2015-2019 Five-year Consolidated Plan

City of Lakewood
Final Report
April 15, 2015

2015-2019 Five-year Consolidated Plan

Prepared for
City of Lakewood
Planning Department
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Lakewood, Colorado 80226

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SECTION I.

City of Lakewood 2015-2019 Consolidated Plan
Executive Summary

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

1. Introduction

This Consolidated Plan for the City of Lakewood is an update to the 2013-2017 City of Lakewood Consolidated Plan (“2013-2017 Plan”) that the city submitted to the Department of Housing and Urban Development (HUD) on April 15, 2013. The 2013-2017 Plan focused on improving and maintaining conditions in low and moderate income neighborhoods in Lakewood. This update confirms that what were priority needs in 2013 are still accurate and that many of the citizen concerns identified in 2013 were echoed through this process. This updated Plan builds upon the 2013-2017 Plan’s priorities by supporting Lakewood’s low income neighborhoods through revitalization efforts, housing improvements and supportive services.

In 2013, Lakewood joined the Jefferson County HOME Consortium. The federal HOME Investment Partnerships (HOME) grant funds support affordable housing activities throughout Jefferson County. The HOME funds that Lakewood previously received directly are now allocated to the County. This partnership allows Lakewood to take a more regional and comprehensive approach to addressing housing needs through the distribution of HOME funds. Due to the modification in Lakewood’s HOME allocation, HUD has required Lakewood to create an updated Consolidated Plan so that it aligns with Jefferson County’s consolidated planning period.

Since development of the 2013-2017 Consolidated Plan, the cost of renting in the City of Lakewood, like much of metro Denver, has risen considerably. The average monthly rent in Lakewood exceeds $1,000 per month. To afford to rent in Lakewood, a household of four must earn at least $42,000 per year. The city’s apartment vacancy rate at the end of 2014 was 3.9 percent—much lower than the 5 percent that is considered optimal to manage resident turnover and maintain price stability.

Rent increases more severely impact the city’s lowest income residents, especially those with special needs, who face greater challenges finding housing that meets their needs and is affordable. The city’s shortage of affordable rental units is estimated to have increased by 600 units since the 2013-2017 Consolidated Plan was prepared.

A continued focus for the city’s Community Development Block Grant (CDBG) dollars will be neighborhood revitalization and housing rehabilitation. This is consistent with the needs expressed by residents who participated in development of the Consolidated Plan. Residents and stakeholders also asked for improvements to sidewalks to accommodate the accessibility needs of persons with disabilities and meet the growing demand for non-vehicular travel (bike and pedestrian traffic). These improvements are prioritized in the city’s capital improvement plans.

2. Summary of the objectives and outcomes identified in the Plan

The city’s goals for the 2015-2019 planning period focus on continuing neighborhood revitalization efforts, providing affordable housing and assisting low income, homeless and special needs residents
with supportive services. The overriding objective during the 2015-2019 planning period is to help residents maintain and improve their quality of life in Lakewood.

Specifically, the city will do the following:

Provide Decent, Affordable Housing:

Annually assist 16 low income homeowners with needed rehabilitation. When possible, assist in the development of affordable housing units.

Create Suitable Living Environments:

Invest in Target Area neighborhoods to eliminate slum and blight (clean up events and code enforcement), improve aging parks and facilities, and implement neighborhood improvement and revitalization plans and policies.

Work toward greater accessibility of public infrastructure, especially sidewalks, to benefit people with disabilities and residents traveling by foot, bike and other non-vehicular forms.

Improve Economic Opportunity:

Assist low income and special needs residents with supportive services including child care for low income families and self-sufficiency programs for Section 8 voucher recipients and assisted housing residents.

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 the city has used to address these needs have been well received by residents and neighborhood organizations. Lakewood believes the programs proposed for the 2015 Action Plan year and goals for the five-year planning period—similar to those used in the past—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

The stakeholder consultation and citizen input process for the Lakewood Consolidated Plan included two community meetings to discuss housing and community development needs. These meetings were held in conjunction with Jefferson County. The first meeting was held on February 17 in the community room of the mixed-income rental development Lamar Crossing Apartments, located in a low to moderate income Census tract in Lakewood near public transit. This community meeting was preceded by an afternoon meeting with stakeholders who work with low and moderate income residents in Lakewood and Jefferson County. Twelve residents and stakeholders attended the meeting.
The second meeting, scheduled for February 23 at the Golden Public Library, was cancelled due to a hazardous weather outlook and lack of RSVPs. Residents were instead invited to participate in the process by completing a simple needs identification and prioritization survey.

To encourage participation by low income, minority, special needs and non-English speaking residents, 60 nonprofit social service and housing organizations received an email and flyer about the community meetings.

5. Summary of public comments

Public comments received prior to the 30-day comment period are appended to the Citizen Participation section of the appendices. There were no comments received during the 30-day comment period.

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

All comments and views were accepted.

7. Summary

Please see above.
The Process

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

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

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

<table>
<thead>
<tr>
<th>Agency Role</th>
<th>Name</th>
<th>Department/Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lead Agency</td>
<td>LAKEWOOD</td>
<td></td>
</tr>
<tr>
<td>CDBG Administrator</td>
<td>LAKEWOOD</td>
<td>City of Lakewood Planning Department</td>
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<tr>
<td>HOPWA Administrator</td>
<td></td>
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<tr>
<td>HOME Administrator</td>
<td>JEFFERSON COUNTY</td>
<td>Jefferson County, Department of Human Services</td>
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<td>HOPWA-C Administrator</td>
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</tbody>
</table>

Table 1– Responsible Agencies

Narrative

The City of Lakewood continues to administer the Community Development Block Grant program (CDBG). For the HOME Investment Partnerships Program (HOME), the city has joined a consortium with Jefferson County.

Consolidated Plan Public Contact Information

Amy DeKnikker
Associate Planner
City of Lakewood
amydekn@lakewood.org
(303) 987-7522
1. **Introduction**

This section describes the stakeholder consultation process conducted for the City of Lakewood 2015-2019 Consolidated Plan. Stakeholder consultation and citizen participation effects were conducted in collaboration with Jefferson County.

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 Jefferson County Housing Authority to administer funds for housing rehabilitation for low income homeowners. 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 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 has Chair representation on a subcommittee that specifically works to obtain permanent supportive housing for homeless in Jefferson County. The Severe Weather Network (SWN) is one of the services provided through Heading Home. The SWN, through Jefferson County faith communities, provides emergency shelter and services during severe weather; 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 Metro Denver region, MDHI organizes a Point-in-Time (PIT) Homeless Count for the seven county Metro 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. A Lakewood
staff member participates each year in the PIT count and serves on the committee 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 and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

N/A; Lakewood does not receive the Emergency Solutions Grant (ESG). The Homeless Management Information System (HMIS) assists Continuum of Care planning groups to identify needs and gaps in provision of housing and services to assist persons who are homeless.

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

The agencies are described in the table below.

<table>
<thead>
<tr>
<th>Organizations Represented at the Public Meetings</th>
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<tr>
<td>City of Lakewood Planning</td>
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<td>Colorado Community Media</td>
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<td>Edgewater Collective</td>
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<tr>
<td>Family Tree, Inc.</td>
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<td>GRID Alternatives Colorado</td>
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<td>Jefferson County Housing Authority</td>
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<tr>
<td>Jefferson County Community Development</td>
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<tr>
<td>Metro West Housing Solutions</td>
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<tr>
<td>Rebuilding Denver</td>
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<td>Two Creeks Neighborhood Organization</td>
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<td>Urban Land Conservancy</td>
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<tr>
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<tr>
<td>What section of the Plan was addressed by Consultation?</td>
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<tr>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
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<td>Agency/Group/Organization Type</td>
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What section of the Plan was addressed by Consultation?

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<th>Housing Need Assessment</th>
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<td>Homeless Needs - Chronically homeless</td>
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<td>Homeless Needs - Families with children</td>
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<tr>
<td></td>
<td>Non-Homeless Special Needs</td>
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</table>

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?

| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Staff were involved in development of the 2013-2015 Consolidated Plan and included in notices of the stakeholder and resident input process for the updated Plan. |

5 Agency/Group/Organization

<table>
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<tr>
<th>Agency/Group/Organization</th>
<th>JEFFCO ACTION CENTER</th>
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<td>Services-Elderly Persons</td>
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<td>Services-Persons with Disabilities</td>
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<td>Services-Victims of Domestic Violence</td>
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<td>Services-homeless</td>
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What section of the Plan was addressed by Consultation?

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<th>What section of the Plan was addressed by Consultation?</th>
<th>Housing Need Assessment</th>
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<td></td>
<td>Anti-poverty Strategy</td>
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How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?

| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Organization assisted in distribution of Consolidated Plan surveys to clients. |

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

N/A; the Lakewood Consolidated Plan provided an opportunity and invited participation and comments from all organizations serving low and moderate residents and residents with special needs.

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

<table>
<thead>
<tr>
<th>Name of Plan</th>
<th>Lead Organization</th>
<th>How do the goals of your Strategic Plan overlap with the goals of each plan?</th>
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<tr>
<td>Continuum of Care</td>
<td>MDHI</td>
<td>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.</td>
</tr>
</tbody>
</table>

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))
Lakewood is an active participant in the Metro Mayors Caucus, which, among other activities, has developed strategies aimed at increasing the availability of affordable housing in the metro Denver region. Several of Lakewood's City Councilors serve as board members and volunteer for Lakewood non-profits and agencies that assist the homeless and provide affordable housing options. Lakewood is also a member of the Metro Denver Homeless Initiative (MDHI), whose mission is to spearhead an ongoing cooperative effort to break the cycle of homelessness. A Lakewood staff member serves on the MDHI NOFA committee, a group tasked with allocating and ensuring the compliance of annual grant funds for the development of residential units and programs serving chronically homeless people throughout the Denver Continuum of Care.

Narrative

Please note that all housing and supportive service providers in Lakewood were invited to participate in the Consolidated Plan process. These organizations were emailed flyers and invited to all community meetings.
PR-15 Citizen 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

Please see Citizen Participation appendix.

Citizen Participation Outreach

<table>
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<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
<th>URL (If applicable)</th>
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<td>Residents of Public and Assisted Housing</td>
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<td>Sort Order</td>
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<td>Target of Outreach</td>
<td>Summary of response/attendance</td>
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<td>Summary of comments not accepted and reasons</td>
<td>URL (If applicable)</td>
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<tr>
<td>2</td>
<td>Other</td>
<td>Minorities</td>
<td>Please see Citizen Participation appendix.</td>
<td>Please see Citizen Participation appendix. No comments were received during the draft public comment period.</td>
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<td>Residents of Public and Assisted Housing</td>
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Table 4– Citizen Participation Outreach
Needs Assessment

NA-05 Overview

Needs Assessment Overview

Since development of the 2013-2017 Consolidated Plan, the cost of renting in the City of Lakewood, like much of metro Denver, has risen considerably. The average monthly rent in Lakewood exceeds $1,000 per month. To afford to rent in Lakewood, a household must earn at least $42,000 per year. The city’s apartment vacancy rate at the end of 2014 was 3.9 percent—much lower than the 5 percent that is considered ideal (for resident turnover, for price stability) by market analysts.

In 2012, a “rental gaps analysis” was completed to support the 2013-2017 Five-year Consolidated Plan. The gaps analysis compared the number of renters at various income levels with the number of units affordable to them. The gaps analysis found about 10,000 renters in Lakewood earning less than $25,000 per year. These renters had about 3,000 affordable rental units to choose from—leaving a shortage of around 7,000 units. These renters needed units priced at less than $625 per month, including utilities, to avoid being cost burdened.

A gap based on more current rental data would show an increase in the shortage of units to at least 7,600. This is mostly due to a shift from units out of the $500-$625 rental range into higher rent brackets. Units renting between $650 and $800 have also shifted into higher priced ranges, placing higher costs on renters in the $25,000 to $35,000 income range.

The 2013-2017 Consolidated Plan described a relatively affordable market for homeownership: about one-third of homes for sale were affordable to renters earning $50,000 per year in 2012. Renters earning $75,000 per year had many choices in the market, as about three-fourths of Lakewood’s homes for sale were affordable to them. Lakewood’s City Council has worked to maintain the city’s relative affordability—and to create additional opportunities for homeownership—by taking initial steps to address the development constraints of state condominium defects legislation.

The city still has many long-time owners who have aged, are living on fixed incomes and/or who have become unemployed and have difficulty paying their mortgage and maintaining their homes.
NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction’s need for Public Facilities

Throughout Lakewood’s history, the community has placed a high priority on acquiring, developing, and improving park and recreation facilities across the city.

Residents continually request acquisition of open land for park and open space purposes. In the next three to five years it is anticipated that demand for parks and open space will continue to rise as the area population grows. However, this growth will also consume the few remaining parcels of vacant land. The City of Lakewood has adopted the National Recreation and Park Association’s recommended standards as its desired level of service to the community. Currently, the city has 3 acres per 1000 population of developed neighborhood and community parks available to residents. Developed park and recreation facilities are in constant demand and not evenly distributed throughout the community. City staff is working to meet and balance these demands, especially in underserved areas.

Lakewood will continue to focus on providing parks and open space in underserved areas of the city. A majority of those areas are in CDBG Target Areas of low and moderate-income residents. The Comprehensive Master Plan for the Department of Community Resources will direct the acquisition, development and redevelopment of park and open space facilities for the city.

One of the city’s top goals is to provide an equal level of service throughout the city. Several Target Area neighborhoods could benefit from new facilities that are not currently available. Such facilities include: improvements on Molholm Park, shelter and picnic facilities at Mountair Park, development of Two Creeks Park, trail improvements on Lakewood and Dry Gulch, Sunset Park improvements, Weir Gulch trail improvements, and the South Sheridan Fields facility upgrades and site improvements.

A high priority for the City of Lakewood is to bring existing facilities up to current quality standards. This is accomplished through continual maintenance, and renovation of outdated facilities. In Target Area neighborhoods, the following recreation facilities have been highlighted for major renovations: Lakewood Link Recreation Center, Walker-Branch Park, Morse Park restrooms, Richey Park playground improvements, and the Westborough Park Playground.

Many of the projects listed are not funded currently. Over the next five years, there will be many additional needed and desired community improvements that will not be funded. The need for additional funding is clearly identified.

How were these needs determined?

Please see above.

Describe the jurisdiction’s need for Public Improvements

Please see above.
How were these needs determined?

Please see above.

Describe the jurisdiction’s need for Public Services

The most frequent request for infrastructure improvements received by City of Lakewood Engineering Division is for missing sidewalks. This is consistent with sentiment of residents who attended the community meetings for the Plan. Sidewalks simply do not exist in many older neighborhoods and along numerous major streets in Lakewood. The current citywide waiting list for sidewalk projects contains approximately 130 locations. A very conservative estimate to complete all the locations on the list would be more than $50 million. This waiting list has been developed solely from calls received from residents. Staff has not inventoried the entire city for all locations where sidewalks are needed. A complete inventory would exponentially increase the waiting list.

The City of Lakewood’s Capital Improvement and Preservation Program currently budgets $300,000 annually for sidewalk construction projects. Even with this ongoing, annual investment, the waiting list will continue to grow in future years.

Another major need is an aging eight-inch diameter water line in West Colfax Avenue from Pierce Street to Sheridan Boulevard that needs replacement in the near future. This line, located in a Target Area Neighborhood, is owned and operated by the City of Lakewood. An estimate to replace this line is $750,000. This work is budgeted for 2016.

Funding stormwater infrastructure improvements also continues to be extremely challenging for Lakewood. The city formed and started operating a Stormwater Management Utility in 2000 that generates money for capital construction. However, with the current utility fee structure, it will still take more than fifty years to address all currently listed stormwater facility needs.

Future requests for infrastructure improvements using CDBG funds will focus on sidewalk improvements in Target Area Neighborhoods. The West Rail Line traverses several Target Area Neighborhoods and includes several stations. Collector streets leading to these stations typically do not have sidewalks along both sides of the street.

How were these needs determined?

Please see above.

Based on the needs analysis above, describe the State’s needs in Colonias

N/A; state only. There are no Colonias in the jurisdiction.
Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

Recent rental data show a significant change in the rental market since 2010. Rental vacancies in Lakewood, as well as metro Denver, are at record lows. Rents have risen dramatically in the past few years, making it even more challenging for the city’s lowest income renters and renters with special needs to find affordable units.

A high rent market can be even harder for renters living in the suburbs, where rental supply is generally lower. Low income renters in the Denver suburbs have not only experienced rapid rent increases but also have fewer, more affordable substitutes in the market unless they want to relocate to larger rental markets (mostly Denver). Relocation is often a last resort, since it commonly leads to a longer commute, moving children from their current schools and/or less time at home with children. Households who have additional requirements—e.g., large families, persons with disabilities who need accessibility modifications, renters without vehicles—find it even harder to locate units they need at a price they can afford.

Currently, renters need to earn more than $40,000 per year to rent the average-priced unit in Lakewood. An estimated 56 percent of the city’s renter households earn less than $40,000 per year and, as such, have trouble affording the average-priced rental unit. In the southern portion of the city, renters must earn at least $47,000 per year to afford the average rent. This is one of the highest priced rental submarkets in Jefferson County.

To afford the increase in the average rent since 2008, renters would have had to experience wage increases of $12,000. Instead, renter incomes have declined. This means that renters are paying more of their incomes for rent, leaving less for other household costs. This can also affect renters’ ability to become homeowners, as they have less to save for a home.

In sum, renters in Jefferson County and Lakewood are experiencing unprecedented increases in rental costs. Rents increased suddenly and rapidly. Renters who are bearing the greatest burden of increasing rents are those earning less than $35,000 per year who are not occupying subsidized housing.
MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Lakewood, Colorado, as the state’s fifth most populous municipality, is well positioned for continued economic growth and stability due to the city’s geographic location, physical infrastructure, diverse industry base, land-use vision, and sustainability and inclusiveness values.

Lakewood is located directly west of the City and County and Denver and is well connected to Denver and the entire metro area through roads and highways, a new light rail line, other public transit and pedestrian and bicycle facilities making Lakewood an attractive location for residents and industry. The city’s diverse industry base is served by a well educated population in the metro area and at the local level while the city’s land-use vision for redevelopment and densifying the urban centers and major corridors of Lakewood provide for significant commercial and residential growth. Lastly, Lakewood is committed to not only economic and environmental sustainability, but social sustainability as well, demonstrated by the city’s 2011 All-America City and Diversity Awards from the National Civic League.

This section contains economic development data and information for the City of Lakewood. The data in the tables were pre-populated by HUD.

Economic Development Market Analysis

Business Activity

<table>
<thead>
<tr>
<th>Business by Sector</th>
<th>Number of Workers</th>
<th>Number of Jobs</th>
<th>Share of Workers %</th>
<th>Share of Jobs %</th>
<th>Jobs less workers %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Mining, Oil &amp; Gas Extraction</td>
<td>681</td>
<td>183</td>
<td>1</td>
<td>0</td>
<td>-1</td>
</tr>
<tr>
<td>Arts, Entertainment, Accommodations</td>
<td>7,731</td>
<td>8,426</td>
<td>15</td>
<td>14</td>
<td>-1</td>
</tr>
<tr>
<td>Construction</td>
<td>3,255</td>
<td>3,794</td>
<td>6</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Education and Health Care Services</td>
<td>8,722</td>
<td>13,238</td>
<td>17</td>
<td>22</td>
<td>5</td>
</tr>
<tr>
<td>Finance, Insurance, and Real Estate</td>
<td>4,230</td>
<td>5,088</td>
<td>8</td>
<td>8</td>
<td>0</td>
</tr>
<tr>
<td>Information</td>
<td>2,249</td>
<td>1,924</td>
<td>4</td>
<td>3</td>
<td>-1</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>3,568</td>
<td>3,177</td>
<td>7</td>
<td>5</td>
<td>-2</td>
</tr>
<tr>
<td>Other Services</td>
<td>2,115</td>
<td>2,033</td>
<td>4</td>
<td>3</td>
<td>-1</td>
</tr>
<tr>
<td>Professional, Scientific, Management Services</td>
<td>7,088</td>
<td>10,023</td>
<td>14</td>
<td>16</td>
<td>2</td>
</tr>
<tr>
<td>Public Administration</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>7,445</td>
<td>10,727</td>
<td>14</td>
<td>17</td>
<td>3</td>
</tr>
</tbody>
</table>

Consolidated Plan          LAKEWOOD          16

OMB Control No: 2506-0117 (exp. 07/31/2015)
### Business by Sector

<table>
<thead>
<tr>
<th>Business by Sector</th>
<th>Number of Workers</th>
<th>Number of Jobs</th>
<th>Share of Workers %</th>
<th>Share of Jobs %</th>
<th>Jobs less workers %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation and Warehousing</td>
<td>1,519</td>
<td>951</td>
<td>3</td>
<td>2</td>
<td>-1</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>2,876</td>
<td>1,784</td>
<td>6</td>
<td>3</td>
<td>-3</td>
</tr>
<tr>
<td>Total</td>
<td>51,479</td>
<td>61,348</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

*Table 5 - Business Activity*

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

### Labor Force

| Total Population in the Civilian Labor Force | 80,910            |
| Civilian Employed Population 16 years and over | 74,944            |
| Unemployment Rate | 7.37 |
| Unemployment Rate for Ages 16-24 | 10.80 |
| Unemployment Rate for Ages 25-65 | 7.20 |

*Table 6 - Labor Force*

**Data Source:** 2013 ACS 1-Year Estimates

### Occupations by Sector

<table>
<thead>
<tr>
<th>Occupations by Sector</th>
<th>Number of People</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management, business, science, and arts</td>
<td>26,491</td>
</tr>
<tr>
<td>Service</td>
<td>13,566</td>
</tr>
<tr>
<td>Sales and office</td>
<td>20,034</td>
</tr>
<tr>
<td>Natural resources, construction, and maintenance</td>
<td>6,847</td>
</tr>
<tr>
<td>Production, transportation and material moving</td>
<td>8,006</td>
</tr>
</tbody>
</table>

*Table 7 – Occupations by Sector*

**Data Source:** 2013 ACS 1-Year Estimates (Sectors are classified differently than in the online eCon Plan)

### Travel Time

<table>
<thead>
<tr>
<th>Travel Time</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 30 Minutes</td>
<td>45,022</td>
<td>65%</td>
</tr>
<tr>
<td>30-59 Minutes</td>
<td>20,478</td>
<td>30%</td>
</tr>
</tbody>
</table>

Consolidated Plan: LAKEWOOD

OMB Control No: 2506-0117 (exp. 07/31/2015)
### Travel Time

<table>
<thead>
<tr>
<th>Travel Time</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 or More Minutes</td>
<td>3,874</td>
<td>6%</td>
</tr>
<tr>
<td>Total</td>
<td>69,374</td>
<td>100%</td>
</tr>
</tbody>
</table>

**Table 8 - Travel Time**

**Data Source:** 2013 ACS 1-Year Estimates

### Education

**Educational Attainment by Employment Status (Population 16 and Older)**

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>In Labor Force</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Civilian Employed</td>
<td>Unemployed</td>
<td>Not in Labor Force</td>
</tr>
<tr>
<td>Less than high school graduate</td>
<td>3,589</td>
<td>630</td>
<td>2,840</td>
</tr>
<tr>
<td>High school graduate (includes equivalency)</td>
<td>12,555</td>
<td>1,147</td>
<td>5,828</td>
</tr>
<tr>
<td>Some college or Associate's degree</td>
<td>20,088</td>
<td>1,398</td>
<td>4,857</td>
</tr>
<tr>
<td>Bachelor's degree or higher</td>
<td>23,659</td>
<td>1,441</td>
<td>3,457</td>
</tr>
</tbody>
</table>

**Table 9 - Educational Attainment by Employment Status**

**Data Source:** 2013 ACS 1-Year Estimates

### Educational Attainment by Age

<table>
<thead>
<tr>
<th>Age</th>
<th>18–24 yrs</th>
<th>25–34 yrs</th>
<th>35–44 yrs</th>
<th>45–65 yrs</th>
<th>65+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 9th grade</td>
<td>80</td>
<td>1,180</td>
<td>569</td>
<td>1,160</td>
<td>807</td>
</tr>
<tr>
<td>9th to 12th grade, no diploma</td>
<td>3,168</td>
<td>1,268</td>
<td>769</td>
<td>2,113</td>
<td>1,353</td>
</tr>
<tr>
<td>High school graduate, GED, or alternative</td>
<td>3,213</td>
<td>5,963</td>
<td>3,504</td>
<td>10,063</td>
<td>5,484</td>
</tr>
<tr>
<td>Some college, no degree</td>
<td>4,879</td>
<td>5,169</td>
<td>4,222</td>
<td>8,626</td>
<td>5,932</td>
</tr>
<tr>
<td>Associate's degree</td>
<td>1,038</td>
<td>2,591</td>
<td>1,489</td>
<td>4,287</td>
<td>1,731</td>
</tr>
<tr>
<td>Bachelor's degree</td>
<td>1,813</td>
<td>5,242</td>
<td>5,296</td>
<td>8,405</td>
<td>4,665</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>69</td>
<td>1,637</td>
<td>2,711</td>
<td>5,266</td>
<td>3,458</td>
</tr>
</tbody>
</table>

**Table 10 - Educational Attainment by Age**

**Data Source:** 2013 ACS 1-Year Estimates
Educational Attainment – Median Earnings in the Past 12 Months

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>Median Earnings in the Past 12 Months</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than high school graduate</td>
<td>21,157</td>
</tr>
<tr>
<td>High school graduate (includes equivalency)</td>
<td>30,080</td>
</tr>
<tr>
<td>Some college or Associate’s degree</td>
<td>35,795</td>
</tr>
<tr>
<td>Bachelor’s degree</td>
<td>41,323</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>58,059</td>
</tr>
</tbody>
</table>

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2013 ACS 1-Year Estimates

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

Based on NAICS classification Lakewood’s major employment sectors include Education and Health Care Services (17%), Professional, Scientific, Management Services (14%), Retail Trade (14%), Arts, Entertainment, Accommodations (15%) and Finance, Insurance and Real Estate (8%). Major single employers include the Federal government with an estimated 8,000 employees in Lakewood, the county school district, a major hospital, a medical device manufacturer, several financial services firms and many more knowledge intensive business services firms.

Describe the workforce and infrastructure needs of the business community

The workforce and infrastructure needs of Lakewood’s business community are not dissimilar to the needs of businesses throughout metro Denver. The business community requires a mix of low, middle and highly skilled workforce. Recent graduates, newly trained and experienced individuals with the appropriate skills sets are in demand. A large portion of employers located in the city are involved in knowledge-based industries that require specialized training programs, many of which can be found at local higher education institutions and k-12, for their employees.
Generally, basic needs of the business community are being met in terms of utilities, telecommunications, transportation and real estate. Transportation infrastructure has improved through the completion of a new light rail line through Lakewood that better connects employers and employees throughout Lakewood and the metro Denver area. Additionally, pedestrian and bicycle connectivity is continually being improved and planned for to increase transportation options and access. Lakewood’s business community is in need of new commercial real estate to accommodate growth of existing employers both office and industrial.

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

The opening of the West Line light rail connects major commercial corridors, employment centers and neighborhoods in the western portion of metro Denver not only locally but to the greater metro Denver transportation system improving employment mobility and job and business growth opportunities. In addition, the completion in 2016 of the “A Line” a light rail line originating from downtown Denver to Denver International Airport will drastically improve mobility throughout metro Denver for its residents, tourists and business travelers.

Building on the opportunity of light rail and also future growth for Lakewood, the City of Lakewood embarked on a three-year effort to rewrite the city’s zoning ordinance preserving much of the community’s single family neighborhoods and increasing density along commercial corridors, employment centers and around transit nodes. This zoning change went into effect in April 2013 has improved job and business growth through redevelopment and infill opportunities throughout the community.

Within Lakewood’s Colfax Avenue corridor, which runs through predominantly low-income areas, community and business groups have created a Business Improvement District (BID) and an Arts District. Coupled with the city’s new zoning ordinance and an improving economy, revitalization throughout the corridor through the incorporation of arts related businesses and activities, multi-family housing of various income levels, and new commercial and office development has begun to take place.

All of these changes are creating more opportunities for job and business growth which will require workforce development, business support and infrastructure to get employers and employees connected, facilitate enterprise development and improve employee access between home and employment.

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

The skills and education needed by the city’s prominent employers align fairly well with the educational attainment of residents in the city. According to the above data, 32 percent of residents in the city have a bachelor's or graduate degree and another 34 percent have an associate's degree or some college. About 34 percent have a high school degree or less education, which limits their employment industries to low skill positions. However, this number is trending down. In the 2013 – 2017
Consolidated Plan data, about 40 percent of residents had a high school degree or less education. The most vulnerable residents are the 10 percent who are not high school graduates, and these residents are more highly represented in those that are under 34 years of age. This population is at the greatest risk of unemployment.

An examination of the educational attainment of Lakewood's workers by age (see Educational Attainment by Age table above) suggests that younger workers are less likely to be finishing college; however, the proportion of workers without education beyond high school is not declining. The age group with the highest percentage of college graduates (43%) is residents 35 – 44 years. The educational attainment of the city’s workforce is well suited to serve the concentration of Professional, Technical, and Scientific industries and other knowledge-intensive business services. The metro area’s integrated transportation infrastructure and Lakewood’s connectivity through light rail has increased employment opportunities for the city’s workforce and recruitment opportunities for the city’s employers.

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

Lakewood is served by the American Job Center (formerly Jefferson County Workforce Center) and its corresponding Workforce Investment Board. Within this region are several public and private higher education centers as well as the state’s largest public school district, Jeffco R-1. The higher education institutions include Red Rocks Community College, Colorado School of Mines, Colorado Christian University, the Rocky Mountain College of Art + Design and numerous other private trade schools.

Red Rocks Community College’s Rocky Mountain Education Center is a leader in providing customized training for a range of industries including manufacturing, extractive industries, renewable energy, health care, and more. The American Job Center is actively involved in enabling veterans to be competitive in the labor market through various training programs and priority service. Jeffco R-1 School District students are involved in NASA’s HUNCH program designed to excite students about science, technology, engineering and mathematics. All of these institutions are experiencing enrollment, curriculum and facility expansion to meet workforce needs.

These programs are examples of the many programs in Jefferson County designed to address the workforce needs of the business community and expand employment opportunities to all of Jefferson County’s workforce.

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

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

The City of Lakewood does not participate in a Comprehensive Economic Development Strategy (CEDS) through the U.S. Economic Development Administration though the community is involved in numerous
regional organizations whose collective missions support a comprehensive strategy to ensure the economic well-being of metro Denver’s business community, residents and environment.

Specifically, city involvement with the Metro Denver Economic Development Corporation, Jefferson County Economic Development Corporation, West Chamber serving Jefferson County, Colorado Metro Mayors Caucus, Denver Regional Council of Governments, as well as locally based organizations is built around a strategic approach to economic development in the community.

Discussion

Please see above.
MA-50 Needs and Market Analysis Discussion

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

According to the CPD mapping software (see http://egis.hud.gov/cpdmaps/), there are not areas in the city where cost burden or housing problems are significantly concentrated; instead, areas with the highest proportions of residents with problems are located in many areas of the city. Northeast Lakewood contains relatively high levels of cost burdened households, although this also occurs in other, non-minority areas of the city.

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

Maps of the distribution of residents of Hispanic descent and African Americans were prepared for the Jefferson County AI (in which Lakewood was included); these maps showed just a handful of Census block groups with Hispanic concentrations and no African American concentrations in Lakewood. Please see the maps in the Grantee Unique Appendices for more details.

Low income households are located throughout the city, with some clustering in northeast Lakewood. There are no racially concentrated areas of poverty within Lakewood.

For the purposes of this Consolidated Plan, "concentration" is defined as the following, consistent with HUD's guidelines for the definition in fair housing analyses.

A “minority area” (also known as a racially/ethnically-impacted area) is any neighborhood or Census tract in which: 1) The percentage of households in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market areas; 2) The total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities in the housing market areas as a whole; or 3) If a metropolitan area, the total percentage of minority persons exceeds 50 percent of its population.

The “housing market area” is the region where it is likely that renters and purchasers would be drawn for a particular housing project. Generally the housing market area is the county.

A racially concentrated area of poverty is a Census tract that has family poverty rates exceeding 40 percent and a more than 50 percent minority concentration.

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

Hispanic concentrated areas in Lakewood are located in the northern and eastern portion of the city, adjacent to the City and County of Denver. These are also areas with higher levels of low income households. The areas of Hispanic concentration and low income households have aging housing stock, some of the metro area’s most affordable housing and areas of underutilized and vacant commercial properties. Recent redevelopment efforts have begun to reshape the character of these areas: façade improvements to a large, commercial shopping district has begun, and the creation of a
new arts district has engaged the arts community and is nurturing economic development within the area.

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

Yes, these market areas contain many assets and opportunities, which are likely to sustain revitalization of the areas. The former site of St. Anthony hospital along Colfax Avenue will be redeveloped into a mix of residential and commercial property. A light rail line is located within these target areas; the land around the light rail stops is ripe for redevelopment into mixed-use, mixed-income housing. The 40 West Arts District has spurred economic development, neighborhood revitalization and community partnerships within north east Lakewood. The highly successful Belmar redevelopment along Alameda Avenue has been a major catalyst for improvements within the target areas surrounding Belmar.

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

Please see above.
Strategic Plan

SP-05 Overview

Strategic Plan Overview

This section contains the Strategic Plan for Housing and Community Development that will guide the City of Lakewood's allocation of HUD block grant funding during the 2015-2019 planning period.

The city's goals for the 2015-2019 period focus on continuing neighborhood revitalization efforts, providing affordable housing and assisting low-income, homeless and special needs residents with supportive services.

These goals primarily focus on helping residents maintain and improve their quality of life in Lakewood. To this end, Lakewood will continue to build on successful projects and programs that meet the needs of low and moderate income residents. Projects selected for funding in the five year period will be managed as efficiently as possible in order to address a wide range of issues that exist in Lakewood.
### Geographic Priorities - 91.415, 91.215(a)(1)

**Geographic Area**

#### Table 12 - Geographic Priority Areas

<table>
<thead>
<tr>
<th></th>
<th>Area Name:</th>
<th>Eiber Neighborhood</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area Type:</td>
<td>Local Target area</td>
</tr>
<tr>
<td></td>
<td>Other Target Area Description:</td>
<td>Neighborhood is bound by Oak St. to the west, Wadsworth Blvd. to the east, W. Colfax Avenue to the north and 6th Avenue to the south.</td>
</tr>
<tr>
<td></td>
<td>HUD Approval Date:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>% of Low/ Mod:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Revital Type:</td>
<td>Comprehensive</td>
</tr>
<tr>
<td></td>
<td>Other Revital Description:</td>
<td>Include specific housing and commercial characteristics of this target area. This is an older Lakewood neighborhood with tree-lined streets and a unique character. The area is considered low-moderate income. The housing stock is old and in need of repair, and commercial areas are underutilized and in need of revitalization.</td>
</tr>
<tr>
<td></td>
<td>Identify the neighborhood boundaries for this target area.</td>
<td>The Eiber neighborhood data includes census data showing that 51 percent or more of the households within the Target Area are considered low-moderate income. In addition, older housing stock, missing sidewalk sections and needed infrastructure improvements all exist within this Target Area. Citizen and supportive service agency input gathered through surveys, public meetings and interviews also identify the neighborhood as in need of investment.</td>
</tr>
<tr>
<td></td>
<td>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</td>
<td>Identify the needs in this target area. Needs include single-family and multi-family housing rehabilitation, code enforcement and infrastructure improvements.</td>
</tr>
<tr>
<td>What are the opportunities for improvement in this target area?</td>
<td>The focus of the Eiber Neighborhood Plan is to maintain its low-density, single-family residential character, improve the appearance and condition of area apartments and mitigate the impacts of the 13th Avenue West Corridor light rail line. The addition of a light rail line is expected to increase demand for pedestrian-oriented improvements in the neighborhood and increase interest in buying in the neighborhood.</td>
<td></td>
</tr>
<tr>
<td>Are there barriers to improvement in this target area?</td>
<td>Cuts in CDBG funding prevent costly infrastructure improvements from being wholly addressed.</td>
<td></td>
</tr>
</tbody>
</table>

2

| Area Name: | North Alameda |
| Area Type: | Local Target area |
| Other Target Area Description: |  |
| HUD Approval Date: |  |
| % of Low/ Mod: |  |
| Revital Type: | Comprehensive |
| Other Revital Description: |  |

| Identify the neighborhood boundaries for this target area. | Neighborhood is bound by Wadsworth Blvd. to the west, Sheridan Blvd. to the east, 6th Ave. to the north and Alameda Ave. to the south. |
| Include specific housing and commercial characteristics of this target area. | The neighborhood is characterized by single-family homes, wide streets, and many large trees. The 27-acre O’Kane Park is situated in the heart of the neighborhood. |

| How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | The North Alameda neighborhood data includes census data showing that 51 percent or more of the households within the Target Area are considered low-moderate income. In addition, older housing stock, missing sidewalk sections and needed infrastructure improvements all exist within this Target Area. Citizen and supportive service agency input gathered through surveys, public meetings and interviews also identify the neighborhood as in need of investment. |

| Identify the needs in this target area. | Needs include single-family and multi-family housing rehabilitation, code enforcement and infrastructure improvements. |
| What are the opportunities for improvement in this target area? | Opportunities in this target area include the expansion of youth activities to promote positive opportunities and community involvement. Also, the city is identifying ways to improve and expand existing park land and open space. The neighborhoods future goals include improved bicycle and pedestrian safety, to preserve the low-density character of the neighborhood and maintaining the surrounding business corridors. |
| Are there barriers to improvement in this target area? | Cuts in CDBG funding. |

| Area Name: | Northeast Lakewood Neighborhood |
| Area Type: | Local Target area |
| Other Target Area Description: | |
| HUD Approval Date: | |
| % of Low/ Mod: | |
| Revital Type: | Comprehensive |
| Other Revital Description: | |

**Identify the neighborhood boundaries for this target area.** Northeast Lakewood Neighborhood is bound by Wadsworth Blvd. to the west, Sheridan Blvd. to the east, the City of Lakewood city boundary to the north and West Colfax Ave. to the south.

**Include specific housing and commercial characteristics of this target area.** Northeast Lakewood Neighborhood is one of Lakewood’s oldest neighborhoods with its earliest residential subdivision platted in the late 1800s. Through the years its tree-lined streets have been the setting for vibrant and active neighborhoods, historic landmarks and thriving businesses. Today, Northeast Lakewood is a transitional neighborhood and faces many unique challenges associated with its diverse land uses and aging infrastructure.
| **How did your consultation and citizen participation process help you to identify this neighborhood as a target area?** | The Northeast Lakewood neighborhood data includes census data showing that 51 percent or more of the households within the Target Area are considered low-moderate income. In addition, older housing stock, missing sidewalk sections and needed infrastructure improvements, blighted commercial areas and fewer parks and recreational centers compared to the rest of Lakewood all exist within this Target Area. In addition to the data, citizen and supportive service agency input gathered through surveys, public meetings and interviews also identify the neighborhood as in need of investment. |
| **Identify the needs in this target area.** | Needs include single-family and multi-family housing rehabilitation, code enforcement, infrastructure improvements, commercial blight conditions and public facility improvements. |
| **What are the opportunities for improvement in this target area?** | Opportunities for improvement in the Northeast Lakewood Neighborhood include strengthening pedestrian and bicycle transportation systems; actively addressing graffiti and vandalism; increasing safety and addressing the transient population along neighborhood streets and in neighborhood parks; improving and maintaining the condition of property in the neighborhood; maintaining a range of housing choices in order to facilitate choice and opportunities for home ownership; supporting revitalization of businesses, streetscapes and the overall function and appearance of West Colfax Avenue, Wadsworth Boulevard and West 20th Avenue; supporting and preserving neighborhood amenities and sites of cultural and historical significance; and supporting local neighborhood businesses and business revitalization efforts along West Colfax Avenue and Wadsworth Boulevard. |
| **Are there barriers to improvement in this target area?** | Cuts in CDBG funding. |

<p>| <strong>4</strong> | <strong>Area Name:</strong> | South Alameda |
| <strong>Area Type:</strong> | Local Target area |
| <strong>Other Target Area Description:</strong> |  |
| <strong>HUD Approval Date:</strong> |  |</p>
<table>
<thead>
<tr>
<th>% of Low/ Mod:</th>
<th>Comprehensive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revital Type:</td>
<td>Comprehensive</td>
</tr>
<tr>
<td>Other Revital Description:</td>
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</tr>
<tr>
<td>Identify the neighborhood boundaries for this target area.</td>
<td>The neighborhood is bound by Wadsworth Blvd. to the west, Sheridan Blvd. to the east W. Alameda Ave. to the north and W. Mississippi Ave. to the south.</td>
</tr>
<tr>
<td>Include specific housing and commercial characteristics of this target area.</td>
<td>Many of the area's subdivisions predate the City of Lakewood's incorporation, with the oldest subdivision dating to 1888. The South Alameda neighborhood is an area in transition from an older residential area to one on the fringe of a new city center. The major issues challenging this neighborhood include its desire to maintain a safe environment, large-lot residential properties and traffic patterns that respect the neighborhood setting.</td>
</tr>
<tr>
<td>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</td>
<td>The neighborhood data includes census data showing that 51 percent or more of the households within the Target Area are considered low-moderate income. In addition, older housing stock, missing sidewalk sections and needed infrastructure improvements all exist within this Target Area. Citizen and supportive service agency input gathered through surveys, public meetings and interviews also identify the neighborhood as in need of investment.</td>
</tr>
<tr>
<td>Identify the needs in this target area.</td>
<td>Needs include single-family and multi-family housing rehabilitation, code enforcement and infrastructure improvements.</td>
</tr>
</tbody>
</table>
### What are the opportunities for improvement in this target area?

An opportunity for improvement is to increase community and neighborhood participation by organized neighborhood events such as block parties, festivals and picnics. Other opportunities for improvement include adding pedestrian and bike connections with local trails.

The major issues challenging this neighborhood include its desire to maintain a safe environment, large-lot residential properties and traffic patterns that respect the neighborhood setting. The neighborhood plan focuses on increasing community and neighborhood participation. Specifically, the neighborhood hopes to encourage and strive to increase a sense of community through organized neighborhood events, such as block parties, festivals and neighborhood picnics. Celebrate the diversity of the neighborhood by supporting ethnic festivals and parties that acknowledge the heritage of area residents. Other opportunities for improvement include pedestrian and bike connections with local trails, Belmar Park, Ray Ross Park and the regional system of trails and parkways.

### Are there barriers to improvement in this target area?

Cuts in CDBG funding.

### Area Name:

Two Creeks

### Area Type:

Local Target area

### Other Target Area Description:

### HUD Approval Date:

### % of Low/ Mod:

### Revital Type:

Comprehensive

### Other Revital Description:

### Identify the neighborhood boundaries for this target area.

Neighborhood is bound by Wadsworth Blvd. to the west, Sheridan Blvd. to the east, Colfax Ave. to the north and 6th Ave. to the south.

### Include specific housing and commercial characteristics of this target area.

The Molholm-Two Creeks area is one of the more diverse neighborhoods within the City of Lakewood in terms of social, economic and physical conditions. The area attracts people seeking good residential and business opportunities in an affordable and convenient environment.
<table>
<thead>
<tr>
<th>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</th>
<th>The Two Creeks neighborhood data includes census data showing that 51 percent or more of the households within the Target Area are considered low-moderate income. In addition, older housing stock, missing sidewalk sections and needed infrastructure improvements, blighted commercial areas and fewer parks and recreational centers compared to the rest of Lakewood all exist within this Target Area. Citizen and supportive service agency input gathered through surveys, public meetings and interviews also identify the neighborhood as in need of investment.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Identify the needs in this target area.</td>
<td>Needs include single-family and multi-family housing rehabilitation, code enforcement, infrastructure improvements, commercial blight conditions and public facility improvements.</td>
</tr>
<tr>
<td>What are the opportunities for improvement in this target area?</td>
<td>This area is experiencing changes associated with the expansion of light rail, residential redevelopment, the establishment of a business improvement district along the West Colfax corridor, and the newly created 40 West Arts District. The neighborhood association is active in the planning of the neighborhood and helps shape the character and future of the neighborhood. A greater diversity of housing stock, increased demand for non-vehicular, pedestrian oriented traffic and commercial revitalization are likely to positively transform and sustain the neighborhood in the near future.</td>
</tr>
<tr>
<td>Are there barriers to improvement in this target area?</td>
<td>Cuts in CDBG funding.</td>
</tr>
</tbody>
</table>

**General Allocation Priorities**

**Describe the basis for allocating investments geographically within the Jurisdiction**

Lakewood's CDBG Target Areas exist mostly in the north and central east portions of the city. Investment will be allocated to these areas based on a variety of data collected through the Consolidated Plan process. The data includes census data showing that 51 percent or more of the households within these Target Areas are considered low-moderate income. The Target Areas have older housing stock, missing sidewalk sections, needed infrastructure improvements, blighted commercial areas, and fewer parks and recreational centers compared to the rest of Lakewood. In addition, survey and interview data shows these geographic areas as those in need of the most investment.
### Table 13 – Priority Needs Summary

<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>Geographic Areas Affected</th>
<th>Associated Goals</th>
<th>Description</th>
<th>Basis for Relative Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Neighborhood Improvements in Target Areas</td>
<td>Two Creeks&lt;br&gt;South Alameda&lt;br&gt;North Alameda&lt;br&gt;Northeast Lakewood Neighborhood&lt;br&gt;Eiber Neighborhood</td>
<td>Preserve and improve target area neighborhoods&lt;br&gt;Provide safe, decent affordable housing</td>
<td>Preserve and improve target area neighborhoods&lt;br&gt;Provide safe, decent affordable housing</td>
<td>Preservation and expansion of safe, decent and affordable housing is the primary goal for use of CDBG dollars, because it is the highest need in all Target Areas of the jurisdiction.</td>
</tr>
<tr>
<td>2 Housing Rehabilitation and Improvements</td>
<td>South Alameda&lt;br&gt;North Alameda&lt;br&gt;Northeast Lakewood Neighborhood&lt;br&gt;Eiber Neighborhood</td>
<td>Preserve and improve target area neighborhoods&lt;br&gt;Provide safe, decent affordable housing</td>
<td>Preservation and improvements in target area neighborhoods.</td>
<td></td>
</tr>
</tbody>
</table>
The need for housing rehabilitation—as well as neighborhood revitalization—was mentioned often in the community meetings conducted for the Consolidated Plan. Market characteristics also support investment housing rehabilitation and preservation of existing housing. The city has older housing stock relative to many suburban Denver communities and continued maintenance of residential housing is essential for the city to remain competitive in the region. In addition, as an older community, the city has a large senior population, many of whom live on fixed incomes. It is challenging in this economic environment for seniors and lower income households to find money or obtain loans to make needed repairs to their homes. It is for these reasons that Lakewood will continue to make housing rehabilitation and preservation of homes a high priority in this Five-year Consolidated Planning period.

<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>Supportive Services for Low Income &amp; Special Needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Level</td>
<td>High</td>
</tr>
</tbody>
</table>
| Population         | Extremely Low
|                    | Low
|                    | Moderate
|                    | Families with Children
|                    | Public Housing Residents
|                    | Elderly
|                    | Frail Elderly
|                    | Persons with Mental Disabilities
|                    | Persons with Physical Disabilities
|                    | Persons with Developmental Disabilities
|                    | Persons with Alcohol or Other Addictions
|                    | Persons with HIV/AIDS and their Families
|                    | Victims of Domestic Violence
| Geographic Areas Affected | Two Creeks
|                    | South Alameda
|                    | North Alameda
|                    | Northeast Lakewood Neighborhood
|                    | Eiber Neighborhood
| Associated Goals   | Promote self-sufficiency through service provision |
| Description        | Promote self-sufficiency through service provision. |
| Basis for Relative Priority | Providing services to these vulnerable populations promotes self-sufficiency and stability. |
Narrative (Optional)

Please see table above.
SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

This section discusses the resources that will be used to meet the goals of the 2015-2019 Five-year CDBG Consolidated Plan for the City of Lakewood. These resources are financial, involve partnership opportunities, and include ability to leverage additional funds.

Anticipated Resources

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Annual Allocation: $</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Program Income: $</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Prior Year Resources: $</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Total: $</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Expected Amount Available Reminder of ConPlan $</td>
<td></td>
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<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>Acquisition</td>
<td>880,533</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Admin and Planning</td>
<td>10,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Economic Development</td>
<td>31,102</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Housing</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Public Improvements</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Public Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>921,635</td>
<td>3,562,400</td>
</tr>
</tbody>
</table>

Table 14 - Anticipated Resources

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

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 publicly owned land or property located within the state that may be used to address the needs identified in the plan

See attachment to this Consolidated Plan, part of the Grantee Unique Appendices.

Discussion

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

<table>
<thead>
<tr>
<th>Responsible Entity</th>
<th>Responsible Entity Type</th>
<th>Role</th>
<th>Geographic Area Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAKEWOOD</td>
<td>Government</td>
<td>Economic Development</td>
<td>Jurisdiction</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Non-homeless special needs</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Planning neighborhood improvements</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>public facilities</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>public services</td>
<td></td>
</tr>
</tbody>
</table>

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Lakewood has a small number of housing providers who work together cooperatively. The city administers many of the larger programs that receive CDBG funding: 1) Section 108 loan repayment for public facility and park improvements; 2) Single family rehabilitation; 3) Neighborhood Cleanup/Code Enforcement/Neighborhood Planning. The city works closely with Metro West Housing Solutions, the city's largest provider of affordable rental housing.

Gaps in the delivery system are not related to institutional delivery as much as lack of funds to support needed programs.

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

<table>
<thead>
<tr>
<th>Homelessness Prevention Services</th>
<th>Available in the Community</th>
<th>Targeted to Homeless</th>
<th>Targeted to People with HIV</th>
</tr>
</thead>
<tbody>
<tr>
<td>Counseling/Advocacy</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Legal Assistance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mortgage Assistance</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Assistance</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utilities Assistance</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Outreach Services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Law Enforcement</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Clinics</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

In the Denver metro area, most of the services targeted to assist persons who are homeless and with HIV/AIDS are provided through nonprofits in central Denver. A limited number of nonprofits in Lakewood serve persons who are homeless and/or at risk of homelessness with services such as food, clothing, rent and utility assistance and a small number of emergency shelter beds. The Colorado Coalition for the Homeless operates a transitional housing facility in Lakewood which includes a variety of housing options and supportive services.

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), created in April, 2013. The City of Lakewood is a participating member of the JCHHC, and has Chair representation on a subcommittee that specifically works to obtain permanent supportive housing for homeless in Jefferson County. The Severe Weather Network (SWN) is one of the services provided through Heading Home.

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

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

Lakewood will continue to explore ways to increase funding dedicated to service provision. As the economy improves, it is the city's hope that a larger amount of block grant funds can be dedicated to supportive service provision. This is a much larger need than improvements in structure or delivery of services.
### SP-45 Goals - 91.415, 91.215(a)(4)

#### Goals Summary Information

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Preserve and improve target area neighborhoods</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing Non-Housing Community Development</td>
<td>Two Creeks South Alameda North Alameda Northeast Lakewood Neighborhood Eiber Neighborhood</td>
<td>Neighborhood Improvements in Target Areas Housing Rehabilitation and Improvements</td>
<td>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20000 Households Assisted, Housing Code Enforcement/Foreclosed Property Care: 15000 Household Housing Unit Other: 10000 Other</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Provide safe, decent affordable housing</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing Public Housing Non-Homeless Special Needs</td>
<td>Two Creeks South Alameda North Alameda Northeast Lakewood Neighborhood Eiber Neighborhood</td>
<td>Neighborhood Improvements in Target Areas Housing Rehabilitation and Improvements</td>
<td>Homeowner Housing Rehabilitated: 50 Household Housing Unit</td>
<td></td>
</tr>
<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Geographic Area</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
</tr>
<tr>
<td>------------</td>
<td>-----------</td>
<td>------------</td>
<td>----------</td>
<td>----------</td>
<td>-----------------</td>
<td>-----------------</td>
<td>---------</td>
<td>------------------------</td>
</tr>
<tr>
<td>3</td>
<td>Promote self-sufficiency through service provision</td>
<td>2015</td>
<td>2019</td>
<td>Homeless Non-Homeless Special Needs</td>
<td>Two Creeks South Alameda North Alameda Northeast Lakewood Neighborhood Eiber Neighborhood</td>
<td>Supportive Services for Low Income &amp; Special Needs</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 7000 Persons Assisted Other: 350 Other</td>
<td></td>
</tr>
</tbody>
</table>

Table 17 – Goals Summary

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.

3. **Goal Name**: Promote self-sufficiency through service provision  
   **Goal Description**: Provide supportive services to low income and special needs populations, to promote self-sufficiency.

Table 18 – Goals 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 91.315(b)(2)

Please see the Jefferson County HOME Consortium Consolidated Plan; Lakewood is a member of the Consortium.
SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

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

Lakewood will continue to work with Metro West Housing Solutions to evaluate lead hazards and build lead mitigation and reduction efforts into existing housing programs such as housing rehabilitation, code enforcement and modernization of public housing units.

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

Please see above.
SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

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

Poverty-reduction efforts are challenging in the current economic climate, where poverty levels have risen in most communities in the U.S. In 2000, 6.3 percent of Lakewood's population lived below the poverty level; by 2011, this had almost doubled (11.8%). Child poverty increased from 9.5 percent in 2000 to 19.5 percent in 2011. Seniors had the smallest increase in poverty, from 4.7 percent in 2000 to 6.0 percent in 2011. In this difficult economic climate, keeping families out of poverty is a critical element of an anti-poverty strategy. The City of Lakewood's efforts focus on providing access to affordable, stable housing and providing supportive services to individuals and families. For example, the city's child-care scholarship and Head Start programs provide access to affordable child-care so families may work, receive job training and/or search for employment. In addition, the city's Economic Development Division functions to retain businesses and help them expand and attract new capital investment, and bring jobs into the city.

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

Maintaining and expanding affordable housing opportunities for Lakewood residents is at the core of the city's anti-poverty plan. During the 2015-2019 Consolidated Planning period, the city will continue to focus on the preservation and production of safe, quality affordable rental and homeownership units.
Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The City of Lakewood is committed to taking all appropriate steps, as outlined by HUD, to ensure compliance with applicable laws, procedures and eligibility requirements. All CDBG funds are disbursed by the city’s Finance Department. Each month expenses are drawn down utilizing IDIS, as well as to report program performance. Lakewood’s CDBG program manager regularly monitors all CDBG project managers and subrecipients for regulatory compliance. Formal monitoring of projects occurs annually. The financial management, labor standards, local and national objective compliance and year-end accomplishments are reviewed at that time, along with site inspections when appropriate.

The city’s CDBG program manager schedules meetings well in advance, followed by phone calls to confirm the date and time. During the meeting, project managers and subrecipients are asked a number of questions designed to evaluate the project manager or subrecipient’s procedures for carrying out activities. During the meetings, Lakewood’s program manager requests feedback regarding the development and administration of the programs. The response has been positive, and most feel comfortable with the administrative policies in place. Informal monitoring in the form of phone calls, site visits and progress reports occur on an ongoing basis.

As a result of Lakewood’s inclusion in the Jefferson County HOME Consortium, Jefferson County will monitor all future HOME projects in Lakewood. However, the city will continue to annually monitor all HOME projects funded prior to 2013 throughout the imposed affordability periods.
Expected Resources

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

Introduction

This section discusses the resources that will be used to meet the goals of the 2015-2019 Five-year CDBG Consolidated Plan for the City of Lakewood. These resources are financial, involve partnership opportunities, and include ability to leverage additional funds.

Anticipated Resources

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Expected Amount Available Reminder of ConPlan</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
<td>Annual Allocation: $880,533 Program Income: $10,000 Prior Year Resources: $31,102 Total: $921,635</td>
<td>Expected Amount Available Reminder of ConPlan $3,562,400</td>
<td></td>
</tr>
</tbody>
</table>

Table 19 - 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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

See attachment to this Consolidated Plan, part of the Grantee Unique Appendices.

Discussion

Please see above.
# Annual Goals and Objectives

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

## Goals Summary Information

The anticipated CDBG funding for the 2015 program year is shown below. In addition, $176,242 will be allocated to program administration and $364,393 will be allocated to the Section 108 loan repayment.

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Preserve and improve target area neighborhoods</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing</td>
<td>Two Creeks</td>
<td>Neighborhood Improvements in Target Areas</td>
<td>CDBG: $199,000</td>
<td>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 6000 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 3000 Household Housing Unit Other: 2600 Other</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Non-Housing Community Development</td>
<td>South Alameda</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>North Alameda</td>
<td></td>
<td></td>
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<tr>
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<td></td>
<td></td>
<td></td>
<td>Northeast Lakewood</td>
<td></td>
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<tr>
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<td></td>
<td></td>
<td></td>
<td>Neighborhood Eiber</td>
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<tr>
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<td></td>
<td></td>
<td></td>
<td>Neighborhood</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Provide safe, decent affordable housing</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing</td>
<td>Two Creeks</td>
<td>Housing Rehabilitation and Improvements</td>
<td>CDBG: $95,000</td>
<td>Homeowner Housing Rehabilitated: 16 Household Housing Unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Non-Homeless Special Needs</td>
<td>South Alameda</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>North Alameda</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Northeast Lakewood</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Neighborhood Eiber</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Neighborhood</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Table 20 – Goals Summary

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Promote self-sufficiency through service provision</td>
<td>2015</td>
<td>2019</td>
<td>Homeless Non-Homeless</td>
<td>Two Creeks South Alameda North Alameda Northeast Lakewood Neighborhood Eiber Neighborhood</td>
<td>Supportive Services for Low Income &amp; Special Needs</td>
<td>CDBG: $87,000</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted Other: 70 Other</td>
</tr>
</tbody>
</table>

### Table 21 – Goals Descriptions

<table>
<thead>
<tr>
<th></th>
<th>Goal Name</th>
<th>Goal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Goal Name</td>
<td>Goal Description</td>
</tr>
<tr>
<td></td>
<td>Preserve and improve target area neighborhoods</td>
<td>Activities include park and infrastructure improvements, elimination of slum and blight conditions and neighborhood revitalization</td>
</tr>
<tr>
<td>2</td>
<td>Goal Name</td>
<td>Goal Description</td>
</tr>
<tr>
<td></td>
<td>Provide safe, decent affordable housing</td>
<td>Activities include rehabilitation of older housing units and assistance with the development of new affordable units</td>
</tr>
<tr>
<td>3</td>
<td>Goal Name</td>
<td>Goal Description</td>
</tr>
<tr>
<td></td>
<td>Promote self-sufficiency through service provision</td>
<td>Activities include child-care and recreation scholarships, case management, life skills training and youth programs for low-income families</td>
</tr>
</tbody>
</table>
AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects are proposed for the city's 2015 program year.

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CDBG Planning and Administration</td>
</tr>
<tr>
<td>2</td>
<td>Section 108 Loan Repayment</td>
</tr>
<tr>
<td>3</td>
<td>CDBG Housing Rehabilitation</td>
</tr>
<tr>
<td>4</td>
<td>CDBG Neighborhood Revitalization</td>
</tr>
<tr>
<td>5</td>
<td>CDBG Supportive Services</td>
</tr>
</tbody>
</table>

Table 22 – 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.
### AP-38 Project Summary

**Project Summary Information**

<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>CDBG Planning and Administration</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Target Area</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Goals Supported</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Needs Addressed</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Funding</strong></td>
<td>CDBG: $176,242</td>
</tr>
<tr>
<td></td>
<td><strong>Description</strong></td>
<td>Oversight and management of the CDBG program.</td>
</tr>
<tr>
<td></td>
<td><strong>Target Date</strong></td>
<td>5/31/2016</td>
</tr>
<tr>
<td></td>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Location Description</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Planned Activities</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>Section 108 Loan Repayment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Target Area</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Goals Supported</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Needs Addressed</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Funding</strong></td>
<td>CDBG: $364,393</td>
</tr>
<tr>
<td></td>
<td><strong>Description</strong></td>
<td>The repayment of principal and interest of the HUD Section 108 loan which paid for neighborhood park improvements and the construction of a child-care facility.</td>
</tr>
<tr>
<td></td>
<td><strong>Target Date</strong></td>
<td>5/31/2016</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location Description</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planned Activities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Project Name</td>
<td>CDBG Housing Rehabilitation</td>
</tr>
</tbody>
</table>
| | Target Area | TWO CREEKS  
SOUTH ALAMEDA  
North Alameda  
Northeast Lakewood Neighborhood  
Eiber Neighborhood |
| | Goals Supported | Provide safe, decent affordable housing |
| | Needs Addressed | Housing Rehabilitation and Improvements |
| | Funding | CDBG: $95,000 |
| | Description | Housing rehabilitation improvements for low-income residents aimed to keep people in their homes by making emergency repairs to ensure safe and sanitary conditions, improve accessibility and energy-efficiency. |
| | Target Date | 12/31/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | 16 low income homeowners are expected to have improvements made to their homes. |
| | Location Description | Citywide |
| | Planned Activities | Single-family housing rehabilitation |
| 4 | Project Name | CDBG Neighborhood Revitalization |
| Target Area       | TWO CREEKS  
|                  | SOUTH ALAMEDA  
|                  | North Alameda  
|                  | Northeast Lakewood Neighborhood  
|                  | Eiber Neighborhood |
| **Goals Supported** | Preserve and improve target area neighborhoods |
| **Needs Addressed** | Neighborhood Improvements in Target Areas |
| **Funding** | CDBG: $199,000 |
| **Description** | Activities include park and infrastructure improvements, neighborhood code enforcement and clean-up and assistance with registered neighborhood organizations within CDBG Target Areas. |
| **Target Date** | 12/31/2016 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 6,000 households are expected to benefit from the park and infrastructure improvements, 3,000 households will have access to neighborhood clean-up event and 2,600 households are expected to receive CDBG Target Area neighborhood organization newsletters. |
| **Location Description** | The Neighborhood Revitalization activities proposed in 2015 will be located mostly within the northeast and eastern portion of Lakewood. |
| **Planned Activities** | • Richey Park play structure  
|                  | • 40 West pedestrian lighting improvements  
|                  | • CDBG Code enforcement and clean-up event  
|                  | • Target Area Neighborhood newsletters |
| **Project Name** | CDBG Supportive Services |
| **Target Area** |  
| **Goals Supported** | Preserve and improve target area neighborhoods  
|                  | Promote self-sufficiency through service provision |
### Needs Addressed
- Neighborhood Improvements in Target Areas
- Supportive Services for Low Income & Special Needs

### Funding
- CDBG: $87,000

### Description
Child-care scholarships and self-sufficiency activities for low income families.

### Target Date
12/31/2016

### Estimate the number and type of families that will benefit from the proposed activities
- 70 low income families will receive child-care scholarships and 1,500 low-income residents will have access to self-sufficiency programs through the Metro West Housing Self Sufficiency program.

### Location Description
Citywide

<table>
<thead>
<tr>
<th>Planned Activities</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Child-care scholarships</td>
<td></td>
</tr>
<tr>
<td>• Programs and activities aimed to support low-income residents in gaining skills to improve their self-sufficiency.</td>
<td></td>
</tr>
</tbody>
</table>

*Table 23 – Project Summary Information*
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

Please see Geographic Priorities (SP-10) section of this Consolidated Plan for a description of each geographic area of entitlement.

Geographic Distribution

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Percentage of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two Creeks</td>
<td>43</td>
</tr>
<tr>
<td>South Alameda</td>
<td>2</td>
</tr>
<tr>
<td>North Alameda</td>
<td>2</td>
</tr>
<tr>
<td>Northeast Lakewood Neighborhood</td>
<td>6</td>
</tr>
<tr>
<td>Eiber Neighborhood</td>
<td>8</td>
</tr>
</tbody>
</table>

Table 24 - 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 2015 CDBG funding.

The following projects will be carried out citywide. Residents benefiting from these programs may or may not reside within the CDBG Target Areas.

- 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.

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. One potential cause is the uncertain economic times. Other obstacles include 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 requiring assistance. Programs aimed to improve self-sufficiency, neighborhood improvements and housing needs for low-income and special needs individuals and neighborhoods help to meet the needs of the underserved community.

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.

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.

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, The Metro West Housing Solutions Self-Sufficiency program addresses the goal of getting people off public assistance and moving toward self-sufficiency. The Childcare Scholarships and Head Start programs are also an important component of this strategy in that they allow families who cannot otherwise afford day care to obtain it so that they can search or maintain employment.

The city works closely with all of 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 - 91.420, 91.220(l)(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 for activities that benefit persons of low or moderate incomes in 2015. Projects will also address a priority community need as outlined in Lakewood's 2015-2019 Consolidated Plan.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities
   0

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.
   70.00%

Discussion
APPENDIX A.

Citizen Participation and Consultation
Citizen Participation and Consultation

Jefferson County and the City of Lakewood scheduled two public meetings to obtain citizen participation in the Consolidated Plan process. This supplemental document summarizes the efforts to promote the meetings and the public comments generated.

A 30-day Public Comment period was held beginning March 12, 2015 of the draft 2015-2019 Five-year Consolidated Plan. No additional comments were received. The public notices were provided both in English and in Spanish and are included at the end of this Appendix.

Public Meetings Overview

Two meetings were held on February 17, 2015 in the community room of the mixed-income rental development Lamar Crossing Apartments, located in a low to moderate income Census tract in Lakewood near public transit. This community meeting was preceded by an afternoon meeting with stakeholders who work with low and moderate income residents in Lakewood and Jefferson County. The second meeting, scheduled for February 23 at the Golden Public Library, was cancelled due to a hazardous weather outlook and lack of RSVPs. Residents were instead invited to participate in the process by completing a simple needs identification and prioritization survey. A total of 21 residents and stakeholders participated in the meetings or provided comments via email.

To encourage participation by low income, minority, special needs and non-English speaking residents, 60 nonprofit social service and housing organizations received an email and flyer about the community meetings.

Each public meeting included:

- A brief overview of the Consolidated Plan purpose and process;
- A presentation of the allowed uses of CDBG funds and how CDBG funds have been invested in the past; and
- A discussion with attendees about housing and community development needs in Jefferson County and the City of Lakewood and the activities they would prioritize.

Jefferson County and the City of Lakewood promoted the public meetings through local print and broadcast media—an article in the Lakewood Sentinel and a notice on local government Channel 8; on the City of Lakewood website and Nextdoor.com website; and through direct invitations to local stakeholders. Participants also had the opportunity to complete a written exercise to identify housing, homeless, special needs populations and community development needs and to prioritize those needs.
Attendees included a mix of neighborhood association leaders, representatives from various service organizations, including Family Tree, Inc., Rebuilding Denver, Urban Land Conservancy and Metro West Housing Solution, and interested residents. In addition to the public meetings, residents submitted comments about needs by completing a survey provided by the City of Lakewood. Participating organizations are shown in the following table.

<table>
<thead>
<tr>
<th>Organizations Represented at the Public Meetings</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Lakewood Planning</td>
</tr>
<tr>
<td>Colorado Community Media</td>
</tr>
<tr>
<td>Edgewater Collective</td>
</tr>
<tr>
<td>Family Tree, Inc.</td>
</tr>
<tr>
<td>GRID Alternatives Colorado</td>
</tr>
<tr>
<td>Jefferson County Housing Authority</td>
</tr>
<tr>
<td>Jefferson County Community Development</td>
</tr>
<tr>
<td>Metro West Housing Solutions</td>
</tr>
<tr>
<td>Rebuilding Denver</td>
</tr>
<tr>
<td>Two Creeks Neighborhood Organization</td>
</tr>
<tr>
<td>Urban Land Conservancy</td>
</tr>
</tbody>
</table>

Summary of Needs

During the public meetings, stakeholders and residents completed an exercise where they identified needs and priorities within four categories: Affordable Housing, Homelessness, Special Needs Populations and Non-housing Community Development. This section reports what stakeholders and residents contributed through this exercise.

Affordable Housing needs. Exterior and interior home rehabilitation for low income residents, particularly seniors and persons with disabilities was one of the predominant housing needs discussed.

Jefferson County and the City of Lakewood currently work with organizations like Metro West Housing Solutions with the building of new affordable units that have accessible and safe service equipment for the disabled and elderly, but meeting attendees still voiced concern that rehabilitation and maintenance of existing housing is lacking. Residents would like to see more money made available for housing rehabilitation improvements for low-income residents, in an effort to keep people in their homes by making emergency funds available. The funds would be used to improve accessibility and to ensure that the unit is safe and sanitary.

Rental assistance and acquisition of existing housing also rated high among community concerns.

Homeless needs. Providing services to the homeless population in Jefferson County and the City of Lakewood was identified as the highest priority for spending funds. Specifically, preventing homelessness by providing programs to help low-income families to remain in their
homes was the top priority, followed by transitional housing, emergency shelters and rapid rehousing.

Despite the many efforts of the city, county and various partner organizations, homelessness is an ongoing challenge in Jefferson County and Lakewood. Beyond the fact that services are limited, serving the homeless with food, clothing, rent and utility assistance and a small number of emergency shelter beds, attendees were concerned about the delivery of services—with no central point of contact to begin processes. Each help organization has an in-house process and list of resources, but there is not one process for the homeless to follow for services. This topic was discussed at length among the stakeholders.

**Special needs populations.** Although there was some discussion about the housing needs of the senior population, the group was in a consensus that seniors have a diversity of options. Much of the discussion of special needs populations focused on the housing needs of persons with disabilities. As existing housing units are aging, more and more households need accessibility modifications to their homes, ranging from ramps and widening doors to installation of grab bars, raised toilets and roll-in showers. These are improvements that many low income disabled persons cannot afford to make.

Additional comments concerning lack of accessibility in public infrastructure, which disproportionately impact persons with disabilities, are summarized below.

**Non-housing community development needs.** Residents and stakeholders identified neighborhood revitalization as a top non-housing priority. The group discussed increasing the number of parks and upgrading existing parks. Also discussed at great length was pedestrian accessibility and safety with new and better maintained sidewalks.

As the population grows, residents continue to request more land for parks and open spaces. One underserved area is the Two Creeks neighborhood. Representatives from the area voiced a concern that there aren’t enough parks or recreational facilities to serve the youth in that neighborhood. The other concern was that existing parks are not maintained well and that the facilities need upgrades and the sites need improvements.

Missing sidewalks and lack of maintenance of existing sidewalks continues to be a major concern for residents, who asked for more money to be spent for the infrastructure improvement. Pedestrian accessibility is limited as sidewalks do not exist in many of the older neighborhoods and along a number of major streets in Lakewood. Through the discussion, participants encouraged the city to continue with its sidewalk program and investments.

**Priorities**

Public meeting attendees had the opportunity to designate needs as high, medium or low priority. It should be noted that while many attendees identified needs, few prioritized those needs. The following table prioritizes needs based on the number of comments there were for a specific need.
Figure A-1.
Needs Identified by Stakeholders and Residents

### Public Meeting Participant Priorities

<table>
<thead>
<tr>
<th>High Priority Need</th>
<th># of Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless prevention</td>
<td>9</td>
</tr>
<tr>
<td>Rehabilitation of existing units</td>
<td>6</td>
</tr>
<tr>
<td>Rental assistance</td>
<td>6</td>
</tr>
<tr>
<td>Acquisition of existing housing</td>
<td>5</td>
</tr>
<tr>
<td>Transitional housing for homeless</td>
<td>5</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Medium Priority Need</th>
<th># of Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency shelters</td>
<td>4</td>
</tr>
<tr>
<td>Increase number of parks and maintain/upgrade existing</td>
<td>4</td>
</tr>
<tr>
<td>Safe and healthy homes for persons with special needs</td>
<td>4</td>
</tr>
<tr>
<td>Pedestrian accessibility and safety (build/maintain sidewalks)</td>
<td>3</td>
</tr>
<tr>
<td>Rapid rehousing</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Low Priority Need</th>
<th># of Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Better connected community outreach</td>
<td>2</td>
</tr>
<tr>
<td>Increase number of shelters and availability</td>
<td>2</td>
</tr>
<tr>
<td>Production of new units</td>
<td>2</td>
</tr>
<tr>
<td>Educate about homeownership responsibilities</td>
<td>2</td>
</tr>
<tr>
<td>Provide transportation for better access to recreation</td>
<td>2</td>
</tr>
<tr>
<td>More regulation of corporations - out of city and county funds</td>
<td>1</td>
</tr>
<tr>
<td>More support of small businesses - out of city and county funds</td>
<td>1</td>
</tr>
<tr>
<td>Slum prevention (SCRUB) and single-family housing rehab</td>
<td>1</td>
</tr>
<tr>
<td>Affordable rentals</td>
<td>1</td>
</tr>
<tr>
<td>Rehab units for affordable home ownership</td>
<td>1</td>
</tr>
<tr>
<td>Services for victims of domestic violence</td>
<td>1</td>
</tr>
<tr>
<td>Provision of childcare and healthcare services near affordable housing</td>
<td>1</td>
</tr>
<tr>
<td>Persons with disabilities - transportation challenges</td>
<td>1</td>
</tr>
<tr>
<td>Provision of first/last mile connections</td>
<td>1</td>
</tr>
</tbody>
</table>


**Impacts of citizen participation on goal setting.** The findings from the public meetings held for the Consolidated Plan influenced goal setting by ensuring that the Five-year goals include:

- Home rehabilitation;
- Homeless activities, including prevention, transitional housing and emergency shelters;
- New parks and improvements to existing; and
- New sidewalks and improvements to existing.
Survey Results

Lakewood’s Consolidated Plan was also informed by a resident survey that was conducted in 2013 and 2014. This section summarizes the findings from that survey.

A total of 59 residents participated in the resident survey. Because the survey was voluntary and targeted to lower income and special needs residents, the results are not necessarily representative of Lakewood residents overall.

Residents in the city’s Neighborhood Planning Areas (NPAs) were strong participants in the survey: one-fourth of respondents live in the Two Creeks neighborhood and almost 50 percent of respondents live within the NPA.¹

Most respondents (63 percent) have lived in their current home more than five years. Almost half have lived in their current home for more than ten years.

Seventeen percent of survey respondents report benefiting from housing, economic or community development programs in Lakewood during the last three years. Respondents rated the quality of these services most frequently as Good to Fair, as shown in Figure 2. It should be noted that the total responses to this question was small at 8.

Figure A-2.
Quality Ranking of Community Services and Programs

<table>
<thead>
<tr>
<th>Service</th>
<th>Average Rating</th>
<th>Excellent</th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>Don’t know</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA/accessibility improvements</td>
<td>3.33</td>
<td>0%</td>
<td>50%</td>
<td>0%</td>
<td>17%</td>
<td>33%</td>
</tr>
<tr>
<td>Child care for low income children</td>
<td>3.60</td>
<td>0%</td>
<td>20%</td>
<td>40%</td>
<td>0%</td>
<td>40%</td>
</tr>
<tr>
<td>Neighborhood cleanup/code enforcement</td>
<td>2.13</td>
<td>38%</td>
<td>25%</td>
<td>25%</td>
<td>13%</td>
<td>0%</td>
</tr>
<tr>
<td>Neighborhood plans and resources</td>
<td>2.43</td>
<td>14%</td>
<td>57%</td>
<td>14%</td>
<td>0%</td>
<td>14%</td>
</tr>
<tr>
<td>Park and recreation improvements</td>
<td>2.00</td>
<td>13%</td>
<td>75%</td>
<td>13%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>Services for low income residents (e.g., job training, bus passes, case management)</td>
<td>3.83</td>
<td>0%</td>
<td>0%</td>
<td>50%</td>
<td>17%</td>
<td>33%</td>
</tr>
<tr>
<td>Single family rehabilitation</td>
<td>4.17</td>
<td>0%</td>
<td>0%</td>
<td>33%</td>
<td>17%</td>
<td>50%</td>
</tr>
</tbody>
</table>

Source: 2012 Lakewood Consolidated Plan Resident Survey.

¹ NPAs are areas with adopted Neighborhood Plans.
Resident Neighborhood Perceptions

Best aspects of neighborhoods. Residents were asked to name the three best things about their neighborhoods. These fell within three categories:

- **Close to amenities.** The majority of respondents said proximity to amenities was the best thing about their neighborhoods. Accessibility to public transportation, shopping, downtown Denver, and the mountains are viewed as “the best” aspects of their neighborhoods.

- **Neighborhood feel.** Residents chose certain emotional and feel good aspects of their neighborhoods second most often. Descriptions of their neighborhoods as “quaint,” “friendly people,” “quiet” and “good neighbors” were common.

- **Parks and open spaces.** Respondents chose the availability of parks and open spaces as the third best aspect of their neighborhoods.

Other comments ranged from school quality to walkability of the neighborhood.

When asked why respondents chose to move into their neighborhood, respondents most often chose proximity to work, proximity to entertainment/restaurants/shopping and affordable housing to buy, as shown in Figure 3.

![Figure A-3. Top Reasons for Residence Choice](Source: 2012 Lakewood Consolidated Plan Resident Survey.)
Greatest community needs. After commenting on the best things about their neighborhoods, residents were asked their opinions on the greatest needs in their neighborhoods. As Figure 4 demonstrates, survey respondents view the following four needs as the greatest in their communities:

- Improve infrastructure, particularly sidewalks and roads;
- Reduce commercial vacancies;
- Rehabilitate housing; and
- Develop vacant lots.

Figure A-4.
Greatest Neighborhood Needs

Source: 2012 Lakewood Consolidated Plan Resident Survey.

Resident comments about these community needs include:

Public/private infrastructure needs.

- "Sidewalks are needed along 10th Avenue from Sheridan Blvd west. I see disabled people trying to navigate the narrow street in wheelchairs and people pushing strollers right next to passing cars. With the light rail coming, we are inviting a pedestrian disaster if sidewalks and bike trails are not installed along 10th Avenue."

- "Sidewalk is also needed along a dangerous stretch of Sheridan Blvd between 8th and 9th Avenues."

- "Many places lack sidewalks, and some places where there are sidewalks, they're pretty uneven, making for a rough ride in a wheelchair."
"We live on Ames Street and 12th, right by the light rail. Without sidewalks, it is very hard to safely walk down the road. When the light rail is going, there will be even more pedestrian traffic and hazards."

"Traffic lights on the 14th street from Wads and Sheridan. “A few more lights on 14th Wads and Sheridan.”

"West 19th too noisy from large trucks servicing Wal-Mart. Too many trash haulers. Vehicles above prescribed weights."

"We need more sidewalks in the Martindale area, especially on the south side of Center Ave which links to a school. We need more police patrols!"

"More parking for businesses."

"Bike lanes, bike sharrows on City Streets & Bicycle friendly businesses and apartment dwellings."

"The closest bus stop to where I live is half a mile away."

"Inefficient bus transportation is an issue in Lakewood."

"If in charge of funding, [would recommend] a community center for youth, funds used to attract quality commercial and residential developers, housing and to hire an area expert that can coordinate all of the housing efforts within metro."

**Housing needs.**

"Seniors would like to have a gated community with patio homes and duplexes; not apartments. Many of us are still active and do not want to be cooped up in some apartment. This community should be close to shopping and open space. We hope his will get some public officials and builders to wake up as many of us will be moving out of Lakewood if we can’t find a place like we want."

"Need more affordable senior units in Lakewood."

"Segregation of affordable housing [is an issue]. Neighbors struggle with the maintenance of their homes. Would like to see an inclusionary zoning ordinance. Suggest creating an affordable housing task force for Lakewood."

"Too many rundown apartment complexes—they need to up their game a bit, or give up the land to someone who will take care of it."

"Apartment rental owners need to be held accountable for upkeep in their property that overflows with trash and boarded up windows."
“The owner of the apartment at 13th and Saulsbury does not take care of his property. It is leading to too much crime and a transient neighborhood. I would like to see better home up-keep from neighbors which would add to property values, instead of decreasing the resale value. I would like to see less lower income housing in my neighborhood.”

“Too much apartment/condo development. Too little affordable single detached homes (with yards!) being built.”

“There is too few-mixed development, modern housing options. There are too many old, inefficient and neglected single-family houses.”

“Allow Mother-in-Law Cottages on single family lots.”

“High-quality, high-density multifamily dwellings.”

“More patio homes for seniors or families that want a smaller home. The patio homes should be 1 story, and between 1400 and 2000 sq. feet.”

“Need low income high quality housing.”

“Need more wheelchair accessible housing.”

“We are punishing people for being homeless while we are not giving enough support to homeowners in difficulty to help them stay in their homes. In particular, Lakewood should do more to help condo owners.”

Neighborhood needs

“I want 2090 S. Wright St. maintained as OPEN SPACE.”

“Too few and poor quality parks.” “No parks nearby of sufficient size to throw Frisbee, softball, etc.”

“Put the horses on larger lots. It’s cruel to them and makes poor neighbors. The smell can at times be horrible. We also have many cottonwood and elm trees in our neighborhood and more than a fair share of dead ones.”

“Trash and litter and weeds.” “Constantly seeing trash on sidewalk/street and a couldn’t care less presence.”

“Too many cars, RVs, boats & trailers parked in front yards.”

“We need a grocery store and other retail services that residents need.” “More non chain restaurants, more markets or grocery stores.”

“We need neighborhood watch programs.”
Services.

- "Day care for children and adults for low and middle income." “Adult day care—yes there is Clement Center but a senior where I live told me about charges for the mobility bus making it hard for her to do on a regular basis.”

- "I'd love to see more recreation centers or places for activities regarding the teenage youth. I feel they deserve more to do in order to stay out of trouble and be productive.”

Things residents would change. Resident survey respondents were asked what they would change about where they live, if they could make a change. Five percent of the time, respondents said that no change was needed. Of those wanting change, one in five would move to another neighborhood. Sixteen percent would like to purchase a home. Other top responses included home rehabilitation and more code enforcement.

Economic development needs. Residents were also asked to identify the top economic development needs in Lakewood. There was much agreement that small business development, façade/commercial business improvements and job creation and training were needed.

Addressing community needs. A portion of the Lakewood resident survey asked respondents to tell the city what they believe should be done to address community needs. Many of the comments concerned improvements to existing sidewalks, gutters, streets and housing. Figure 5 lists the unedited responses offered by survey respondents.
### Responses from Resident Survey

#### 26th & Wadsworth:

1. Offer some kind of home improvement and maintenance help for homeowners who are low income, including but not limited to, those that occupy older homes (built 1960 or earlier). Most of the older homes in my area are not only an eye-sore but have:
   - **serious foundation issues**
   - **high levels of bentanite in soil**
   - **diseased,**
   - **insect infested**
   - **dying and overgrown trees**
   - **Electrical & plumbing issues, some very dangerous**
   - **Plaster walls with years of lead paint build-up.**

2. North Lakewood roads need better lane divider visibility (such as brighter or reflective paint that lasts longer or is touched up more often). Address issues like highly traveled and over-crowded roads (such as Wadsworth Blvd from 6th Ave to 1-70). In neighborhoods, there are no sidewalks...at least put them on some of the main side roads (such as 20th Ave & 26th Ave).

3. I feel it is important to address the individual child's educational needs and act accordingly. Parents often do not know how to do this and commonly teachers and counselors/advocates are simply too busy. I believe over-all smaller classroom sizes and closer teacher and counselor/advocate relationships with students is crucial, especially in Middle and High Schools. For my children, a small private school was the successful solution.

- A continuous sidewalk should be added along 10th avenue and Pierce St.
- Add parks with playground sets that can be used by kids of all ages
- Allocate resources and do the work.
- Better property codes to get people to move the rv's, boats, trailers to their back yards and out of sight of their neighbors.
- Boost small business/employment in preparation of west light rail line launch.
- Build sidewalks / bike paths wide enough to accommodate bikes, pedestrians, skateboarders and WHEELCHAIRS!
- Clean up the dead trees and horse poop.
- Continue to attract new business and residents to Lakewood.
- Curbs and gutters should be put in to give the neighborhoods some uniformity.
- Cut down the tree branches/bushes, especially when they have leaves on them. They block the view when I drive.
- Forget about historical preservation, nothing here worth it, focus on infrastructure upgrades. Figure out what upgrades would be need under ideal development conditions and do that.
Responses to “What should be done to address the top needs in your neighborhood?”

<table>
<thead>
<tr>
<th>Responses from Resident Survey (continued)</th>
</tr>
</thead>
<tbody>
<tr>
<td>- High quality low income housing.</td>
</tr>
<tr>
<td>- Homeless shelters Pay back the federal government to lower the debt.</td>
</tr>
<tr>
<td>- I am hoping that with the new development at the Green Gables CC, that the existing businesses will clean up their store-fronts (some are quite old and out of date) and also attract new businesses.</td>
</tr>
<tr>
<td>- I would like to see the recent crime and burglaries in my neighborhood be addressed. Several homes where burglarized this summer leading to a lot of frustration from homeowners. I think eventually these owners will leave the neighborhood because of higher crime.</td>
</tr>
<tr>
<td>- Improve sidewalks - made wide enough to be used as an alternative to driving a car - bikes, skateboards, wheelchairs, etc. Renovated and newly constructed housing should be done under the concept of universal design.</td>
</tr>
<tr>
<td>- Improve the appearance of older homes in neighborhood along 20th to Wadsworth.</td>
</tr>
<tr>
<td>- Invest in housing that is affordable.</td>
</tr>
<tr>
<td>- Invest in sidewalks first giving incentives to affordable housing.</td>
</tr>
<tr>
<td>- Keep up the good work in the two creek neighborhood.</td>
</tr>
<tr>
<td>- Lower to the rent for businesses. build/develop some form of rec center or place for high school students to hang out so they are not wondering down the middle of streets of neighborhoods that are not their own, congregating on corners and in empty lots just being loud and obnoxious.</td>
</tr>
<tr>
<td>- Neighborhood cleanups and more low-cost, no-cost options for seniors.</td>
</tr>
<tr>
<td>- Not sure how to stimulate growth of businesses to decrease number of vacancies - unsure of causes so not sure of solution. Is it taxes, locations?</td>
</tr>
<tr>
<td>- Perhaps the city can buy the land occupied by rundown apartment complexes and put in parks, or just a little open space in the Lakewood area.</td>
</tr>
<tr>
<td>- Pour gutters/sidewalks where none exist (and not just in my neighborhood, complete this job in all of Lakewood). When homeowners don’t take care of their properties, they still look somewhat decent if there is a sidewalk in front of the home. It looks significantly worse when the properties are dilapidated and there is no sidewalk in front of the property. Properties without sidewalks look like the development was never finished and no matter how nice someone’s property looks, the whole &quot;curb appeal&quot; is completely lost without a sidewalk in front of the property to provide symmetry (and a place to walk). This is especially true when there’s a ditch in front of the property instead of a sidewalk - again, this makes the neighborhood look trashy and stuck in the 1950s. In addition, I think now that Belmar is established and very well done/received, it would be good to focus on improving (e.g., sidewalks where none currently exist, increased code enforcement of poorly maintained properties, etc.) the surrounding neighborhoods as much as possible.</td>
</tr>
<tr>
<td>- Put pressure on the crappy Safeway on Alameda to remodel upgrade.</td>
</tr>
<tr>
<td>- Several roads do not have sidewalks, or the sidewalk is unusable. A quick survey by the city could determine which sidewalks should be repaired, and where sidewalks should be added. Possible bus stops could also be found during this survey.</td>
</tr>
<tr>
<td>- Sidewalks are needed on 10th between Sheridan and Harlan</td>
</tr>
</tbody>
</table>
Figure A-5. (continued)
Responses to "What should be done to address the top needs in your neighborhood?"

<table>
<thead>
<tr>
<th>Responses from Resident Survey (continued)</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Sidewalks down Ames street - we don't feel safe walking down our street.</td>
</tr>
<tr>
<td>- Sidewalks redone</td>
</tr>
<tr>
<td>- Snow removal for limited access neighborhoods must be improved, clean-up &amp; redevelopment &amp; better management on N. 6th Ave. frontage road,(entire length)</td>
</tr>
<tr>
<td>- Solicit grants from the Federal government to develop dynamic, sustainable high-density development. There is also a need for more, better after-school programs for the youth in my neighborhood.</td>
</tr>
<tr>
<td>- Speed bumps to slow traffic. A greater police presence.</td>
</tr>
<tr>
<td>- The city of Lakewood should take action to follow the ODP for 2090 S. Wright Street and take ownership and leave it as open space/park land.</td>
</tr>
<tr>
<td>- The community should give more options to businesses to clean up their own areas. This would make our city look better and it could also be done by the businesses who make money in Lakewood as well.</td>
</tr>
<tr>
<td>- The restrooms in Morse Park need to be renovated. More support needs to be given to people who live in multi-family housing.</td>
</tr>
<tr>
<td>- The streets need to be repaired and the old apartment buildings and houses need to be either repaired or torn down.</td>
</tr>
<tr>
<td>- Tickets should be given to these homeowners.</td>
</tr>
<tr>
<td>- Work with current owners of building and nudge them into improving their properties. That is a win/win situation for the whole area.</td>
</tr>
</tbody>
</table>

Source: 2012 Lakewood Consolidated Plan Resident Survey.
In the opinions of survey respondents, the groups with the greatest unmet service needs in Lakewood include 1) Persons who are homeless; 2) Seniors; and 3) Persons with disabilities.

**Prioritization of federal dollars for community needs.** Residents were asked how they would prioritize spending of federal dollars for housing and community development activities; they were provided a list of eligible activities from which to choose. Figure 6 lists the survey responses. Respondents rated the following activities as “very important” for receiving funding:

- Small business development;
- Local job opportunities;
- Improving quality of schools;
- Enhance public transit, mobility and access; and
- Improve public safety.
More than 50 percent of respondents rated all of the above activities as “very important.” It should be noted that for 10 of the 15 activities listed, between 40 and 60 percent of respondents rated them as “very important”—an acknowledgement of the many diverse needs in the city.

**Figure A-6.**
**Block Grant Priorities**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Average Rating</th>
<th>Very Important</th>
<th>Somewhat Important</th>
<th>Not at all Important</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support small business development</td>
<td>1.44</td>
<td>60%</td>
<td>36%</td>
<td>4%</td>
</tr>
<tr>
<td>Local job opportunities</td>
<td>1.45</td>
<td>59%</td>
<td>37%</td>
<td>4%</td>
</tr>
<tr>
<td>Improve the quality of schools</td>
<td>1.51</td>
<td>55%</td>
<td>39%</td>
<td>6%</td>
</tr>
<tr>
<td>Enhance public transit, mobility and access</td>
<td>1.51</td>
<td>53%</td>
<td>43%</td>
<td>4%</td>
</tr>
<tr>
<td>Improve public safety</td>
<td>1.59</td>
<td>51%</td>
<td>39%</td>
<td>10%</td>
</tr>
<tr>
<td>Provide supportive services for seniors</td>
<td>1.56</td>
<td>48%</td>
<td>48%</td>
<td>4%</td>
</tr>
<tr>
<td>Provide supportive services for persons with disabilities</td>
<td>1.59</td>
<td>47%</td>
<td>47%</td>
<td>6%</td>
</tr>
<tr>
<td>Promote a trained and skilled workforce</td>
<td>1.65</td>
<td>46%</td>
<td>44%</td>
<td>11%</td>
</tr>
<tr>
<td>Preserve and expand affordable housing</td>
<td>1.75</td>
<td>45%</td>
<td>35%</td>
<td>20%</td>
</tr>
<tr>
<td>Provide supportive services for youth</td>
<td>1.6</td>
<td>44%</td>
<td>52%</td>
<td>4%</td>
</tr>
<tr>
<td>Provide supportive services for low income people</td>
<td>1.82</td>
<td>32%</td>
<td>54%</td>
<td>14%</td>
</tr>
<tr>
<td>Improve access to healthy food</td>
<td>2.00</td>
<td>31%</td>
<td>39%</td>
<td>31%</td>
</tr>
<tr>
<td>Provide supportive services for persons who are homeless</td>
<td>1.82</td>
<td>28%</td>
<td>62%</td>
<td>10%</td>
</tr>
<tr>
<td>Provide supportive services for people with substance abuse challenges</td>
<td>2.18</td>
<td>12%</td>
<td>57%</td>
<td>31%</td>
</tr>
<tr>
<td>Provide supportive services for people with HIV/AIDS</td>
<td>2.25</td>
<td>6%</td>
<td>63%</td>
<td>31%</td>
</tr>
</tbody>
</table>

Note: A “1” average rating indicates a high need; a “2-3” indicates moderate to low need.

Source: 2012 Lakewood Consolidated Plan Resident Survey.

**Summary of survey findings.** City of Lakewood residents that participated in the public process appreciate the many amenities Lakewood has to offer: proximity to work, downtown Denver and recreation, friendly neighbors, and mature parks and open space. However, many residents expressed a material need for revitalization and rehabilitation of both commercial and residential properties. Businesses are vacant and/or in disrepair, upgrades and repairs to sidewalks and streets are badly needed in certain areas, and housing is in need of rehabilitation and clean up.

When choosing how to prioritize housing and community development block grant funds, respondents to the survey focused on economic development activities, followed by improvements to transit and accessibility. This was somewhat different from the priorities that attendees to the community meetings listed, which focused on housing rehabilitation, code enforcement, and housing for persons with disabilities, as well as accessibility improvements.
Jefferson County and the City of Lakewood 2015–2019 Consolidated Plan Public Forums

Presented to: Jefferson County Residents and Stakeholders

Presented by:
Jefferson County
Department of Human Services/Community and Workforce Development Division
3500 Illinois Street
Golden, Colorado  80401

City of Lakewood
Planning Department
470 S. Allison Parkway
Lakewood, Colorado  80226
www.lakewood.org/CDBG

Sponsored by:
Jefferson County
Department of Human Services/Community and Workforce Development Division
3500 Illinois Street
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City of Lakewood
Planning Department
470 S. Allison Parkway
Lakewood, Colorado  80226
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February 17 and 23, 2015
Introductions and Meeting Etiquette

To ensure that everyone in attendance has a chance to voice their opinion:

- Please hold your comments to 5 minutes on each subject. This will give everyone an equal chance to make comments.
- Please do not interrupt or debate others. There are no right or wrong answers in our discussion today!
- If you have more to say, or have very detailed questions about programs, visit with us after the hearing.
Purpose of the Consolidated Plan

In 1995, the U.S. Department of Housing and Urban Development (HUD) began requiring states and local communities to prepare a Consolidated Plan in order to receive federal housing and community development funding.

Jefferson County receives two sources of funds from HUD each year:

- Community Development Block Grant or “CDBG;”
- Home Investment Partnerships Program or “HOME.”
- Lakewood also receives CDBG directly.

The purpose of the Consolidated Plan is:

- To identify a jurisdiction’s housing and community development needs, priorities, goals and strategies; and
- To stipulate how federal funds will be allocated to housing and community development needs in the community.
HUD Funding Over Time
Previously Funded Activities - Lakewood

- Repayment of a loan used to redevelop and construct public facilities in target area neighborhoods.
- Affordable housing development
- Neighborhood cleanup and code enforcement
- Improvements to parks in neighborhoods with revitalization needs
- Neighborhoods plans and prevention slum and blight conditions
- Single family house rehabilitation loans or grants to low and moderate income owners
- Scholarships for child care
- Support for self sufficiency programs in subsidized housing developments
- Accessibility/handicapped improvements to subsidized and special needs housing facilities and public facilities/areas
Previously Funded Activities – Jefferson County

- Emergency shelter for homeless individuals
- Transitional shelter for homeless families
- Permanent supportive housing for homeless individuals
- Housing for large families, 5 or more
- Housing for the very low income population
- Down payment and closing cost assistance
- Homeowner counseling
- Construction of new homes
- Services for special populations
- Acquisition and/or rehabilitation of existing units
- Construction of units
- Rehabilitation of existing owner-occupied homes
- Services for the low to moderate-income populations
- Improvements to existing facilities
- Construction of new facilities
- Monetary assistance for small businesses development
- Rehabilitation of commercial areas
- Job creation
Your Input! Needs and Prioritization

- Help us determine the top housing and community development needs in Jefferson County and Lakewood. On your worksheets, we’ve listed priority needs examples offered by HUD. Include your own too!

- Rate each need as high, medium or low priority
Top Needs in Lakewood by Category

**Affordable Housing** *(Rental assistance, Production of new units, Rehabilitation of existing units, Acquisition of existing units)*

1. __________________________________________________________
2. __________________________________________________________
3. __________________________________________________________

**Persons who are Homeless** *(Outreach, Emergency shelters, Transitional housing, Rapid re-housing, Prevention)*

1. __________________________________________________________
2. __________________________________________________________
3. __________________________________________________________
Top Needs in Lakewood by Category

Special Needs Populations (Persons with disabilities, Seniors, Persons with mental illness, Persons with substance abuse challenges, Victims of domestic violence, Youth)

1. ____________________________________________________
2. ____________________________________________________
3. ____________________________________________________

Non-Housing Community Development (Public facilities, Improvements to public infrastructure, Public services, Economic development)

1. ____________________________________________________
2. ____________________________________________________
3. ____________________________________________________
Top Needs in Jefferson County by Category

Affordable Housing (Rental assistance, Production of new units, Rehabilitation of existing units, Acquisition of existing units)

1. ____________________________________________________________
2. ____________________________________________________________
3. ____________________________________________________________

Persons who are Homeless (Outreach, Emergency shelters, Transitional housing, Rapid re-housing, Prevention)

1. ____________________________________________________________
2. ____________________________________________________________
3. ____________________________________________________________
Top Needs in Jefferson County by Category

Special Needs Populations (*Persons with disabilities, Seniors, Persons with mental illness, Persons with substance abuse challenges, Victims of domestic violence, Youth*)
1. __________________________________________________________
2. __________________________________________________________
3. __________________________________________________________

Non-Housing Community Development (*Public facilities, Improvements to public infrastructure, Public services, Economic development*)
1. __________________________________________________________
2. __________________________________________________________
3. __________________________________________________________
## Prioritize the Needs – High, Medium or Low Priority

<table>
<thead>
<tr>
<th>Priority</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>High Priority</strong></td>
<td>Activities to address this need will be funded by the County and City during the five-year period.</td>
</tr>
<tr>
<td><strong>Medium Priority</strong></td>
<td>If funds are available, activities to address this need may be funded by the County and City during the five-year period. Also, the County and City may take other actions to help this group locate other sources of funds.</td>
</tr>
<tr>
<td><strong>Low Priority</strong></td>
<td>The County and City will not directly fund activities using funds to address this need during the five-year period, but applications for federal assistance by other entities might be supported and found to be consistent with this Plan.</td>
</tr>
</tbody>
</table>
Report Back

- Top Affordable Housing Needs
- Top Needs of the Homeless
- Top Needs of Special Needs Populations
- Top Non-Housing Community Development Needs
Prioritization of Consolidated Plan Activities, Community Meetings, Prior Consolidated Plan

<table>
<thead>
<tr>
<th>High Priority Activities</th>
<th>Medium Priority Activities</th>
<th>Low Priority Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Accessible housing</td>
<td>• Accessible sidewalks</td>
<td>• Accessibility improvements for public facilities</td>
</tr>
<tr>
<td>• Accessible sidewalks; appropriate signage for crosswalks</td>
<td>• Child care scholarships</td>
<td>• Code enforcement/neighborhood clean up</td>
</tr>
<tr>
<td>• Acquisition and rehabilitation of existing units. “Take care of what you have before you build new!”</td>
<td>• Clear dead trees</td>
<td>• Economic development</td>
</tr>
<tr>
<td>• Affordable housing for seniors and persons with disabilities</td>
<td>• Code enforcement/neighborhood clean up</td>
<td>• Medical marijuana regulations</td>
</tr>
<tr>
<td>• Code enforcement for snow removal on sidewalks and at bus shelters.</td>
<td>• Commercial rehabilitation</td>
<td>• Parks</td>
</tr>
<tr>
<td>• Code enforcement for landlord/tenant issues (being able to call without fear of retaliation by landlords).</td>
<td>• Healthy living activities</td>
<td>• Persons with substance abuse challenges</td>
</tr>
<tr>
<td>• Host homes: these homes that house persons with disabilities need renovations—for example, fire alarm systems, sprinkler systems accessibility improvements. Living in the community is much healthier than living in an institutionalized setting.</td>
<td>• Homeless shelters and assistance</td>
<td>• Skateboard parks</td>
</tr>
<tr>
<td>• Sidewalks! 13th and 14th Avenues and Colfax Avenue</td>
<td>• Maintain historical areas—e.g., Loveland House.</td>
<td>• Tree planting (we have lots of trees)</td>
</tr>
<tr>
<td></td>
<td>• Property rehabilitation</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Victims of domestic violence (services, housing)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Youth activities/centers</td>
<td></td>
</tr>
</tbody>
</table>
Tell us what you think today!

<table>
<thead>
<tr>
<th></th>
<th>Lakewood Contact</th>
<th>Jefferson County Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Call us:</strong></td>
<td>Amy DeKnikker (303) 987-7522</td>
<td>Emily Sander (303) 271-8373</td>
</tr>
<tr>
<td><strong>Send an e-mail to:</strong></td>
<td><a href="mailto:amydek@lakewood.org">amydek@lakewood.org</a></td>
<td><a href="mailto:esander@jeffco.us">esander@jeffco.us</a></td>
</tr>
<tr>
<td><strong>Send a letter to:</strong></td>
<td>Amy DeKnikker Attn: Consolidated Plan City of Lakewood, Planning Department 470 S. Allison Parkway Lakewood, CO 80226</td>
<td>Emily Sander Attn: Consolidated Plan Dept. of Human Services/Community &amp; Workforce Development Div. 3500 Illinois Street Golden, CO 80401</td>
</tr>
</tbody>
</table>
CITY OF LAKEWOOD, COLORADO
PUBLISHER’S AFFIDAVIT
www.lakewood.org

CITY OF LAKEWOOD
COUNTY OF JEFFERSON, SS.

Bernadette Y. Salazar, being of lawful age and being responsible for the City of Lakewood, Colorado’s official website, www.lakewood.org, published in the City of Lakewood, County of Jefferson and State of Colorado, does hereby certify that the legal notice, a copy of which is attached hereto, was published on Lakewood’s official website for 24 hours on March 12, 2015.

[Signature]

Subscribed and sworn to before me this 17 day of March, 2015.

[Notary Public]

My Commission expires 10/31/2015
Legal Notices

As required by law, City of Lakewood legal notices are published to notify citizens of certain events or actions.

› Contractor Settlement

› Open Solicitations

› Public Hearings

› City Council

Notice of Public Hearing
CITY OF LAKEWOOD
NOTICE OF PUBLIC HEARING FOR THE
FIVE-YEAR CONSOLIDATED PLAN
AND 2015 ONE YEAR ACTION PLAN
THE CITY OF LAKEWOOD WILL CONDUCT A PUBLIC HEARING ON THE 2015-2019 FIVE-YEAR
CONSOLIDATED PLAN AND THE 2015 ONE YEAR ACTION PLAN, WHICH INCLUDES LAKEWOOD'S:
• HOUSING AND COMMUNITY DEVELOPMENT NEEDS OVER THE NEXT FIVE YEARS
• HOUSING AND COMMUNITY DEVELOPMENT OBJECTIVES OVER THE NEXT FIVE YEARS
• 2015 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION

2015 ONE YEAR ACTION PLAN
THE COMMUNITY DEVELOPMENT BLOCK GRANT WAS ESTABLISHED BY THE UNITED STATES
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. CDBG PROJECTS MUST ADDRESS ONE
OF THE FOLLOWING NATIONAL OBJECTIVES ESTABLISHED BY CONGRESS:
• BENEFIT LOW OR MODERATE-INCOME PERSONS
• PREVENT OR ELIMINATE SLUM AND BLIGHT
• MEET AN URGENT COMMUNITY DEVELOPMENT NEED

THE PUBLIC HEARING WILL BE HELD MONDAY, APRIL 13, 2015, AT 7:00 PM, AT LAKEWOOD CIVIC
CENTER, 480 SOUTH ALLISON PARKWAY, LAKEWOOD, COLORADO. THE PURPOSE OF THE
HEARING WILL BE TO SEEK CITY COUNCIL RESOLUTION OF APPROVAL FOR THE 2015-2019 FIVE
YEAR CONSOLIDATED PLAN AND THE 2015 ONE YEAR ACTION PLAN. PERSONS WHO ARE
INTERESTED IN THE PLAN ARE WELCOME TO MAKE COMMENTS AT THE PUBLIC HEARING. FOR
PERSONS NEEDING REASONABLE ACCOMMODATIONS TO ATTEND OR PARTICIPATE IN THIS
MEETING, CALL THE CITY OF LAKEWOOD AS SOON AS POSSIBLE.

PERSONS WHO ARE UNABLE TO ATTEND THE PUBLIC HEARING AND WOULD LIKE TO COMMENT
ON THE 2015-2019 FIVE-YEAR CONSOLIDATED PLAN AND/OR THE 2015 ONE YEAR ACTION PLAN
ARE ENCOURAGED TO CONTACT AMY DEKKER, CDBG PROGRAM MANAGER, COMPREHENSIVE
PLANNING AND RESEARCH DIVISION, CITY OF LAKEWOOD, 480 SOUTH ALLISON PARKWAY,
LAKEWOOD, COLORADO, 80226, PHONE 987-7500, TDD 987-7057.
/S/ MARGY GREER, CITY CLERK

Published: 3/12/2015 through 4/13/2015

View Document

Notice of Public Hearing
AUDIENCIA PUBLICA PARA
LA CIUDAD DE LAKEWOOD
PLAN CONSOLIDADO 2015-2019
Y PLAN DE ACCION DE 2015
LA CIUDAD DE LAKEWOOD LLEVARÁ A CABO UNA AUDIENCIA PÚBLICA SOBRE EL PLAN
CONSOLIDADO DE 2015-2019 Y EL PLAN DE ACCIÓN ANUAL DE EL 2015, QUE INCLUYE LO
Siguiente:
• LAS NECESIDADES DE VIVIENDA Y EL DESARROLLO DE LA COMUNIDAD POR LOS PRÓXIMOS
CINCO AÑOS.
• LOS OBJETIVOS DE VIVIENDA Y EL DESARROLLO DE LA COMUNIDAD POR LOS PRÓXIMOS
CINCO AÑOS.
• LA APLICACIÓN PARA LA SUBVENCION DE BLOQUE PARA EL DESARROLLO DE LA COMUNIDAD
("COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)") DE EL 2015
• EL PLAN DE ACCIÓN ANUAL DE EL 2015
LA CDBG FUE ESTABLECIDA POR EL DEPARTAMENTO DE VIVIENDA Y DESARROLLO URBANO DE LOS ESTADOS UNIDOS. LOS PROYECTOS DE LA CDBG TIENEN QUE TENER UNO DE LOS SIGUIENTES OBJETIVOS NACIONALES ESTABLECIDOS POR EL CONGRESO DE LOS ESTADOS UNIDOS:
+ SER DE BENEFICIO A PERSONAS DE INGRESOS BAJOS O MODERADOS
+ PREVENIR O ELIMINAR BARRIERS MARGINALES O TUGURIOS
+ SATISFACER ALGUNA NECESIDAD URGENTE DEL DESARROLLO DE LA COMUNIDAD.

LA AUDIENCIA PÚBLICA SE DARÁ A CABO EL LUNES, 13 DE ABRIL DE 2015 A LAS 7:00 PM EN EL “LAKEWOOD CIVIC CENTER”, 480 S ALLISON PARKWAY, LAKEWOOD, COLORADO. EL PROPÓSITO DE LA AUDIENCIA SERÁ CONSEGUIR LA APROBACIÓN DE EL AYUNTAMIENTO DE LA CIUDAD DE LAKEWOOD, DE EL PLAN CONSOLIDADO Y EL PLAN ANUAL DE ACCIÓN DE EL 2015. PERSONAS INTERESADAS EN EL PLAN SON BIENVENIDAS A COMENTAR EN LA AUDIENCIA PÚBLICA.
PERSONAS NECESITANDO DE ACOMODACIONES RACIONALES PARA ATENDER O PARTICIPAR DE ESTA JUNTA, FAVOR DE LLAMAR A LA CIUDAD DE LAKEWOOD LO ANTES POSIBLE.
A LAS PERSONAS QUE NO PUEDAN ATTENDEN LA AUDIENCIA PÚBLICA PERO QUE QUIERAN COMENTAR SOBRE EL PLAN CONSOLIDADO Y/O EL PLAN DE ACCIÓN ANUAL DE EL 2015 SE LES ÁNIMA A CONTACTAR A AMY DEKNIKKER, CDBG PROGRAM MANAGER, COMPREHENSIVE PLANNING AND RESEARCH DIVISION, CITY OF LAKEWOOD, 480 SOUTH ALLISON PARKWAY, LAKEWOOD, COLORADO, 80226, PHONE 987-7500, TDD 987-7057.
/S/ MARGY GREER, CITY CLERK

Published: 3/12/2015 through 4/13/2015

Notice of Public Hearing on the following first reading ordinance(s) will be held 7:00 PM 3/23/2015
City Council Chambers / Civic Center South / 480 S. Allison Pkwy:

Published: 2/26/2015 through 3/23/2015

Notice of Public Hearing on the following first reading ordinance(s) will be held 7:00 PM 3/23/2015
City Council Chambers / Civic Center South / 480 S. Allison Pkwy:

Published: 2/26/2015 through 3/23/2015

Other Public Hearings

Contact Information:
City Clerk's Office
Civic Center South
480 S. Allison Pkwy
Lakewood, CO 80226
Direct: 303-987-7080

http://www.lakewood.org/legalnotices/
CITY OF LAKEWOOD
NOTICE OF PUBLIC HEARING FOR THE
FIVE-YEAR CONSOLIDATED PLAN
AND 2015 ONE YEAR ACTION PLAN

The City of Lakewood will conduct a public hearing on the 2015-2019 Five-Year Consolidated Plan and the 2015 One Year Action Plan, which includes Lakewood's:

- Housing and community development needs over the next five years
- Housing and community development objectives over the next five years
- 2015 Community Development Block Grant (CDBG) application
- 2015 One Year Action Plan

The Community Development Block Grant was established by the United States Department of Housing and Urban Development. CDBG projects must address one of the following National Objectives established by Congress:

- benefit low or moderate-income persons
- prevent or eliminate slum and blight
- meet an urgent community development need

The public hearing will be held Monday, April 13, 2015, at 7:00 PM, at Lakewood Civic Center, 480 South Allison Parkway, Lakewood, Colorado. The purpose of the hearing will be to seek City Council Resolution of Approval for the 2015-2019 Five Year Consolidated Plan and the 2015 One Year Action Plan. Persons who are interested in the Plan are welcome to make comments at the public hearing. For persons needing reasonable accommodations to attend or participate in this meeting, call the City of Lakewood as soon as possible.

Persons who are unable to attend the public hearing and would like to comment on the 2015-2019 Five-Year Consolidated Plan and/or the 2015 One Year Action Plan are encouraged to contact Amy DeKnikker, CDBG Program Manager, Comprehensive Planning and Research Division, City of Lakewood, 480 South Allison Parkway, Lakewood, Colorado, 80226, Phone 987-7500, TDD 987-7057.

Published: Margy Greer
/s/City Clerk
AUDIENCIA PUBLICA PARA
LA CIUDAD DE LAKEWOOD
PLAN CONSOLIDADO 2015-2019
Y PLAN DE ACCION DE 2015

La Cuidad de Lakewood llevará a cabo una Audiencia Pública sobre el Plan Consolidado de 2015-2019 y el Plan de Acción Annual de el 2015, que incluye lo siguiente:

- Las necesidades de vivienda y el desarrollo de la comunidad por los próximos cinco años.
- Los objetivos de vivienda y el desasrollo de la comunidad por los próximos cinco años.
- La aplicación para la subvención de bloque para el desarrollo de la comunidad (“Community Development Block Grant (CDBG)”) de el 2015
- El Plan de Acción Annual de el 2015

La CDBG fue establecida por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos. Los proyectos de la CDBG tienen que tener uno de los siguientes Objetivos Nacionales establecidos por el Congreso de los Estados Unidos:

- Ser de beneficio a personas de ingresos bajos o moderados
- Prevenir o eliminar barrios marginales o tugurios
- Satisfacer alguna necesidad urgente del desarrollo de la comunidad.

La audiencia pública se dará a cabo el lunes, 13 de abril de 2015 a las 7:00 PM en el “Lakewood Civic Center”, 480 S Allison Parkway, Lakewood, Colorado. El propósito de la audiencia será conseguir la aprobación de el Ayuntamiento de la Ciudad de Lakewood, de el Plan Consolidado y el Plan Anual de Acción de el 2015. Personas interesadas en el Plan son bienvenidas a comentar en la audiencia pública. Personas necesitando de acomodaciones razonables para atender o participar de esta junta, favor de llamar a la Ciudad de Lakewood lo antes posible.

A las personas que no puedan atender la audiencia pública pero que quieran comentar sobre el Plan Consolidado y/o el Plan de Acción Annual de el 2015 se les ánima a contactar a Amy DeKnikker, CDBG Program Manager, Comprehensive Planning and Research Division, City of Lakewood, 480 South Allison Parkway, Lakewood, Colorado, 80226, Phone 987-7500, TDD 987-7057.

Published: Margy Greer
/s/City Clerk
The Denver Newspaper Agency

PUBLISHER'S AFFIDAVIT

City and County of Denver )
State of Colorado )

The undersigned Jean Birch
being first duly sworn under oath, states
and affirms as follows:

1. He/she is the legal Advertising Reviewer
   of the Denver Newspaper Agency, publisher
   of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are
   newspapers of general circulation that
   have been published continuously and
   without interruption for at least
   fifty-two weeks in Denver County
   and meet the legal requisites for a legal
3. The notice that is attached hereto
   is a true copy, published in Your Hub for
   Lakewood (including the counties of
   Jefferson and Denver)
   on the following date(s):

   March 12, 2015

____________________________________
Jean Birch

Signature

Subscribed and sworn to before me this __12__
day of __March__, 2015.

__________________________
Cheryl L. Schmid
Notary Public

CITY OF LAKEWOOD
NOTICE OF PUBLIC HEARING FOR THE
FIVE-YEAR CONSOLIDATED PLAN
AND 2015 ONE YEAR ACTION PLAN

The City of Lakewood will conduct a public hearing on the 2015-2019 Five-Year Consolidated Plan and the 2015 One Year Action Plan, which includes Lakewood's:

- Housing and community development needs over the next five years
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- 2015 Community Development Block Grant (CDBG) application
- 2015 One Year Action Plan

The Community Development Block Grant was established by the United States Department of Housing and Urban Development. CDBG projects must address one or more of the following National Objectives established by Congress:

- Provide for low and moderate-income persons
- Prevent or eliminate slum and blight
- Meet an urgent community development need

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Published: March 12, 2015, The Denver Post, Your Hub
/s/ Margy Greer, City Clerk
APPENDIX B.

Minority and Income Concentrations and Target Area Maps
Minority and Income Concentrations and Target Area Maps

This section contains maps examining concentrations of minority households, persons with disabilities, female single parent households and low income households in Jefferson County and Lakewood. It also shows the distribution of assisted housing relative to concentrations. For the purposes of this Consolidated Plan, "concentration" is defined as the following, consistent with HUD's guidelines for the definition in fair housing analyses:

- A "minority area" (also known as a racially/ethnically-impacted area) is any neighborhood or Census tract in which: 1) The percentage of households in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market areas; 2) The total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities in the housing market areas as a whole; or 3) If a metropolitan area, the total percentage of minority persons exceeds 50 percent of its population. The "housing market area" is the region where it is likely that renters and purchasers would be drawn for a particular housing project. Generally the housing market area is the county.

- A racially concentrated area of poverty is a Census tract that has a poverty rate exceeding 40 percent (or a rate that is there times the average tract poverty rate) and a more than 50 percent non-white (minority) population.

Minority concentrations. The 2010 Census reports that Jefferson County is predominately white (91.5% of the population). The largest non-white racial groups are Asians (2.4%) and African Americans (1.0%).

Hispanic is considered an ethnicity by the U.S. Census. In 2010, 14.6 percent of Jefferson County's population was of Hispanic descent. More than half of the county's Hispanic population lives in Arvada and Lakewood.

Using the above definition, minority concentrations occur when:

- Hispanic residents comprise more than 50 percent of residents in a Census block group (metro area definition) or more than 34.6 percent of residents in a Census block group (20 percentage point definition).

- Asians comprise more than 22.4 percent of residents in a Census block group (20 percentage point definition).

- African Americans comprise more than 21 percent of residents in a Census block group (20 percentage point definition).

The following maps show where concentrations occur in 1) Lakewood, followed by 2) Jefferson County overall.
Figure I shows areas of Hispanic concentrations in Lakewood. The concentrated areas are all located in the east portion of the city, along the West Corridor adjacent to the City and County of Denver.

**Figure I.**
Areas with Hispanic Resident Concentrations, City of Lakewood, 2010

Source: 2010 Census.
Figure 2 provides more detail on the concentrated areas in Lakewood.

**Figure 2.**
Hispanic Concentrated Block Groups in the City of Lakewood, 2010

<table>
<thead>
<tr>
<th>Block Group and Census Tract</th>
<th>Total Population</th>
<th>Hispanic Population</th>
<th>Percent of Population that is Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block Group 1, Census Tract 111</td>
<td>1,616</td>
<td>582</td>
<td>36.0%</td>
</tr>
<tr>
<td>Block Group 2, Census Tract 111</td>
<td>1,300</td>
<td>537</td>
<td>41.3%</td>
</tr>
<tr>
<td>Block Group 1, Census Tract 114.01</td>
<td>1,937</td>
<td>1,033</td>
<td>53.3%</td>
</tr>
<tr>
<td>Block Group 2, Census Tract 114.01</td>
<td>885</td>
<td>433</td>
<td>48.9%</td>
</tr>
<tr>
<td>Block Group 1, Census Tract 114.02</td>
<td>1,048</td>
<td>384</td>
<td>36.6%</td>
</tr>
<tr>
<td>Block Group 2, Census Tract 114.02</td>
<td>1,601</td>
<td>668</td>
<td>41.7%</td>
</tr>
<tr>
<td>Block Group 3, Census Tract 114.02</td>
<td>1,190</td>
<td>506</td>
<td>42.5%</td>
</tr>
<tr>
<td>Block Group 1, Census Tract 115.50</td>
<td>1,352</td>
<td>634</td>
<td>46.9%</td>
</tr>
<tr>
<td>Block Group 2, Census Tract 115.50</td>
<td>1,254</td>
<td>611</td>
<td>48.7%</td>
</tr>
<tr>
<td>Block Group 3, Census Tract 115.50</td>
<td>1,183</td>
<td>420</td>
<td>35.5%</td>
</tr>
<tr>
<td>Block Group 4, Census Tract 115.50</td>
<td>1,085</td>
<td>530</td>
<td>48.8%</td>
</tr>
<tr>
<td>Block Group 1, Census Tract 116.01</td>
<td>2,423</td>
<td>1,426</td>
<td>58.9%</td>
</tr>
<tr>
<td>Block Group 1, Census Tract 116.02</td>
<td>1,063</td>
<td>470</td>
<td>44.2%</td>
</tr>
<tr>
<td>Block Group 2, Census Tract 116.02</td>
<td>1,502</td>
<td>733</td>
<td>48.8%</td>
</tr>
<tr>
<td>Block Group 3, Census Tract 116.02</td>
<td>1,441</td>
<td>599</td>
<td>41.6%</td>
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<tr>
<td>Block Group 1, Census Tract 118.03</td>
<td>1,462</td>
<td>762</td>
<td>52.1%</td>
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<tr>
<td>Block Group 2, Census Tract 118.03</td>
<td>1,538</td>
<td>574</td>
<td>37.3%</td>
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<tr>
<td>Block Group 3, Census Tract 118.03</td>
<td>705</td>
<td>279</td>
<td>39.6%</td>
</tr>
<tr>
<td>Block Group 4, Census Tract 118.03</td>
<td>1,571</td>
<td>651</td>
<td>41.4%</td>
</tr>
<tr>
<td>Block Group 1, Census Tract 118.06</td>
<td>2,129</td>
<td>864</td>
<td>40.6%</td>
</tr>
<tr>
<td>Block Group 2, Census Tract 118.06</td>
<td>2,078</td>
<td>815</td>
<td>39.2%</td>
</tr>
</tbody>
</table>

Source: 2010 Census.

Figures 3 and 4 on the following page show the percent of African Americans and Asians by block group in Lakewood. No concentrations of these minority populations exist. The shaded areas indicate a proportion above the county proportion overall. Note that the county proportions are very small (1-2.4%).
Figure 3. Percent of Population that is African American, City of Lakewood, 2010

Source: 2010 Census.

Figure 4. Percent of Population that is Asian, City of Lakewood, 2010

Source: 2010 Census.
Figure 5 shows ethnic concentration data by Census block group in Jefferson County. In the county most areas of concentration are located near the eastern border of the county. Of the 26 concentrated block groups:

- Twenty-one are in Lakewood,
- Two are in Arvada,
- Two are in Edgewater, and
- One is in Wheat Ridge.

Figure 6 shows the proportion of African American residents in Jefferson County block groups. Because there are no concentrations of African Americans in the county, the map instead shows block groups in which African Americans represent a higher percentage than the county proportion (1%) of residents.

Figure 7 shows the proportion of Asian residents in Jefferson County block groups. There are no concentrations of Asians in Jefferson County; as such, the map shows block groups in which Asians represent a higher percentage than the county proportion (2.4%) of residents.
Figure 5.
Percent Hispanic Population and Concentrated Areas, Jefferson County, 2010

Source:
2010 Census.
Figure 6. Percent African American Population, Jefferson County, 2010

Source: 2010 Census.

Note: There are no block groups with a concentration (greater than 21%) of the population identifying as African American.
Figure 7.  
Percent Asian Population,  
Jefferson County, 2010

Source:  
2010 Census.

Note:  
There are no block groups with a concentration (greater than 22.4%) of the population identifying as Asian.
Disability. According to the 2011 American Community Survey, 13,388 (11.6 percent) of residents in Lakewood have one or more disabilities.

Current disability data are not available at small geographic levels. Figure 8 shows proportions of persons with disabilities in Lakewood according to the 2000 Census. A concentrated area exists when persons with disabilities comprise 34 percent of the Census block group (based on the proportion of residents with a disability in 2000). No areas of concentration exist.

Figure 8.
Percent of Population with a Disability, City of Lakewood, 2000

Source: 2000 Census.

Figure 9 on the following page shows the percent of citizens that have a disability by Census block group for the county overall. As shown by the map, in 2000, there was one block group that was concentrated.
Figure 9.
Percent of Population with a Disability and Greater than County Proportion, Jefferson County, 2000

Source:
2000 Census.

Note: Concentrated areas are Census tracts with greater than 29 percent of the population with a disability.
**Familial status.** In Lakewood, according to the 2010 Census, 7.6 percent of households are headed by single females with children. In general, these households face many challenges finding affordable housing because of their relatively lower incomes, need for multiple bedrooms and, in some cases, discrimination.

Figure 10 shows proportions of single female parents in Lakewood. No areas of concentration exist.

![Legend for Figure 10](image1.png)

**Figure 10.** Percent Single Female-Headed Households with Children, City of Lakewood, 2010

Source: 2010 Census.

In Jefferson County, 6 percent of households are headed by single mothers with children. Figure 11 on the following page shows the proportion of single female headed households with children by Census block group in the county. There are no areas with a concentration of single mother households.
Figure 11.
Percent Single Female Headed Households with Children, Jefferson County, 2010

Source:
2010 Census.

Note:
There are no block groups with a concentration (greater than 26%) of the population as single female parent households.
**Income and poverty.** In 2010, about 12 percent of Lakewood’s residents lived in poverty. This was about 5 percentage points higher than in 1999, when the city’s poverty rate was 7 percent.

According to 2006-2010 ACS data, the proportion of Jefferson County residents living below poverty level was 8 percent. This is an increase of 2.8 percent in the past decade.

Poverty by race and ethnicity is not available for Lakewood, only Jefferson County. As Figure 12 shows, non-whites in Jefferson County have much higher poverty rates than whites. The differences are quite significant for some racial and ethnic groups: the 2009-2011 poverty rate for African Americans was more than 20 percent; and for Hispanics, over 19 percent.

**Figure 12. Poverty Rate and Median Household Income, Jefferson County, 2009-2011**

<table>
<thead>
<tr>
<th>Race</th>
<th>Poverty Rate</th>
<th>Median Household Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>7.9%</td>
<td>$67,654</td>
</tr>
<tr>
<td>Black or African American</td>
<td>20.4%</td>
<td>$45,979</td>
</tr>
<tr>
<td>American Indian and Alaska Native</td>
<td>28.6%</td>
<td>$42,216</td>
</tr>
<tr>
<td>Asian</td>
<td>12.0%</td>
<td>$70,010</td>
</tr>
<tr>
<td>Native Hawaiian and Other Pacific Islander</td>
<td>0.0%</td>
<td>$56,139</td>
</tr>
<tr>
<td>Some other race</td>
<td>22.2%</td>
<td>$44,901</td>
</tr>
<tr>
<td>Two or more races</td>
<td>12.7%</td>
<td>$55,067</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Poverty Rate</th>
<th>Median Household Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic</td>
<td>19.2%</td>
<td>$47,093</td>
</tr>
<tr>
<td>Non-Hispanic</td>
<td>6.4%</td>
<td>$70,279</td>
</tr>
</tbody>
</table>

Figure I-13 shows a proportion of families in Jefferson County living below the poverty level by Census tract. No Census tracts had a concentration (greater than 28%) of families living below the poverty level. About half of the Census tracts with the highest poverty rates are also areas of Hispanic concentration.
Figure I-13. Percent of Families Living Below the Poverty Level, Jefferson County, 2010

Source: 2010 Census.

Note: No Census tracts had a concentration (greater than 28%) of families living below the poverty level.
Figure 14 shows Lakewood Census tracts in which more than half of the households earn less than $60,000 (low income by HUD’s definition). Figure 15 shows the Census tracts in which more than half of the households earn less than $40,000 (very low income by HUD’s definition). The city’s areas of Hispanic concentration are also mostly low income; however, not all low income areas contain Hispanic concentrations and not all Hispanic concentrated areas are low income.

Figure 14.
Low Income Households (Households Earning Less Than $60,000 Per Year),
City of Lakewood, 2010

Note:
Data show Census tracts more than half of households earn less than $60,000, approximately 80 percent of the region Area Median Income of $79,300.

Source:
2010 Census.
Figure 15. Very Low Income Population (Majority of Households Earning Less Than $40,000 Per Year), City of Lakewood, 2010

Note: Data show Census tracts more than half of households earn less than $40,000, approximately 50 percent of the region Area Median Income of $79,300.

Source: 2010 Census and BBC Research & Consulting.

There are no racially or ethnically concentrated areas of poverty within Lakewood.

Assisted and special needs housing. Figure 16 overlays the location of Metro West Housing Solutions and Jefferson County Housing Authority properties with areas of Hispanic concentration in the county, to examine if the county’s most affordable rental—those owned and operated by housing authorities—are predominantly located in concentrated areas. As the map demonstrates, the housing authority properties are largely located in the eastern portion of the county but are not exclusive to ethnically concentrated areas.

Figure 17 shows the location of accessible housing authority properties, which are mostly located near major roads and appears to be well distributed countywide, except for the northern/northwest portion of the county.
Figure 16.
Housing Authority Developments and Areas of Hispanic Concentration, Jefferson County, 2012

Source: Housing Authority websites and BBC Research & Consulting.
Figure 17.
Location of Accessible Housing Authority Properties, Jefferson County, 2012

Legend
- Jefferson County Housing Authority (JCHA)
- MetroWest Housing Solutions (MWHS)
- Accessible MetroWest Housing Solutions (MWHS)

Source: MetroWest Housing Solutions and BBC Research & Consulting.
APPENDIX C.

Additional Resources
**SP-35 Additional Resources**

**Alternative resources.** The City of Lakewood retains a full-time staff member to seek alternative resources to support programs and services. Alternative resources may include cash or in-kind support and are sought through grants, corporate partnerships, special events, and individual contributions.

**Capital Improvement and Preservation Program.** The purpose of this fund is to account for expenditures for the acquisition, development, and improvements of major public facilities. Revenue for this fund is primarily derived from 1/2 cent of the City’s 3 cent sales and use taxes. The fund provides resources for major capital projects in target area neighborhoods.

**Certificates of Participation (COP).** Certificates of Participation are obligations issued to finance assets that can be leased including land, buildings, and equipment. The City makes lease payments over a specified period of time to use the property or equipment. The lease payments are subject to annual appropriation by the City Council.

**City of Lakewood General Fund.** Many of the projects, services and programs provided by the City are funded using revenues collected through sales and use taxes.

**Community Development Block Grant (CDBG).** The City of Lakewood is expecting to receive approximately $850,000 in CDBG funds during each of the next five years. In addition to this annual grant, earnings generated through program income from the CDBG funded Single-Family Housing Rehabilitation program equal approximately $30,000 annually.

**Economic Development Fund.** This fund is used to provide assistance for public improvements for certain business enterprises that further the economic development goals of the City.

**Enterprise Funds.** These funds are used to account for the City’s ongoing activities which are similar to those found in the private sector, and financial activity is reported in essentially the same manner as in commercial accounting where net income and capital maintenance are measured. The City has several enterprise funds.

**Federal Home Loan Bank.** Using the Affordable Housing Program, Metro West Housing Solutions will apply and utilize grant funding to increase the supply of affordable housing within the City of Lakewood.

**Great Outdoors Colorado (GOCO).** As an amendment to the Colorado Constitution, the GOCO trust fund receives a portion of the state’s lottery proceeds and dedicates this funding to projects that preserve, protect, and enhance Colorado’s wildlife, parks, rivers, trails, and open spaces. Lakewood directs these funds into parks and open space projects.

**Lakewood Head Start Grant.** The U.S. Department of Health and Human Services provides a Head Start grant of approximately $980,000 annually to the City of Lakewood. This grant is used to provide comprehensive preschool and family-support services to children and their parents in the city. Total federal and in-kind operating funds amount to roughly $1.2 million each year.
**Home Investment Partnerships Program.** Through the Jefferson County HOME Consortium, the City of Lakewood expects to receive roughly $350,000 in HOME Investment Partnership funds annually over the next five years. The majority of HOME funds will be used to expand the supply of affordable rental housing for low- and moderate-income households. HOME funds also will be used to provide homeownership opportunities through the down-payment assistance program.

**Jefferson County Open Space Grants.** Lakewood regularly applies for financial assistance from the Jefferson County Open Space program. This program provides funds, usually on a 50/50 matching basis, to municipalities and special districts within the county for park and open space projects. The funding source is not automatic and requires an application and approval from the Board of County Commissioners.

**Lakewood Reinvestment Authority.** Lakewood voters approved the formation of the Lakewood Reinvestment Authority (LRA) on November 4, 1997. The Authority encourages private reinvestment within targeted areas of Lakewood to enhance, preserve, and restore the city’s vitality and quality of life.

**Low Income Housing Tax Credits.** Lakewood will encourage and support applications to the Colorado Housing and Finance Authority (CHFA) for tax credits to develop affordable housing for low- and moderate-income households in Lakewood.

**Nonprofit Agency Resources.** There are various nonprofits that provide programs that address housing, homelessness, and other special population needs identified in this plan. Lakewood will support nonprofits, private developers, and other agencies in their application for funding to carry out their programs in Lakewood. Lakewood staff will also work to lure the efforts of nonprofits to the Lakewood area.

**Private Activity Bonds.** The City of Lakewood Private Activity Bond allocation is roughly $6 million a year. In the past, portions of the bonds paid for the City’s participation in a metro-wide housing initiative through the Metro Mayor’s Housing Alliance, transferred to the Colorado Housing and Finance Authority (CHFA) for participation in a bonding program, or the bonding allocation was transferred to the state of Colorado.

**Section 108 Loan.** In 2008, the City began using Section 108 Loan funds to construct improvements to public facilities in target area neighborhoods.

**Section 8 Vouchers.** The Section 8 Voucher program has provided rental subsidies to residents renting privately owned rental units throughout Lakewood since 1975. Metro West Housing Solutions will continue to apply for Section 8 Vouchers as they become available. Currently, MWHS manages 1,411 Section 8 Vouchers.

**State of Colorado.** Metro West Housing Solutions will apply for grant funding from the Colorado Division of Housing to support affordable multifamily rental and homeownership programs in Lakewood.
APPENDIX D.

City of Lakewood CDBG Target Areas Map
APPENDIX E.

SF-424 and Certifications
APPENDIX E.
SF-424 and Certifications

This section contains the SF-424 and certifications for this Plan.
Application for Federal Assistance SF-424

1. Type of Submission:
   - Preapplication
   - Application [X]
   - Changed/Corrected Application

2. Type of Application:
   - New [X]
   - Continuation
   - Revision
   - Other (Specify):

3. Date Received: 03/24/2015
4. Applicant Identifier: B15MC100006

5a. Federal Entity Identifier:
5b. Federal Award Identifier:

State Use Only:
6. Date Received by State: 
7. State Application Identifier: 

8. APPLICANT INFORMATION:

   a. Legal Name: City of Lakewood

   b. Employer/Taxpayer Identification Number (EIN/TIN): 84-0593908

   c. Organizational DUNS: 07-6468305

   d. Address:

      Street1: 460 South Allison Parkway
      Street:
      City: Lakewood
      County/Parish: 
      State: CO: Colorado
      Province: 
      Country: USA: UNITED STATES
      Zip / Postal Code: 80226

   e. Organizational Unit:

      Department Name: Planning Department
      Division Name: 

   f. Name and contact information of person to be contacted on matters involving this application:

      Prefix: 
      * First Name: Amy
      Middle Name: 
      * Last Name: DeKnikker
      Suffix: 
      Title: City of Lakewood CDBG Program Manager
      Organizational Affiliation: 
      * Telephone Number: 303-987-7522
      Fax Number: 
      * Email: amydek@lakewood.org
**Application for Federal Assistance SF-424**

* 9. Type of Applicant 1: Select Applicant Type:
   C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:
   US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

   CFDA Title:

* 12. Funding Opportunity Number:
   N/A

   * Title:
   N/A

13. Competition Identification Number:

   Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

   ![Add Attachment] ![Delete Attachment] ![View Attachment]

* 15. Descriptive Title of Applicant's Project:
   Community Development Block Grant funds

Attach supporting documents as specified in agency instructions.

   ![Add Attachments] ![Delete Attachments] ![View Attachments]
Application for Federal Assistance SF-424

16. Congressional Districts Of:
   * a. Applicant [ ]
   * b. Program/Project [ ]

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
   * a. Start Date: 06/01/2015
   * b. End Date: 05/31/2016

18. Estimated Funding ($):
   * a. Federal
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income
   * g. TOTAL

19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on [ ].
☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
☒ c. Program is not covered by E.O. 12372.

20. Is the Applicant Delinquent On Any Federal Debt? (If “Yes,” provide explanation in attachment.)

☐ Yes
☒ No

If “Yes”, provide explanation and attach

21. “By signing this application, I certify (1) to the statements contained in the list of certifications* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)”

☒ I AGREE

* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: [ ]
* First Name: Roger
Middle Name: [ ]
* Last Name: Wadnal
Suffix: [ ]

* Title: Comprehensive Planning and Research Manager
* Telephone Number: 303-987-7519
* Fax Number:
* Email: FOGWAD8@B LAKEWOOD.ORG

* Signature of Authorized Representative: [Signature]
* Date Signed: 03/24/2015
CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

[Signature] Authorized Official  9/24/15  Date
Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015, 2016, 2017 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

[Signature]

Authorized Official

[Date]

[Title]
OPTIONAL CERTIFICATION
CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

[Signature]
Signature/Authorized Official

[Date]
3.24.15
Date

[Title]
Camp Planner
APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.