



# 2023 Consolidated Annual Performance Evaluation Report (CAPER)

Program Year 2023  
April 1, 2023 through March 31, 2024

Prepared by  
City of Colorado Springs Housing and Community Vitality Department  
30 S. Nevada Ave. Suite 701  
Colorado Springs, CO 80903

<https://coloradosprings.gov/HousingCommunityVitality>

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## Executive Summary

The 2023 Consolidated Annual Performance Evaluation Report (CAPER) covers the Program Year April 1, 2023 through March 31, 2024, referred to in this report as PY 2023. Prepared annually by the City of Colorado Springs, Colorado, Housing and Community Vitality Department (HCVD), the CAPER provides an update on HCVD's efforts to achieve the goals established in this fourth year under the 2020-2024 Five Year Consolidated Plan. Preparation and distribution of the CAPER is a requirement for communities that receive grant funding from the U.S. Department of Housing and Urban Development (HUD).

Currently, The City of Colorado Springs receives annual grant funding from three HUD programs, which are managed by the Housing and Community Vitality Department (HCVD):

- CDBG - Community Development Block Grant
- HOME - HOME Investment Partnerships Program
- ESG – Emergency Solutions Grant

HCVD received additional one-time allocations in recent years to provide pandemic relief funding for community development activities through the CARES Act, American Rescue Plan Act and federal appropriations.

The total funds made available to the Housing and Community Vitality Department (HCVD) from HUD for Program Year 2023 included \$6,812,965 in CDBG funds, \$6,142,113 in HOME funds, \$446,998 in ESG, \$1,329,607 in CARES Act funds \$5,616,882 in HOME-ARP funds, and \$6,000,000 in Section 108 borrowing authority for a total of \$26,348,564. These include the 2023 entitlement amounts \$3,082,164.000 in CDBG, \$1,775,470.00 in HOME, and \$266,548.00 in ESG, program income, and all prior year balances. Total expenditures of all grant funds this program year amounted to \$5,423,423.76. Jurisdictions have seven years to spend CDBG funds, though HCVD is expending funds well before this deadline.

In 2023 the City used CARES Act administrative funding to conduct monitoring and close outs of its CARES Act projects. The City will have expended and closed out all CDBG-CV and ESG-CV projects by the end of PY 2024.

The additional American Rescue Plan Act funds through the HOME program (HOME-ARP) did fuel some activity in 2023. It is funding a HOME-ARP project manager who is overseeing the HOME-ARP tenant based rental assistance program (TBRA) and potential HOME-ARP Affordable Rental Housing applicant projects. We are aiming to have one HOME-ARP affordable rental project break ground in the next year.

CDBG, HOME, and ESG funds are fully programmed, but the balances have not been fully expended. Some contracts have extended into Program Year 2024 and accomplishments will be reported in the 2024 CAPER.

The 2020-2024 Five Year Consolidated Plan identified five priority needs and eleven goals for the use of HUD funds in the community:

1. Improved Public Infrastructure & Facilities
  - 1A. Expand Public Infrastructure
  - 1B. Improve Public Infrastructure Capacity
  - 1C. Improve Access to Public Facilities
2. Increased Supply of Affordable Housing
  - 2A. Provide Owner Occupied Housing Rehab
  - 2B. Increase Homeownership Opportunities
  - 2C. Increase Affordable Rental Housing Options
3. Public Services & Quality of Life Improvements
  - 3A. Provide Supportive Services for Special Needs
  - 3B. Provide Vital Services for LMI Households
4. Neighborhood Economic Development Opportunities
  - 4A. Direct Assistance to For-Profit Businesses
5. Homeless Housing & Supportive Services
  - 5A. Provide Homelessness Prevention and Rapid Re-Housing Assistance
  - 5B. Provide Assistance for Street Outreach and Homeless Shelters

The Department continued to collaborate with other City departments, local housing agencies and service providers, state agencies, El Paso County, neighborhood leaders and advocates to fund activities in support of each of these goals and ensure fair geographic and demographic representation.

HCVD successfully met all HUD required expenditure deadlines in Program Year 2023, indicating the Department is distributing its available funds out in the community in a timely way. One interruption in our funded programs has been in the down payment assistance program. In October 2023, HUD asked the City to freeze all HOME down payment assistance and homebuying activities while the agency prepares guidance for using HOME funds for land trust models. The City has been proactive in its response, though the freeze continues into PY 2024 and will continue to drastically reduce the number of new low- to moderate-income homebuyers helped by our community partners.

Highlights for PY 2023 include:

- In May 2023 the voters of Colorado Springs elected Yemi Mobolade as Mayor. He elevated and renamed the Community Development Division to the Housing and Community Vitality Department and identified housing and homelessness among his top priorities.
- The City of Colorado Springs was among the first municipalities to opt into Colorado's Proposition 123, a new funding source for affordable housing created by voters in 2022. To qualify, the City committed to a goal of increasing affordable housing stock by 3% per year for the next three years.
- The City was awarded a state grant to fund three development activities including a comprehensive housing needs assessment, scheduled for 2024.

- HCVD conducted an analysis of the local impacts of affordable housing on property values, crime, traffic, and school performance and presented it to City Council, City Planning Commission, and multiple industry and advocacy groups.
- The Creek at Cottonwood affordable housing development was completed and leased up, providing 258 homes to households earning up to 60% area median income with one-, two-, and three-bedroom apartments.
- Three additional affordable housing LIHTC projects were supported by City staff, though not with entitlement funds: Academy Heights (201 units), Interquest Ridge (240 units), and Copper Rose (182 units).
- The City helped preserve affordable housing by supporting Greccio's rehabilitation of 25 affordable apartments and Brothers Redevelopment's rehabilitation of 49 homes owned by very low- (VLI) and extremely low- income (ELI) seniors and people with disabilities.
- Funding supported down payment assistance to two families through Rocky Mountain Community Land Trust.
- HCVD convened and continues to facilitate a collaborative effort of service agencies exploring opportunities to fill service gaps for people experiencing homelessness with high medical acuity.
- WorkCOS – the City's employment program for people experiencing homelessness continued to succeed in helping transition people into employment and housing.
- After our community's only emergency shelters serving families closed in 2022 the City provided support to convert a shelter serving individuals into a new family shelter. In 2023 the City provided additional support to serve families there.
- With City support the Colorado Springs Fire Department's Homeless Outreach Project enrolled 110 individuals in service navigation to help them exit unsheltered homelessness.
- The City's Homeless Outreach Court expanded services adding a full time staff person.
- With City support a first-time subrecipient administered rapid rehousing rental assistance and developed a reporting process with HMIS.

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The City of Colorado Springs has made steady progress in carrying out our Strategic Plan and Action Plan. After this fourth year of the Five-Year Consolidated Plan the City has met over 100% of our five-year expected outcomes for the strategic plan under four of our five goals:

1. Improved Public Infrastructure & Facilities – Goal: 37,550 households/persons assisted, Outcome 49,991 = 133%
2. Increased Supply of Affordable Housing – Goal: 725 households housed/homes provided, Outcome 931 = 128%
3. Public Services & Quality of Life Improvements – Goal: 25,550 households/persons assisted, Outcome 54,030 = 212%
4. Neighborhood Economic Development Opportunities – Goal: 5 businesses assisted, Outcome: 24 = 480%
5. Homeless Housing & Supportive Services – Goal: 15,175 households/individuals assisted, Outcome: 10,915 = 72%

### Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1A. Expand Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	12500	885	7.08%	2500	0	0.00%

1A. Expand Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	25	0	0.00%			
1B. Improve Public Infrastructure Capacity	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	12500	13962	111.70%	2500	0	0.00%
1B. Improve Public Infrastructure Capacity	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	25	0	0.00%		0	0.00%
1C. Improve Access to Public Facilities	Non-Housing Community Development	CDBG: \$ / Section 108: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	12500	35144	281.15%	2500	6197	247.88%
2A. Provide for Owner Occupied Housing Rehab	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	250	214	85.60%	60	49	81.67%
2B. Increase Homeownership Opportunities	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	25	0	0.00%	5	0	0.00%
2B. Increase Homeownership Opportunities	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	75	10	13.33%	14	2	14.29%

2C. Increase Affordable Rental Housing Options	Affordable Housing	CDBG: \$600000 / HOME: \$	Rental units constructed	Household Housing Unit	250	385	154%	127	283	223%
2C. Increase Affordable Rental Housing Options	Affordable Housing	CDBG: \$600000 / HOME: \$	Rental units rehabilitated	Household Housing Unit	50	147	294.00%	78	25	32.05%
2C. Increase Affordable Rental Housing Options	Affordable Housing	CDBG: \$600000 / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	75	114	152.00%	21	15	71.43%
3A. Provide Supportive Services for Special Needs	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	12500	9949	79.59%	2500	3,643	145.72%
3A. Provide Supportive Services for Special Needs	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	250	0	0.00%			
3B. Provide Vital Services for LMI Households	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	12500	44081	352.65%	2500	10,603	424.12%
3B. Provide Vital Services for LMI Households	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	250	0	0.00%			
4A. Direct Assistance to For-Profit Businesses	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	5	24	480.00%	10	1	10%



5A. Provide Homeless Rapid Re-Housing Assistance	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	100	67	67.00%	40	8	20.00%
5A. Provide Homeless Rapid Re-Housing Assistance	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	50	18	36.00%	20	0	0.00%
5B. Provide Assistance to Homeless Shelters	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	15000	10830	72.20%	3500	612	17.00%
5B. Provide Assistance to Homeless Shelters	Homeless	ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	25	0	0.00%			

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

During this fourth year of our five-year Consolidated Plan, the City of Colorado Springs utilized CDBG funds to address all priority activities: affordable housing, public services, improved access to public facilities, and economic development. With CDBG housing funds our partners at Brothers Redevelopment helped 49 low-income homeowners with critical health, safety and accessibility improvements. These funds also enabled our partners at Greccio Housing to rehabilitate and make critical structural improvements to 25 rent-restricted affordable units. One accomplishment not captured in the table above is Paloma Garden, a senior residential development. We used CDBG funds for the demolition of an existing building to make way for a new affordable housing development that will increase affordable housing available to seniors.

With CDBG facilities funds our partner Silver Key Senior Services’ made accessibility office space renovations for the National Alliance on Mental Illness, improving accessibility to at least 6,000 clients annually, and likely more residents in the future. Other CDBG facilities projects being

supported, but not yet completed include Early Connections Learning Center childcare facility and Prism Community Collective trauma resilience center in response to a mass shooting at Club Q, a hub for LGBTQ+ community.

CDBG economic development funds supported Solid Rock Community Development Corporation's acquisition of commercial property for its Community Investment Trust. Through CIT investors build equity in a thriving and diverse commercial property. The CIT aims to help all residents benefit from economic prosperity and build community connection through financial inclusion.

HOME Investment Partnerships Program funds were used to complete Creek at Cottonwood, a 256-unit affordable housing development. Tenant based rental assistance funding helped seniors avoid displacement due to rising rents.

The full funding of homeless services was also a top priority in 2023. The City provided direct awards of CDBG Public Services funding totaling \$300,000 to the community's biggest homeless shelters. The City utilized ESG funds to address priorities for rapid rehousing for families fleeing domestic violence, and street outreach and housing navigation services for people experiencing homelessness. The City made \$125,000 in CDBG Public Services competitive awards to five organizations creating new or expanded services to vulnerable communities. These include substance use recovery support (Serenity Recovery Connection), employment training for people exiting the justice system (Center for Employment Opportunities), early childhood services outreach to language minorities (Community Partnership for Child Development/Head Start), teen behavioral health program (Forge Evolution), food bank provisions (Solid Rock) and eviction prevention services (Community Economic Defense Project).

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	10,751	94
Black or African American	4016	27
Asian	265	5
American Indian or American Native	526	3
Native Hawaiian or Other Pacific Islander	82	2
<b>Total</b>	<b>20,492</b>	<b>283</b>
Hispanic	5,223	29
Not Hispanic	15,259	254

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	14
Asian or Asian American	9
Black, African American, or African	111
Hispanic/Latina/e/o	93
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	1
White	292
Multiracial	90
Client doesn't know	0
Client prefers not to answer	10
Data not collected	0
<b>Total</b>	<b>620</b>

Table 2 – Table of assistance to racial and ethnic populations by source of funds

## Narrative

Please see the CR-10 Supplement in the appendix of this report for a more complete breakdown of racial and ethnic populations, as well as elderly, people with a disability and single heads of household assisted by source of funds. (Table 2 shown here is restricted to a limited list of categories and therefore

its totals may not match.)

The CR-10 describes the makeup of the beneficiaries of completed activities served during the program year or, in the case of the CDBG facilities project, served by the agency in one year. For PY2023 completed activities served 21,395 residents.

Like the data from the Homeless Management Information System (HMIS) as a whole, the demographics of Colorado Springs' ESG beneficiaries show Black, Hispanic, and multiracial individuals are overrepresented among people experiencing homelessness.

CDBG beneficiary percentages show Black or African American, American Indian or American Native, Two or More Races and individuals of Hispanic ethnicity are all served in greater proportions than their populations (percentages) in the city as a whole. Additionally, a higher percentage of female heads of household, individuals with a disability and elderly individuals are served at a higher rate through CDBG programs, than their overall proportion in the community. For example, elderly individuals represent 34% of all individuals served in our CDBG programs and represent 18.5% of the population within Colorado Springs.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	6,812,965	3,335,495
HOME	public - federal	6,142,113	1,339,769
ESG	public - federal	446,998	234,941
CARES Act	public - federal	1,329,607	506,171
HOME-ARP	public - federal	5,616,882	241,989
Section 108	public - federal	6,000,000	0

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

### Narrative

#### Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

HUD funds allocated by the Department are matched as required for ESG and HOME funded activities. HUD grant allocations, representing all programs leveraged \$5,495,266.53 in additional public and private resources throughout the program year. ESG and CDBG Public Services applicants are required to report detailed leveraging budgets in their application proposals.

- ESG grants leveraged \$588,351.03.
- CDBG Public Services funding leveraged \$4,128,288.
- CDBG Public Facilities leveraged \$591,627.50.
- CDBG Housing leveraged \$187,000.

#### Highlights include:

- Center for Employment opportunities leveraged \$ 1,387,115 in federal and non-federal funds to support a digital literacy and employment program for formerly incarcerated residents.
- Silver Key leveraged \$591,627 through a partnership with NAMI of Colorado Springs to create a headquarters for NAMI at Silver Key's campus. The \$130,250 CDBG grant leveraged private donations and grants.
- Partners in Housing leveraged \$166,614 in nonfederal dollars through State Crime Victim Services and private foundation grants.

- The Place's three funded programs leveraged \$850,651 in nonfederal funds to support outreach, services, and shelter for youth experiencing homelessness.
- Brothers Redevelopment leveraged \$187,000 in funding from Colorado Health Foundation, Colorado Springs Utilities, pro bono work from subcontractors, and a Community Aging in Place (CAPABLE) grant from Johns Hopkins University.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$3,653,047.84
2. Match contributed during current Federal fiscal year	\$4,680,079.65
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$8,333,127.49
4. Match liability for current Federal fiscal year	\$112,664.87
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$8,220,462.62

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
C-11025	11/17/2022	\$239,000	\$0	\$0	\$0	\$0	\$0	\$239,000.00
C-11025	4/30/2023	\$0	\$291,079.65	\$0	\$0	\$0	\$0	\$291,079.65
C-11241	7/26/2023	\$4,150,000.00	\$0	\$0	\$0	\$0	\$0	\$4,150,000.00

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
1,606,852.15	300,649.20	285,920.29	0	1,623,581.06

Table 7 – Program Income

### HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

	Total	Women Business Enterprises	Male
<b>Contracts</b>			
Number	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00
<b>Sub-Contracts</b>			
Number	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00

**Table 8 - Minority Business and Women Business Enterprises**

Creek at Cottonwood was completed during PY2023, but was reported in a previous CAPER. While the HOME project pipeline remains strong, no additional HOME contracts were completed during PY2023. The Commons is approaching completion, but was also reported in a previous year. Projects expected to be reported in PY2024 include Sumner House, Village at Solid Rock, Silver Key Seniors Apartments, Launchpad Apartments, and Panorama Heights.

<b>Minority Owners of Rental Property</b> – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Table 9 – Minority Owners of Rental Property**

The rental properties assisted with HOME funds during the 2023 program year (Launchpad Apartments, Silver Key Senior Apartments, and Bentley Commons) are owned by entities, not individuals, and therefore do not identify with a racial or ethnic category.

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired		
Businesses Displaced		
Nonprofit Organizations Displaced		
Households Temporarily Relocated, not Displaced		



Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	64	8
Number of Non-Homeless households to be provided affordable housing units	202	375
Number of Special-Needs households to be provided affordable housing units	39	52
<b>Total</b>	<b>305</b>	<b>435</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	21	23
Number of households supported through The Production of New Units	135	335
Number of households supported through Rehab of Existing Units	138	75
Number of households supported through Acquisition of Existing Units	11	2
<b>Total</b>	<b>305</b>	<b>435</b>

Table 12 – Number of Households Supported

### Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Multifamily Acquisition/Rehabilitation: HCVD completed a multifamily rehabilitation project of a 26-unit property owned by Greccio Housing. A multi-year contract including projects of similar scope has been delayed due to staff capacity but will kick off in PY2024.

Owner-Occupied Residential Rehabilitation: Brothers Redevelopment completed 49 residential rehabilitation projects this program year, short of the 60-unit goal. The outcomes of this program depend on the conditions of the home rehabilitation repair that aren't easily anticipated and are subject to a program dollar maximum. Additionally, 16 of these homeowners received new exterior paint through the Brothers Redevelopment Paint-A-Thon program, with work completed by various groups of local volunteers.

Colorado Springs Housing Authority (CSHA) Section 504 ADA program: HCVD has provided funding to CSHA over the last three years to rehabilitate existing single-family homes in their portfolio, into fully ADA compliant residences. Program Year 2023 is the last year of a multi-year agreement, though CSHA will not deliver these completed units until Program Year 2024.

Homeownership Down-Payment Assistance (Acquisition): The Rocky Mountain Community Land Trust (RMCLT) provided homeownership opportunities for 2 households with HOME program funding, short of the 10 homes estimated for this program year. The City provides downpayment assistance funding to RMCLT's homebuyer program to acquire new and rehabilitate existing single-family residences. In October of 2023, HUD identified components of the program requiring additional technical assistance and placed the HOME Homebuyer program on freeze until further notice. Outside of HOME funds, RMCLT assisted an additional 5 homebuyers this program year.

The Housing Authority's rate of placements for the TBRA program was significantly lower than expected. The Housing Authority experienced significant staff turnover, with the supervisor and vast majority of intake workers new to the organization. Due to limited staff capacity, the organization has decided to sunset the program. The City is actively looking for other organizations to take on this critical program in PY2024.

In addition to the housing authority's TBRA program, the City's PY2023 goals included the lease-up of a 50-unit permanent supportive housing project (The Commons). While construction has been completed on The Commons, the full HOME contract has not yet been reimbursed, and therefore is not included in these accomplishment totals.

### **Discuss how these outcomes will impact future annual action plans.**

In addition to The Creek at Cottonwood, three LIHTC projects assisted by staff but not assisted with HOME funds were also completed in PY2023: Academy Heights (201 units), Interquest Ridge (240 units), and Copper Rose (182 units).

The City's housing construction pipeline remains robust, with an additional 767 affordable units actively under construction: Village at Solid Rock (77 units), Sumner House (95 units), Panorama Heights (133 units), Paloma Garden (125 units), Bentley Commons (192 units), Myron Stratton (45 units), Silver Key Senior Apartments (50 units), and Launchpad Apartments (50 units).

Seven projects, including 732 units total, are preparing for financial closing: Shiloh Mesa (50 units), Helen Hunt (24 units), Royal Pine (232 units), Jetwing Flats (74 units), The Commons II (69 units), Village at Homewood Point II (83 units), and Waterview North (200 units).

Thus, outcomes are expected to meet or exceed goals in PY2023.

In 2022 the voters of Colorado approved Proposition 123 to dedicate tax dollars to affordable housing. In order to qualify for Prop. 123 funds the City of Colorado Springs was one of the first municipalities to make the requisite commitment to increase the stock of affordable housing by an average of 3% per year for three years. In 2024 the City expects to meet this goal of 650 units per year.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	22	34
Low-income	27	72
Moderate-income	0	74
<b>Total</b>	<b>49</b>	<b>180</b>

**Table 13 – Number of Households Served**

## **Narrative Information**

At the time of reporting on the Creek at Cottonwood households served, 103 units had not yet filled, so the total number of households served by HOME will total 283 counting all units.

TBRA: The Colorado Springs Housing Authority Tenant Based Rental Assistance (TBRA) program served 5 ELI, and 3 VLI, households. The Silver Key Senior Services Tenant Based Rental Assistance (TBRA) program served 15 ELI households.

Owner-Occupied Rehabilitation: The CDBG-funded program administered by Brothers Redevelopment is restricted to serving VLI and ELI households making under 50% AMI. The majority of program beneficiaries for this program year are elderly (76%) and roughly a third are individuals with a disability (33%).

Homeownership Acquisition: The two beneficiaries of the Rocky Mountain Community Land Trust homebuyer program were both low-income (LI) and between 50-80% AMI, which is typical considering the current prices of entry level homes.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The PLACE provides street outreach focused on youth ages 15 to 17, and young adults ages 18-24. In addition to their street outreach team they also operate a drop-in center for youth and young adults. At the drop-in center, they maintain a kitchen that is kept stocked with basics and the youth and young adults often cook meals there and share with staff and other clients. This is a significant resource because youth and young adults experiencing homelessness often do not have agency to choose what they eat, instead they rely on donations, eating at centers and shelters, they rarely have a place to cook meals and bake treats. The PLACE takes requests for shopping, allowing clients to cook and bake with their own preferences and food cultures. Additionally, this helps them to prepare for a housed future in which they can cook their own meals.

The Colorado Springs Fire Department's Homeless Outreach Program (HOP) struggled with staffing in 2023/2024. HOP Crisis navigators focus on building rapport with people living unsheltered. They do this by sharing water bottles, socks, and snacks, and completing VISPDATs (vulnerability surveys that enroll them into the Coordinated Entry System for housing placements) with those they encounter on the trails. They take time for people to get comfortable with them and provide services when the people they meet are ready. This helps build trust with people who often feel they lack personal agency. Once an individual or family is ready, they consent to enrolling in the Crisis Navigation program. Crisis Navigators provide help acquiring legal documents such as social security cards and state identification, transportation, and meeting a variety of individual/family specific needs. Once an individual or family has consented to services, they meet with the crisis navigators at least twice a month, often providing more than one service at a time. Only individuals and households enrolled in crisis navigation, funded by the City, are reported as beneficiaries in the CAPER. All individuals HOP staff interact with and provide services for are enrolled in HMIS (Homeless Management Information System aka HMIS). One of the challenges HOP faces is trying to follow up after an encampment has been cleaned up, as the individuals and/or families usually disperse to a new location, and this makes reconnecting with them difficult. Additionally, HOP has struggled with staff turnover in PY 2023, yet their response has been successful as 88% of clients in any given month meet with their crisis navigator at least twice a month. In the fall of 2023, HOP Director met with Pikes Peak Office of Emergency Management (PPOEM) to create an extreme weather plan for the winter. They gathered shelter providers, outreach providers, law enforcement, staff from Care and Share food bank, the Red Cross, and other community groups together to create an emergency response plan.

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

The City of Colorado Springs allocates \$500,000 of general funds each year to support low barrier shelter

beds at the Springs Rescue Mission (\$400,000) and low to medium barrier beds at the Salvation Army's RJ Montgomery Center (\$100,000). No single adults are turned away due to capacity issues at the Springs Rescue Mission.

In January 2023, Colorado Springs experienced a polar vortex weather event with dangerously cold temperatures that lasted nearly a week. Within the first 36 hours of opening a temporary low-barrier emergency shelter, it was full. Two additional locations were created to extend shelter capacity. In all, nearly 900 people were sheltered during the polar vortex, this nearly doubled the normal shelter capacity in Colorado Springs. PPOEM continues to review and update the plan with HOP, HPRC, and the broader community.

In the fall of 2022, the Salvation Army began remodeling the RJ Montgomery Shelter; they transitioned from serving individuals experiencing homelessness to serving families in semi-private rooms. This change meant that families could stay together as a family unit, where previously male adults had to shelter separately from women and children. They were not able to accommodate single male fathers, or extended family. Now a family with children under 18 years of age can shelter together in a single room. The rooms have doors and the walls are not quite up to the ceiling. This increases the level of privacy for families. In May of 2023, they rebranded as the Family Hope Center. They can now serve up to 30 families, and they continue to have a veteran specific program that provides shelter for up to 8 individual veterans.

The PLACE has 20 beds available to shelter youth ages 15 to 17, and young adults up to age 20.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

HCVD has continued facilitating collaborative meetings with local service providers to address service gaps for people experiencing homelessness with high medical acuity. The group has continued working to assess the scope of need and services that will offer the needed assistance.

Homeless Outreach Court that connects people experiencing homelessness with services in lieu of fines at Municipal court expanded by adding a full-time Crisis Navigator to provide case management to defendants at the courthouse and upon release at the jail.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were**

## **recently homeless from becoming homeless again**

- Work COS Success Stories from 2023
  - 2 Work COS participants graduate to working full-time with the City through the temp agency!
  - 2 Work COS participants moved into their own housing!
- Utilized CSHA Vouchers—In September 2023, the Colorado Springs Housing Authority along with Homeward Pikes Peak and Springs Rescue Mission completed helping 101 households attain housing utilizing all 101 emergency vouchers made available.
- The City partnered with Colorado Legal Services and Catholic Charities to provide case management, legal representation and mediation, and financial assistance for rental and utility arrears to individuals and families experiencing housing instability to prevent eviction and homelessness.
- Kingdom Builders Family Life Center received ESG funding to support victims of domestic violence to escape homelessness with Rapid Rehousing Assistance. This was the first time Kingdom Builders received these funds.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

In addition to the projects described elsewhere in this report that help support the Colorado Springs Housing Authority's (CSHA) work, the City concluded its last year of a multiyear agreement to support CSHA's Section 504 Transition Plan, converting homes to be fully ADA accessible.

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

The Colorado Springs Housing Authority (CSHA) has a Resident Advisory Board (RAB) that is open to all CSHA residents, conducted as per the one-year and five-year action plan.

The Resident Advisory Board (RAB) is made up of 3-5 residents with representation from every program, who drive the agenda and convene other tenants to discuss housing and neighborhood issues. In addition, a seat on the CSHA Board is occupied by a CSHA tenant. The CSHA assists residents in implementing projects that improve their neighborhoods such as health programs, security, and resource access. The CSHA Board also holds open meetings, open to tenants and members of the public, for opportunities to introduce issues for discussion or to share business operation decisions with the public.

Regarding homeownership, the CSHA does not currently offer a homeownership program (e.g. Section 32) due to funding constraints. There are 93 active loans from past programs still in process.

### **Actions taken to provide assistance to troubled PHAs**

The Colorado Springs Housing Authority is a high performing PHA and is not classified as troubled.



## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

### **Tax policies**

In PY2023, the City's Finance Department continued to administer a sales tax rebate program for materials purchased for verified affordable housing construction projects. Unfortunately, City Code prevents the Sales Tax office from sharing statistical information for specific entities (the data must be so broad that someone could not reasonably tie it back to anyone specific – even data from three projects is too specific). At least one refund was initiated in PY2023.

### **Fees**

In PY2023, the City continued to issue fee rebates to qualifying housing development projects, in collaboration with our public utility (Colorado Springs Utilities). The strategy reduces the burden of development review costs on affordable and attainable housing developments. Projects that are aligned with local housing priority needs and City strategic plans are awarded higher fee rebate percentages. The needs and priorities for evaluating projects include: providing units to households earning 50% or less of the area median income; providing longer affordability periods, incorporating elements of universal design, reserving units for special needs and veteran populations, alignment with City strategic planning documents, locating developments in high opportunity areas, and exceeding general building code standards related to energy efficiency and water conservation. Eligible fees for rebate include fees related to Land Use & Engineering, Stormwater and Drainage, Parks and School Land Dedications, Utility Infrastructure, and Tap and Impact Fees. Rebates awarded during PY2023: three projects received rebates, for a total of \$685,798.83. During PY2023 the program continued to see significant success in encouraging developers to adapt their projects to align more closely with community needs. In particular, developers have included additional accessible units, reserved additional units for special needs populations, incorporated additional elements of universal design, and added sustainability features to meet the requirements of the program.

### **Partnerships**

The City is pleased to have allies in the philanthropy world who are also working to eliminate barriers to develop affordable housing. The City has continued its partnership with Pikes Peak Real Estate Foundation (PPREF) which administers a workforce housing predevelopment fund.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

In October 2023, the City partnered with Peak Vista Community Health Center to present a summit on the intersection of homelessness and mental health issues. The Summit was championed by First lady Abbey Mobolade who kicked off the event by sharing her passion for assisting people with mental health needs. Presentations from the Colorado Coalition for the Homeless and the Pikes Peak Continuum of Care addressed the local landscape of homelessness. These presentations were followed by frontline workers who see the intersection of homelessness and mental health issues every day; Street Outreach/Homeward Pikes Peak, McKinney Vento Liaisons from Districts 11 and 49, a RN from Diversus Health, and Crisis Navigator from CSFD's Homeless Outreach Program. The audience then had time to ask questions. It was well attended by staff from community agencies, law enforcement, and the medical community.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Lead-Based Paint Trends in Colorado Springs: Based on data available from the website Policy Map, building age and poverty are two key indicators that represent the highest lead-based paint exposure risk among HCVD rehabilitation activities. HCVD accessed a map from Policy Map that provides a visual representation of lead-based paint exposure risk, considering age of housing and poverty as primary risk factors. The geographic boundaries of analysis for the map are shown by census tract. The highest risk tracts are in the central portion of the city, while west of downtown as well as southeast Colorado Springs are also noted as high to moderate risk, respectively. <https://www.policymap.com/>

#### **Project- and Program-Specific Actions**

The elimination of lead-based paint hazards in existing housing is an important part of HCVD's strategy for addressing potential health conditions faced by at-risk low- to moderate-income families, particularly those with young children under six years old. All single and multifamily housing rehabilitation projects as well as public facility renovations include an initial visual test for lead-based paint, followed by an actual lead-based paint inspection by a state certified inspector, when the scope of work warrants an inspection. Where lead-based paint risk assessments are required, those are completed at the time of the testing. In order to ensure compliance HCVD staff experienced with HUD's Lead Safe Housing Rule oversees these efforts. The Department's goal is to identify and mitigate lead-based paint hazards among its housing and public facility activities when necessary.

#### **2023 Program Year Accomplishments for Lead-based Paint**

Based on the local trends noted above, HCVD has identified that the highest likelihood of encountering lead-based paint is within the CDBG funded owner-occupied housing rehabilitation program administered by the Brothers Redevelopment. In Program Year 2023, the program served 49 new households and consistently follows all aspects of lead compliance including the visual inspection and/or

certified inspector protocol stated above. Based on age of the home, 45 homes were constructed before 1978. Of these homes, the scope of work for 8 homes required a lead-based paint test and a formal risk assessment, which is a report completed by a lead-based paint professional and required by the HUD Lead Safe Housing Rule Subpart J for rehabilitation. For the households that received lead-based paint testing/risk assessments, most had negative test results. For the remainder of homes that had positive results, these areas were not disturbed during the scope of work and did not require lead-based paint containment.

The majority of households served by the program this year were elderly (75%, typically without children in the home) and only 4% of households had children under 6. Brothers Redevelopment also administers a Paint-a-Thon program that complements the owner-occupied program, addressing exterior paint improvements. Within this program, a physical lead-based paint test (non-visual) is consistently performed.

Brothers Redevelopment maintains lead-based paint protocols and training for staff, including identifying situations that require lead-based paint testing and risk assessments from outside consultants. On an annual basis, HCVD discusses annual outcomes with Brothers Redevelopment to review the lead-based paint actions of the current year and discuss future actions, where applicable.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

In PY2023 the City funded a job training program to improve the earning potential of residents exiting the criminal justice system. The City supported an ambassador program to provide Spanish-speaking families the opportunity to enroll their children in Head Start. A youth behavioral health program the City funded helps set up youth for greater lifelong success, including the ability to maintain gainful employment. The City-funded eviction prevention program served 497 individuals, improving housing stability and reducing evictions on renter records, which improve employment stability and life outcomes for children. The City continued to support Silver Key's Tenant Based Rental Assistance program designed to reduce displacement and potential homelessness of seniors who experience rent increases. By supporting the Salvation Army's new family shelter, the City helped 1,755 parents and children avoid sleeping on the street and find more permanent housing. This increases the long-term potential for success of the children of these families. By opting into Proposition 123, the City allowed local nonprofits and developers to be eligible for additional affordable housing funding. With housing cost increases continuing to outpace wage increases, additional affordable housing is key to reducing poverty.

#### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

In 2023 Mayor Mobolade created an internal Homelessness Solutions Team comprised of City department heads and staff from multiple departments that interface with households experiencing homelessness. The Housing and Community Vitality Department, Parks and Recreation, Planning,

Transportation, Public Works, Neighborhood Services, the Fire and Police Departments were all included. The Homelessness Solutions Team met four times in January to conduct a SWOT analysis of the City's response to homelessness with the goal of creating a more wholistic response inclusive of all City departments' roles and resources. This proved a welcome opportunity to improve communication and collaborate on sustainable solutions. This group continues to meet and will assist in creating new initiatives to address homelessness.

HCVD staff convened a broad group of 32 service providers in 2023 to discuss ways to address the gaps in shelter, services and housing for persons and families experiencing homelessness who are not able to obtain shelter and housing due to mental/behavioral health (including substance abuse), chronic health conditions and disabilities, senior specific needs of aging, and medical conditions requiring help with activities of daily living. This collaboration had yielded improved communication and knowledge of services among agencies, improved data sharing about the scope of the problem and continues to meet to seek new solutions.

In 2023 Mayor Suthers established a Community Development Advisory Committee for the Housing and Community Vitality Department. Its goal is to institutionalize greater public participation and leverage the skills, expertise and influence of community advocates to improve the quality, reach and impact of the City's housing and community development activities. The group now meets monthly and has provided valuable input since getting up to speed on the Department's work.

Recent changes in the job market have strained the capacity of many partner nonprofits to carry out the work funded by our HUD grants. Since the Colorado Springs Housing Authority plans to discontinue operating the Tenant Based Rental Assistance program previously supported by the City's entitlement funds, the City is taking actions to find new partners. Our staff also provided significant program design and development support for Silver Key to be able to launch a new senior Tenant Based Rental Assistance program.

The City succeeded this year in bringing on a new partner agency that managed a rapid rehousing program for victims of domestic violence and set up a new HMIS reporting protocol. There has been a dearth of eligible partners for this work and this expansion is much needed.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City's Homelessness Prevention and Response Coordinator attended monthly housing navigation meetings hosted by the Pikes Peak Continuum of Care. This group brainstorms solutions around housing barriers. They also bring in landlords each quarter to increase communications, break down negative stereotypes of taking vouchers and leasing to households that have experienced homelessness.

### **Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

In partnership with Pikes Peak Library District, Colorado Legal Services, Brothers Redevelopment, The

Justice Center, the Independence Center, Silver Key Senior Services and the Colorado Economic Defense Project, the City produced free quarterly Renter Rights 101 workshops, virtually and in-person, that included fair housing information.

HCVD advertised fair housing educational events throughout the year in its public newsletter (620 subscribers), provided fair housing information and resources on its website at <https://coloradosprings.gov/fairhousing>, and monitored subrecipients and housing developers to ensure compliance with fair housing laws and regulations (see CR-40 Monitoring),

Fair housing information advertised in our newsletter included:

Vivienda Justa 101 (Fair Housing 101), Webinar | March 21, 2024

Fair Housing Forum: Combating the Many Forms of Mortgage Lending Discrimination | March 20, 2024

CCRD Fair Housing 101 Webinars | Dec. 5 & 19

Affordable Housing 101 webinar | Aug. 31

Housing Rights for All Legal Clinic in Colorado Springs | Aug. 12

Basic Fair Housing: Reasonable Accommodations and Modifications in Housing, Webinar | Aug. 22

Vivienda Justa 101 (Fair Housing 101), Webinar 07.27.2023

Fair Housing 101 CCRI | Aug. 1

FHEO Table Talk: Homelessness among vulnerable populations

Fair Housing video for FH Month - examples of education

AFFH Comment Deadline Extended to April 24

Fair Housing Event - Denver Metro Fair Housing Center | April 25

CDD NOFA Released | Due Apr. 14 (Workshops Apr. 4, 5 & 6)

Fair Housing, Then and Now, CHFA Webinar | April 13, 2023

## **CR-40 - Monitoring 91.220 and 91.230**

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

The Housing and Community Vitality Department performs internal (or self-monitoring) and external. For the internal monitoring process, the department has created a five-step desk guide that includes: scheduling, program year summaries/implementation per program, monitoring department policies and procedures, maintaining a required reports/plans schedule, and monitoring resources.

Additionally, the department maintains an active partnership with the City's Grants Division, which has established a subrecipient risk assessment and is involved with formal determinations of findings, where appropriate.

For external monitoring of subrecipients and developers, HCVD utilizes the following Monitoring Plans on an annual basis as part of its Policies and Procedures:

- CDBG Public Services
- ESG
- CDBG Public Facilities and Infrastructure
- HOME

### **Program Year 2023 Monitoring Updates Specific to CDBG Public Services and ESG**

2023 Monitoring activities ensured the capacity of subrecipients to remain compliant while expending federal funds and achieving stated project goals. Pre-award risk assessments were completed for each applicant; applicants were scored based on previous award management (if returning subrecipients), staffing levels, and organizational financial and programmatic capacity. The risk assessment score was subsequently used to help identify awardees of City funding and to determine the frequency and scope of subrecipient monitoring.

Post-award desk monitoring occurred no less than quarterly for all subrecipients, assessing financial and programmatic compliance through draw requests and supporting back-up documentation, beneficiary reporting and data collection, and narrative reporting on successes, challenges, and goals within each reporting period. Subrecipients received training on outreach to minority businesses and documented their efforts and results in achieving the outreach.

Six subrecipients were selected to receive monitoring visits. Monitoring visits addressed awardee performance including timeliness, outcomes, quality aspects of project, reporting, the success of the project in terms of achieving the stated objective of the activity, and whether actual performance was consistent with terms of the written agreement. In addition, the visits assessed accounting systems, fiscal controls, procurement, financial policies and procedures, recordkeeping, and compliance with civil

rights requirements, and was validated by data recorded in Neighborly grant management software. Monitoring results were subsequently formalized and sent in writing to subrecipients. The following table shows monitoring results for PY 2023 awards.

<b>PY 2023</b>	<b>CDBG Public Services</b>	<b>ESG</b>
<b>Awards</b>	<b>8</b>	<b>6</b>
<b>Findings</b>	<b>2</b>	<b>0</b>
<b>Concerns</b>	<b>1</b>	<b>0</b>
<b>Resolved Issues</b>	<b>0</b>	<b>0</b>

All subrecipients received commendation on elements of compliance, as well as recommendation to subscribe to HUD Exchange email lists for training/information related to the funding source of their grant (ESG, CDBG). Subrecipients being issued a concern or finding were issued guidance, including base statute or regulation for the concern or finding, recommendation for improvement and resolution of concern or finding, and manner by which concern or finding would be satisfactorily resolved. All subrecipients successfully resolved their concerns or findings.

The Housing and Community Vitality Department utilized results from the monitoring visits to guide awardee training and technical assistance, and to inform future funding priorities to ensure optimum utilization of federal funds.

#### **Program Year 2023 Monitoring Updates Specific to CDBG Public Facilities**

The monitoring process for CDBG Public Facilities and Infrastructure projects begins at pre-award, with the application through the collection of required documents and project information and continues through the award stage with the grant project life-cycle.

Differentiating factors from the CDBG Public Services and ESG section above for construction projects include a variety of continual desk monitoring actions related to federal crosscutting regulations such as procurement, federal labor standards, M/WBE, and HUD Section 3. On-site monitoring includes a variety of meetings (described below), verification of federal labor standards documentation (wage determinations and federal posters at jobsite) as well as in-person Davis-Bacon payroll interviews with laborers. Additionally, construction progress is monitored by Housing and Community Vitality staff through regular attendance at contractor, architect, and owner meetings and monitoring building department permit and inspection records.

### ***Onsite Monitoring***

HCVD project managers meet with every subrecipient formally to review of the agreement, procurement, cross-cutting requirements, pre-construction procurement and other technical assistance.

Through regular engagement with the subrecipient and prime contractor, and the project's site visits, project managers also engage in regular and frequent communication through email to capture any related project updates, and to provide any reporting and compliance reminders.

Desk monitoring of open HOME activities occurs frequently includes Application review, pre-compliance meetings, Sam.gov verification, Environmental Assessment, execution of HOME commitment checklist, review of change orders, reports, and reimbursement requests, and more.

During this program year, a comprehensive risk assessment across programs and activities was added to the HOME monitoring strategy, allowing the department to focus staff resources on areas with the most opportunity for potential issues. Under this model, department staff assess program and activity risk annually. If an activity is selected for more intensive monitoring, staff then conduct external remote monitoring based on the schedule, using the relevant monitoring guide. If a subrecipient has significantly elevated risk (including risk factors which indicate that electronic files are an unreliable or insufficient representation of the project management's compliance activities), on-site monitoring visits may be initiated by the department on an as-needed basis. Afterwards, department staff assess results of monitoring, and update risk assessment for the following program year.

The City continued to monitor all HOME projects in their period of affordability for occupancy reports on an annual basis. During PY2023, the department made improvements to this process, adding an additional certification form for property managers to self-review their occupancy report, leases, and other documentation before submitting to the City. Overall, this reduced confusion and improved performance. In addition, properties in the period of affordability were included in the risk assessment described above, and six properties were selected for enhanced monitoring. This risk-based enhanced monitoring allowed the department to identify and correct minor but common issues, such as tenant selection plans lacking required written elements. In PY2024, the department plans to also implement a HOME lease addendum to help streamline the annual review process further and help ensure optimal compliance.

The City's planning, policy and engagement coordinator biannually reviews regulations to ensure compliance with content and schedule for the Consolidated Plan, Annual Action Plan and Consolidated Annual Performance Evaluation Reports. Staff attends Region VIII All Grantee Conferences and reviews best practices webinars on HUD Exchange to keep our policies and procedures up to date. In addition, HCVD staff review and catalogue all CPD Notices, ensuring they are included in current policies and procedures documentation.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to**



## **comment on performance reports.**

The Department follows its Citizen Participation Plan, which describes the City's policies and procedures for public involvement in the planning and reporting processes required for CDBG, HOME, and ESG funds. The plan provides for a fifteen (15) day comment period for the Consolidated Annual Performance and Evaluation Report (CAPER).

On May 20, 2024, a notice was published in the local daily newspaper The Gazette stating the CAPER would be available to the public online and at various locations. The notice included resources for the deaf and hard of hearing. Physical copies of the draft are made available to the public at our office, the City Clerk's office, and City Hall. A direct email is also sent to the Housing and Community Vitality's network of over 600 stakeholders. Translation services are available upon request.

In 2023 Mayor Suthers established a Community Development Advisory Committee to institutionalize greater public participation and leverage community representatives' skills, expertise and community connections to improve the quality, reach and impact of our work year-round.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

There were no changes in program objectives.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?** Colorado Springs does not have any open BEDI grants this year.

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

Not applicable

## CR-50 - HOME 24 CFR 91.520(d)

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Project Name	PROJECT ADDRESS	Date of Inspection
Christy-Lynn Manor	4334 N. Chestnut Street	7/26/2023
1808 Whitman Rd	1804-1812 Whitman Rd, 725-733 S. Union Boulevard	7/26/2023
Garden Housing	3310-3350 Verde Dr, 3320-336 Verde Dr, 2551 E Cache La Poudre #A-H, 902 & 915 S Union Blvd, 920 Bennett Ave, 2346 & 2416 E La Salle St	8/1/2023
Homewood Point Apartments	907 E. Colorado	8/1/2023
Salvation Army	824 N Yuma Street	7/19/2023
Cedars Apartments	817-841 S. Cedar Street	7/11/2023
Pines Apartments	2516-2528 N Concord Street	7/19/2023
Alexander Courtyard	1022 Alexander Road	7/11/2023
Uintah Park	2525-2531 E. Uintah	7/11/2023
Santa Fe	1224-1228 Delaware Dr	7/11/2023
Park Meadows Apartments	851-976 Mount Werner Circle	7/25/2023
Pikes Peak Apartments	2631 W Pikes Peak Ave	7/11/2023
Rio Grande Village Phase I (Trester's)	610-653 Aldea Point	7/13/2023
Rio Grande Village Phase II	516-653 East Rio Grande	7/13/2023

All required inspections scheduled for this year were completed as shown above. All units passed their required HUD Housing Quality Standard (HQS) inspection.

## **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

All HOME projects and TBRA programs are marketed according to approved affirmative marketing actions as required by HUD. Requirements are detailed in sub-recipient/developer contracts, and copies of marketing plans are provided by subrecipients/developers during project closeout. Affirmative marketing steps must attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status, or disability, and the plan must have provisions to annually assess the affirmative marketing program to determine success or corrective actions. During the 2023 program year, affirmative marketing plans for two multifamily

construction projects were developed and submitted.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

Creek at Cottonwood Apartments \$2,656.14

- Use: HCVD direct project cost expense
- Owner Characteristics: Pedcor is a nationally recognized affordable housing developer
- Tenant Characteristics: workforce and family housing available to households earning up to 60% AMI. 258 units including one-, two-, and three-bedroom apartments.

The Commons \$201,733.79

- Use: HCVD direct project cost expense
- Owner Characteristics: Homeward Pikes Peak is a local nonprofit that provides housing and treatment for individuals who desire to enter recovery and exit homelessness.
- Tenant Characteristics: permanent supportive housing for households earning below 30% AMI, including families, elderly, or individuals with disabilities. The project includes 50 units of one-, two-, and three-bedroom apartments. Twenty percent of the units will be reserved for veterans.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

- New Construction – Multifamily Rental

The pipeline of affordable housing development in Colorado Springs remains strong for 2023 despite construction delays. The City continues to be involved in many new multifamily housing projects in varying stages of development, and continues to offer HUD HOME funds and Private Activity Bonds (PAB) to close financing gaps for projects serving 60% AMI or below:

- *Under Construction (817 units):*
  - The Commons: 50 units
  - Village at Solid Rock: 77 units
  - Sumner House: 95 units
  - Panorama Heights: 133 units
  - Paloma Garden: 125 units
  - Bentley Commons: 192 units
  - Myron Stratton: 45 units
  - Silver Key Senior Apartments: 50 units
  - Launchpad Apartments: 50 units
- *Tax Credits or Soft Funding Awarded (390 units):*
  - Hunt Family Transitional Housing: 24 units
  - Royal Pine Apartments: 232 units

- Village at Homewood Point II: 83 units
  - Artspace Apartments: 51 units
- *Pre-Development (projects that have applied or will likely be applying for soft funds and/or tax credits within the next 3 months) (393 units):*
  - Shiloh Mesa: 50 units
  - Jetwing Flats: 74 units
  - The Commons II: 69 units
- Rehabilitation – Multifamily Rental
  - In PY2023 the department completed the minor rehabilitation of a 28-unit multi-family apartment building in partnership with Greccio Housing.
  - In PY2024, the department will initiate a 3-year \$1.5M contract to conduct minor rehabilitation of similar properties in Greccio Housing’s portfolio and make essential capital improvements.
- Rehabilitation / Preservation – Owner Occupied
  - In PY2023 the department partnered with Brothers Redevelopment Inc., to successfully complete rehabilitation and repair improvements for 49 owner-occupied homes as well as 16 Paint-A-Thon projects with teams of volunteers. This program primarily serves seniors and many are individuals with physical disabilities. For PY2024, the department has executed another agreement with Brothers Redevelopment and expects similar outcomes. The need for this service across the City continues to increase, based on feedback from the organization.
- Rehabilitation for Accessibility – Rental
  - In Program Year 2023, the department concluded its three-year partnership with the Colorado Springs Housing Authority (CSHA’s), to provide funding for CSHA’s Section 504 ADA Transition Plan. Over the past three years, projects have included single and multifamily properties in CSHA’s portfolio, that are now ADA compliant. In the case of multifamily, the outcome includes additional/improved ADA units and compliant ADA paths of travel for residents. In the case of single family, improvements included ADA as well as modernization (siding/windows/doors). The final two single family units will be completed in summer of 2024 and included towards counts in the 2024 CAPER.
- Homebuyer Programs
  - Historically, the department has partnered with two organizations that provide first-time homebuyer programs, Pikes Peak Habitat for Humanity and Rocky Mountain Community Land Trust. During Program Year 2023, the department received direction from HUD to freeze all HOME Homebuyer programs and that technical assistance is required going forward. The department is continuing conversations to reinstate the programs and has developed alternative program

designs, based on CDBG funding models. The department remains committed to a resolution with HUD in Program 2024.

- Tenant Based Rental Assistance (TBRA) Programs

- In PY2023 the City continued to collaborate with the Colorado Springs Housing Authority (CSHA) to provide a rental assistance program to homeless households. During PY2023, compounding staff turnover at the housing authority caused a lag in enrollment. While demand remains high, limited staff capacity at the housing authority limits their ability to enroll households. In PY2024, they plan to sunset the program.
- In PY2023 the City continued to support Silver Key Senior Services in administering a Senior TBRA program intended to help prevent Seniors from being displaced due to rising rents. The program supported 15 households through the program in PY2023.

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	2	0	0	0	0
Total Labor Hours	8,560				
Total Section 3 Worker Hours	1,878				
Total Targeted Section 3 Worker Hours	277				

**Table 14 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	1				
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	1				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

**Table 15 – Qualitative Efforts - Number of Activities by Program**

## **Narrative**

Under the new Section 3 final rule, labor hours and qualitative efforts are reported in IDIS at time of project completion. Currently, the Section 3 IDIS report for Program Year 2023 indicates two projects with benchmarks entered.

In PY2023, the Kittyhawk Apartments Rehabilitation Project completed 2,855 total labor hours, with 1,878 of those labor hours completed by Section 3 Workers (65.79%) and 277 of those labor hours completed by Targeted Section 3 Workers (9.71%). This project exceeded the 25% and 5% safe harbor benchmarks set by HUD.

During PY2023, the Paloma Garden demolition project completed 5,705 total labor hours but struggled to find specialized asbestos abatement workers who also qualified as Section 3 Workers. The project met their best faith effort obligations through outreach efforts to identify and secure bids from Section 3 business concerns, and by promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.



## CR-60 - ESG 91.520(g) (ESG Recipients only)

### ESG Supplement to the CAPER in *e-snaps*

#### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	COLORADO SPRINGS
Organizational DUNS Number	078347481
UEI	HV8LYKJKAQW6
EIN/TIN Number	846000573
Identify the Field Office	DENVER
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

##### ESG Contact Name

Prefix	Ms
First Name	Catherine
Middle Name	
Last Name	Duarte
Suffix	
Title	HUD Program Manager

##### ESG Contact Address

Street Address 1	30 S. Nevada Ave
Street Address 2	
City	Colorado Springs
State	CO
ZIP Code	-
Phone Number	7193856876
Extension	
Fax Number	
Email Address	catherine.duarte@coloradosprings.gov

##### ESG Secondary Contact

Prefix	Ms
First Name	Jennifer
Last Name	Vance
Suffix	
Title	Grants Manager
Phone Number	7193855249
Extension	
Email Address	jennifer.vance@coloradosprings.gov

## **2. Reporting Period—All Recipients Complete**

<b>Program Year Start Date</b>	04/01/2023
<b>Program Year End Date</b>	03/31/2024

### 3a. Subrecipient Form – Complete one form for each subrecipient

**Subrecipient or Contractor Name** The Place  
**City** Colorado Springs  
**State** CO  
**Zip Code** 80903-3609  
**DUNS Number:** 147680073  
**UEI:** V51HEE6ZU647  
**Is subrecipient a victim services provider** N  
**Subrecipient Organization Type** Other Non-Profit  
**ESG Subgrant or Contract Award Amount** \$65,000

**Subrecipient or Contractor Name:** Kingdom Builders Family Life Center  
**City** Colorado Springs  
**State** CO  
**Zip Code** 80910  
**DUNS Number:** 079389845  
**UEI:** KF67HH6BNN93  
**Is subrecipient a victim services provider** Yes  
**Subrecipient Organization Type** Domestic Violence Non-Profit  
**ESG Subgrant or Contract Award Amount** \$30,000

**Subrecipient or Contractor Name:** Community Health Partnership  
**City** Colorado Springs  
**State** CO  
**Zip Code** 80903  
**DUNS Number:** 962928524  
**UEI:** QF65JKRXEMC4  
**Is subrecipient a victim services provider** No  
**Subrecipient Organization Type** HMIS Non-Profit  
**ESG Subgrant or Contract Award Amount** \$25,000

**Subrecipient or Contractor Name:** Colorado Springs Fire Department  
**City** Colorado Springs  
**State** CO  
**Zip Code** 80903  
**DUNS Number:**  
**UEI:** HV8LYKJKAQW6  
**Is subrecipient a victim services provider** No  
**Subrecipient Organization Type** City Government  
**ESG Subgrant or Contract Award Amount** \$60,000

**Subrecipient or Contractor Name** The Place  
**City** Colorado Springs  
**State** CO  
**Zip Code** 80903  
**DUNS Number:** 147680073  
**UEI:** (P V51HEE6ZU647  
**Is subrecipient a victim services provider** N  
**Subrecipient Organization Type** Other Non-Profit  
**ESG Subgrant or Contract Award Amount** \$35,000

**Subrecipient or Contractor Name:** Kingdom Builders Family Life Center  
**City** Colorado Springs  
**State** CO  
**Zip Code** 80910  
**DUNS Number:** 079389845  
**UEI:** KF67HH6BNN93  
**Is subrecipient a victim services provider** Yes  
**Subrecipient Organization Type** Domestic Violence Non-Profit  
**ESG Subgrant or Contract Award Amount** \$2,827.02

## **CR-65 - Persons Assisted**

See attached ESG CAPER SAGE report for data on persons assisted with ESG funds.

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 8. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	212,646
Total Number of bed - nights provided	162,210
Capacity Utilization	76.3%

Table 16 – Shelter Capacity

### 9. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

At the close of the 2023 program year, HCVD staff worked with the local Homelessness Management Information Systems (HMIS) and Continuum of Care (CoC) lead agency to obtain HMIS Annual Performance Reports that were used to measure the performance of grants relative to the benchmarks developed in consultation with the CoC. See the appendix for the complete Written Standards, which contain all benchmarks. The results for each subrecipient in PY 2023 are:

The Place - Emergency Shelter (146 clients served, 129 leavers)

- Housing Stability 36.43% (benchmark met)
- Total Income Increase 7.14% (benchmark not met)
- Earned Income Increase 7.14% (benchmark not met)
- Engagement with Case Management - N/A - Data not available.

The Place – Street Outreach (353 clients served, 257 leavers)

- Housing Stability 62.26% (benchmark met)
- Total Income Increase 5.83% (benchmark not met)
- Earned Income Increase 5.83% (benchmark not met)
- Contact - N/A - Contact benchmark values have not been set.
- Successful Shelter Referral 90.63% (benchmark met)

Colorado Springs Fire Department – Street Outreach (545 clients served, 494 leavers)

- Housing Stability 3.64% (benchmark not met)
- Total Income Increase 1.17% (benchmark not met)
- Earned Income Increase 0.29% (benchmark not met)
- Contact N/A - Contact benchmark values have not been set.
- Successful Shelter Referral 8.11% (benchmark not met)

## **CR-75 – Expenditures**

**See ESG CAPER SAGE Report in Appendix**



## Appendices