



First Program Year Action Plan

The CPMP Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 1 Action Plan Executive Summary:

Please see the stand alone Executive Summary that is part of the Boulder County/Broomfield County Regional HOME Consortium FY2007–2009 Consolidated Plan and Action Plan.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

See response to Question 2 below.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.



The distribution of HOME funds has been determined by HUD through the HOME funding formula. The Consortium members are using HUD’s formula to determine the allocation of funds geographically within the Consortium. Funds will be allocated as follows:

Government	Percentage of Total
City of Boulder	50%
Longmont	23%
Boulder County	20%
Broomfield	7%

Boulder County’s funds will be used within the Boulder County incorporated and unincorporated areas outside of Longmont and Boulder. CDBG funds for Boulder and Longmont will be spent in each of those jurisdictions as deemed appropriate by their respective governing bodies. Generally, priority within each jurisdiction is given to projects which provide, preserve, or increase the supply of affordable housing since that is such a pressing need in the consortium area. However, as the economy changes, priorities may change to reflect and adapt to changing community needs.

No specific geographic target areas have been prioritized for funding within the different entities. Longmont does have two neighborhoods that have been determined by City Council to be local Neighborhood Revitalization Areas (although not meeting the requirements of the CDBG program) which may receive funding over the course of this Consolidated Plan time period. These neighborhoods include: the Historic Eastside Neighborhood (generally bounded by 3rd Avenue, Kimbark St., 9th Avenue and Martin St.) and the Kensington Neighborhood (generally bounded by 3rd Avenue, Martin St., 9th Avenue and Lashley St.).

1. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

As mentioned in the Strategic Plan, the largest obstacle to meeting underserved needs in the Consortium area is the high cost of housing and land for housing development. During the next year, the Consortium will continue to employ current strategies to address housing costs. These include inclusionary zoning requirements (in Boulder, Longmont and Lafayette), raising local funds dedicated to affordable housing development (the Community Housing Assistance Program (CHAP) in Boulder and Affordable Housing Fund in Longmont), dedication of city staff time to affordable housing production activities, development fee waivers, density bonuses and continuing to assist nonprofit and private sector developers identify affordable housing opportunities in the Consortium area.



2. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 1 Action Plan General Questions response:

Federal, state and local resources. The Consortium HOME Consolidated Plan represents a comprehensive effort to combine and leverage HOME, CDBG funds (received directly in Boulder and Longmont), State, local and other federal resources (e.g., Section 8 funding) to address housing needs.

The City of Boulder anticipates receiving \$962,545 of CDBG funds in the 2007 program year. These funds will be leveraged with the HOME Consortium dollars to \$1,500,000. Similarly, the City of Longmont will receive \$542,000 of CDBG funds in 2007.

Local resources. The municipal programs that encourage or require private developers to produce affordable housing in the Consortium fall into three categories:

- Boulder, Lafayette and Longmont, which have enacted programs to produce income-restricted units for low-income households.
- Louisville and Broomfield, communities that have an inventory of low-income housing units (all rentals in Louisville and a combination of renter- and owner-occupied units in Broomfield) but no city programs at this time that mandate future affordable housing production; both have negotiated affordable housing requirements as part of recent development approvals and are now in the process of developing housing policies and the programs needed to achieve them.
- Erie, Lyons, Superior and the smaller communities in rural Boulder County which do not have any policies or implement programs to encourage and/or require the development of income-restricted units for low- and moderate-income persons.

There is considerable variation within these three general categories in terms of the complexity of housing programs and the period of time in which the communities have been engaged in efforts to address housing needs.

- Boulder affordable housing efforts have the longest history. The City has a goal for making 10 percent of the housing stock permanently affordable and is the only community in the region with a tax for low-income housing. Its CHAP receives approximately \$800,000 per year from a property tax and \$300,000 annually from residential and commercial linkage fees in the form of an excise tax on new development. CHAP funds are combined with other



local and federal funds and allocated annually to affordable housing projects. All units assisted with CHAP or other funds are required to be permanently affordable.

Several years ago, Boulder enacted an inclusionary zoning program through which private developers are required to produce 20 percent of the housing they develop for low-income households. If the developer exceeds the 20 percent requirement, the City subsidizes building permit and development review/application fees and waives its excise tax on income-restricted units. Longmont has a 10 percent inclusionary zoning requirement through which builders must produce units for households with incomes from 50 percent to 80 percent AMI. Rental units have a 20-year affordability requirement while restrictions are placed on for-sale units for a minimum of 10 years with a new 10 year period beginning with each sale during the period of affordability. Developers are allowed to pay fees in lieu, only with Council approval, into an Affordable Housing Fund, which now has a balance of approximately \$3 million. The City also waives 14 development application fees on a sliding scale basis and pays a portion of the water/wastewater system development fees for developments providing more than the minimum requirements.

- In 2002, Lafayette enacted an inclusionary zoning program following a housing study and updating of its Comprehensive Plan in 2003 to contain goals and objectives for affordable housing. Lafayette's program requires that 10 percent of new residential development be permanently restricted for households with incomes at or below 80 percent AMI.
- Louisville updated its Comprehensive Plan in 2005 and anticipates that a program to produce affordable homeownership housing will be implemented through an inclusionary zoning ordinance modeled on the work of Boulder, Lafayette and Longmont.
- Broomfield has been devoting a portion of a staff person's time to affordable housing but is now hiring a full-time person to perform housing-related activities.
- As mentioned previously, Boulder is the only municipality that has a local tax specifically for low-income housing; 90 percent of the income-restricted units in the community have received a CHAP allocation. The City also utilizes Federal grants—33 percent of the community's income-restricted units have received Community Development Block Grant (CDBG) funds and 17 percent have received HOME dollars.
- In Longmont, City Council created a revolving loan fund known as the Affordable Housing Fund in 1996 to support affordable housing activities. This Fund is supported by the city's General Fund and by payments from housing developers in-lieu of providing affordable housing under the Community Housing Program. The City has contributed between \$150,000 to \$500,000 annually to this Fund and 1.5 FTE will be covered from the Fund to support the CDBG Program and the city's Affordable Housing Programs (totaling about \$125,000 in salaries, benefits and general administrative costs). Eleven



projects have been completed to date providing 298 rental units and 13 owner units. An additional eight projects are underway which will provide 112 owner units and 101 rental homes. Approximately \$3.1 million will be provided for these affordable housing projects. Affordable Housing Funds are used to fund the Homeowner Housing Rehab Program, the Foreclosure Prevention Program and the Village Place acquisition/rehab project in 2006. Longmont also relies heavily on its CDBG entitlement funds, the Federal Low Income Housing Tax Credit program, the State Division of Housing and Private Activity Bonds.

Following is a summary of the Consortium's estimates of the amount of funding that it expects to receive in 2007 from the federal government and other sources to address priority needs and objectives identified in its strategic plan.

Program Estimated Amount Per Year

Boulder Community Development Block Grant	\$962,545
Longmont Community Development Block Grant	\$552,000
HOME Investment Partnership	\$1,400,000
American Dream Down Payment Initiative	\$0
MDHI/McKinney	\$271,300
HOPWA	\$66,000
Boulder Housing Partners Section 8 Fund	\$5,051,879
Boulder County Section 8 Funds	\$5,470,000
Total Federal Programs (Estimate)	\$12,811,180

In addition to the federal funds made available to the City of Boulder administers other local funds to address the goals established in the Consolidated Plan:

Fund Source Estimated Amount Per Year

Human Services Fund	\$1,875,000
Affordable Housing Fund	\$900,000
Community Housing Assistance Program Fund	\$1,000,000
Fannie Mae American Dream Fund	\$1,000,000



Private Activity Bond Authorization	\$4,140,435
Boulder County Allocations:	
General Funds (operations)	\$3,614,849
Mental Health General Fund	\$1,652,417
DD Mill Levy and HHS Fund	
DD Fund	\$4,911,575
HHS Fund—Mental Health Center	\$1,647,865
HHS Fund—Special Transit	\$131,300
Worthy Cause	\$1,875,000
Housing Authority Tax Exempt Bond Authority	\$40,000,000

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

The Boulder County/Broomfield County Regional Consortium has designated the City of Boulder's Department of Housing and Human Services (HHS) to act as the lead agency for the Consortium. The City of Boulder, in collaboration with the City of Longmont, Boulder County and Broomfield, has worked to prepare the Consortium's Regional Consolidated Plan. Boulder will also assume the responsibility for the coordination and preparation of the Annual Action Plans, the environmental reviews, and the Consolidated Annual Performance and Evaluation Reports (CAPERS). City of Boulder staff will work with the other communities to coordinate processes and carry out the public participation process including: holding the required public hearings, publishing the legal notices, collecting and responding to public comments, and presenting the Plans to City Councils for approval.

Longmont will administer its portion of HOME funds. The City of Boulder will administer its program as well as the programs in Broomfield and Boulder County.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

The Boulder/Broomfield Counties HOME Consortium Consolidated Plan was a collaborative effort. Representatives from the Cities of Boulder, Broomfield and Longmont, as well as Boulder and Broomfield Counties worked together to contract with a consultant to complete the plan, assisted in crafting and managing the public



participation process, provided data and information for the Consolidated Plan and assisted in preparing the final draft. BBC Research & Consulting, a housing economics and planning firm in Denver, was contracted to complete the Consolidated Plan. The City of Boulder administered the consultant contract.

A total of 32 individuals representing 24 organizations and city and county departments participated in focus groups conducted to gather stakeholder and public input about the HOME Consolidated Plan. The participants served a broad range of populations, including:

- Low-income individuals and families;
- Persons with physical or mental disabilities;
- Persons with HIV/AIDS;
- Persons impacted by domestic violence;
- Families in need of emergency assistance;
- Persons who are chronically homeless;
- Persons transitioning from homelessness to permanent housing;
- Persons in need of transitional housing; and
- Adults who are homeless and families who are homeless.

1. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 1 Action Plan Managing the Process response:

The majority of human services activities provided by the City of Boulder are carried out by the Department of Housing and Human Services. Specific divisions within the department provide services to seniors, children, youth and families. These services include child care referral, family resource schools, youth intervention in the high schools, and support services for seniors. The Department also provides operating and capital support to human service agencies through its Divisions of Housing and Community Services. The Department's budget for 2007 is estimated at \$13,781,786, including \$4,691,150 for program services and \$9,090,636 for service contracts and capital projects.

Boulder County also provides substantial funding to the human services community. In 2007, over \$13.8 million will be allocated to the human service community.



There are many non-profit agencies in the Consortium area that offer a wide variety of programs and services to address both emergency and ongoing needs of Boulder residents. Specific programs include primary and preventive health care, victim support services, shelter for individuals and families in crisis or transition, legal assistance, parenting and family skill development, and innumerable other support services.

Citizen Participation

1. Provide a summary of the citizen participation process.

Citizens contributed to the development of the Consolidated Plan through stakeholder focus groups and interviews, and a 30-day draft public comment period. In August 2006, four focus groups and follow-up interviews were conducted with individuals from organizations representing public housing authorities (PHAs) and serving special populations, and local elected officials. A total of 32 individuals representing 24 organizations and city and county departments participated in the focus groups. In addition, there were three public hearings held in Longmont, three in the City of Boulder/Boulder County and one in Broomfield as part of the HOME Consortium and CDBG Consolidated Plan (Longmont and Boulder) processes.

2. Provide a summary of citizen comments or views on the plan.

Only verbal comments were received during the Consolidated Plans' citizen participation efforts; these were received as part of the public hearings. In sum:

1. Consortium members were complimented for their efforts in creating the HOME Consortium. One commenter asked if the Consortium could be extended to include Weld County.
2. Concern was expressed that Longmont would become the "host area" for affordable housing which could potentially increase the concentration of affordable housing (e.g., what would stop a Consortium member from spending its HOME funds only in Longmont?). The Consortium members explained that the consortium cities do not intend for HOME to be used in other jurisdictions, except as part of a joint project and/or unless the jurisdiction approves and agrees to host the project.
3. The strategic goals and objectives were well-received in the public hearings. There was some concern if the Consortium was intending to accomplish all of the strategies and objectives in each jurisdiction. The Consortium members explained that the strategic plan and objectives are a comprehensive list that will allow all entities to be able to do what they needed to meet the various needs in their communities, rather than a mandated or laundry list that needs to be completed in each area.



4. Clarification on the administration of the funds was requested. Staff answered that the funds coming into the Consortium will begin in 2007 and will provide an additional \$700-750,000 approximately annual. The City of Boulder, as the lead agency for the Consortium, has assumed the duty of allocating the HOME funds designated for Boulder County, as well as the City of Boulder. The City of Boulder's Technical Review Group will perform that task. The City of Longmont's TRG for CDBG and Affordable Housing funds will perform this task for the City of Longmont, with the City of Boulder performing lead agency duties. The City and County of Broomfield will perform this task for the Broomfield, with the City of Boulder performing lead agency duties.

Meeting minutes from the Boulder County Consortium of Cities meeting held on October 23, 2006, which included the public hearing for the HOME Consortium Consolidated Plan, are attached to this report.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

During the public comment period, the Consolidated Plan was made available on city websites and by direct request. In addition, the Consortium's special needs populations and low-income renters and owners participated in and/or had their views and needs represented by stakeholder groups of whom they are clients.

2. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

None received.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 1 Action Plan Citizen Participation response:

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 1 Action Plan Institutional Structure response:

The region is served by a comprehensive human services infrastructure, comprised of traditional social service agencies (e.g., the Boulder County Department of Social Services, Boulder County Community Services Department, the Longmont Department of , the Broomfield and the City of Boulder Department of Housing and Human Services), two quasi-public entities (the Mental Health Center of Boulder County and Imagine, formerly Developmental Disabilities Center) and a range of



non-profit service providers. The system also includes educational, law enforcement, judicial, and recreational agencies. These agencies and the services they provide comprise the human services network serving the City of Boulder.

It is anticipated that several other organizations and Community Housing Development Organizations (CHDO'S) will partner with the Consortium to address the affordable housing needs in the consortium area. The coordination of resources and efforts is accomplished through on-going discussions with service providers and special meetings to solicit their feedback on housing programs and policies.

The Consortium currently has five active designated CHDO's: Boulder County Advocates for Transitional Housing, Boulder Housing Coalition, Flatirons Habitat for Humanity, Longmont Housing Development Corp and Thistle Community Housing. As required, 15% of the Consortium's funding has been set aside for CHDO projects. From time to time, the Consortium may also make operating funds available to CHDO's. The CHDO's will be monitored to ensure that they are expending their HOME allocations according to federal guidelines.

In 2007, the Consortium will continue to work collaboratively with its partners to address housing and community development needs.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 1 Action Plan Monitoring response:

The Lead Agency, the City of Boulder, is committed to ensuring compliance with all federal regulations through an on-going system of monitoring CDBG and HOME funded activities. City staff conducts two types of project monitoring: in-house monitoring and on-site monitoring.

In-house monitoring is an ongoing process of reviewing the City's program performance and the performance of recipients. It involves using all available data in making judgments about appropriate funding and performance. The following information is reviewed and analyzed in conjunction with the applicable HUD regulations:

- Applications and supporting documents
- Grant or regulatory agreements and contracts
- Environmental reviews
- Drawdown requests for reimbursement
- Project update reports
- Annual Homeowner monitoring



This information is used to observe the strengths and weakness of programs or the lack of activity or inappropriate changes in city funded projects. It also helps identify problems or potential problems that may hinder accomplishments or projects. Analysis of recipient records and activity may indicate a need for special monitoring visits by City staff to resolve or prevent further problems.

City staff also conducts periodic on-site monitoring of federally funded activities and CHDOs. On site reviews are conducted according to the CDBG and HOME program requirements.

Additional on-site visits are conducted if findings in the initial on-site visit deem it necessary. Ongoing, in-house monitoring of federally funded projects are conducted by Division of Housing staff.

Each activity is reviewed under the following categories:

- Applicant eligibility review (prior to funding)
- Grant or regulatory agreement (containing all Federal and State compliance requirements)
- Conflict of Interest
- Local recordkeeping requirements
- Review of drawdown of funds (original source documentation/reasonableness of costs)
- Real property acquisition
- Relocation (URA and Section 104(d))
- Labor standards (wage decisions/payroll reviews)
- Housing rehabilitation (program guidelines, housing quality standards, scope of work, cost estimates, inspections)
- Beneficiaries- demographic and income eligibility reviews
- Fair Housing/EEO—including affirmative marketing
- Section 3 opportunities
- Financial and compliance audits
- Timeliness of project completion

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.



Program Year 1 Action Plan Lead-based Paint response:

Consortium members will work to identify and mitigate lead based paint issues by testing and mitigating lead based paint when it is identified. See additional information below:

Longmont. The City will utilize its housing rehab programs to reduce any possible lead based paint materials observed by the rehab inspector by testing and abating the hazard when needed. The City also provides Lead Based Paint Notices to households participating in the City's housing rehabilitation programs.

City of Boulder. To date, Boulder has not determined that lead poisoning is a health issue in the community. The City will continue to work with its local health department and the State Department of Health to determine how critical this problem is. If it is determined that a problem exists, the City will work with state and local health departments to reduce lead based paint hazards. The City of Boulder will continue to provide programs to low to moderate income families and remain in compliance in the following manner:

- The Division of Housing will ensure that staff understands and complies with HUD's lead-based paint regulations.
- Staff members will attend HUD's Lead-Based Paint Training & refresher courses.
- The City will continue to provide methods and assemble materials to educate rental property owners, homeowners, and occupants of rental housing about the lead-based paint requirements.
- The City will continue to nurture the existing relationships and establish new contacts with lead professionals and key partners, such as risk assessors and clearance technicians, public health departments, and HUD lead grantees.
- The City will continue to reduce the exposure to lead-based paint hazards in housing units through its housing programs by providing lead-based paint reduction assistance to low-income homeowners through all federally funded programs. This also improves the quality of the City's older housing stock.



HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year

The Consortium's 2007–2009 Consolidated Plan identifies priorities that are intended to address its affordable housing needs. Elected officials and affordable housing providers worked with the Consortium to define the goals and provide the basis for allocating 2007 Consortium resources.

All of the Consortium's 2007 housing activities support the affordable housing priorities listed in its Consolidated Plan.

GOAL 1: Increase and maintain the supply of affordable housing units for low to moderate income homebuyers.

The following activities address this goal:

Habitat for Humanity

Development of five homeownership units for households between 40 and 60 percent of AMI.

Opportunity Fund City Wide

The City administers an Opportunity Fund round process at least once a year. These funds will be combined with local resources to assist housing providers respond to housing opportunities that present themselves in the coming year.

GOAL 2: Increase affordability of rental housing for the Consortium's lowest income renters.

Longmont Housing Authority—Acquisition 1200 Kimbark Longmont, CO

Acquisition of existing rental 48 unit apartment complex by Longmont Housing Authority to provide permanently affordable housing to low income families.

Thistle Community Housing—Acquisition of Cannery Apartments 15 3rd Street Longmont, CO

Acquisition of three building apartment complex which will become permanently affordable to households at or below 50% Area Median Income



Boulder County Housing Authority will receive predevelopment support to pay for costs associated with development of 13 acres in Lafayette. As planned, the site will include 130 units of housing; between 40 and 50 percent will be affordable to low- to moderate-income households.

Broomfield Housing First Program will continue to provide Tenant Based Rental Assistance to families at risk of homelessness to support its Housing First Program. Assistance will be provided throughout the community.

GOAL 3: Preserve existing affordable housing stock.

The following activities address this goal:

Boulder Housing Partners—Boulder Mobile Manor 2637 Valmont

Boulder Housing Partners requested funds for predevelopment costs associated with the redevelopment of Boulder Mobile Manor, a 66 unit mobile home park located in central Boulder. All of the households in the park are low income. The agency will receive \$63,000 in 2007 HOME funds for the project.

Boulder Housing Partners—Capital Improvements

Boulder Housing Partners submitted an application for its 2007 Capital Improvements Program. The request included public housing units as well as properties in its reduced rent portfolio. Funds are also provided to make 504 improvements at public housing sites. The City is providing a total of \$312,300 in 2007 CDBG funds to the project.

Boulder County Advocates for Transitional Housing: CHDO Support

Boulder County Advocates for Transitional Housing is a designated Community Housing Development Corporation (CHDO) whose sole mission is to create affordable transitional housing opportunities for persons in emergency shelters. 2007 HOME CHDO funding in the amount of \$ 20,000 is recommended to assist the organization identify units for purchase.

GOAL 6: Eliminate impediments to Housing Choice while providing education, training and information on Fair Housing

The following activities address this goal:

Boulder County Housing Authority: Counseling Program

Boulder County Housing Authority administers a Countywide housing counseling program. Affordable Housing funds in the amount of \$22,000 were awarded to the County to support this effort.



2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

In 2007, the Consortium will work to foster, maintain, and promote affordable housing with all available resources by:

- Providing financial assistance to low to moderate income homebuyers for down payment assistance
- Providing financial assistance to low to moderate income homeowners for housing rehabilitation to maintain safe and decent housing
- Providing homeownership counseling services to households
- Providing financial assistance to non-profit housing developers to purchase rental housing for low to moderate income households
- Working in partnership with State of Colorado's Division of Housing's Pilot Tenant Based Rental Assistance Program

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year. N/A.

Program Year 1 Action Plan Public Housing Strategy response:

Boulder County Housing Authority—

The Consolidated Plan will assist Boulder County Housing Authority by:

1. Providing leadership on coordinated planning, acquisition and development. Focus on developing a true housing continuum of care throughout Boulder/Broomfield counties where housing and community services are joined in a wrap around service model for ELI families, seniors, and individuals with disabilities.



2. Allocating of capital rehabilitation dollars to meet the needs of an aging housing stock that has historically served ELI clients.
3. Funding to meet the increasing demand for energy-efficiency enhancements and implementation of green-building techniques.
4. Funding to meet the increasing demand for comprehensive case management services for the populations we serve, whether they be seniors, people with disabilities, people living with HIV/AIDS, low-income families, or Hispanic/Latino families
 - a. Increase in Family Self-Sufficiency service delivery. Expansion of FSS case management services to all populations served. Increasing demand for services for the Hispanic population (bi-lingual services).
 - b. Increase in Senior Service delivery. The population of seniors within our Section 8 program and who reside in the units we manage is aging in place. Average age on S8 is 74, average age in the units is 76.
 - c. Increase in financial management, default and foreclosure prevention, and comprehensive housing counseling.
1. Building community partnerships throughout the human services sector to enhance collaboration, allocate resources appropriately and ensure the long-term vitality of the organizations providing services.

Additionally, BCHA has an annual meeting of the Resident Advisory Board that is attend by approximately 30 individuals to express their needs in BCHA's Public Housing. The requests outlined in the RAB determine the scope of work for CFP in the 5-year and annual plans. In addition, BCHA markets all of its resources to PH residents and encourages the movement to homeownership.

Boulder Housing Partners—The Consolidated plan will help address the needs of public housing and other low income residents in the community by continuing to support the completion of 3120 Broadway and High Mar. Besides providing 46 public housing units, the projects will provide 75 affordable housing units in a variety of styles and sizes. City support and resources have been, and will continue to be, crucial to the success of these new developments.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.



Program Year 1 Action Plan Barriers to Affordable Housing response:

The high cost of land and, subsequently, the high cost of development of affordable housing is related to the growth limits employed by many of the municipalities within the Consortium boundaries. These barriers are examined in more depth in the Analysis of Impediments to Fair Housing Choice.

Over the next five years, the Consortium will continue to work to remove barriers to affordable housing, including (1) continue to implement Inclusionary Zoning Programs; (2) provide fee waivers for the development of affordable housing, (3) provide density bonuses to encourage development of affordable housing, and (4) continue to provide funds to private and public housing developers to increase the supply of permanently affordable housing in the community.

The Consortium will also:

- Support, develop or enhance programs that assist low and moderate-income households financially by helping them to rent or buy affordable, adequate housing;
- Continue to provide technical assistance to public and private housing developers to provide funding information for housing development projects; and
- Work regionally to develop affordable housing solutions in the Boulder/Broomfield area.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

Resale Provisions

The following guidelines will be used in all homeownership programs where HOME funds are used:

- A low-income family can have an income not greater than the low income limit, adjusted for family size, as established by HUD.



- The initial purchase price of a unit cannot exceed the current mortgage limits established by market surveys conducted by the City of Boulder per HOME program guidelines.
 - Home buyers receiving HOME funds for purchase or rehabilitation will be subject to the requirements at 92.254(a)(4) which includes re-sale provisions for a period of years consistent with the program regulations. The re-sale provisions will provide owner with a fair return on their investment, including any improvements. Loans will be secured by a signed mortgage, promissory note, and lien filed against the property.
 - The City will place an index-based resale restriction on each unit assisted. A covenant will be placed on the unit that will maintain its affordability in perpetuity.
1. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

Response: N/A

1. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.



- b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
- c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Response: N/A

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

See pages 4–5, estimated sources of funding

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

Longmont's Homeless Strategy

Longmont's Continuum of Care is a cooperative effort among several local housing and human service agencies in the community. While a formalized system for addressing the needs of the homeless, or those at risk of becoming homeless does not currently exist, many services to meet the needs of homeless and at risk families are available in Longmont and Boulder County. Three major efforts to address housing and homelessness in Longmont include:

- Denver Metro Homelessness Initiative—Boulder County (including the City of Longmont) participates in this regional coalition of housing and human service providers and



government representatives from six counties in the metro area that continually assess the regional continuum of care for homeless and at-risk families and apply as a group for Super NOFA funds from HUD to provide transitional and supportive services.

- Longmont Housing Opportunities Team (LHOT)—a local coalition of over 50 housing and human service providers, government, business and faith community representatives that are assessing the level of homeless services in Longmont and will work to address the gaps in the Continuum of Care. The Team has received funding for a Housing First Program to address the needs of 10 homeless and at-risk families. It started a Day Shelter for single homeless individuals in July, 2005, it is expanding the Boulder County Care program into Longmont to provide outreach to the homeless living outside during the winter. In addition, LHOT has worked with the City of Longmont to provide funding for a Mental Health Services contract to serve the families in the Housing First Program.
- Boulder County Housing Consortium—a countywide coalition of housing providers that meet quarterly to discuss a wide variety of housing issues, programs, legislations and needs.

The City sees its housing programs which benefit households with incomes below 50 percent of the median as actions to prevent homelessness. Supportive services and the ongoing Foreclosure Prevention, Rent Deposit, and Housing Counseling programs will also play an important role in preventing homelessness. Job training, education, budget and homeownership training and counseling and many other services may keep families self-sufficient so they will not lose their homes.

Prevention of low-income individuals and families with children (especially those below 30 percent of median) from becoming homeless will be addressed not only through the City of Longmont's counseling and service programs, but also through its non-profit organizations, including the Inn Between, the Safe Shelter of the St. Vrain Valley, the Atwood Shelter, but most essentially the OUR Center. The OUR Center's preventive measures include a whole range of services including, rent and utility payments, motel vouchers, counseling and referral to the countywide job bank center, etc.

Boulder's Homeless Outreach Efforts

Outreach in place and how homeless persons access: Outreach efforts are coordinated by the Boulder County CARES Program and Boulder Shelter for the Homeless. Street outreach workers are expected to work in areas the homeless live outside of shelter (i.e. streets, parks, riverbanks, bridges, etc.) and make connections with them for on-going access. On a regular basis (generally monthly),



Boulder County CARES outreach workers meet to ensure: all areas of the community are covered and to plot out homeless camps and street dwellings to ensure access; service delivery is coordinated, duplication avoided, and seek specialized expertise for specific street homeless cases and provide for multi-disciplinary treatment team interventions; needs/disciplines; and conduct a quarterly street survey to determine on-going needs and impact of efforts.

Outreach efforts are provided by specific street outreach workers with expertise in special needs areas. Outreach workers may work individually with a street homeless person or may team up to provide expertise to the homeless individual on a variety of levels.

Outreach is provided by street outreach workers to connect the following special populations with services and housing:

- Seriously mentally ill through street outreach/canvassing programs of the Mental Health Center.
- Substance abuse and panhandlers through the Alcohol Recovery Center
- Individuals with HIV/AIDS with street and shelter level case management provided by Boulder County AIDS Program
- Domestic Violence, with a 24-hour hotline provided by Safehouse Progressive Alliance for NonViolence.

1. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

The Consortium's strategy to eliminate chronic homelessness will be part of a County-wide human services master plan process. The Boulder County Human Services Coordinating Council (HSCC) is spearheading a communitywide initiative to develop a countywide Human Services Regional Plan that will assist agencies and governments in more comprehensively funding public and nonprofit human services programs. The process began in January 2007 and will be completed by August 2007. Key stakeholders include Boulder County, the cities of Boulder, Longmont, Louisville, Lafayette, Superior and other smaller municipalities and towns within Boulder County, nonprofit human service providers, the two school districts serving Boulder County, private funders and representatives from the business, faith, and consumer communities.



The goals of the planning process include:

- Creating a shared vision and principles for a comprehensive human services system;
- Proposing an integrated and coordinated funding and delivery model that uses evidence based approaches with improved efficiencies;
- Developing a comprehensive financial map of the major sources of support for human services by type of service;
- Developing a plan for a unified performance measurement system
- Creating a unified application process for all funders to use with service providers;
- Ensuring maximum public benefit from all planning efforts;
- Providing for flexibility to address emerging needs over time;
- Sustaining a safety net of services for Boulder County’s most vulnerable residents; and
- Proposing a collaborative governance model to manage the new system. referenced above. This master plan will include a long term strategy for all homeless populations, including the chronically homeless.

In the short term, the Cities of Boulder and Longmont have are participating in a pilot Housing First program. This pilot is the first step in the Consortium to address chronic homelessness in the region.

1. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

The Consortium will continue to provide operating support to Emergency Family Assistance Association (EFAA) and the Inn Between. EFAA has emergency shelter beds in Boulder County, to shelter families at risk of becoming homeless. In addition, the agency provides a comprehensive range of services that help families meet basic needs on an emergency basis and work towards securing stable and permanent housing.



The Inn Between in Longmont provides safe, transitional housing with case management and supportive services to families at risk of homelessness. 5Emergency Family Assistance EFAA offers a comprehensive range of services that help people with low incomes, primarily families with children who are at risk of becoming homeless, meet basic needs on an emergency basis and achieve stable and permanent housing. In 2000, EFAA served over 6000 persons and 2,015 different households.5Emergency Family Assistance EFAA offers a comprehensive range of services that help people with low incomes, primarily families with children who are at risk of becoming homeless, meet basic needs on an emergency basis and achieve stable and permanent housing. In 2000, EFAA served over 6000 persons and 2,015 different households.Emergency Family Assistance EFAA offers a comprehensive range of services that help people with low incomes, primarily families with children who are at risk of becoming homeless, meet basic needs on an emergency basis and achieve stable and permanent housing. In 2000, EFAA served over 6000 persons and 2,015 different households.

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2. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 1 Action Plan Special Needs response:



Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 1 Action Plan ESG response: **N/A**

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

2007 Community development priorities include making capital improvements in public facilities meeting the needs of low-moderate income households, acquisition of property for use by such agencies, and continued support for microenterprise activities.

2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 1 Action Plan Community Development response:

City of Longmont

Longmont's long-term community development objective is to provide a suitable living environment through economic development expansion and new job creation opportunities in the City and by delivering timely and efficient services to the community. Short and mid-term community development objectives include improving infrastructure, transportation, neighborhood revitalization, and recreational opportunities. At this time, the city does not have a neighborhood revitalization strategy that includes economic empowerment for low income



residents. The primary objective and priority for economic development is the creation of new jobs.

The major priority projects are for infrastructure, recreational needs and City image improvements. These projects are prioritized and funded through the City's Capital Improvement Program (CIP). A capital project is defined as new, replacement of, or improvements to infrastructure (buildings, roads, parks, water and sewer systems, beautification projects, etc.) which has a minimum life expectancy of five years. The plan implements some of the community's goals and objectives and encourages the discussion of the direction the City wants to take in these efforts. There are two primary areas given priority by the City for future improvements—the Municipal Service Area and the Longmont Planning Area.

While the City does not have a HUD-approved Neighborhood Revitalization Strategy that includes economic goals for low income areas, it does have an entire division devoted to ensuring that neighborhoods receive what they need to improve their quality of life. In many instances, the problems of a neighborhood defy a neat fit with government programs. A neighborhood approach to problem solving allows a community to capitalize on the strengths of each sector of the community to improve its overall quality of life, while maintaining the value and uniqueness of the neighborhood character. The City's Neighborhood Resources division facilitates the mobilization of all of the resources of the community to respond to community issues. Thus, inclusive partnerships are formed with citizens, as well as with the non-profit and private sectors. The primary objectives of the program are to:

- Work with neighbors to identify and solve problems in individual neighborhoods
- Explore creative capacity-building approaches to issue resolution by maximizing opportunities for improved/expanded use of existing resources
- Become proactive in fostering the development of successful relationships among neighbors
- Coordinate the use of existing resources to support neighborhood development and revitalization
- Develop capital and/or programmatic resources to address problems identified by neighbors
- Establish effective working relationships with schools, churches, civic groups and the business community as partners in providing resources for neighborhoods
- Enhance public involvement and trust, and service partnerships



The City of Boulder's Community Development Block Grant program is designed to meet the requirements of the Housing and Community Development Act of 197x as amended and support the mission of the Department of Housing and Human Services.

The mission of HHS is "to create a healthy community by providing and supporting diverse housing and human services to Boulder residents in need."

HHS adheres to the following guiding principles

- **Safety net services:** The Department supports services ensuring physical and mental health care, food and nutrition, emergency shelter, transitional housing and housing for very low income residents in order that basic, life-sustaining needs of all residents are met.
- **Community responsibility and social equity:** The Department has a responsibility to ensure a quality environment that promotes a livable community for all its residents.
- **Economic and social diversity:** Boulder is a mosaic of people of differing incomes, ages, abilities and cultures. The Department is committed to respect, value and support each member of the community and to seek elimination of all forms of discrimination.
- **Self-sufficiency:** The Department supports services that provide opportunities for each individual to reduce dependencies and increase self-reliance through self-improvement.

In 2007, Boulder's block grant program will

- continue to provide capital and operating support to community agencies that provide affordable housing and human service needs to Boulder residents
- provide funding to community agencies that will be consistent with the goals of the Housing and Human Services Master Plan and Consolidated Plan.
- contract with community agencies for human services through a competitive, Request for Proposals process.
- ensure proper stewardship of public funds by contracting with community agencies for human services that will include specific, achievable goals and objectives to benefit Boulder residents.



- develop funding recommendations to City Council for community agencies that are developed through a partnership of Department staff and Boulder residents appointed for such purposes by the City Manager or City Council.

To that end, all of the community development projects funded in 2007 address priorities categorized as “M” or “H” in Table 2B of its *2006—2010 Consolidated Plan*. Attachment B summarizes the City’s priority 2007 CDBG projects.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 1 Action Plan Antipoverty Strategy response:

City of Boulder response

The City of Boulder is committed to the reduction of the number of households with income below the poverty level. The City works towards reducing poverty statistics by providing low-income persons and families with programs that will motivate and help them move toward full self-sufficiency. The city also works closely with various service providers and other units of local government to provide low income families with supportive services.

Housing is one of the most critical problems for low income persons. The City will continue to provide and seek additional housing resources for low income persons residing in the community.

The City of Boulder has a large network of agencies providing human service programs. Over the next year it is anticipated that the City will continue to partner with these agencies to address the goal of reducing poverty in the community.

The City and other agencies will continue to collaborate in pooling necessary resources to assist individuals and families with obtaining the tools to overcome poverty. The City strategy will include:

- Addressing the housing needs of very low income renter households through programs which provide new affordable housing or acquisition and rehabilitation of existing housing stock.
- Improving the quality of the existing housing stock for low-income homeowners who may be at or near the poverty level.
- Providing programs to assist low income persons and families to prepare for and/or achieve homeownership, improving their financial condition and increasing stability.



- Collaborating with the school district to continue the Family Resource School Program.
- Providing funding to the Colorado Enterprise Foundation to increase entrepreneurial opportunities for low income business owners.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

The Consortium has identified eight (8) goals for its Consolidated Plan. The following four (4) goals address the needs of the Consortium's non homeless populations

2. Increase and maintain the supply of affordable housing for low-to moderate income homebuyers.
3. Increase affordability of rental housing the the Consortium's lowest income renters.
4. Preserve existing affordable housing stock
5. Maintain and/or improve a suitable living environment and expand economic opportunities for low and moderate income persons.

These goals will be addressed in 2007. Activities planned in the Consortium for 2007 include continuation of downpayment assistance programs, acquisition of rental housing for low-to moderate income households, continuation of a microloan program, and capital improvements in public facilities meeting the needs of low-moderate income families.

6. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

City of Boulder. The majority of human services activities provided by the City of Boulder are carried out by the Department of Housing and Human Services. Specific divisions within the department provide services to seniors, children, youth and families. These services include child care referral, family resource schools, youth intervention in the high schools, and support services for seniors. The Department also provides operating and capital support to human service agencies through its Divisions of Housing and Community Services. The Department's budget for 2006 is estimated at \$13.5 million, including \$4.7 million for program services and \$8.8 million for service contracts and capital projects.



Boulder County and Foothills United Way both provide substantial funding to the human services community. Boulder County's budget in 2005 was \$42 million, of which nearly \$3 million was allocated to human services providers. United Way's budget in 2005 was \$2.8 million, of which \$1.1 million was allocated to human service providers.

City of Longmont. Each year the City allocates 1.6 percent of General Fund budgeted revenues to assist non-profit organizations that provide direct human services to low and moderate income households in Longmont. In 2005, the City provided a total of \$873,845 to support operating costs for human service agencies in Longmont. An additional \$899,312 is budgeted for this purpose in 2006. In 2006, \$145,312 will be used for the Child Care Certificate Program. This program covers the difference between what low income families can pay for child care, what social service agencies cover on their behalf and what the true costs of the child care are.

The city operates a Senior Center and will provide \$519,308 to operate it and the programs operated out of it in 2006. Senior Services staff provide services and develop resources in three major services areas: recreation; connecting people to resources using an information, referral and problem-solving approach; and resource coordination and development, focusing on frail elder and caregiver services. The demand for programs, activities and services is increasing in its variety as staff respond to diverse generations of people and the increasing population of adults 55 years of age and older.

The City will provide for a GENESIS Program resource worker to work full-time in Longmont with pregnant and parenting teens. Four police officers are assigned to the City's high schools and some middle schools as School Resource Officers to help the kids during the school year. In addition, the city provides in-kind time to Longmont High School and Silver Creek High School for youth intervention services. The City will continue to provide funding for summer jobs for Longmont teens. The City also will provide funding to support Youth Asset Building activities in our local neighborhoods and will provide in-kind case management services to the Inn Between for homeless youth. The City has also budgeted over \$610,852 in 2006 to operate the Children and Youth Services Division. In addition, \$188,700 is budgeted for general recreation programs for youth and \$73,900 for after school programs at Longs Peak and Sunset Middle Schools.

Program Year 1 Action Plan Specific Objectives response:

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.



2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 1 Action Plan HOPWA response: N/A

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 1 Specific HOPWA Objectives response: N/A



Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

