

DRAFT

**City of Lakewood**  
**2020-2024**  
**Consolidated Plan &**  
**2020 Action Plan**

**Public Comment Period:**  
**March 19, 2020 to April 18, 2020**

# Executive Summary

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

### 1. Introduction

The City of Lakewood is a federal entitlement community under the U.S. Department of Housing and Urban Development’s Community Development Block Grant (CDBG) Program. As a HUD entitlement community, the City is required to prepare a Five-Year Consolidated Plan in order to implement any federal programs that fund housing, community development, and economic development within the community. The City of Lakewood is also part of the Jefferson County HOME Consortium, of which the County is the lead entity. The federal HOME Investment Partnerships (HOME) grant supports affordable housing activities throughout Jefferson County.

This section provides a brief summary of the topics covered in the City and Lakewood 2020-2024 Consolidated Plan, Strategic Plan and 2020 Annual Action Plan. This plan includes a needs assessment and housing market analysis to identify the most pressing housing and community development needs as well as the current infrastructure in place to serve low- and moderate-income residents and residents with special needs. The Strategic Plan outlines Lakewood’s goals to address those needs and the priorities for allocating federal funds over the next five years.

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

The City has identified the following goals for the planning period:

- Preserve and improve target area neighborhoods;
- Provide safe, decent affordable housing; and
- Promote stability and self-sufficiency through service provision to low income and special needs populations.

### 3. Evaluation of past performance

The City's past programs have focused on community needs that continue to exist including aging housing and infrastructure, neighborhood improvements, and social service supports for low income residents. The programs Lakewood has used to address these needs have been well received by residents and neighborhood organizations. Lakewood believes the goals and programs proposed for the 2020-2024 Consolidated Plan and the 2020 Annual Action Plan 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 City of Lakewood’s goal for citizen participation is to ensure a broad participation of City residents and housing, economic, and service providers in the planning and implementation of community development and housing programming. Engagement efforts were held in conjunction with Jefferson County, the lead agency for the HOME Consortium and were designed to inform multiple city and county planning processes including this Consolidated Plan, the Analysis of Impediments to Fair Housing Choice, and the Jefferson, Park, and Teller County Community Needs Assessment.

Outreach for engagement included non-profit and for-profit housing developers, public housing authorities, community members, advocacy groups, government and industry representatives, social service organizations (serving a wide variety of client types), and economic development agencies. Residents participated through community meetings, resident focus groups, and a resident survey (made available online and in paper form in both English and Spanish).

**5. Summary of public comments**

<TO BE COMPLETED AFTER PUBLIC COMMENT PERIOD>

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

<TO BE COMPLETED AFTER PUBLIC COMMENT PERIOD>

# 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.

Agency Role	Name	Department/Agency
Lead Agency	LAKWOOD	
CDBG Administrator	LAKWOOD	City of Lakewood Planning Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

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 is a member of the Jefferson County HOME Consortium.

### Consolidated Plan Public Contact Information

Amy DeKnicker  
Principal Planner  
CDBG Program Manager  
City of Lakewood  
amydek@lakewood.org  
(303) 987-7522

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

### **1. Introduction**

This section reviews the stakeholder consultation process conducted for the City of Lakewood 2020-2024 Consolidated Plan.

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

The City of Lakewood's activities that support coordination between public and assisted housing providers and health care and social service agencies are threefold: 1) the City encourages and accepts funding applications from housing, health care and service providers through its Annual Action Plan process. 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 Shelter Network (SWSN) is one of the services provided through Heading Home. The SWSN, through Jefferson County faith communities, provides emergency shelter and services during severe weather; 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, the communities within Jefferson County recently partnered to conduct a month-long comprehensive count of individuals experiencing homelessness. That report was released in March 2020 and the steering committee anticipates continuing discussions to continue to improve the service delivery system to meet the needs of people experiencing homelessness.

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**

1	<b>Agency/Group/Organization</b>	City of Lakewood
	<b>Agency/Group/Organization Type</b>	Other government – Local
	<b>What section of the Plan was addressed by Consultation?</b>	NA, MA, SP, AP
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff of various agencies reviewed and contributed to the narrative and data in the Consolidated Plan and Action Plan through interviews and document review.
2	<b>Agency/Group/Organization</b>	Metro West Housing Solutions
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	NA, MA, SP, AP

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was interviewed to discuss affordable housing needs and provide data on existing inventory and programs.
3	<b>Agency/Group/Organization</b>	Jefferson County Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	NA, MA, SP, AP
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was interviewed to discuss affordable housing needs and provide data on existing inventory and programs.
4	<b>Agency/Group/Organization</b>	Jefferson County Community Services Advisory Board
	<b>Agency/Group/Organization Type</b>	Council/Committee
	<b>What section of the Plan was addressed by Consultation?</b>	NA, MA, SP, AP
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Focus group with the committee to discuss gaps in service provision and top needs related to public services throughout Jefferson County.
5	<b>Agency/Group/Organization</b>	The Action Center
	<b>Agency/Group/Organization Type</b>	Service provider – homeless and special needs
	<b>What section of the Plan was addressed by Consultation?</b>	NA, MA
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in a focus group to discuss housing, community development, and service needs in Jefferson County and Lakewood.
6	<b>Agency/Group/Organization</b>	CASA
	<b>Agency/Group/Organization Type</b>	Service provider
	<b>What section of the Plan was addressed by Consultation?</b>	NA, MA

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in a focus group to discuss housing, community development, and service needs in Jefferson County and Lakewood.
7	<b>Agency/Group/Organization</b>	Jefferson Center for Mental Health
	<b>Agency/Group/Organization Type</b>	Service provider
	<b>What section of the Plan was addressed by Consultation?</b>	NA, MA
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in a focus group to discuss housing, community development, and service needs in Jefferson County and Lakewood.
8	<b>Agency/Group/Organization</b>	Family Tree
	<b>Agency/Group/Organization Type</b>	Service provider
	<b>What section of the Plan was addressed by Consultation?</b>	NA, MA
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Interviewed about housing, community development, and service needs in Jefferson County and Lakewood.
9	<b>Agency/Group/Organization</b>	Localworks
	<b>Agency/Group/Organization Type</b>	Economic Development
	<b>What section of the Plan was addressed by Consultation?</b>	MA
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in stakeholder focus group to discuss community and economic development needs in Jefferson County
10	<b>Agency/Group/Organization</b>	Jefferson County Economic Development Corporation
	<b>Agency/Group/Organization Type</b>	Economic development
	<b>What section of the Plan was addressed by Consultation?</b>	MA



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in stakeholder focus group to discuss community and economic development needs in Jefferson County
11	<b>Agency/Group/Organization</b>	Various housing developers
	<b>Agency/Group/Organization Type</b>	For-profit and non-profit housing developers
	<b>What section of the Plan was addressed by Consultation?</b>	MA
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in stakeholder focus group to discuss housing market trends, needs, and barriers to development in Jefferson County and Lakewood.
12	<b>Agency/Group/Organization</b>	Senior Resource Center
	<b>Agency/Group/Organization Type</b>	Service provider – seniors
	<b>What section of the Plan was addressed by Consultation?</b>	NA, MA
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization hosted and recruited attendees to participate in a resident focus group. Also helped promote the resident survey.
13	<b>Agency/Group/Organization</b>	Roots of Courage
	<b>Agency/Group/Organization Type</b>	Service provider – victims of domestic violence
	<b>What section of the Plan was addressed by Consultation?</b>	NA, MA
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization hosted and recruited attendees to participate in a resident focus group. Also helped promote the resident survey.

Table 2– Agencies, groups, organizations who participated

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

The City of Lakewood contacted a variety of agency types and partnering organizations in preparing the 2020-2024 Consolidated Plan and 2020 Annual Action Plan. No agencies were intentionally excluded from consultation.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Lakewood 2015-2019 Consolidated Plan, Strategic Plan, and associated Annual Action Plans	City of Lakewood	Strategic Plan goals build on the previous Consolidated Plan goals but adapt and refine them to the current needs of the community.
Jefferson County Analysis of Impediments to Fair Housing Choice (AI)	Jefferson County, City of Lakewood, and City of Arvada	AI is currently in development but preliminary analysis was considered in the development of the Con Plan Strategic Plan
City of Lakewood Housing study	City of Lakewood	Strategic Plan goals help address needs identified in the Lakewood Housing Study.
2019 Comprehensive Homeless Count, Jefferson County Colorado	Comprehensive Homeless County Steering Committee (Jefferson County and cities of Arvada, Lakewood, and Westminster.	Strategic Plan goals were informed by the analysis in the Homeless study.
City of Lakewood Comprehensive Plan	City of Lakewood	Long term community vision was considered in the development of Strategic Plan goals.

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

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.

**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**

Citizen participation efforts included public meetings/hearings, focus groups, an online resident survey, and key person interviews. Engagement for the Consolidated Plan was conducted in conjunction with engagement that will inform the development of the Jefferson County Community Needs Assessment and the Analysis of Impediments to Fair Housing Choice.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public hearings/ meetings	Non-targeted/broad community	XXX TBD XXX	Wide range of comments covering housing and community development needs.	All comments or views received were accepted.	n/a
2	Resident Survey	Residents most vulnerable to housing challenges and service needs	285 Lakewood respondents (534 countywide)	Feedback related to housing needs and challenges, social services, community access to opportunity, accessibility, and discrimination.	All comments or views received were accepted.	n/a
3	Resident focus groups (5)	Residents vulnerable to housing challenges and service needs (low incomes, seniors, victims of domestic violence, LGBTQ, mental health)	27 residents attended one of 5 focus groups	Feedback related to housing needs and challenges, social services, community access to opportunity, accessibility, and discrimination.	All comments or views received were accepted.	n/a
4	Stakeholder focus groups (4)	Community stakeholders (e.g., service providers, housing developers, economic development, etc.)	24 Stakeholders participated in at least one of four meetings	Feedback related to housing needs and challenges, social services, community access to opportunity, accessibility, and service delivery infrastructure.	All comments or views received were accepted.	n/a

**Table 4– Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment (NA) section of the eCon Plan describes the primary housing challenges in the city. This section summarizes the primary housing and service needs in the City of Lakewood, followed by additional information on non-housing community development needs (section NA-50), as required by HUD. Additional detail on housing needs and market inefficiencies are discussed in MA-05.

**Housing needs.** Cost burden and severe cost burden are the most common housing problems in the city, according to data provided by HUD for the Consolidated Plan.<sup>1</sup> Nearly two-thirds (64%) of low- and moderate-income renters (earning less than 100% AMI) are cost burdened, as are nearly half (45%) of low- and moderate-income owners earning less than 100% AMI. Rates of cost burden and severe cost burden are even higher for extremely low and very low income households.

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 \$58,000 per year. The actual median household income for renters in Lakewood is \$45,000. A “rental gaps analysis” completed to support the 2020-2024 Five-year Consolidated Plan (and discussed in more detail in section MA-45) identifies a 5,000-unit shortage of rentals affordable to households earning less than \$25,000 per year.

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. Since that time, the proportion of for-sale homes affordable to households earning less than \$50,000 has dropped to 12 percent. About one-fifth of homes for sale were affordable to renters earning between \$50,000 and \$75,000 and over 60 percent of homes are affordable to income levels above \$75,000. Rising for sale prices have made it more challenging for renters to convert to owners within the City of Lakewood, but there are also current owners who face housing challenges. 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.

A county-wide resident survey conducted for the Consolidated Plan and Community Needs Assessment asked residents about their top housing concerns. A key theme of responses was affordability:

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<sup>1</sup> Data source is Comprehensive Affordable Housing Strategy (CHAS) data; cost burden is defined as spending more than 30 percent of housing income on housing costs; severe cost burden is spending more than half of household income on housing costs.

- 19 percent of respondents said they worried about their rent going up to an amount they can't afford;
- 16 percent said they struggle to pay their rent or mortgage;
- 55 percent of respondents who want to buy a home said they cannot afford the downpayment; and

When asked about the condition of their home, one in every five respondents (21%) rated their home in "fair" or "poor" condition. The most common repair needs were windows, electrical wiring, and interior wall/ceiling cracks.

Senior residents that participated in community engagement for the Consolidated Plan (focus groups and survey) highlighted the need for more diversity in housing options to accommodate growing aging populations.

Stakeholders also emphasized the affordability challenges residents are facing, citing finding affordable, stable housing as one of the top issues for low- and moderate-income households and for people experiencing homelessness.

**People experiencing homelessness.** According to the 2019 Comprehensive Homeless Survey for Jefferson County, there were 486 people experiencing homelessness in August 2019 in the City of Lakewood. About 20 percent were chronically homeless, 33 percent reported having a disability, 30 percent reported having a serious mental illness, 7 percent were veterans, and 14 percent were fleeing domestic violence. Overall, 14 percent of households experiencing homelessness in Lakewood included children.

Stakeholders emphasized the need for wrap-around services paired with housing to help support those currently experiencing homelessness and transition them into permanent, stable housing. The overall lack of affordable options is a key concern but advocates also acknowledged the need for a full continuum of housing solutions (e.g., shelters, day shelters, permanent supportive housing, as well as more conventional affordable rental units).

**Non-homeless special needs populations.** Non-homeless special needs populations include households containing persons with a disability, elderly households, large families, female headed households with children, limited English proficient households, and those at risk of homelessness.

- **Disability.** There are 17,024 residents with a disability living in Lakewood (11% of the total population).<sup>2</sup> According to CHAS data provided by HUD, 39 percent of households that contain a member with a disability in Jefferson County have one or more housing problems. By that measure, 6,639 residents with disabilities in Lakewood have some type of housing need. A resident survey conducted for a Consolidated Plan and Community Needs Assessment found

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<sup>2</sup> 2018 American Community Survey data

that the top housing challenges for people with disabilities include: affordability in general (worrying about rent increasing, struggling to pay rent or mortgage, and not being able to afford a different apartment/house); and accessibility. Among households with a disability, 28 percent said their house does not meet their accessibility needs. Most common accommodation needs were grab bars in the bathroom, stair lifts, wider doorways and ramps.

- **Elderly households.** In Lakewood 32,829 residents are 62 years or older, accounting for 21 percent of the city’s population.<sup>3</sup> Senior households may be less able to cope with increasing housing costs (rents for renters and property taxes for owners) as they are more likely to be living on a fixed retirement income. Most seniors desire to age in place but may need accessibility modifications as they age and may need additional support services in order to properly maintain their home and property. Many may also require transportation services and in-home health care at certain stages.
- **Large families.** There are 3,749 large family households (5 or more people) in Lakewood.<sup>4</sup> HUD CHAS data indicate that 19 percent of large households county-wide have some type of housing problem. The most common housing need is related to cost burden but large households are also more susceptible to overcrowding (CHAS data do not provide enough detail to quantify the number of large family households that are overcrowded).
- **Female headed households with children.** There are about 2,235 female headed single parent households in Lakewood. The poverty rate for these households is 25 percent—much higher than the citywide family poverty rate of 6.5 percent.<sup>5</sup> The 569 female headed households with children living in poverty are the most likely to struggle with rising housing costs and may need unique supports given the challenges they face.
- **Limited English proficient households.** About 1,944 Lakewood households have limited English proficiency (LEP), meaning no one over the age of 14 speaks English “very well.” Spanish is the most common language spoken by LEP households in Lakewood (67% of all LEP households in Lakewood), followed by Asian and Pacific Island languages (18% of LEP households).<sup>6</sup> These households may have trouble accessing resources and/or housing-related documents in their native language. The 12 percent of limited English proficient residents that are living in poverty are most likely to have acute housing needs.
- **At risk of homelessness.** Households spending 50 percent or more of their income on housing are considered at risk of homelessness. These households have limited capacity to adjust to

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<sup>3</sup> 2018 American Community Survey data

<sup>4</sup> 2018 American Community Survey data

<sup>5</sup> 2018 American Community Survey data

<sup>6</sup> 2018 American Community Survey data

rising home prices and are vulnerable to even minor shifts in rents, property taxes, and/or incomes. In Lakewood, 10,100 households earning less than 100 percent AMI (27% of all LMI households) are severely cost burdened and therefore at risk of homelessness.

In addition to needs described above both stakeholders and residents identified a need for mental health services and supports throughout Jefferson County and Lakewood.

## **NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)**

### **Introduction:**

The 2019 Comprehensive Homeless Survey for Jefferson County prepared for the Comprehensive Homeless Survey Steering Committee was conducted in August 2019. This was a month long, comprehensive survey of individuals experiencing homelessness. In the report, homelessness is defined as individuals and families living in an emergency shelter, transitional housing, those who are unsheltered, and those who lack stable housing. At least one of the following criteria must be met to classify housing as unstable: the inability to sleep or stay in the same place for the next 14 days, the inability to pay for housing for the next 14 days, or inconsistent housing for the last 60 days.

Findings for the City of Lakewood from the 2019 Comprehensive Homeless Survey included:

- Across Jefferson County, there were 997 people experiencing homelessness in August 2019.
- Nearly half of those counted (49%) reported staying in the City of Lakewood in August
- Homelessness disproportionately impacts members of racial\ethnic minority groups;
- The largest gaps in services are related to housing assistance, transportation, and shelter; and
- Transportation, cost, and lack of availability are the top three barriers to accessing services.

**If data are not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The 2019 Comprehensive Homeless Survey showed the following statistics of homelessness and at-risk populations in the City of Lakewood. There were 486 homeless persons included in the total count; 20 percent were chronically homeless. There were 337 households experiencing homelessness. Among those households:

- 86 percent did not include children;
- Over 30 percent of the homeless persons reported having a disability;
- 30 percent reported having a serious mental illness;
- 7 percent were veterans;
- 14 percent were fleeing domestic violence.

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



According to the Comprehensive Homeless Survey, there were 337 households experiencing homelessness in Lakewood.

- The majority of households (86%) did not include children.
- Fourteen percent of households had at least one child and one adult, and none were households with only children.
- The percentage of people who identified as male (56%) was greater than the percentage of people who identified as female (40%).
- Seven percent of respondents were veterans.
- The majority of respondents were adults (67%) followed by children (16%).

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

Homeless persons in Lakewood were 62 percent White, 7 percent African American, and 33 percent Hispanic or Latino, 13 percent multi-racial, and 4 percent Native American. Compared to the population of the City, respondents experiencing homelessness were more likely to be a member of a minority racial/ethnic group.

### **Discussion:**

Please see above.

## **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. The city directs a number of resources and strategies to address the growing number of people experiencing homelessness. However, there are few sheltering options throughout the entire county for those with unstable housing situations. These public facility needs have been reaffirmed in recent years by their inclusion as a top priority for City Council.

To continue to effectively serve families and children in HS and EHS in Lakewood for the foreseeable future, a substantial investment in several of the childcare facilities is required. Specifically, the Head Start cottages that were built by the Jefferson County School District as elementary school facilities over 50 years ago need significant updating to ADA standards, at minimum. The city purchased the facilities in 2000 and made subsequent renovations enabling them to be licensed as child care facilities. Making an investment in the cottages will ensure that Lakewood is able to continue serving those in need through Head Start programming for many years to come.

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 approximately 5 acres of developed neighborhood and community parks available for every 1,000 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 or improved facilities. Such facilities include: Two Creeks Park Development; Wright Park Development; Peterson Park Development; South Sheridan Fields improvements, Kendrick Lake Park improvements, Jefferson Green Park improvements, and the development of a new park at the site of the former Meadowlark cottages.

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: Mountair Park improvements, Sunset Park improvements and expansion, Morse Park Playground renovation, Idlewild Playground renovation, and Ray Ross Park Shelter.

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 180 locations that equate to approximately 58 miles of sidewalk. A very conservative estimate to complete all the locations on the list would be Between \$75 and \$230 million dollars. 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 could exponentially increase the waiting list.

The City of Lakewood's Capital Improvement and Preservation Program currently budgets \$500,000 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 cast iron water lines in Lakewood's Water Utility Service Area. Cast iron pipes have reached their service life and are becoming increasingly susceptible to breaking, resulting in property damage and water losses. Some sections of the aging system may not be capable of serving the additional residential units planned for the area, which may limit or delay residential projects. The service area is in a Target Area Neighborhood and is operated by the City of Lakewood as a utility enterprise. All costs to operate and maintain the system, including replacing aging pipes, are paid for by rates paid by customers; no general fund money is transferred to the utility enterprise. Rate increases are anticipated to be needed to update the system. A conservative estimate to replace these lines is approximately \$2,500,000.

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.

Unfortunately, there is much more need for public facilities and infrastructure improvements than available funding. Over the next five years, additional needs and community improvements will be identified in our CDBG Target Areas that will go unfunded. The need for additional funding to improve public facilities and infrastructure in Lakewood's low-income areas is significant.

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

Department staff worked with The Conservation Fund (The Fund), a national nonprofit organization dedicated to advancing America's land and water legacy, to conduct a thorough analysis of Lakewood's parkland inventory in 2019. The Fund's goal was to help identify potential acquisition opportunities and to help plan for anticipated growth by strategically identifying areas that would serve more residents within a 10-minute walk, while also helping make the system more equitable. Potential acquisitions were organized based on the type of acquisition opportunity in three areas: those that addressed a gap

in the existing park network, those that provided for possible expansion of an existing park, or those that provided for the expansion of trail right-of-way. In addition, facility assessments are conducted regularly to identify needed upgrades and improvements to ensure safety and long-term sustainability of Lakewood's public facilities.

Community Resources Department management staff participate in an annual planning session in the first quarter each year to review existing projects and identify potential new projects. All of the projects are categorized and maintained on a master list and reviewed monthly to track progress and make adjustments as needed. The Division Managers review the project list quarterly and provide updates as needed. The constant evaluation of projects ensures those that are a high priority are addressed quickly and resources are distributed efficiently and effectively.

Stormwater and water system needs have been continuously updated as maintenance is performed on the systems.

**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 City of Lakewood has operated center-based services for preschool children since the initial year of operation in 1997. During the 2019-2020 school year, the program was funded to provide services to 90 children ages 3 to 5 in Head Start (HS) and 19 infants and toddlers and one pre-natal mother in Early Head Start (EHS).

The focus of HS and EHS is to prepare children and their families for future school success. The vast majority of the children in HS and EHS are experiencing school readiness for the first time and come from families with extremely low incomes.

Another program priority is to meet the needs of income-eligible children, those experiencing homelessness, currently in foster care and children with special needs. Below is an example of the program statistics in the identified priority areas for the 2018-2019 school year.

- 64% of children lived in household that had incomes below 100% of the federal poverty level
- 16% of children enrolled were homeless
- 3% of children enrolled with status as a foster child
- 9% of children lived in household that had income between 100% and 130%

- 22% of children had one or more identified need and receiving services through an Individual Education Plan (IEP) or Individual Family Service Plan (IFSP)
- 63% of children were Hispanic

The City of Lakewood has chosen to embrace the program because of the immense value it brings to the community. The City's community assessment shows that of the 8,492 (5.5%) children under the age of five, 1,671 of these children live at or below the poverty line. The City is able to serve approximately 9% of the eligible population.

The city offers a number of therapeutic recreation activities for residents. One program that provides recreation options for individuals with disabilities and is the only program of its kind in Denver-metro area, is Camp Paha. It provides safe, challenging and fun leisure, recreational and educational opportunities for youth ages 6-17. Activities include swimming, sports, games, nature, music, drama, hiking, arts and crafts and field trips within the community. The Paha Adults in Transition (PAT) program is a summer day program experience tailored for young adults ages 18-25. In addition to leisure and recreation opportunities, PAT focuses on skill building and independence, developing work skills, self-advocacy, safety and life skill development.

Limited funding is available to help low-income families afford Camp Paha costs and benefit from the important and life changing programs it provides. In order to continue to support low-income families, additional funding is needed.

Lakewood recognizes that homelessness is an important issue and has devoted a number of resources to help improve systems and service delivery to those experiencing homelessness. In 2020, the city hired two full-time homeless navigators to help homeless individuals and families navigate the complicated search for needed services and housing resources. This program will require a variety of funding sources to effectively help people get on a path to improve their lives and unstable housing situations.

Additionally, there is a need for those who have stable housing but need additional resources and/or skills to improve their socio-economic situation and create a more sustainable, resilient future for themselves and their families.

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

Lakewood staff works closely with the community, non-profit service partners and faith leaders to continually evaluate the public service needs in the community. CDBG staff are actively involved with numerous local and regional efforts that examine the highest needs and effective solutions for vulnerable populations. In 2019, Lakewood participated in the first ever Comprehensive Homeless Count in Jefferson County which identified the top service needs and barriers to accessing services for people experiencing homelessness.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

This section continues the discussion of housing needs in the above Needs Assessment (NA) section with a more specific focus on housing costs and market trends. Non-housing community development needs are discussed in section MA-45, after the housing overview.

Lakewood's rental vacancy rate in the second quarter of 2019 (2Q19) was 4.7 percent, signaling a tight rental market. The average rent in Lakewood as of 2Q19 was \$1,550; the median was \$1,450.<sup>7</sup> In the most recent years the average rent has increased more than the median, indicating that rent growth is stronger in existing older properties. Rent growth for high end properties has been limited because of a need to find tenants who can afford these high in comparison rents.

Although rent growth at the high end has slowed, renters in Lakewood who are not in the market for high-end units are cost burdened. 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.

Currently, renters in Lakewood must earn \$58,000 to afford the average rent (assuming 30% of income goes toward housing costs). In the southern portion of the city, where rents are even higher, renters must earn at least \$62,000 per year to afford the average rent. This is one of the highest priced rental submarkets in Jefferson County.

A "rental gaps analysis" was completed to support the 2020-2024 Five-year Consolidated Plan and evaluate mismatches in supply and demand in the rental market. The gaps analysis compared the number of renters at various income levels with the number of units affordable to them.

The gaps analysis identifies about 6,500 renters in Lakewood earning less than \$25,000 per year. These renters had about 1,500 affordable rental units to choose from—leaving a shortage of around 5,000 units. These renters needed units priced at less than \$625 per month, including utilities, to avoid being cost burdened. Given that new apartment construction tends to target higher price brackets, the increase in supply of rental units is concentrated at income levels above \$25,000, doing little to alleviate the rental gap at lower income levels.

The figure on the following page shows the results of the gaps analysis, highlighting the need for additional rentals that are priced affordably for households earning less than \$25,000 per year.

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<sup>7</sup> Denver Metro Area Vacancy and Rent Survey data.

## Lakewood Rental Gaps Analysis

Income Range	Renters		Maximum Affordable Rent	Rental Units		Rental Gap
	Num.	Pct.		Num.	Pct.	
Less than \$15,000	3,316	12%	\$375	533	2%	-2,783
\$15,000 to \$24,999	3,266	12%	\$625	948	3%	-2,318
\$25,000 to \$34,999	3,633	13%	\$875	3,693	13%	60
\$35,000 to \$49,999	4,853	18%	\$1,250	8,963	32%	4,110
\$50,000 to \$74,999	6,248	23%	\$1,875	10,005	35%	3,757
\$75,000 or more	6,162	22%	\$1,875+	4,071	14%	-2,091
<b>Total/Low Income Gap</b>	<b>27,478</b>	<b>100%</b>		<b>28,213</b>	<b>100%</b>	<b>-5,101</b>

Source: 2018 ACS and Root Policy Research.

As discussed in NA-05, the for-sale market in Lakewood has also lost affordability over the past five years. Since the Consolidated Plan was completed, the proportion of for-sale homes affordable to households earning less than \$50,000 has dropped to 12 percent (from 33%). Rising for sale prices have made it more challenging for renters to convert to owners within the City of Lakewood, but there are also current owners who face housing challenges. 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.

## 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, and sustainability 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 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. Lakewood is committed to not only economic and environmental sustainability, but social sustainability as well.

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

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	735	260	1.03%	0.30%	-0.73%
Arts, Entertainment, Accommodations	8,548	8,024	11.98%	9.25%	-2.73%
Construction	4,860	3,674	6.81%	4.23%	-2.58%
Education and Health Care Services	14,278	27,552	20.01%	31.75%	11.74%
Finance, Insurance, and Real Estate	4,959	4,509	6.95%	5.20%	-1.75%
Information	2,022	1,890	2.83%	2.18%	-0.66%
Manufacturing	4,193	3,647	5.88%	4.20%	-1.67%
Other Services	6,987	9,126	9.79%	10.52%	0.72%
Professional, Scientific, Management Services	8,463	10,863	11.86%	12.52%	0.66%
Public Administration	3,462	4,451	4.85%	5.13%	0.28%
Retail Trade	7,370	10,333	10.33%	11.91%	1.58%
Transportation and Warehousing	2,233	1,207	3.13%	1.39%	-1.74%
Wholesale Trade	3,245	1,240	4.55%	1.43%	-3.12%
Total	71,355	86,776	--	--	--

**Table 5 - Business Activity**

Data Source: 2017 Longitudinal Employer-Household Dynamics (Jobs)



## Labor Force

Total Population in the Civilian Labor Force	92,027
Civilian Employed Population 16 years and over	88,990
Unemployment Rate	3.30%
Unemployment Rate for Ages 16-24	4.57%
Unemployment Rate for Ages 25-65	3.14%

**Table 6 - Labor Force**

Data Source: 2018 American Community Survey 1-Year Estimate

Occupations by Sector	Number of People
Management, business and financial	16,631
Farming, fisheries and forestry occupations	263
Service	13,222
Sales and office	19,730
Construction, extraction, maintenance and repair	7,640
Production, transportation and material moving	9,027

**Table 7 – Occupations by Sector**

Data Source: 2018 ACS 1-Year Estimates

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	47,664	57.70%
30-59 Minutes	28,994	35.10%
60 or More Minutes	5,953	7.21%
<b>Total</b>	<b>82,611</b>	<b>100.00%</b>

**Table 8 - Travel Time**

Data Source: 2018 ACS 1-Year Estimates

## Education:

### Educational Attainment by Employment Status (Population 25 to 64)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,906	427	1,942

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	15,128	532	3,769
Some college or Associate's degree	21,184	499	4,727
Bachelor's degree or higher	32,104	891	4,287

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

Data Source: 2018 ACS 1-Year Estimates

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	84	611	932	919	1,185
9th to 12th grade, no diploma	1,674	705	1,422	2,686	1,648
High school graduate, GED, or alternative	5,332	6,089	3,434	9,907	6,352
Some college, no degree	3,517	5,908	5,028	9,083	6,113
Associate's degree	921	1,914	1,354	3,123	1,397
Bachelor's degree	1,609	8,970	5,916	9,806	5,246
Graduate or professional degree	431	3,000	4,001	5,589	4,729

**Table 10 - Educational Attainment by Age**

Data Source: 2018 ACS 1-Year Estimates

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,184
High school graduate (includes equivalency)	36,962
Some college or Associate's degree	36,743
Bachelor's degree	53,754
Graduate or professional degree	65,213

**Table 11 – Median Earnings in the Past 12 Months**

Data Source: 2018 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 (32%), Professional, Scientific, Management Services (13%), Retail Trade (12%), other services

(11%) and Arts, Entertainment, Accommodations (9%). Major single employers include the Federal government, 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. Though transportation has improved through the completion of the light rail, additional amenities and improvements to areas such as sidewalks, flood plain and others will increase better connection for employers to employees and create for a more robust business investment climate. 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 and additional capital investment to accommodate growth of existing employers and new employers in both office and industrial.

Low income residents and advocates identified a need for additional workforce training and education to help equip workers for higher paying employment opportunities. Transportation was also highlighted as a barrier to employment for workers and households without a car. Residents perceived public transit to be limited by destination (not serving interconnections within the City of Lakewood and Jefferson County as a whole).

**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. The addition of the “A-Line” has enabled businesses to move across the metro and beyond with a connection to Denver International Airport. In recent years, Denver International Airport has continued to expand their domestic and international routes, further creating opportunities for growth, exporting,

foreign direct investment, collaboration and access to new technologies and ideas. This will grow as Denver International Airport adds additional terminals and routes to their system.

Building on the opportunity of light rail and the zoning change that went into effect in April 2013, Lakewood's employment corridors have continued to grow as we have seen companies expand and new companies come into the market. A recently passed initiative to limit housing growth in the City of Lakewood will have an impact on an already very tight housing market. It is a concern for businesses in regard to whether they will be able to retain their employees, hire additional employees or have enough customers in their surrounding area to support their operations.

Within Lakewood's Colfax Avenue corridor, which runs through predominantly low-income areas, community and business groups have created a Business Improvement District (BID), an Arts District, adopted a Colfax 2040 plan and recently launched a 4-mile walking/biking path called the ArtLine. The improving economy coupled with city and community efforts throughout the corridor has seen the start of revitalization with the intersection of arts and business, tourism and creative activities. In addition to the creation of new businesses, there has been the addition of multi-family housing of various income levels, and new commercial and office development. Additional investment could be created by fixing the flood-plain along the corridor and updating existing infrastructure.

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 (see Table 16 - Educational Attainment by Age), 38 percent of Lakewood residents 18 and older have a bachelor's or graduate degree and another 29 percent have an associate's degree or some college. About 33 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 9 percent who are not high school graduates. 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. The age group with the highest percentage of college graduates (45%) 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, bus systems and

availability of alternate transportation (such as ride-share) options has increased employment opportunities for the city's workforce and expanded the recruitment pool 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 Jefferson County Business and Workforce Center (formerly the American Job Center). 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 Jefferson County Business and Workforce 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. As our economy evolves, our businesses and educational institutions need to be able to respond accordingly. Partnerships between the governmental entities, businesses and educational institutions (K-12 and higher education) allow us to prepare a workforce that has the skill sets needed for the ever-changing employment landscape. Partnerships like these create a trained workforce that can meet the demands of employers to create an active and thriving economy.

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

No.

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

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 Metro Chamber, 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.

## MA-50 Needs and Market Analysis Discussion

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

As shown in the map below (from HUD's Affirmatively Furthering Fair Housing Data and Mapping Tool, or AFFH-T), the areas with the highest proportions of households with cost burden are neighborhoods just north of 6<sup>th</sup> Ave as well as neighborhoods east of Wadsworth. As discussed in the Needs Assessment section, cost burden is by far, the most common housing problem in Lakewood.

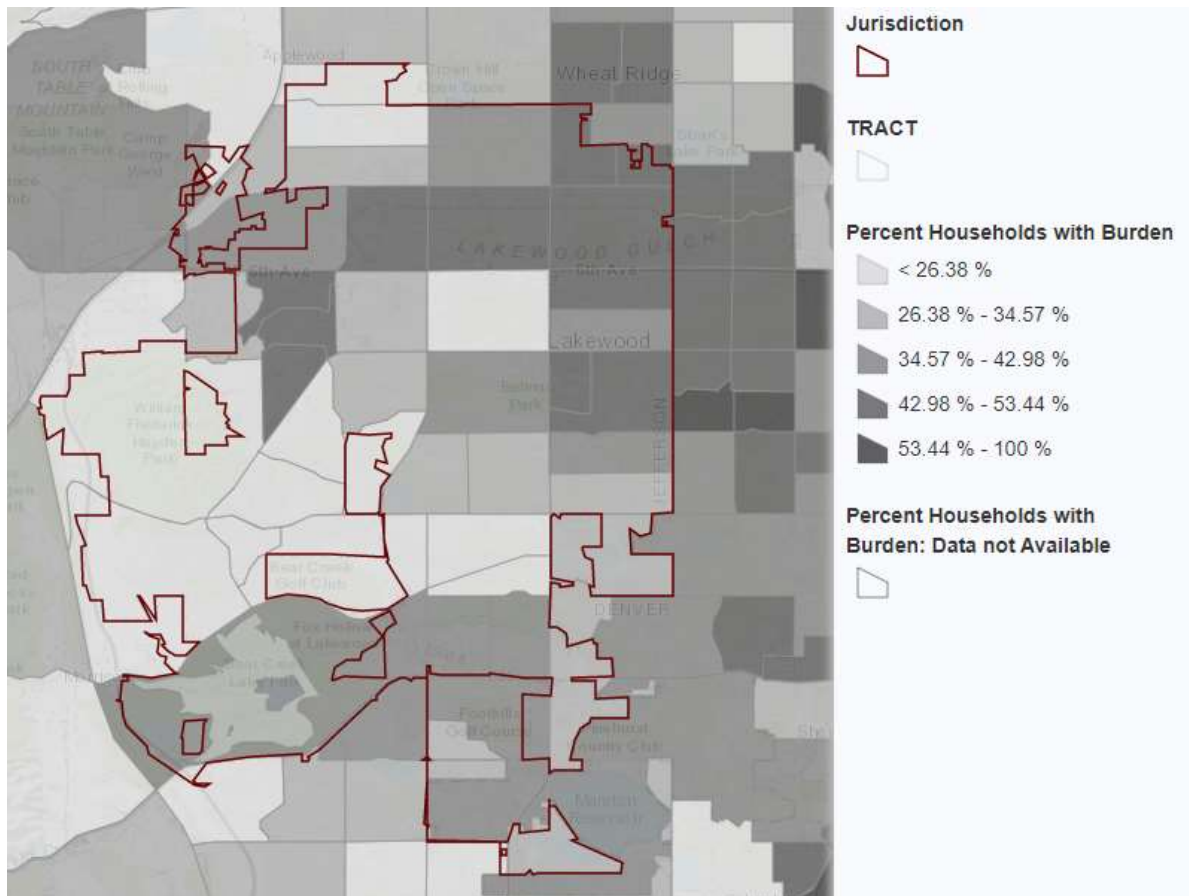


Figure Title: Cost Burden by Census Tract

Source: HUD Affirmatively Furthering Fair Housing Tool (AFFHT).

### 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 by race/ethnicity were prepared for the Jefferson County AI (in which Lakewood was included). These maps (see Appendix) show a concentration of Hispanic residents on the Eastern side of the side, adjacent to Denver (between Alameda and 6<sup>th</sup> Ave and from Wadsworth to Sheridan); and of African American residents in two neighborhoods in Central and Western

Lakewood. (between Kipling and Simms, just north of 6<sup>th</sup> Ave; and just west of the intersection of Union and Alameda). There was also a small concentration of Asian residents in Southwest Lakewood.

For the purposes of this Consolidated Plan, racial/ethnic "concentration" is defined as the following:

- 1) The percentage of residents belonging to a particular racial or ethnic minority group in a given block group is at least 20 percentage points higher than the percentage of that racial/ethnic group for the city overall;
- 2) The total percentage of minority persons in a given block group is at least 20 percentage points higher than the total percentage of all minorities in the city as a whole.

Poverty concentrations are areas where the poverty rate is at least 40 percent or three times the metro-wide poverty rate. There are no concentrations of poverty in Lakewood, but East Central Lakewood did have higher rates of poverty than other neighborhoods in the city.

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

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 have occurred, new multi-family housing has been developed, and the creation of the 40 West 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 has 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 developing 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.



## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Citywide, 80 percent of households have a desktop or laptop computer and 86 percent have a smartphone. Seventy seven percent of households have broadband access by cable, fiber, or DSL and 89 percent have some type of broadband access—11 percent only have internet through their cellular data plan.

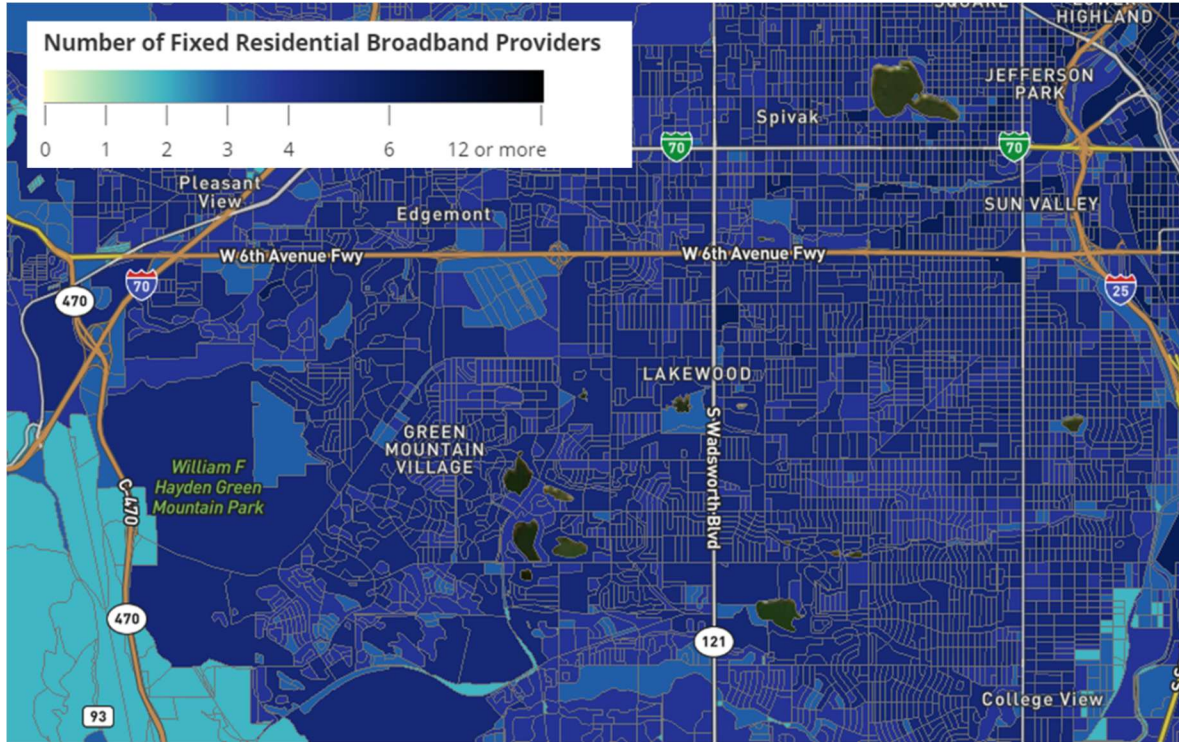
However, ACS data indicate that access is much lower for low- and moderate-income households. In Lakewood, just 2 percent of households earning \$75,000 or more per year are without an internet subscription compared to 14 percent of households earning between \$20,000 and \$75,000 per year and 31 percent of households earning less than \$20,000 per year that are without internet.

As part of the community engagement process conducted for the Consolidated Plan, residents and stakeholders serving low-income households were specifically asked about broadband needs and digital inclusion. While participants generally believe that access to broadband was not a problem, several participants did express concern over a generation gap technology proficiency.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

According to the Federal Communications Commission database, the City of Lakewood is served by five broadband providers. The map on the following page illustrates high access to multiple providers throughout the city.

# Fixed Broadband Deployment Map: All Providers Reporting Service



Source: Federal Communications Commission.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

At this time, Lakewood uses information from the 2015 Colorado Local Resilience Project report, which addresses climate-related risks for the state and was developed with participation of City of Lakewood representatives. The climate hazards relevant to Lakewood which were identified in the report include:

- Projected temperature increases of +1.5°F to +6.5°F by 2050.
- Summertime temperatures are projected to increase even more than average temperatures. Both extremely hot days and heat waves could increase in frequency.
- Extreme precipitation events are projected to be augmented, particularly heavy storms in winter.
- Annual streamflows could be decreased by snowpack melting earlier in the year, which may result in water scarcity and rising water prices.
- The frequency and extent of wildfires in Colorado are projected to increase. Given Lakewood's proximity to the mountains, wildfires primarily impact air and water quality.
- In addition to the impact of wildfire smoke, general air quality could be degraded by ground-level ozone, particulates, and airborne allergens. Lakewood is already in a Federal non-attainment area for air quality.
- Vegetative risks include loss of tree canopy and worsening erosion control due to pest outbreaks, as well as increased food costs due to drought.
- Heat- and storm-related infrastructure stressors could increase maintenance needs.
- There could be adverse economic impacts from environmental changes affecting outdoor recreation opportunities.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Climate-related risks to people's health may be greater for children, the elderly, the sick, lower-income people, and the socially isolated. Low- and moderate-income households may not have the financial means to adapt and overcome the impacts of climate hazards. More specifically:

- Children and youth, the elderly, disabled persons, and persons with chronic diseases are most significantly impacted by extreme temperatures (both hot and cold), poor air quality, and have relatively greater difficulty evacuating in the event of emergencies.
- Persons living in sub-standard housing may also be more vulnerable to extreme temperatures, property damage, poor air quality, and flooding if located within floodplains and floodways.
- Some households may experience significant financial burden from higher water rates resulting from water scarcity, higher taxes used to offset increased infrastructure maintenance needs, higher food costs during times of drought or crop disease, and damage

to personal property caused by extreme precipitation events, flooding, and insect infestations.

- Outdoor workers and emergency workers, including police, fire, and other first responders also experience higher exposure to hazards from heat, cold, floods, poor air quality, and other extreme events due to the nature of their work.

Lakewood's Sustainability Plan Annual Report 2018-2019 reported the following information as it relates to vulnerability:

- 49% of households in Lakewood did not meet the living wage standard (based on MIT's Living Wage Calculator)
- 63% of households in CDBG qualified neighborhoods spent more than 45% of their income on housing and transportation costs (based the Center for Neighborhood Technology H + T Affordability Index).

# 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 CDBG and HOME funding during the 2020-2024 planning period.

The city's goals for the 2020-2024 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.

## **SP-10 Geographic Priorities - 91.415, 91.215(a)(1)**

### **Geographic Area**

CDBG funds will be used throughout the City of Lakewood through programs where project eligibility is based on the income of individuals who will directly benefit from the CDBG funds. Projects that benefit an entire area or neighborhood will be focused in low- to moderate-income neighborhoods (HUD-designated income-qualifying census tracts).

### **General Allocation Priorities**

#### **Describe the basis for allocating investments geographically within the state**

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

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 12 – Priority Needs Summary

1	<b>Priority Need Name</b>	Neighborhood Improvements in Target Areas
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Qualifying Census tracts (low- and moderate-income neighborhoods)
	<b>Associated Goals</b>	Preserve and improve target area neighborhoods Provide safe, decent affordable housing
	<b>Description</b>	Preserve and improve target area neighborhoods Provide safe, decent affordable housing
	<b>Basis for Relative Priority</b>	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.
2	<b>Priority Need Name</b>	Housing Preservation, Rehabilitation and Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Preserve and improve target area neighborhoods Provide safe, decent affordable housing
	<b>Description</b>	Preservation and improvements in target area neighborhoods.

	<b>Basis for Relative Priority</b>	The need for housing rehabilitation--as well as neighborhood revitalization--was mentioned often in the community survey 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.
<b>3</b>	<b>Priority Need Name</b>	Supportive Services for Low Income & Special Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Public Housing Residents Elderly Frail Elderly  Homeless  Persons at-risk of Homelessness Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Promote stabilization and self-sufficiency through service provision
	<b>Description</b>	Promote stabilization and self-sufficiency through service provision.
	<b>Basis for Relative Priority</b>	Providing services to these vulnerable populations promotes self-sufficiency and stability.



## SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

### Introduction

This section of the Consolidated Plan outlines anticipated resources and explains how federal funds will leverage additional resources.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$906,452	\$20,000	\$290,548	\$1,217,000	\$3,705,808	Expected amount available account for program income and annual allocation at volumes similar to year 1 for remaining years.

Table 13 - 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

Currently there is no publicly owned land that is anticipated to be used to address the needs identified in this plan.

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
LAKEWOOD	Government	Economic development Special Needs Planning Neighborhood improvements Public facilities Public services	Jurisdiction

**Table 14 - 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) Neighborhood Cleanup/Code Enforcement/Neighborhood Planning. The city works closely with Jefferson County Housing Authority and Metro West Housing Solutions, the city's largest providers 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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance			
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			

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

**Table 15 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

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 recently added two Homeless Navigator positions to help individuals and families access the services available to them. Similar positions have been hired (or are in the process) throughout many jurisdictions within Jefferson County. These teams will help improve service delivery by reducing barriers to access and providing information to households experiencing or at risk of homelessness.

In addition, the communities within Jefferson County recently partnered to conduct a month-long comprehensive count of individuals experiencing homelessness. That report was released in March 2020 and the steering committee anticipates continuing discussions to continue to improve the service delivery system to meet the needs of people experiencing homelessness.

**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**

Gaps in the delivery system are not related to institutional delivery as much as lack of funds to support needed programs. However, county and municipal leadership are committed to addressing the need for

efficient and effective service delivery to homeless and special needs populations. New collaborative and innovative strategies are being explored to determine the best way to address the needs of these vulnerable populations.

**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. 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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve and improve target area neighborhoods	2020	2024	Affordable Housing Non-Housing Community Development	Low- and moderate-income neighborhoods	Neighborhood Improvements in Target Areas Housing Rehabilitation and Improvements	\$1,870,000	12,000 residents in LMI neighborhoods benefit
2	Provide safe, decent affordable housing	2020	2024	Affordable Housing Public Housing Non-Homeless Special Needs Fair Housing	Citywide	Neighborhood Improvements in Target Areas Housing Preservation and Rehabilitation and Improvements	\$870,000	100 LMI owners benefit; 3 non-profit facility benefit (numerous individual beneficiaries)
3	Promote stability and self-sufficiency through service provision	2020	2024	Homeless Non-Homeless Special Needs	Citywide	Supportive Services for Low Income & Special Needs	\$600,000	1,400 LMI residents/households assisted.

Table 16 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Preserve and improve target area neighborhoods
	<b>Goal Description</b>	Preservation and improvement of target area neighborhoods.
2	<b>Goal Name</b>	Provide safe, decent affordable housing
	<b>Goal Description</b>	Provide safe, decent and affordable housing; and affirmatively further fair housing choice.

3	<b>Goal Name</b>	Promote stability and self-sufficiency through service provision
	<b>Goal Description</b>	Provide supportive services to low income and special needs populations, to promote stability and self-sufficiency.

**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**

The City will continue to 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.

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

Lakewood and Metro West Housing Solutions have integrated lead-hazard evaluation and reduction activities into existing housing programs.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

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

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

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

In addition to expanding economic opportunities, Metro West Housing Solutions Self-Sufficiency program addresses the goal of getting people off public assistance and moving toward self-sufficiency. The 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.

### **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 key component of the city's anti-poverty plan. During the 2020-2024 Consolidated Planning period, the city will continue to focus on the preservation and production of safe, quality affordable rental and homeownership units.



## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

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

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$906,452	\$20,000	\$290,548	\$1,217,000	\$3,705,808	Expected amount available account for program income and annual allocation at volumes similar to year 1 for remaining years.

**Table 17 - 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.

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve and improve target area neighborhoods	2020	2020	Affordable Housing Non-Housing Community Development	Low- and moderate-income neighborhoods	Neighborhood Improvements in Target Areas Housing Preservation and Rehabilitation and Improvements	\$374,000	2,800 residents in LMI neighborhoods benefit
2	Provide safe, decent affordable housing	2020	2020	Affordable Housing Public Housing Non-Homeless Special Needs Fair Housing	Citywide	Neighborhood Improvements in Target Areas Housing Preservation and Rehabilitation and Improvements	\$174,000	20 LMI owners benefit; 1 non-profit facility benefit (numerous individual beneficiaries)
3	Promote stability and self-sufficiency through service provision	2020	2020	Homeless Non-Homeless Special Needs	Citywide	Supportive Services for Low Income & Special Needs	\$120,000	290 LMI residents/households assisted.

Table 18 – Goals Summary

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Preserve and improve target area neighborhoods
	<b>Goal Description</b>	Preservation and improvement of target area neighborhoods.

<b>2</b>	<b>Goal Name</b>	Provide safe, decent affordable housing
	<b>Goal Description</b>	Provide safe, decent and affordable housing; and affirmatively further fair housing choice.
<b>3</b>	<b>Goal Name</b>	Promote stability and self-sufficiency through service provision
	<b>Goal Description</b>	Provide supportive services to low income and special needs populations, to promote stability and self-sufficiency.

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

### Introduction

#	Project Name
1	Housing Preservation and Rehabilitation
2	Neighborhood Improvements
3	Public Facilities
4	Support Services
5	CDBG Administration
6	Section 108 Loan Repayment
7	Public Facilities

Table 19 – Project Information

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

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

## AP-38 Project Summary

### Project Summary Information

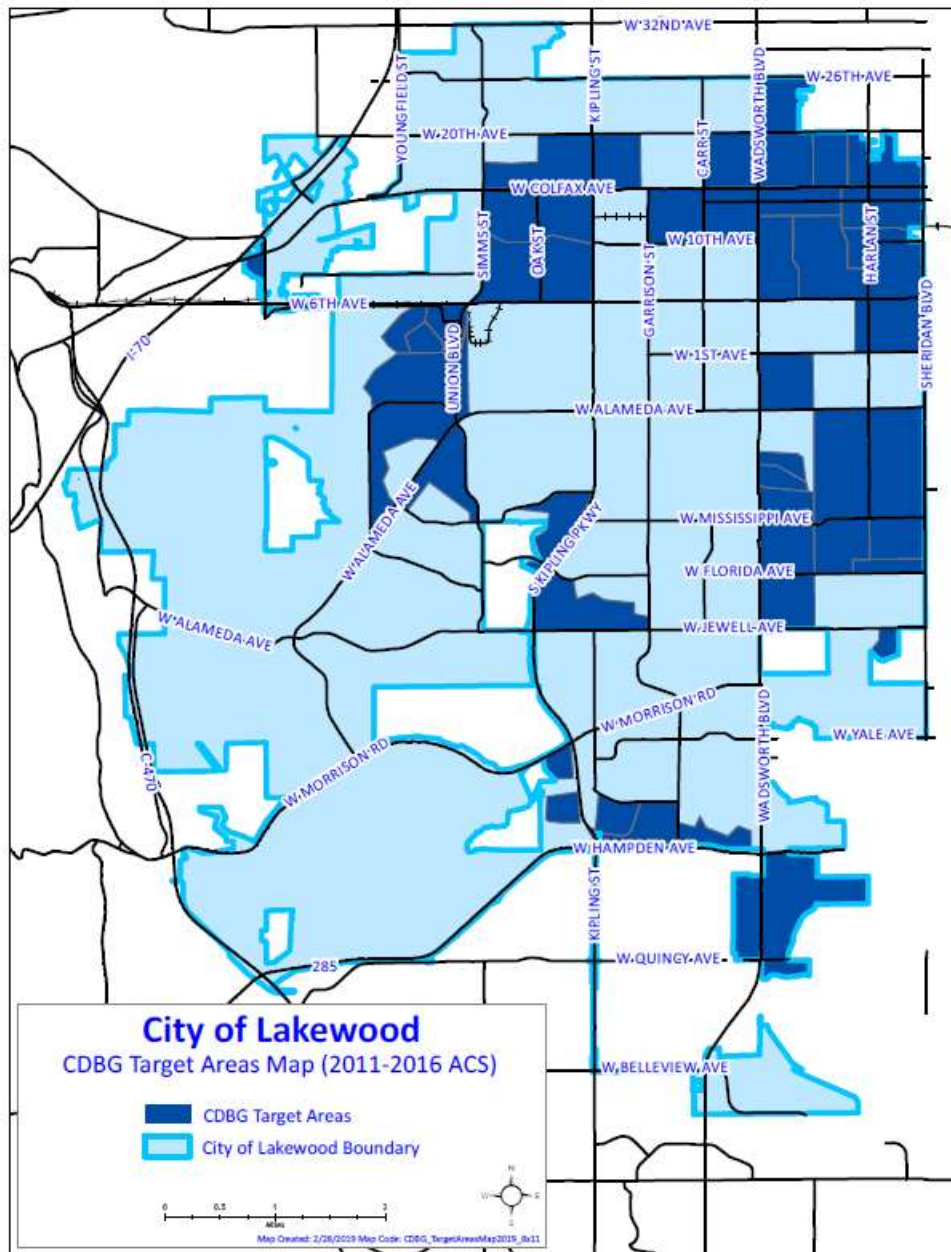
2020 Activities	Plan Goal	Funds Awarded	Expected Outcomes
<p><b>Housing Preservation and Rehabilitation</b></p> <p>Provides low-interest loans and/or grants to low- and moderate-income homeowners for renovation of single-family homes in need of repair. Through a contract with Jefferson County Housing Authority, grants and low-interest loans are provided to ensure homeowners are not forced from their homes due to dangerous or substandard conditions. In addition, exterior painting and minor rehab will be completed for elderly, disabled and/or low-income homeowners through Brothers Redevelopment Help for Homes project.</p>	<p>Provide safe, decent affordable housing</p>	<p>\$160,000</p>	<p>Approximately twenty low-income single-family homeowners will be able to make necessary improvements to their homes in 2020.</p>
<p><b>Neighborhood Improvements</b></p> <p>Operates projects in designated CDBG Target Areas that are designed to enhance neighborhood appearance and safety. A neighborhood cleanup event will be held for households within CDBG Target Areas.</p>	<p>Preserve and improve target area neighborhoods</p>	<p>\$16,000</p>	<p>Approximately 2,000 residents living in CDBG Target Areas will be able to dispose or recycle trash, large household items, appliances and electronics at the CDBG Neighborhood Clean-up event in 2020.</p>
<p><b>Public Facilities</b></p> <p>Park improvements and improvements to public infrastructure and facilities that serve low-income populations and neighborhoods.</p>	<p>Preserve and improve target area neighborhoods</p> <p>Provide safe, decent affordable neighborhoods</p>	<p>\$372,000</p>	<p>Approximately 800 residents in the Morse Park neighborhood will have access to new playground facilities. The Action Center will replace their old HVAC at their shelter which currently houses homeless students through a partnership with Red Rocks Community College.</p>

2020 Activities	Plan Goal	Funds Awarded	Expected Outcomes
<p><b>Support Services</b></p> <p>Offers a broad range of services to low-income and special needs Lakewood residents. Services include case management, referral services, transportation, childcare and recreation scholarships, after-school programs and activities to increase life skills. Emergency rental assistance, eviction prevention, motel vouchers and other emergency services will be provided through Lakewood homeless navigator program.</p>	<p>Promote stability and self-sufficiency through service provision</p>	<p>\$120,000</p>	<p>200 or more Metro West Housing Solutions' residents will participate in self-sufficiency programs or activities.</p> <p>Approximately 70 low-income earning families will receive child-care scholarships for Head Start early education.</p> <p>A minimum of 20 people experiencing homelessness or at-risk of homelessness will receive assistance to help improve unstable housing situations.</p>
<p><b>CDBG Administration</b></p> <p>Provides oversight, management, and coordination of the CDBG program.</p>	<p>N/A</p>	<p>\$180,000</p>	<p>N/A</p>
<p><b>Section 108 Loan Repayment</b></p> <p>CDBG funds are used to repay a Section 108 Loan that was used to construct a Lakewood Head Start Facility and make improvements to Ray Ross Park. Both of the projects are located in CDBG Target Areas. The final loan payment is scheduled for 2021.</p>	<p>N/A</p>	<p>\$369,000</p>	<p>N/A</p>

## 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

CDBG funds will be used throughout the City of Lakewood through programs where project eligibility is based on the income of individuals who will directly benefit from the CDBG funds. Projects that benefit an entire area or neighborhood will be focused in low- to moderate-income neighborhoods (HUD-designated income-qualifying census tracts). A map of qualifying neighborhoods is below.





## Geographic Distribution

Target Area	Percentage of Funds
Citywide	TBD
Qualified Census tracts	TBD

Table 20 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

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

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

### **Introduction**

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

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

Despite efforts to fill gaps and address community needs there continue to be obstacles. Underserved needs appear in all of the three categories of need in Lakewood—Neighborhood Improvements in Target Areas, Housing Rehabilitation and improvements and Supportive Services for Low Income & Special Needs. Each of the activities in the current program year was selected to help address underserved needs of low- to moderate-income residents and neighborhood. In addition, the City continues to work closely with local non-profits, Metro West Housing Solutions, and partner jurisdictions throughout Jefferson County to break down barriers to accessing services. Efforts this year include expansion of the Homeless Navigator program, completion of the Analysis of Impediments to Fair Housing Choice, and completion of the Community Needs Assessment (which informs CSBG priorities).

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

The City works closely with Metro West Housing Solutions and other housing service providers to acquire and develop affordable housing. The City works closely with the Jefferson County HOME Consortium to direct HOME funds to eligible rental and for-sale units to address affordability issues for low income households. Lakewood continues to support area housing agencies to provide services for those who are homeless, including the provision of additional shelter space and transitional housing opportunities that assist in the prevention of homelessness. Specific activities funded in the 2020 program year which directly foster and maintain affordable housing include single family housing rehabilitation and Action Center Shelter HVAC replacement.

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

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

Cooperation with nonprofit agencies serving Lakewood residents is necessary to meet the housing and supportive service needs of the community. Lakewood supports applications for funding by various organizations when funds will be used for programs that address identified community needs and are complementary to existing City of Lakewood programs. 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**

See above.

## Program Specific Requirements

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

#### Introduction

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	20,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	20,000

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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# Appendix

## Racial/Ethnic Concentration Maps

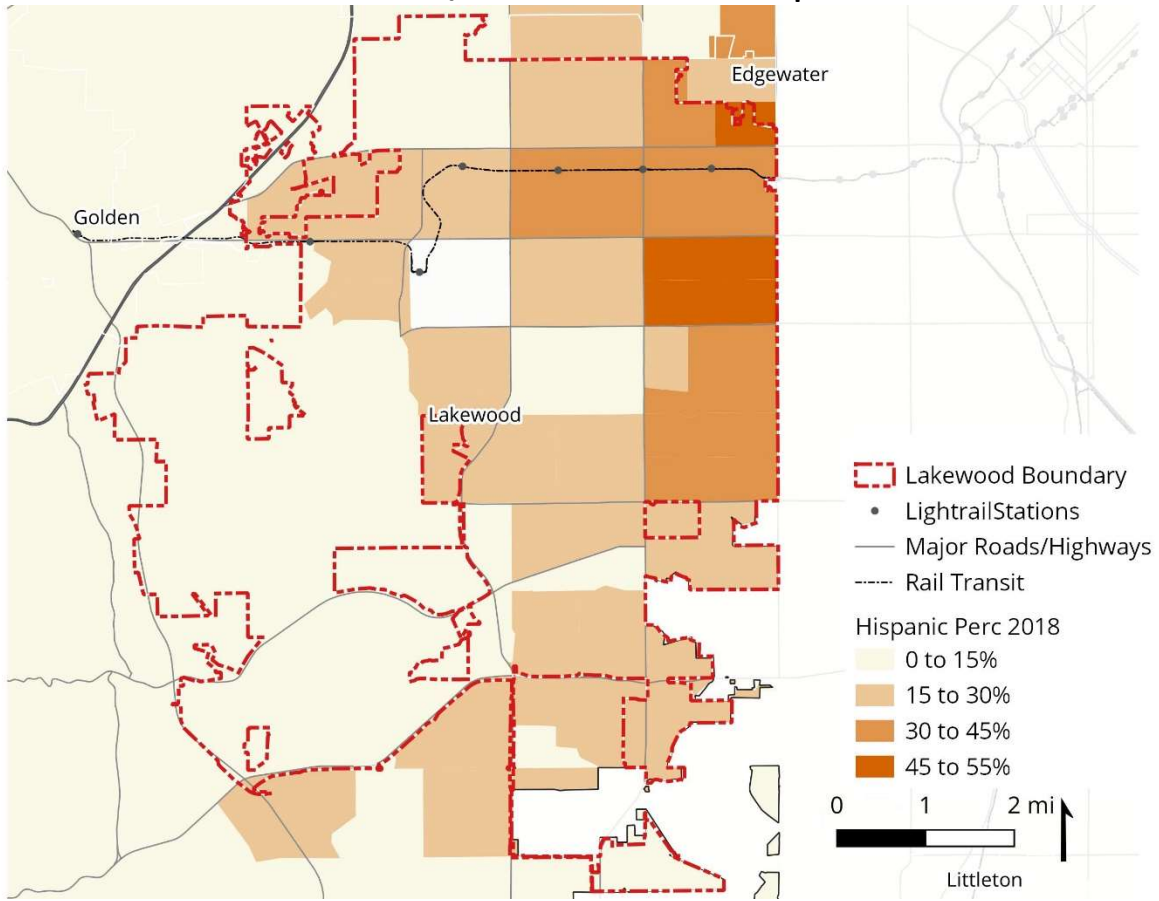


Figure Title: Percent of Census Tract Population that is Hispanic, 2018

Source: 2018 ACS and Root Policy Research.

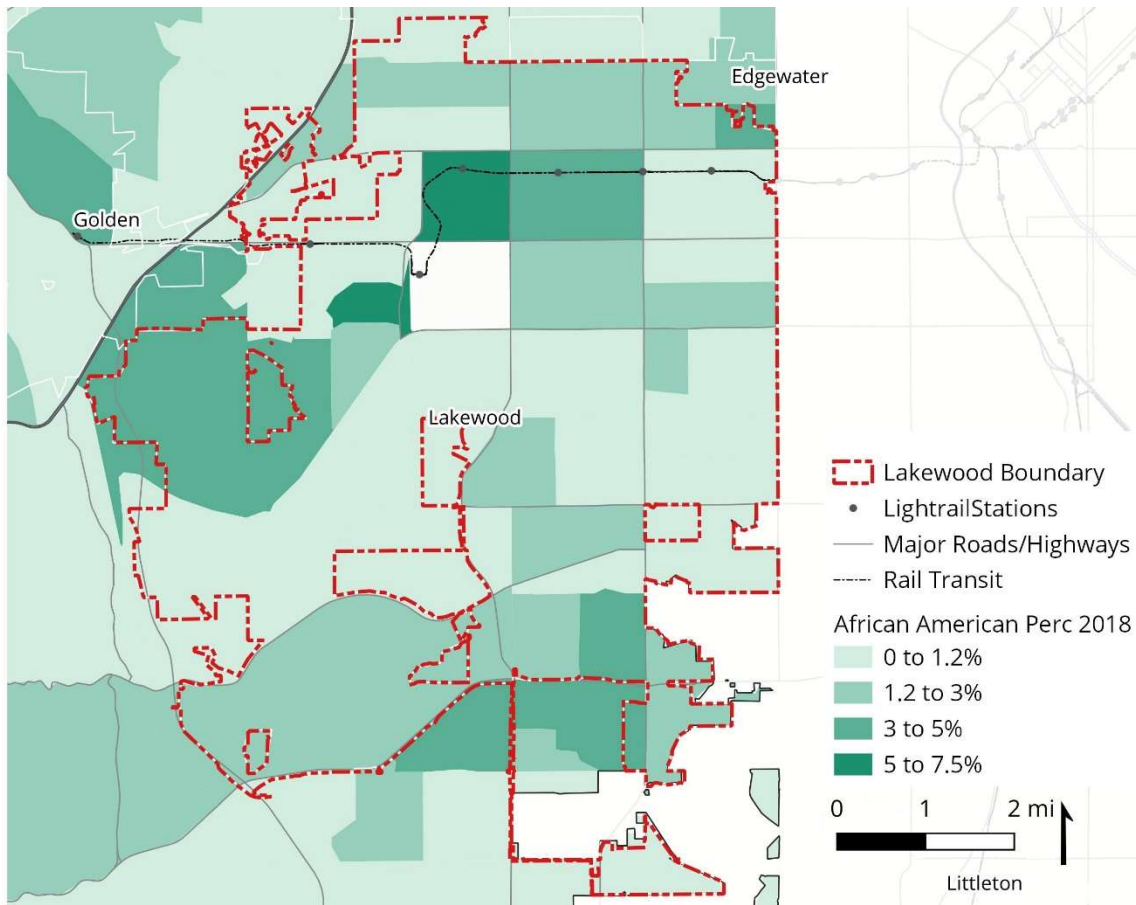


Figure Title: Percent of Census Tract Population that is African American, 2018  
 Source: 2018 ACS and Root Policy Research.

### Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b></p> <p>Consolidated Plan and Community Needs Assessment Resident Survey 2020</p> <hr/> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Root Policy Research, the city's consultant for the Consolidated Plan, developed the survey instrument to distribute to residents.</p> <hr/> <p><b>Provide a brief summary of the data set.</b></p> <p>The survey asked stakeholders about Jefferson County's most pressing housing, community development, and human services needs and potential solutions to address those needs.</p> <hr/> <p><b>What was the purpose for developing this data set?</b></p> <p>To gather resident input for the Consolidated Plan and Community Needs Assessment and inform development of the 5-year strategies and annual allocation of block grant funds.</p>
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	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>January 2020 through March 15 2020</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Online survey instrument (Survey Monkey).</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Jefferson County residents.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Jefferson County residents with an emphasis on residents with housing and service needs.</p>
2	<p><b>Data Source Name</b></p> <p>2018 American Community Survey</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Census Bureau.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>U.S. Census annual survey of a sample of households.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The federal government uses the data for a variety of purposes, including the allocation of U.S. Department of Housing and Urban Development (HUD) block grant funds to entitlement cities and states.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Data represent households in 2018.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Methodology can be found at:  <a href="http://www.census.gov/acs/www/methodology/methodology_main/">http://www.census.gov/acs/www/methodology/methodology_main/</a></p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>The sample size for the 2018 ACS is not available on the ACS website.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Households, persons and housing units representative the City of Lakewood.</p>
3	<p><b>Data Source Name</b></p> <p>Various published local reports; see PR-10 for details</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p>

	<p><b>Provide a brief summary of the data set.</b></p>
	<p><b>What was the purpose for developing this data set?</b></p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p>