



# 2024

## ACTION PLAN

**City of Lakewood  
Community Development Block Grant (CDBG) Program**

**Planning Department  
Comprehensive Planning and Research**

**DRAFT February 2024**

# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

The Community Development Block Grant (CDBG) is administered by the U.S. Department of Housing and Urban Development (HUD). The program is authorized under Title 1 of the Housing and Community Development Act of 1974, making it one of the oldest programs in HUD. The program provides annual grants to communities to complete a wide range of projects aimed at revitalizing neighborhoods, fostering economic development, and improving community facilities and services. Maximum priority is given to activities benefiting low and moderate income persons. HUD determines the amount of funding each community receives based on population, the number of low and moderate income residents, and the age of existing housing stock. Lakewood has been receiving CDBG funds since the program began in 1974.

The national CDBG program goal is to develop viable communities. The program allows entitlement communities to develop their own projects and funding priorities as long as the funded projects correlate directly to one of the following national objectives:

- Benefit low and moderate income persons,
- Aid in the prevention or elimination of slum or blight conditions,
- Address other community development needs that present a serious and immediate threat to the health and welfare of the community.

CDBG activities must also meet eligibility requirements set by HUD and address a priority need established in Lakewood's 2020-2024 Consolidated Plan. Administration and planning expenses are subject to a 20 percent annual cap, and public service programs are subject to a 15 percent annual cap. The Annual Action Plan outlines specific strategies to be undertaken during the 2024 program year to address the needs outlined in the Consolidated Plan. The CDBG program year begins on June 1, 2024 and ends on May 31, 2025. The City of Lakewood is estimated to receive \$900,000 in 2024.

Please note that these funds are estimated amounts until the HUD allocation is awarded for the 2024 program year. Public service funds will likely not be increased to ensure compliance with the 15% public service cap. Projects identified as 'high priority' by the CDBG Review Team during the application process will be increased based on final allocation.

## **2. Summarize the objectives and outcomes identified in the Plan**

Lakewood's goals for the 2024 Annual Action Plan period will primarily focus on funding a new neighborhood park within an CDBG Target Area, upgrades to lighting to enhance security, housing rehabilitation, and public facility improvements and supportive services for people experiencing homelessness, low-income and people with special needs.

Lakewood's Community Resource department will start building a new park facility to broaden parks and open space within a CDBG Target Area. This project is a high priority for Lakewood in a location that has historically been underserved by parkland. Funding will also be provided to the Community Resource Department to fund new air ventilation systems for low-income seniors registered in art programs. These improvements will help low-income seniors maintain social connections.

Housing rehabilitation was identified as a need through the Consolidated Plan process. In response, Lakewood will continue to partner with Foothills Regional Housing (formerly Jefferson County Housing Authority) and Brothers Redevelopment to provide necessary improvements to single-family homes owned by low-income and elderly residents.

Supportive services for special needs residents were also identified as a priority need in Lakewood. These needs are addressed by providing services to low-income families who participate in Lakewood Self-sufficiency program managed by Metro West Housing Solutions staff. Through Lakewood's homeless navigation program, emergency housing vouchers and limited rental assistance will be provided to people experiencing homeless while pursuing long-term stable housing.

Lakewood's homeless response has expanded in 2024. The city's homeless navigation program helps people experiencing homelessness access services and housing. In some cases, emergency housing is provided while the navigators work closely with the individuals to obtain stable, long-term housing and services. CDBG will help support this program by funding activities and services that may include limited rental assistance, emergency hotel vouchers, case-management services, transportation, or other eligible direct service needs. In addition, the city's homeless navigation program, CDBG funds will be used to support RecoveryWorks in providing case management and housing search placement services

to individuals with a State Housing Voucher. These funds will be used to secure permanent affordable housing for chronically homeless individuals.

Lakewood will support the installation of new lighting upgrades to a permanently affordable apartment building. This support will help enhance security and energy efficiency upgrades to low-income residents.

A chart outlining all of the activities and funding levels planned for 2024 can be found in the appendices of this document.

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

The City's past programs have focused on community needs that continue to exist including aging housing and infrastructure, neighborhood improvements, and social service supports for low income residents. The programs Lakewood has used to address these needs have been well received by residents and neighborhood organizations. Lakewood believes the programs proposed for the 2024 Action Plan year continue to be the most efficient and effective use of HUD block grant funds.

The following accomplishments were achieved in the 2022 program year, which ran from June 1, 2022 to May 31, 2023:

- 13 homeowners received necessary improvements to their homes through the Single-Family Housing Rehabilitation program.
- 5 elderly and low-income homeowners had exterior painting and minor yardwork completed through Brothers Redevelopment Help for Homes program.
- 4 low-income homeowners were provided energy assessments and water efficient toilets through a new Lakewood program operated by Mile High Youth Corps.
- 22 children were provided child-care scholarships to attend Lakewood's Head Start program which allows low-income families to remain in the workforce and/or pursue an education while their children attend Head Start.
- 3,596 households within CDBG Target Areas were invited to dispose of items not typically accepted through residential trash service during the free neighborhood clean-up event in September. During the event, 16 roll-off dumpsters were filled and 557 tires, 65 appliances and 9,970 pounds of electronics was recycled. In addition, 1,774 pounds of food and a total of \$207 in cash donations were provided from residents for the Action Center.
- 168 low-income earning residents participated in programs and activities that provided self-sufficiency programming and support to Metro West Housing Solutions residents.

- 28 homeless households received limited rental assistance to establish safe, stable housing while receiving support services to help establish stable, long-term housing and employment.
- The renovation of two Patterson Head Start cottages began in January 2021. One of two cottages have been completed. The second cottage is currently underway and expected to be completed by the end of the 2023 program year.
- Lakewood's first permanent supportive housing development for formerly homeless individuals is currently under construction and nearing completion. CDBG funding was allocated in 2022 to pay for water tap fees for the 40-unit development.

#### **4. Summary of Citizen Participation Process and consultation process**

The stakeholder and citizen participation process for the 2024 Annual Action Plan included the following:

1. Public meeting held on March 5, 2024 to gather input on community needs and proposed 2024 activities. A notice was published in the Denver Post, and on the city website and Your Hub.
2. A hybrid Public Hearing will be held on April 8, 2024. A 30-day public notification was posted in both English and Spanish in an effort to encourage participation of Spanish speaking citizens. The notice was published in the Denver Post, and posted on the city website and Your Hub.
3. Copies of the Annual Action Plan were distributed to Lakewood libraries, Metro West Housing Solutions office and posted on the city website for comments. The public comment period began on March 7, 2023 and will end on April 8, 2024.

#### **5. Summary of public comments**

This will be completed prior to public hearing and approval by city council.

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

N/A

#### **7. Summary**

See above

## PR-05 Lead & Responsible Agencies - 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

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	LAKEWOOD	
CDBG Administrator	LAKEWOOD	City of Lakewood Planning Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### Narrative

The City of Lakewood Planning Department is responsible for preparing the Consolidated Plan and administering Lakewood’s CDBG program.

### Consolidated Plan Public Contact Information

All comments for the Consolidated Plan and Action Plan should be directed to Shannon Terrell, Planner at the City of Lakewood, via email at [ShaTer@lakewood.org](mailto:ShaTer@lakewood.org) or by phone at 303-987-7516. Residents with a disability and in need of an alternative format of the 2024 Action Plan were directed to contact the city’s ADA coordinator at 303-987-7746 or [adacoordinator@lakewood.org](mailto:adacoordinator@lakewood.org).

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

This section describes the stakeholder consultation process conducted for the Action Plan. Much of the initial consultation was carried out through the development of the Consolidated Plan where community development, social service and housing agencies were consulted through interviews and public meetings.

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

The City of Lakewood's activities that support coordination between public and assisted housing providers and health care and social service agencies are threefold: 1) the City encourages and accepts funding applications from housing, health care and service providers through its Annual Action Plan process. Activities that complement existing city programs are prioritized for funding. 2) The City has a small staff overseeing housing and community development programs; however, these staff are very active on local and regional boards and committees. 3) Rather than duplicate regional services and programs, the City utilizes existing programs—e.g., the City contracts with Foothills Regional Housing to administer funds for housing rehabilitation for low income homeowners. The City also coordinates closely with Metro West Housing Solutions, Foothills Regional Housing and Jefferson Center to support their initiatives.

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

The City of Lakewood is a participating member of the Jefferson County Heading Home Committee. Heading Home is a collaboration of individuals and public service organizations in the HOME consortium region determined to end homelessness in Jefferson County. The JCHHC is governed by the Heading Home Plan to End Homelessness (Heading Home), which was created in April 2013. Each of the eight goals of Heading Home are governed by a subcommittee. The City of Lakewood is a participating member of the JCHHC, and a member of a subcommittee that specifically works to obtain permanent supportive housing for homeless in Jefferson County. The Severe Weather Shelter Network (SWSN) is one

of the services provided through Heading Home. The SWSN, through Jefferson County faith communities, provides emergency shelter and services during severe weather. Weather is considered severe when the temperature is below 32 degrees and wet or below 20 degrees and dry.

City of Lakewood is also a member agency of the Metropolitan Denver Homeless Initiative (MDHI), metro Denver's Continuum of Care administering organization. The goal of MDHI is to provide maximum personal independence opportunities for homeless persons and persons at risk of becoming homeless through design and implementation of a Continuum of Care and Opportunities model for the metropolitan Denver community. In an effort to end homelessness across the Denver region, MDHI organizes a Point-in-Time (PIT) Homeless Count for the seven county Denver region. The purpose of the annual PIT count is to count the number of homeless individuals on one day of the year and to educate citizens about the presence of homelessness within their own communities. In addition, the city is also a partner in the Jefferson County Built for Zero program which is helping to end homelessness for Veterans within Jefferson County.

Lakewood continues to expand its homeless response team with the hiring of a Homeless Response Coordinator in 2023. In 2024, the city will hire a Housing Navigator to provide housing services to unhoused residents with a housing voucher. In addition, the city partners with a local non-profit agency that provides employment training, programming, support services, and day work to homeless adults. This program is being funded with general funds.

The city continues to support RecoveryWorks in the development of a Navigation Center, Extreme Weather Shelter, and Permanent Support Housing. In late 2023, the city received a grant from the Colorado Department of Local Affairs to assist RecoveryWorks in opening a Navigation Center in Lakewood and 40 State Housing Vouchers. The center provides drop-in services to people experiencing homelessness such as case management, housing assistance, mental health services, and on-site shower and laundry facilities and food. The Navigation Center operates a 50-person low-barrier Extreme Weather Shelter that is activated when temperatures are forecasted to be below 20 degrees. CDBG funds will be used to provide housing services and case management to 40 chronically homeless individuals who will receive a State Housing Voucher to secure permanent support housing. In addition, RecoveryWorks is in the process of rehabilitating the Mountain View Inn motel to a permanent supportive housing facility for previously homeless individuals.

Several of Lakewood's City Councilors serve as board members and volunteers for Lakewood non-profits and agencies that assist the homeless and provide affordable housing options.



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

N/A; Lakewood does not receive Emergency Solutions Grant (ESG). However, Lakewood is currently using HMIS to track data and enroll individuals into the Coordinated Entry System who participate in the city’s Homeless Navigation program. In addition, Lakewood also supports local non-profits by providing letters of support and certifications for grant applications.

## **2. Agencies, groups, organizations and others who participated in the process and consultations**

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

1	<b>Agency/Group/Organization</b>	Metro West Housing Solutions
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Supportive Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Lakewood consulted with Metro West Housing Solutions through their review of the draft Action Plan. In addition, city staff work closely throughout the year with MWHS staff who assists Lakewood in identifying and addressing Lakewood's housing and support needs of the low-income community.
2	<b>Agency/Group/Organization</b>	LAKWOOD
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lakewood uses much of its CDBG funding for activities and programs operated through city departments. Each city department has a representative that provides input, reviews applications and makes recommendations for CDBG projects. In addition, staff meets regularly with other city staff tasked with managing CDBG projects. During these meetings, valuable information is gathered to assist in the preparation of the Annual Action Plan.
3	<b>Agency/Group/Organization</b>	JEFFERSON COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Due to Lakewood's inclusion in the Jefferson County HOME Consortium, the City of Lakewood and Jefferson County meet regularly, which has greatly improved the coordination between the two jurisdictions. The ongoing communication has provided valuable information and resources that assisted in drafting the Annual Action Plan.
4	<b>Agency/Group/Organization</b>	RecoveryWorks
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs – Chronically homeless Homeless Needs- Veterans Homeless Needs- Families with Children Homelessness Strategy

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City continues to partner with RecoveryWorks on responding to homelessness in Lakewood. As part of consultation for this plan, there was an identified need to provide housing services to homeless clients with a housing voucher. The city will continue to coordinate and support RecoveryWorks efforts on homelessness in Lakewood.</p>
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### Identify any Agency Types not consulted and provide rationale for not consulting

Broadband services were consulted during the development of the 2020-2024 Consolidated Plan. There have not been any significant changes within the community or specific broadband activities proposed in 2024 to warrant the need for additional consultation for the 2024 Action Plan.

### 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	MDHI	Lakewood will continue to be a partner in the provision of affordable housing and services to assist persons who are homeless and/or at-risk of homelessness.
Arvada, Lakewood, and Jefferson County Fair Housing Analysis	Jefferson County	Lakewood will consider the fair housing findings and recommendations outlined in the analysis to inform the Strategic Plan in order to continue to affirmatively further fair housing.

**Table 3 - Other local / regional / federal planning efforts**

### Narrative

## AP-12 Participation - 91.401, 91.105, 91.200(c)

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

The stakeholder and citizen participation process for the 2024 Annual Action Plan included the following:

1. Public meeting on March 5, 2024 to gather input on community needs and proposed 2024 activities. A notice was published in the Denver Post, and on the city website and Your Hub.
2. Public Hearing will be held on April 8, 2024. A 30-day public notification was posted in both English and Spanish in an effort to encourage participation of Spanish speaking citizens.
3. The notice was published in the Denver Post, and posted on the city website and Your Hub and posted on the city website for comments. The public comment period began on March 7, 2024 and will end on April 8, 2024.

### Citizen Participation Outreach

This section will be updated once the public comment period has ended.

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)
1	Public Hearing	Non-targeted/broad community				
2	Public Meeting	Non-targeted/broad community				

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)
3	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community				
4	Internet Outreach	Minorities  Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community				

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)
5	Distribute AAP to public libraries, PHA residents	Minorities  Non-targeted/broad community  Residents of Public and Assisted Housing				

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

Lakewood is anticipated to receive \$900,000 in CDBG allocation for the 2024 program year. Additionally, Lakewood will receive an anticipated \$20,000 in program income. There are \$211,804 in prior year resources, for a total amount of \$1,131,804 funds for 2024.

Please note that these funds are estimated amounts until the HUD allocation is awarded for the 2024 program year. Public service funds will likely not be increased to ensure compliance with the 15% public service cap. Projects identified as 'high priority' by the CDBG Review Team during the application process will be increased based on final allocation.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	900,000	20,000	211,804	1,131,804	0	This is the final Action Plan for the 2020-2024 Con Plan

Table 5 - Expected Resources – Priority Table

## Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Lakewood's CDBG allocation will complement a number of other federal resources, as well as state and local resources. The primary resources are: 1) The City's Capital Improvement and Preservation program, which is used for major capital projects in Target Area neighborhoods; 2) The City's Economic Development Fund, which provides assistance for public improvements for certain business enterprises; 3) The Lakewood Head Start grant, which provides approximately \$900,000 annually for comprehensive preschool and family support services; 4) HOME, allocated through the Jefferson County Consortium; 5) HUD funded Section 8 voucher program; 6) Private Activity Bonds, which provides roughly \$8 million/year to Lakewood for housing activities; 7) Lakewood Reinvestment Authority, which encourages private reinvestment within targeted areas; and 8) Colorado Division of Housing and Colorado Housing Finance Agency competitive grant programs.



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

No publicly-owned land or property within the jurisdiction is expected to be used to address the needs identified in the plan.

## **Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve and improve target area neighborhoods	2020	2024	Affordable Housing Non-Housing Community Development	ALL LAKEWOOD TARGET AREAS	Neighborhood Improvements in Target Areas	CDBG: \$660,104	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1040 Persons Assisted
2	Provide safe, decent affordable housing	2020	2024	Affordable Housing Non-Homeless Special Needs	ALL LAKEWOOD TARGET AREAS	Housing Preservation, Rehabilitation and Improveme	CDBG: \$226,700	Rehab of rental units: 100 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit  Public service activities for Low/Moderate Income Housing Benefit: 40 Households Assisted
3	Promote stability and self-sufficiency through ser	2020	2024	Homeless Non-Homeless Special Needs		Supportive Services for Low Income & Special Needs	CDBG: \$70,000	Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted Homelessness Prevention: 20 Persons Assisted

**Table 6 – Goals Summary**

Annual Action Plan  
2024

## Goal Descriptions

1	Goal Name	Preserve and improve target area neighborhoods
	Goal Description	Preservation and improvement of target area neighborhoods.
2	Goal Name	Provide safe, decent affordable housing
	Goal Description	Provide safe, decent and affordable housing; and affirmatively further fair housing choice.
3	Goal Name	Promote stability and self-sufficiency through ser
	Goal Description	Provide supportive services to low income and special needs populations, to promote stability and self-sufficiency.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The following projects will be carried out in 2024 using CDBG funds.

#	Project Name
1	2024 Two Creeks Playground
2	2024 Portable Fume Extractors
3	2024 Single Family Housing Rehabilitation
4	2024 ULC Lighting Upgrades
5	2024 MWHs Self Sufficiency Program
6	2024 Homeless Services
7	2024 CDBG Program Administration
8	2024 RecoveryWorks Housing Vouchers

**Table 7 – Project Information**

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

The allocation of funds is closely aligned with the top housing and community development needs identified in the needs assessment, housing market analysis and contributed by stakeholders and citizens who participated in the development of the Consolidated Plan. The primary obstacle to addressing underserved needs is lack of funds. The cost of needed improvements to the City's sidewalks, for example, far exceeds the City's five-year allocation of HUD block grant funds.

## AP-38 Project Summary

### Project Summary Information

1	Project Name	2024 Two Creeks Playground
	Target Area	Two Creeks Neighborhood

	<b>Goals Supported</b>	Preserve and improve target area neighborhoods
	<b>Needs Addressed</b>	Neighborhood Improvements in Target Areas
	<b>Funding</b>	CDBG: \$580,304
	<b>Description</b>	Funding for a new playground for a new park.
	<b>Target Date</b>	5/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Support funding to the development of a new park facility and playground for the Two Creeks neighborhood, which is currently underserved by parkland. Approximately, 1,000 residents living in close proximity will have access to a new park and playground facilities.
	<b>Location Description</b>	1080 Wadsworth Blvd, Lakewood, CO 80214
	<b>Planned Activities</b>	Development of a new park playground
2	<b>Project Name</b>	2024 Portable Fume Extractors
	<b>Target Area</b>	
	<b>Goals Supported</b>	Preserve and improve target area neighborhoods
	<b>Needs Addressed</b>	Supportive Services for Low Income & Special Needs
	<b>Funding</b>	CDBG: \$79,800
	<b>Description</b>	Portable fume extractors to purify the air to a public facility that supports low income seniors registered in art programs
	<b>Target Date</b>	5/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 40 low-income seniors enrolled in art programs
	<b>Location Description</b>	1580 Yarrow St, Lakewood, CO 80214

	<b>Planned Activities</b>	Purchasing portable fume extractors to purify the air for low-income seniors registered in art programs
<b>3</b>	<b>Project Name</b>	2024 Single Family Housing Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide safe, decent affordable housing
	<b>Needs Addressed</b>	Housing Preservation, Rehabilitation and Improveme
	<b>Funding</b>	CDBG: \$95,000
	<b>Description</b>	Low-income and elderly homeowners are able to have necessary improvements made to their single family homes.
	<b>Target Date</b>	5/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 low-income homeowners
	<b>Location Description</b>	citywide
	<b>Planned Activities</b>	Single family home rehabilitation
<b>4</b>	<b>Project Name</b>	2024 ULC Lighting Upgrades
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide safe, decent affordable housing
	<b>Needs Addressed</b>	Housing Preservation, Rehabilitation and Improveme
	<b>Funding</b>	CDBG: \$101,700
	<b>Description</b>	Lighting and security upgrades to a 100 unit Permanent Supportive Housing (PSH) apartment complex
	<b>Target Date</b>	5/31/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 low-income households benefit from new lighting and additional security upgrades.
	<b>Location Description</b>	1335 Yukon St
	<b>Planned Activities</b>	Installation of new lighting to an existing low-income housing apartment complex
5	<b>Project Name</b>	2024 MWHS Self Sufficiency Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote stability and self-sufficiency through ser
	<b>Needs Addressed</b>	Supportive Services for Low Income & Special Needs
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Services offered through a contract with Metro West Housing Solutions include case management, referral services, transportation and recreation scholarships, after-school programs and activities to increase life skills.
	<b>Target Date</b>	5/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150 or more low-income families will benefit from the activity.
	<b>Location Description</b>	Citywide at Metro West Housing Solutions's properties
	<b>Planned Activities</b>	Services that promote self-sufficiency.
6	<b>Project Name</b>	2024 Homeless Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote stability and self-sufficiency through ser
	<b>Needs Addressed</b>	Supportive Services for Low Income & Special Needs

	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Emergency grants and subsistence payments for individuals experiencing homelessness or at risk of homelessness.
	<b>Target Date</b>	5/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 low-income people will benefit from the activity.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Emergency grants and subsistence payments for individuals experiencing homelessness or at risk of homelessness.
<b>7</b>	<b>Project Name</b>	2024 CDBG Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$175,000
	<b>Description</b>	Administration of the CDBG program in Lakewood.
	<b>Target Date</b>	5/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
	<b>Project Name</b>	2024 RecoveryWorks Housing Vouchers



8	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide safe, decent affordable housing
	<b>Needs Addressed</b>	Supportive services for low-income and special needs individuals
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Supportive services to individuals with a State Housing Voucher to secure permanent, affordable housing.
	<b>Target Date</b>	5/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 chronically homeless individuals will receive case management services to secure permanent supportive housing
	<b>Location Description</b>	8000 W. Colfax Ave
	<b>Planned Activities</b>	Case management and housing services to secure permanent supportive housing

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

The City of Lakewood is an entitlement community located in Jefferson County, just west of Denver. The City is generally bound by the foothills of the Rocky Mountains on its west side and Sheridan Blvd to the east. The City and County of Denver is the City's eastern border. The cities of Wheatridge, Golden, West Pleasantview, and Dakota Ridge are adjacent to the north and south. The City's land area is approximately 45 square miles.

#### **Race/Ethnic Minority Concentration**

A "racial or ethnic concentration" is any census tract where a racial or ethnic minority group makes up 10 percent or more of that group's City-wide percentage as a whole. Data was taken from the 2018-2022 ACS 5-Year estimates. Due to the small sample size, only racial or ethnic groups that makeup at least 1.0% of the City's population were analyzed.

Black or African American: Black or African American persons make up 2.8% of the citywide population, and a census tract is considered a concentration if 12.8% of the population is part of this racial group. There are no census tracts with a concentration.

Asian: Approximately 3.9% of the population identifies as Asian. A census tract is considered a concentration if 13.9% of the population is part of this racial group. There are no census tracts with a concentration.

Hispanic: Hispanic persons make up 23.1% of the citywide population, and a census tract is considered a concentration if 33.1% of the population is part of this racial group. Three census tracts have a concentration: 8059011102, 8059011552, 8059011601, 8059011602, 8059011803, 8059011806.

#### **Low-Income Households Concentration**

A "low-income concentration" is any census tract where the median household income for the tract is 80% or less than the median household income for the Town of Summerville. According to the 2018-2022 ACS 5-Year Estimates, the Median Household Income in Lakewood is \$85,988. A tract is considered to have a low-income concentration if the MHI is \$68,790 or less. There are eight tracts with a concentration of low-income households: 8059010902, 8059011102, 8059011552, 8059011601, 8059011602, 8059011730, 8059011806, and 8059011808. These tracts also have a concentration of Hispanic persons.

The City however does not allocate funding based solely on geographic requirements. CDBG funds will be used throughout the City of Lakewood through programs where project eligibility is based on the income of individuals who will directly benefit from the CDBG funds. Projects that benefit an entire area or neighborhood will be focused in low- to moderate-income neighborhoods (HUD-designated income-qualifying census tracts).

### Geographic Distribution

Target Area	Percentage of Funds
ALL LAKEWOOD TARGET AREAS	

**Table 8 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

The City bases the geographic allocation of investments on community need and the distribution of low- and moderate-income persons in each eligible community.

### Discussion

Please see above.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

The City of Lakewood, in partnership with Jefferson County and the City of Aurora, completed a Fair Housing Analysis in 2020. The FHA identified the following findings:

- Overall findings:
  - Lack of affordable and accessible housing limits the housing choices of persons with disabilities.
  - Lack of affordable housing to rent or buy limits the housing choices of racial/ethnic minorities, persons with disabilities, and families with children.
  - Residential credit can be difficult for minority households in Jefferson County, Arvada, and Lakewood to access.
  - Disparities in access in economic opportunity are evident for Hispanic, African American, and Native American residents of the county and cities.
- Lakewood specific findings:
  - One provision of the Strategic Growth Initiative may disparately impact members of protected classes without careful implementation

The Fair Housing Analysis identified the following recommendations to address the findings and to increase fair housing choice for residents:

- Prioritize creation and preservation of affordable housing to rent and buy.
- Invest public service and human service resources to improve access to economic opportunity.
- Review zoning and land use code recommendations with planning and legal staff.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of Lakewood understands the need for removing or ameliorating the negative effects of public policies that serve as barriers to affordable housing. Actions to assist in barrier removal include policies that encourage a mix of housing options for all Lakewood residents starting with goals outlined in Lakewood's Comprehensive Plan that encourage preservation and development of affordable housing units. These goals help to shape zoning policy. The Lakewood Zoning Ordinance permits a mix of residential and commercial in most of

its commercial zone districts, and high density development and accessory dwelling units in some residential zones. These land use policies result in more affordable and market-rate residential units in Lakewood and directly address the findings and recommendations identified in the 2020 Fair Housing Analysis.

In 2024, the City of Lakewood hopes to adopt the Strategic Housing Plan which will establish strategies and action steps to eliminate barriers and encourage more affordable housing development. Some strategies include an expedited review process, density bonuses and other zoning changes for affordable housing developments in certain situations.

### **Discussion**

Please see above.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

This section describes other actions that the city will undertake during the program year to help fulfill the annual goals and objectives.

### **Actions planned to address obstacles to meeting underserved needs**

Despite efforts to fill gaps and address community needs there continue to be obstacles. Underserved needs appear in all of the three categories of need in Lakewood—Neighborhood Improvements in Target Areas, Housing Rehabilitation and improvements and Supportive Services for Low Income & Special Needs. Each of the activities in the current program year was selected to help address underserved needs of low- to moderate-income residents and neighborhood. In addition, the city continues to work closely with local non-profits, Metro West Housing Solutions and RecoveryWorks, and partner jurisdictions throughout Jefferson County to break down barriers to accessing services. Efforts this year include continuation of the Homeless Navigator program, improvements to public facilities and housing preservation and rehabilitation.

### **Actions planned to foster and maintain affordable housing**

The City works closely with Metro West Housing Solutions and other housing service providers to acquire and develop affordable housing. The City works closely with the Jefferson County HOME Consortium to direct HOME funds to eligible rental and for-sale units to address affordability issues for low income households. Lakewood continues to support area housing agencies to provide services for those who are homeless, including the provision of additional shelter space and transitional housing opportunities that assist in the prevention of homelessness. Specific activities funded in the 2024 program year will directly foster and maintain affordable housing include single family housing rehabilitation and lighting upgrades to an existing affordable housing apartment complex.

### **Actions planned to reduce lead-based paint hazards**

The City will continue its support efforts that reduce the hazards of lead-based paint utilizing HUD funds in conjunction with other available resources. Activities will include testing and evaluation, community education, and abatement of lead-based paint hazards, when necessary. Lakewood, Foothills Regional Housing and Metro West Housing Solutions have integrated lead-hazard evaluation and reduction activities into

existing housing programs.

### **Actions planned to reduce the number of poverty-level families**

The City of Lakewood will continue to implement strategies to reduce the number of families and individuals living in poverty. This focus is primarily on developing and supporting programs that raise household incomes and stabilize family situations. Programs include providing access to affordable, stable housing and supportive service programs focusing on self-sufficiency and economic independence.

Lakewood's Economic Development Division and Lakewood Reinvestment Authority share a common goal to expand the City's economic base, thereby creating more jobs and more employment possibilities for Lakewood residents. The Economic Development Division functions to retain businesses and help them expand and attract new capital investment and jobs to the City. Activities include business advocacy and problem resolution, marketing and business development as well as grant and loan program management. The primary funding source for these activities is the City Economic Development Fund.

In addition to expanding economic opportunities, Metro West Housing Solutions Self-Sufficiency program addresses the goal of getting people off public assistance and moving toward self-sufficiency. The City works with community partners to maximize the impact of targeted programs on poverty.

### **Actions planned to develop institutional structure**

The City of Lakewood Planning Department administers the Community Development Block Grant (CDBG) program. City staff in the departments of Planning, Public Works, Community Resources and Police will manage internal CDBG projects. The benefit of carrying out projects "in house" is to provide the greatest control over the scope, quality and cost of each project. Where beneficial, the city will enter into a contract or sub recipient agreement with the appropriate agency to perform specific activities. An interdepartmental team develops funding recommendations that are forwarded to City Council each year and adopted as the Annual Action Plan. The team objectives are to develop a comprehensive philosophy for the grant program and to ensure that projects are developed and implemented strategically.

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

Cooperation with nonprofit agencies serving Lakewood residents is necessary to meet the housing and supportive service needs of the

community. Lakewood supports applications for funding by various organizations when funds will be used for programs that address identified community needs and are complementary to existing City of Lakewood programs. Lakewood staff members serve on various nonprofit boards and committees, thereby strengthening communication and coordination of services. Lakewood will continue to foster these relationships and seek ways to expand partnerships in the coming years.

## **Discussion**

See above.



## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

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.

The city does not currently have any activities that will generate program income. However, the City expects to receive small amounts of program income as a result of previous programs that were set up to generate program income. Any program income will be utilized for the next eligible use of CDBG funds.

#### 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	20,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>20,000</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. | 80.00% |

## **Discussion**

**Overall benefit of 80% for 2022, 2023, 2024**

## **APPENDICES**

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### **City of Lakewood 2024 Action Plan**

**City of Lakewood**

CDBG Low Income Areas Map (2023)

- CDBG Low Income Areas
- City of Lakewood Boundary

Scale: 0 to 2 miles

Map Created: 1/31/2024 Map Code: CDBG\_LowIncomeAreasMap2023\_Rv11\_edditdfor24ActionPlan

## 2024 CDBG Activities

2024 Activities	Plan Goal	Funds Awarded	Expected Outcomes
<b>Single Family Housing Rehabilitation</b> Provides low-interest loans and/or grants to low- and moderate-income homeowners for renovation of single-family homes in need of repair	Provide safe, decent affordable housing	\$95,000*	Approximately 15 low-income single-family homeowners will be able to make necessary improvements to their homes in 2023.
<b>Two Creeks Playground</b> Development of a new playground in a park that is currently underserved in parkland.	Preserve and improve low-income neighborhoods	\$580,304*	Approximately 1,000 residents nearby will have access to a new park, playground, and urban trail.
<b>ULC Lighting Upgrades</b> Lighting upgrades to an existing 100 unit Permanent Supportive Housing (PSH) apartment complex to improve security.	Provide safe, decent affordable housing	\$101,700*	100 low-income households will benefit from new lighting upgrades.
<b>Portable Fume Extractors</b> Portable fume extractors to purify the air to a public facility that supports low income seniors registered in art programs	Preserve and improve low-income neighborhoods	\$79,800*	Approximately 40 low-income seniors enrolled in art programs.
<b>Homeless Services</b> Funding will be used for eligible CDBG activities to assist with homeless. Activities could include limited rental assistance, emergency hotel vouchers, case-management services, transportation or other eligible direct services.	Promote self-sufficiency through service provision	\$50,000*	Approximately 20 low-income and/or unsheltered people will receive services to stabilize their housing situation.
<b>MWHS Self-Sufficiency Program</b> Offers a broad range of services to Lakewood residents on public assistance. Services offered through a contract with Metro West Housing Solutions include case management, referral	Promote self-sufficiency through service provision	\$20,000*	150 or more Metro West Housing Solutions' residents will participate in self-sufficiency programs or activities.

services, transportation and recreation scholarships, after-school programs and activities to increase life skills.			
<b>RecoveryWorks Housing Vouchers</b> Funding will be used to provide supportive services to individuals with a State Housing Voucher to secure permanent, affordable housing.	Provide safe, decent affordable housing	\$30,000*	40 chronically homeless households will receive case management and housing support services to find permanent housing.
<b>CDBG Administration</b> Provides oversight, management, and coordination of the CDBG program.	N/A	\$175,000*	N/A

*\* these funds are estimated amounts until the HUD allocation is awarded for the 2024 program year. Public service funds will not be increased to ensure compliance with the 15% public service cap. Projects identified as 'high priority' by the CDBG Review Team during the application process will be increased based on final allocation.*

### **Citizen Participation Comments**

This section will be updated once the public comment period has ended.



### **Grantee SF-424's and Certification(s)**

This section will be updated once the public comment period has ended.