improve Facilities) CD3 (Improve Access to Services)
	Funding	CDBG: \$189,000
	Description	2017 Public Facility Project encompasses all 2017 Program Year public facility activities.
	Target Date	3/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	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.

	Location Description	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.
	Planned Activities	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.
4	Project Name	2017 Public Service Project
	Target Area	
	Goals Supported	AFH1 (Transportation Access) AFH4 (Fair Housing Education) HM2 (PSH) HM3 (Emergency Housing Assistance) CD3 (Improve Access to Services) CD4 (Expand Economic Opportunities)
	Needs Addressed	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)
	Funding	CDBG: \$138,101
	Description	The 2017 Public Service Project will encompass all 2017 Program Year public service activities.
	Target Date	3/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	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.

	Location Description	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.
	Planned Activities	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).
5	Project Name	2017 Administration/Planning
	Target Area	
	Goals Supported	AFH4 (Fair Housing Education)
	Needs Addressed	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)
	Funding	CDBG: \$187,799
	Description	All 2017 Program Year administration and planning will fall under this project, with an annual goal to host 2 fair housing events each year.
	Target Date	3/31/2018

<p>Estimate the number and type of families that will benefit from the proposed activities</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>Location Description</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>Planned Activities</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.

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

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

One Year Goals for the Number of Households Supported Through	
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
Total Program Income:	0

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.