

## Executive Summary

### AP-05 Executive Summary - 24 CFR 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 2013-2017 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 2014 program year to address the needs outlined in the Consolidated Plan. The CDBG program year begins on June 1, 2014 and ends on May 31, 2015.

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

Lakewood's goals for the 2014 Annual Action Plan period focus on neighborhood revitalization efforts of both commercial and residential properties within the CDBG Target Areas. Participants in the Consolidated Plan process identified improvements to aging infrastructure, parks and facilities along commercial corridors as an important need within the community. A common request was for sidewalk improvements to accommodate the accessibility needs of persons with disabilities and meet the growing demand for non-vehicular travel. Affordable housing and supportive services for special needs residents were also identified as a priority need in Lakewood. These needs are addressed through the projects and programs outlined within the 2014 Annual Action Plan.

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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 2014 Action Plan year continue to be the most efficient and effective use of HUD block grant funds. If additional funding becomes available and when the city's Section 108 debt is retired, the city will evaluate new and expanded programs.

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

Summary from citizen participation section of plan.

The stakeholder and citizen participation process for the 2014 Annual Action Plan included the following:

- 1) A televised public meeting where staff presented the Annual Action Plan and funding recommendations to the Lakewood City Council during a study session on March 17, 2014. The study session was televised on Public Access Channel 8 which is broadcast to all Lakewood residents and replayed throughout the week.
- 2) Public Hearing held on April 14, 2014. 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, Developmental Disabilities Resource Center (DDRC) and posted on the city website for comments. The public comment period began on March 3, 2014 and ended on April 2, 2014.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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

**7. Summary**

**PR-05 Lead & Responsible Agencies – 91.200(b)**

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

Describe the agency/entity 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    |          | Planning Department |
| HOPWA Administrator   |          |                     |
| HOME Administrator    |          |                     |
| HOPWA-C Administrator |          |                     |

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

This section reviews how the City of Lakewood coordinates and consults with public agencies and stakeholders on the 2014 Annual Action Plan and regional efforts to to best meet the needs of the community.

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

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. Funded activities should complement existing city programs. 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 the Jefferson County Housing Authority to administer funds for downpayment assistance for low income homebuyers. The city also coordinates closely with Metro West Housing Solutions 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 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 Metro Denver region, MDHI organizes a Point in Time Homeless Count for the seven county Metro Denver region. The purpose of the annual Point in Time 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. Lakewood staff participates each year in the Point in Time Count and serve as a committee member throughout the year. In addition, 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 the Emergency Solutions Grant (ESG) and does not use the HMIS system. However, Lakewood does support local non-profits by providing letters of support and certifications for grant applications.

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

|   |  |   |
|---|--|---|
| 1 | <b>Agency/Group/Organization</b>   | LAKEWOOD  |
|   | <b>Agency/Group/Organization Type</b>  | Other government - Local  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Non-Homeless Special Needs<br>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 the majority of 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 programs. During these meetings, valuable information is gathered to assist in the preparation of the Annual Action Plan. |
| 2 | <b>Agency/Group/Organization</b>   | Metro West Housing Solutions  |
|   | <b>Agency/Group/Organization Type</b>  | PHA<br>Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Education  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing 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> | In addition to the information received from an interview with the Executive Director during the Consolidated Planning process, city staff meets regularly with Metro West Housing Solutions (MWHS) staff to discuss current housing needs and partnership opportunities. MWHS was consulted as part of the the Annual Action Plan process and participated in reviewing and commenting on the document prior completion.                               |
| 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<br>Homelessness Strategy<br>Non-Homeless Special Needs  |

|   |  |
|---|--|
| <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>Due to Lakewood's recent inclusion in to the Jefferson County HOME Consortium, the City of Lakewood and Jefferson County staff meet regularly which has greatly improved the coordination between the two jurisdictions. Lakewood staff are now members of the Jefferson County Community Development Advisory Board. The board is made up of representatives from most county jurisdictions, citizens and business leaders and provides a unique opportunity to collaborate regionally in addressing overlapping community needs. This ongoing communication has provided valuable information and resources that assisted in drafting the Annual Action Plan.</p> |
|---|--|

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

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

**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 | Metro Denver Homeless Initiative |  |

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

**Narrative (optional)**

**AP-12 Participation – 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**

Please see description under Executive Summary page 2.

**Citizen Participation Outreach**

| Sort Order | Mode of Outreach | Target of Outreach  | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|---|--------------------------------|------------------------------|--|---------------------|
| 1          | Public Meeting   | Minorities<br><br>Persons with disabilities<br><br>Non-targeted/broad community<br><br>Residents of Public and Assisted Housing |                                |                              |  |                     |

| 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) |
|------------|------------------|---|--------------------------------|------------------------------|--|---------------------|
| 2          | Public Hearing   | Minorities<br><br>Non-English Speaking - Specify other language: Spanish<br><br>Persons with disabilities<br><br>Non-targeted/broad community<br><br>Residents of Public and Assisted Housing |                                |                              |  |                     |

| 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<br><br>Non-English Speaking - Specify other language: Spanish<br><br>Persons with disabilities<br><br>Non-targeted/broad community<br><br>Residents of Public and Assisted Housing |                                |                              |  |                     |

| 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) |
|------------|-------------------|--|--------------------------------|------------------------------|--|---------------------|
| 4          | Internet Outreach | <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> |                                |                              |  |                     |
| 5          | Public Libraries  | <p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>   |                                |                              |  |                     |

| Sort Order | Mode of Outreach                                    | Target of Outreach   | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|---|--|--------------------------------|------------------------------|--|---------------------|
| 6          | City Departments and Local Housing Authority office | Non-targeted/broad community<br><br>Residents of Public and Assisted Housing |                                |                              |  |                     |
| 7          | Developmental Disabilities Resource Center          | Persons with disabilities  |                                |                              |  |                     |

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

Anticipated Resources

#### Priority Table

| 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<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 920,000                          | 15,000             | 173,000                  | 1,108,000 | 2,800,000  |                       |

**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 \$6 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**

### **Discussion**

Please see above.

## 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 | 2014       | 2015     | Affordable Housing<br>Non-Housing<br>Community Development | TWO CREEKS<br>SOUTH<br>ALAMEDA<br>North Alameda<br>Northeast<br>Lakewood<br>Neighborhood<br>Eiber<br>Neighborhood | Neighborhood Improvements in Target Areas |         | Public Facility or Infrastructure<br>Activities other than Low/Moderate Income Housing Benefit: 9655<br>Persons Assisted<br>Businesses assisted: 2 Businesses Assisted<br>Housing Code Enforcement/Foreclosed Property Care: 4000 Household Housing Unit<br>Other: 2640 Other |
| 2          | Provide safe, decent affordable housing        | 2014       | 2015     |  | TWO CREEKS<br>SOUTH<br>ALAMEDA<br>North Alameda<br>Northeast<br>Lakewood<br>Neighborhood<br>Eiber<br>Neighborhood | Housing Rehabilitation and Improvements   |         | Homeowner Housing Rehabilitated: 10 Household Housing Unit  |

| Sort Order | Goal Name  | Start Year | End Year | Category                                  | Geographic Area   | Needs Addressed   | Funding | Goal Outcome Indicator   |
|------------|--|------------|----------|---|---|---|---------|--|
| 3          | Promote self-sufficiency through service provision | 2014       | 2015     | Homeless<br>Non-Homeless<br>Special Needs | TWO CREEKS<br>SOUTH<br>ALAMEDA<br>North Alameda<br>Northeast<br>Lakewood<br>Neighborhood<br>Eiber<br>Neighborhood | Supportive<br>Services for Low<br>Income & Special<br>Needs |         | Public service activities other than<br>Low/Moderate Income Housing<br>Benefit: 1500 Persons Assisted<br>Other: 70 Other |

Table 6 – Goals Summary<TYPE=[text] REPORT\_GUID=[9B4786E64DDAC839A8E119B13CB7DB46]>

### Goal Descriptions

|   |                  |  |
|---|------------------|--|
| 1 | Goal Name        | Preserve and improve Target Area neighborhoods     |
|   | Goal Description |  |
| 2 | Goal Name        | Provide safe, decent affordable housing            |
|   | Goal Description |  |
| 3 | Goal Name        | Promote self-sufficiency through service provision |
|   | Goal Description |  |

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

Lakewood will provide at least 15 single-family households with necessary housing improvements which will assist these families with expensive costs of home ownership.

## AP-35 Projects – 91.220(d)

### Introduction

2014 CDBG projects will focus on improvements to public facilities and infrastructure, neighborhood revitalization within Target Areas, single-family housing rehabilitation and providing supportive services to low-income residents. All of these projects directly address the needs identified in the Consolidated Plan. Lakewood will continue to pay principal and interest payments on the Section 108 Loan which paid for improvements to a neighborhood park and the construction of a Head Start Facility in 2008.

| # | Project Name                                   |
|---|--|
| 1 | 2014 CDBG Section 108 Loan Repayment           |
| 2 | 2014 CDBG Planning and Administration          |
| 3 | 2014 CDBG Housing Rehabilitation               |
| 4 | 2014 CDBG Neighborhood Revitalization          |
| 5 | 2014 CDBG Public Facilities and Infrastructure |
| 6 | 2014 CDBG Supportive Services                  |

**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. The city also faces budgetary constraints associated with the economic downturn.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

|          |  |  |
|----------|--|--|
| <b>1</b> | <b>Project Name</b>  | 2014 CDBG Section 108 Loan Repayment   |
|          | <b>Target Area</b>   |  |
|          | <b>Goals Supported</b>   |  |
|          | <b>Needs Addressed</b>   |  |
|          | <b>Funding</b>   | CDBG: \$369,898  |
|          | <b>Description</b>   | Annual repayment of Section 108 Loan which paid for improvements to a neighborhood park and the construction of a Head Start facility. |
|          | <b>Target Date</b>   |  |
|          | <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>2</b> | <b>Project Name</b>  | 2014 CDBG Planning and Administration  |
|          | <b>Target Area</b>   |  |
|          | <b>Goals Supported</b>   |  |
|          | <b>Needs Addressed</b>   |  |
|          | <b>Funding</b>   | CDBG: \$131,102  |
|          | <b>Description</b>   | The project pays for all costs associated with planning and administration activities for the CDBG program.                            |
|          | <b>Target Date</b>   |  |

|          |  |  |
|----------|--|--|
|          | <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>3</b> | <b>Project Name</b>  | 2014 CDBG Housing Rehabilitation   |
|          | <b>Target Area</b>   |  |
|          | <b>Goals Supported</b>   | Provide safe, decent affordable housing  |
|          | <b>Needs Addressed</b>   | Housing Rehabilitation and Improvements  |
|          | <b>Funding</b>   | CDBG: \$70,000   |
|          | <b>Description</b>   | This project provides housing rehabilitation through low-interest loans or grants for low-income, single-family, owner-occupied housing units. Improvements are made to units in order to satisfy housing quality standards. |
|          | <b>Target Date</b>   |  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | A minimum of 15 low-income households will be assisted through the project   |
|          | <b>Location Description</b>  | This project is offered citywide.  |
|          | <b>Planned Activities</b>  |  |
| <b>4</b> | <b>Project Name</b>  | 2014 CDBG Neighborhood Revitalization  |
|          | <b>Target Area</b>   | TWO CREEKS<br>SOUTH ALAMEDA<br>North Alameda<br>Northeast Lakewood Neighborhood<br>Eiber Neighborhood  |
|          | <b>Goals Supported</b>   | Preserve and improve Target Area neighborhoods   |
|          | <b>Needs Addressed</b>   | Neighborhood Improvements in Target Areas  |
|          | <b>Funding</b>   | CDBG: \$178,000  |

|          |  |   |
|----------|--|---|
|          | <b>Description</b>   | This project will provide code enforcement and neighborhood clean up services, provide important resources to registered neighborhood organizations, assist with the construction of community garden and implement art projects in Target Areas to assist with revitalization efforts and create a sense of place. |
|          | <b>Target Date</b>   |   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 6640 people living within a Target Area will benefit from the project activities.   |
|          | <b>Location Description</b>  | All of the activities will be carried out within Target Areas within Northeast Lakewood.  |
|          | <b>Planned Activities</b>  | See above   |
| <b>5</b> | <b>Project Name</b>  | 2014 CDBG Public Facilities and Infrastructure  |
|          | <b>Target Area</b>   | TWO CREEKS<br>Northeast Lakewood Neighborhood<br>Eiber Neighborhood   |
|          | <b>Goals Supported</b>   | Preserve and improve Target Area neighborhoods  |
|          | <b>Needs Addressed</b>   | Neighborhood Improvements in Target Areas   |
|          | <b>Funding</b>   | CDBG: \$222,000   |
|          | <b>Description</b>   | The project will construct missing sidewalk section adjacent to commercial corridor and make improvements to neighborhood park. Both of these activities are located within CDBG Target Areas and will benefit low-income residents.  |
|          | <b>Target Date</b>   |   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 9,655 residents living within CDBG Target Areas will benefit from the project activities.   |
|          | <b>Location Description</b>  | Richey Park: 1301 Carr Street in Lakewood; Pierce Street north of West Colfax Avenue and existing sidewalk  |
|          | <b>Planned Activities</b>  | Please see above.   |
| <b>6</b> | <b>Project Name</b>  | 2014 CDBG Supportive Services   |
|          | <b>Target Area</b>   |   |

|  |   |
|--|---|
| <b>Goals Supported</b>   | Promote self-sufficiency through service provision  |
| <b>Needs Addressed</b>   | Supportive Services for Low Income & Special Needs  |
| <b>Funding</b>   | CDBG: \$87,000  |
| <b>Description</b>   | The project provides supportive service activities that assist low-income residents with skills and resources to become self-sufficient.  |
| <b>Target Date</b>   |   |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 1570 low-income families will benefit from the project activities.  |
| <b>Location Description</b>  | Metro West Housing Solution properties throughout Lakewood and various Lakewood Head Start facilities.  |
| <b>Planned Activities</b>  | MWHS Self-sufficiency PATH program: provides self-sufficiency support and resources to MWHS resident families<br>Child-care Scholarships: child-care scholarships for low-income Head Start families. |

## 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**

Please see below.

### Geographic Distribution

| Target Area                     | Percentage of Funds |
|---------------------------------|---------------------|
| TWO CREEKS                      |                     |
| SOUTH ALAMEDA                   |                     |
| North Alameda                   |                     |
| Northeast Lakewood Neighborhood |                     |
| Eiber Neighborhood              |                     |

**Table 8 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

The majority of CDBG funds are spent in Target Areas within Lakewood. In some instances, it is unknown which neighborhoods will benefit from CDBG funding because the program participants have not yet been identified or the projects overlap Target Areas which makes it impossible to accurately complete the chart above. Instead, it may be the more useful to describe the Target Areas that will benefit from 2014 CDBG funding.

The following projects will be carried out within all of the CDBG Target Areas:

Neighborhood Revitalization activities include assisting neighborhood organizations in the Two Creeks, Eiber and Northeast Lakewood Neighborhoods with cost associated with printing and delivery of their newsletters to neighborhood residents. Code Enforcement and CDBG Neighborhood Cleanup will be carried out mainly in the northeast Target Areas of the Northeast Lakewood Neighborhood and Two Creeks but may extend into other Target Areas as determined by the project manager and program budget.

Single-family Housing Rehabilitation is offered to income-qualified Lakewood homeowners. Since this project is not restricted to a specific area, we are unable to determine how many Target Areas will benefit from this program. Project sites are selected based on need and many will be located within Target Area neighborhoods.

Public service programs are offered to all income-qualified participants enrolled in Head Start or living in a Metro West Housing Solution property. These facilities are located throughout Lakewood so we are unable to determine how many Target Areas will benefit from these programs. Many of the

beneficiaries do reside within Target Area neighborhoods.

The following projects directly benefit a Target Area:

The Section 108 Loan Repayment is the annual principal and interest payment for a loan to make improvements to Ray Ross Park located in the South Alameda Target Area and the construction of a Head Start facility located in the Two Creeks Neighborhood Target Area.

Improvements to Richey Park will directly benefit the Two Creeks Neighborhood.

The missing sidewalk installation project will benefit residents of the Two Creeks and the Northeast Lakewood neighborhoods.

The community garden at the Lamar Station Crossing apartments will be available to apartment residents as well as other Two Creeks residents.

## **Discussion**

Please see above.

## Affordable Housing

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

#### Introduction

This section contains Lakewood's estimates for the number of households who are expected to be supported through CDBG in 2014.

| One Year Goals for the Number of Households to be Supported |    |
|---|----|
| Homeless  | 0  |
| Non-Homeless  | 15 |
| Special-Needs   | 0  |
| Total   | 15 |

**Table 9 - 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                                       | 15 |
| Acquisition of Existing Units                                 | 0  |
| Total   | 15 |

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Through Lakewood's Single-family Housing Rehabilitation program, the city expects that 15 owner-occupied units will be improved through the program.

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

### **Introduction**

Lakewood's housing authority, Metro West Housing Solutions has disposed of all public housing units. There are no longer Public Housing units located in Lakewood.

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

N/A

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

N/A

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

N/A

### **Discussion**

N/A

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

### **Introduction**

The City of Lakewood will continue to direct numerous resources to strategies that help to address the homeless. The strategies focus on the transition to independent living through housing and supportive services needed to prevent homelessness, outreach and assessment, emergency and transitional housing services and helping those that are chronically homeless.

### **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 Lakewood Self-Sufficiency program offered through Metro West Housing Solutions (MWHS) provides support services to MWHS residents. Services include case management; goal-setting plans to increase education and job skills; referral services to address barriers such as child care, transportation, and financial literacy; nutrition and physical fitness training. The City of Lakewood is also a member agency of the Metropolitan Denver Homeless Initiative (MDHI). 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 Metro Denver region, MDHI organizes a Point in Time Homeless Count for the seven county Metro Denver region. The purpose of the annual Point in Time 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. Lakewood staff participates each year in the Point in Time Count and serve as a committee member throughout the year. The Action Center, serves individuals and families who are homeless or at risk of becoming homeless. Services include a 20-bed single- and family-unit shelter located in Lakewood, food and clothing banks, a medical clinic, utility payment assistance, tenant/landlord counseling and provision of personal care items. Lakewood regularly organizes donation drives to assist the facility with needed donations. In addition, members of the Lakewood City Council regularly give their time through volunteering or board membership efforts. Family Tree provides services and shelter to families and youth of metro Denver to overcome child abuse, domestic violence and homelessness. Its mission is to help people become safe, strong and self-reliant. Emergency shelter is available through the Women in Crisis program. Colorado Coalition for the Homeless operates the Renaissance at Concord Plaza in Lakewood. This development provides transitional housing units for homeless families and offers a child-care center, health care and case management services on-site.

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

See above.

**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**

See above.

**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.**

See above.

## **Discussion**

Please see above.

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

### **Introduction**

This section summarizes the Fair Housing Action Plan (FHAP) developed for Lakewood as part of the 2013 Jefferson County, Lakewood and Arvada joint Analysis of Impediments to Fair Housing Choice.

### **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 2013 AI found no barriers in Lakewood associated with land use controls, tax policies, zoning ordinances, building codes, fees and charges, growth limitations or related policies. Instead, the AI concluded that Lakewood's ordinances and policies are some of the most progressive in the county. The fair housing action items the city will accomplish during the 2014 program year--focus on improving the living environment for persons with disabilities, the protected class that was found to face the most barriers to fair housing choice in Lakewood. The city will support adding affordable, accessible housing to its housing stock, especially along major corridors and near light rail. The city will work with transportation partners to improve access to bus shelters and, as city revenues permit, improve sidewalks. Finally, the city will continue education and outreach activities to reduce NIMBYism in response to affordable housing.

### **Discussion**

Please see above.

## **AP-85 Other Actions – 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 the efforts to fill the gaps and provide a wide range of programs to address community needs in Lakewood, there continues to be underserved needs and obstacles encountered to meet those needs and 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. There are many causes for this; one is the uncertain economic times. Obstacles are the rise in the cost of goods and materials, the diminishing availability of affordable housing, the scarcity of jobs that pay a living wage, high rents, unemployment, and more people joining the roles of those in need. By supporting programs aimed to improve self-sufficiency, neighborhood improvements and housing needs for low-income and special needs individuals and neighborhoods, obstacles to meeting underserved needs are addressed.

### **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, to assist in the prevention of homelessness. In December of 2012, the Lakewood City Council approved a new zoning ordinance which allows for higher density housing in some of its residential areas. This change will result in more housing choices with the expansion of both affordable and market rate rental and for-sale units within Lakewood.

### **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. The City of Lakewood and Metro West Housing Solutions have integrated lead-hazard evaluation and reduction activities into existing housing programs including housing rehabilitation activities, code enforcement, and modernization of affordable housing units.

## **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. 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, Lakewood's Self-sufficiency program addresses the goal of getting people off public assistance and moving toward self-sufficiency. The Child-care Scholarship and Head Start programs are also an important component of this strategy in that they allow families who cannot otherwise afford day care to receive it so that they can search for employment or continue working at their existing jobs. Lakewood works closely with all its community partners to maximize the impact of targeted programs on poverty. It is intended that these collaborations will significantly improve the lives of low-income working families, elderly on fixed incomes, and others who struggle with poverty in the community.

## **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, Community Resources and Police will manage 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 subrecipient 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 One Year 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. Metro West Housing Solutions and 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**

Please see above.

## Program Specific Requirements

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

#### Introduction

Projects are eligible for CDBG funding if they meet certain criteria as established by the U.S. Department of Housing and Urban Development (HUD). A project must benefit low and moderate income people, address conditions of slum or blight or meet an urgent community need. Approximately 90% of CDBG funds will be used to for activities that benefit persons of low or moderate incomes in 2014. Projects will also address a priority community need as outlined in Lakewood's 2013-2017 Consolidated Plan.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

|  |          |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 0        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0        |
| 3. The amount of surplus funds from urban renewal settlements  | 0        |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0        |
| 5. The amount of income from float-funded activities   | 0        |
| <b>Total Program Income:</b>   | <b>0</b> |

#### Other CDBG Requirements

|   |        |
|---|--------|
| 1. The amount of urgent need activities   | 0      |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 85.00% |

## **Discussion**

The minimum overall benefit of 70% of CDBG funds to be used to benefit persons of low and moderate income will be covered over years 2012, 2013, and 2014.